

Planning Report


*Proposed Telstra Corporation Limited Mobile
Telecommunications Facility at New Beith Road, New Beith
QLD 4124 (Lot 1 on SP250186)*



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Executive Summary

<p>Proposal</p>	<p>Telstra propose to install a Mobile Telecommunications Facility at New Beith comprising the following:</p> <ul style="list-style-type: none"> • A new 40m monopole with an overall height of 41.3m; • Three (3) panel antennas at a centre line height of 40m; • One (1) parabolic radio transmission dish; • Equipment shelter (3.0m L x 2.5m W x 2.75m H); and • Installation of associated ancillary equipment, including Remote Radio Units, Combiners, Feeders, Mast Head Amplifiers etc. 	
<p>Purpose</p>	<p>The facility will form an integral part of the Federal Government's Mobile Black Spot Program and enable Telstra to enhance and further expand mobile and broadband services within the region.</p> <p>Telstra is building a total of 577 new mobile base stations under round 1 and 2 of the Mobile Black Spot Program, more than double all of our competitors combined. This includes an investment of more than \$229 million of our own capital, significantly contributing to the \$486 million worth of co-investment between Telstra, the Federal and State Governments as well as numerous local councils.</p> <p>In addition to 577 new mobile base stations, Telstra is continuing to install up to 250 small cells to deliver high speed 4G data services in some small country towns where suitable Telstra infrastructure is available.</p> <p>Telstra is committed to providing coverage to regional Australia. On average, over the past 10 years, approximately 15 per cent of Telstra's mobile network capital expenditure was made in remote and very remote parts of Australia, where approximately two per cent of the nation's population lives.</p> <p>Telstra is proud to have put forward a strong bid for regional Australia as part of a competitive tender process, and looks forward to rolling out the new base stations and expanding coverage for hundreds of communities over the next three years.</p>	
<p>Property Details</p>	<p>Lot and Plan: Lot 1 on SP250186</p> <p>Address: New Beith Road, New Beith QLD 4124</p> <p>Property Owner: LESLIE GEORGE WILSON & BEVERLEY NORMA WILSON</p>	
<p>Planning Instrument</p>	<p>Assessment Manager: Economic Development Queensland</p> <p>Planning Instrument: Greater Flagstone PDA Development Scheme</p> <p>Zone: Urban Living</p> <p>Proposed Use: Telecommunications Facility</p>	
<p>Applicable Planning Scheme Policies</p>	<p>Relevant State & Local Planning Policies</p>	<p>Complies</p>
	<p>South East Queensland Regional Plan</p>	<p>Yes</p>

	State Planning Policy	Yes
	Greater Flagstone Development Scheme	Yes
Application	Use and development of the land for the purposes of construction & operation of a Telecommunications Facility.	

1. Introduction

1.1 Objectives of this Report

This Planning Report has been prepared by Service Stream Mobile Communications (SSMC) on behalf of Telstra Corporation Limited (Telstra).

The Planning Report accompanies and application to Economic Development Queensland for a Material Change of Use – Development Permit for Telecommunications Facility at New Beith Rd, New Beith, 4124 (Lot 1 Plan 250186). This facility is proposed in place of previously approved facility at Lot 4 on RP45728, New Beith which is unable to be constructed as a result of prohibitive construction costs associated with the access track.

The site is contained within the Greater Flagstone Priority Development Area (PDA). PDA's are areas of land within Queensland, identified by Economic Development Queensland (EDQ) for specific accelerated development with a focus on economic growth. The Greater Flagstone PDA is subject to the Greater Flagstone Development Scheme (Development Scheme) - a regulatory document that controls land use, infrastructure planning and development in the area.

An in-depth site assessment and feasibility review process was undertaken to consider a range of issues, including:

- Co-location on existing telecommunications facilities or structures wherever possible;
- Compliance with applicable legislation, regulations and policies;
- Minimising environmental and heritage impacts;
- Radio frequency objectives to provide the required coverage to New Beith and surrounds; and
- Landowner agreement to the proposal.

This development application seeks planning consent for:

- 40 m high monopole; and
- radio transmission equipment

1.2 The Proposal and Need for the Facility

The facility will form an integral part of the Federal Government's Mobile Black Spot Program and enable Telstra to enhance and further expand mobile and broadband services within the region.

Telstra is building a total of 577 new mobile base stations under round 1 and 2 of the Mobile Black Spot Program, more than double all of our competitors combined. This includes an investment of more than \$229 million of our own capital, significantly contributing to the \$486 million worth of co-investment between Telstra, the Federal and State Governments as well as numerous local councils.

In addition to 577 new mobile base stations, Telstra is continuing to install up to 250 small cells to deliver high speed 4G data services in some small country towns where suitable Telstra infrastructure is available.

Telstra is committed to providing coverage to regional Australia. On average, over the past 10 years, approximately 15 per cent of Telstra's mobile network capital expenditure was made in remote and very remote parts of Australia, where approximately two per cent of the nation's population lives.

Telstra is proud to have put forward a strong bid for regional Australia as part of a competitive tender process,

and looks forward to rolling out the new base stations and expanding coverage for hundreds of communities over the next three years.

1.3 Mobile Base Stations and How They Work

A Mobile Base Station is essentially a radio transmitter / transceiver and an antenna, which transmits and receives radio frequency (RF) or electromagnetic energy (EME) signals from mobile phones.

A base station typically consists of an Equipment Cabin (which houses all the electronics required to send and receive mobile phone calls, a series of Panel Antennas (which transmit and receive signals to and from the handset) and a Radio Transmission (RT) Dish which links the base station to the main public telephone network.

When a call is made from a mobile phone, the first step in the process is for the phone to check that there is coverage in the area that the call is made. Once the phone has verified that there is sufficient signal strength to make the call, the phone establishes a connection with a nearby mobile phone base station. This base station then establishes the call and holds the call as long as the phone user remains on the call and in the range of that base station.

A mobile phone base station provides coverage to a geographic area known as a “cell”. Cells are aligned next to each other in a similar pattern to a honeycomb, and it is for this reason that mobile phone networks are sometimes referred to as “cellular” networks. The location of the base station within the cell is determined by a number of factors, including topography and other physical constraints such as trees and buildings, the cell ‘capacity’ or number of calls expected to be made in the cell, and the radio frequency at which the base station will operate.

Mobile phone base station antennas need to be located clear of obstructions like trees and tall buildings to ensure good signal quality. In essence, a mobile phone needs to have ‘sight’ of a mobile phone base station. In other words, the radio signal from the phone to the base station needs to be uninterrupted. Hills, trees and tall buildings can obscure this line of sight and so base stations need to be very carefully located to maximise the coverage available.

Each base station can only carry a finite number of calls. In areas of high mobile phone use, such as central business districts and high-density areas, more base stations are required to handle the level of call traffic. In high use areas, there are often a range of base stations, from very specific in-building solutions (designed to give quality coverage within a specific building), to very small base stations known as ‘microcells’. Microcells cover a small geographic area and are often found at intersections and in heavy pedestrian traffic areas. In rural areas, or areas where mobile phone use is not as high, base stations will often be located on hills or tall structures to maximise the coverage area. (*Source: MCF Fact Sheet - How the mobile phone network operates*).

1.4 Consequences of Not Proceeding

The consequences of the proposal not proceeding would be:

- Poor quality telecommunications services in the New Beith area, including poor reception, interference and unexpected call drop outs;
- An erosion in the quality of telecommunication services in the wider area;
- Lack of improvement in most up-to-date mobile network services including mobile broadband in the areas; and
- Reduced competition in the telecommunications industry, potentially resulting in uncompetitive practices, increased costs to consumers and reduced levels of service to customers.

2. Site Selection and Justification

2.1 Site Selection Parameters

A detailed site assessment and feasibility review was undertaken as part of this proposal with due consideration given to a range of issues including but not limited to:

- Consistency with the applicable Commonwealth and State and Local planning policies and regulatory instruments;
- Minimal impact on the environment during the construction and operation of the facility;
- Avoiding known Areas of Environmental Significance or heritage listed sites or any sites of heritage significance;
- Meeting the radio frequency objectives of Telstra's 3G and 4G networks, providing the required coverage to New Beith and surrounding areas;
- Satisfactory agreement with the land owner and their agreement to the proposal; and
- Opportunities for co-location with other existing telecommunications facilities/utility structures wherever possible. Upgrading of existing telecommunications equipment is considered good industry practice and would result in a good planning outcome. Telstra recognise this need and opt for co-location sites or sites with utility uses.

2.2 Options Considered

2.2.1 Assessment of Alternative Candidate Sites

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

2.2.2 Co-location Opportunities

In the first instance, Telstra seeks to co-locate on existing infrastructure available within a search area. A search of the Radio Frequency National Site Archive (RFNSA) indicating the colocation opportunities existing in the New Beith area is provided in **Figure 1** below.

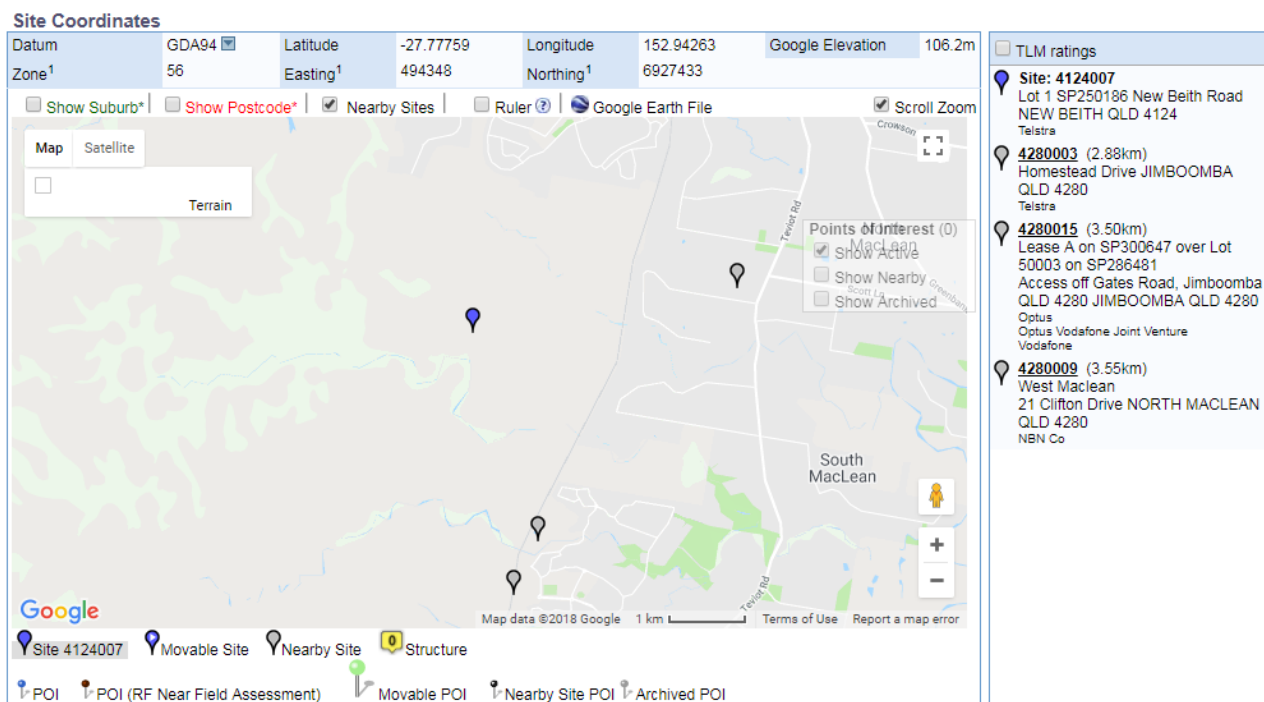


Figure 1 – RFNSA Search of the New Beith and surrounding area

4280003 - Homestead Drive JIMBOOMBA QLD 4280 – 30m Telstra monopole

The proposed facility is located too far to the south to achieve the coverage objectives specified by the Federal Government Blackspot Program. The topography of the location limits the ability of this existing site to achieve coverage to areas north of the proposed location.

4280015 - Lease A on SP300647 over Lot 50003 on SP286481, Access off Gates Road, Jimboomba QLD 4280 JIMBOOMBA QLD 4280 – Vodafone/Optus 35 metre monopole

The proposed facility is located too far to the south to achieve the coverage objective for the Federal Government Blackspot and is located in close proximity to an existing Telstra facility.

4280009 - West Maclean 21 Clifton Drive NORTH MACLEAN QLD 4280 – NBN Monopole

The proposed facility is located too far to the east to achieve the coverage objective for the Federal Government Blackspot.

2.2.3 Greenfield Candidates

A thorough investigation of the New Beith area and its surrounds has been undertaken, with consideration of the aforementioned selection criteria. Four (4) Greenfield candidates were selected for in-depth investigation (Figure 2 and Table 1).

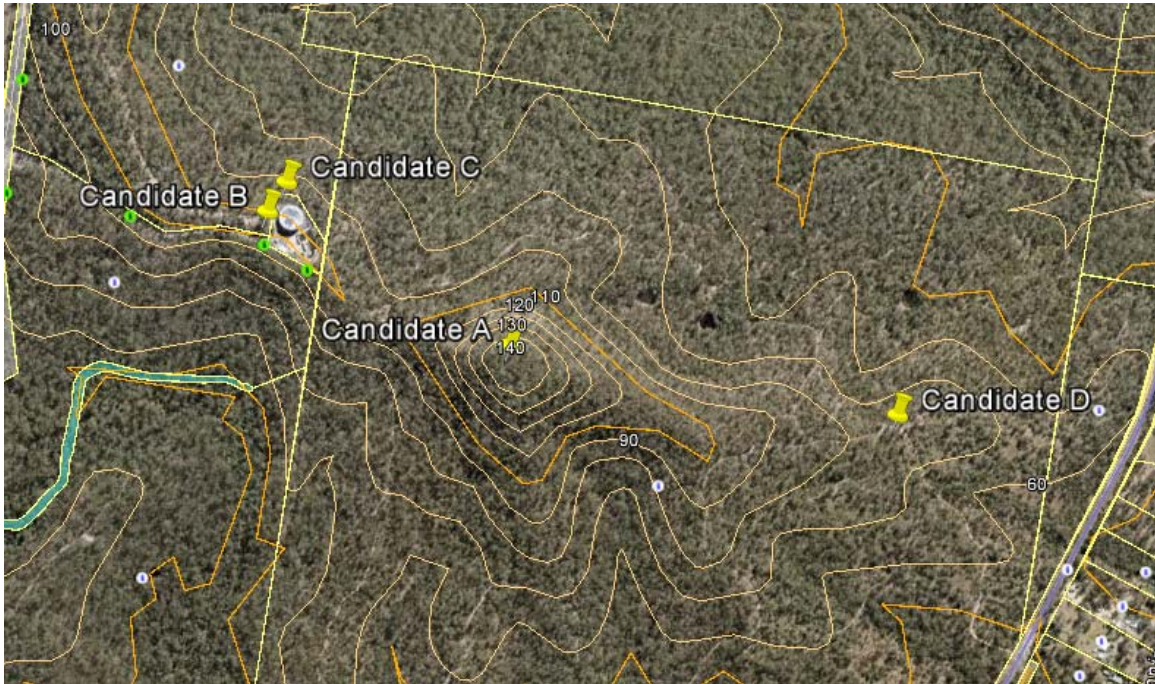


Figure 2 –Greenfield Candidate (source: Google Earth)

Table 1 – Candidate Assessment

Candidate	Address and Lot Number	Facility Type	Description
Candidate A	Olson Road, New Beith (Lot 4 RP45728)	New 40m monopole	<p>The 251.139 hectare property is within the Urban Living Zone under the Greater Flagstone Development Scheme.</p> <p>Telstra previously obtained approval for a site in this location from EDQ however the facility was not built due to construction costs associated with the proposal location.</p> <p>The proposal will required a 1.58km track to the site. Most of the access track is existing but requires extensive upgrade works and clearing to make suitable. Furthermore, access requires a railway crossing. Each crossing of the track corridor will require a protection officer to be present and a certifier to certify the track is fit for purpose after each crossing.</p> <p>Existing electricity supply located approximately 1.5km from the site. Site would likely require a microwave transmission solution due to the lack of fibre within the immediate area.</p> <p>This location is an optimal central location for providing coverage to the New Beith Blackspot area nominated by the Federal Government under the Mobile Blackspot Program.</p> <p>Due to the significant costs and build challenges associated with a facility in this location, the previously approved facility is not viable and will not be progressed by Telstra.</p> <p>For this reason, Candidate A was discounted.</p>

Candidate B	New Beith Road, New Beith QLD 4124 (Lot 1 SP250186)	New 40m monopole	<p>The 42.25 hectare property is zoned Urban Living Zone under the Greater Flagstone Development Scheme.</p> <p>A site at this location provides suitable coverage to the New Beith Blackspot area nominated by the Federal Government under the Mobile Blackspot Program.</p> <p>The proposed facility would be located adjacent to an existing infrastructure compound (water). Access is available to the facility via existing 1km 4WD access track from New Beith Road. This access is suitable for construction and operational requirements.</p> <p>The proposed compound area is predominantly clear of any significant vegetation and it is considered the facility's impact will be minor. A facility in this location will result in the co-siting of utility installation, thus reducing the impacts of infrastructure on the wider New Beith development area.</p> <p>For this reason, Candidate B is the preferred location.</p>
Candidate C	Water reservoir (Lot 3 SP250186)	New 40m monopole	<p>The 1.311 hectare property is within the urban living zone under the Greater Flagstone Development Area.</p> <p>A site at this location provides suitable coverage to the New Beith Blackspot area nominated by the Federal Government under the Mobile Blackspot Program.</p> <p>A facility in this location will result in the co-siting of utility installation, thus reducing the impacts of infrastructure on the wider New Beith development area.</p> <p>Access to the water compound is via an existing easement over the adjoining Lot 2. Due to the presence of an embankment around the water tank, a third party access may be required to avoid significant earth works to access site.</p> <p>The identified vacant land within Council's ownership would require the removal of vegetation to allow for the facility.</p> <p>Telstra would be unable to reach a suitable tenure agreement that met the parameters of the Federal Government blackspot program.</p> <p>For these reasons, Candidate C was discounted.</p>
Candidate D	Olson Road, New Beith (Lot 4 RP45728)	New 40m monopole	<p>The 251.139 hectare property is within the Urban Living Zone under the Greater Flagstone Development Scheme.</p> <p>Telstra previously obtained approval for a facility on the lot from EDQ however the facility was not built due to construction costs associated with the previous location.</p>

			<p>Access track is approximately 650m to the site. The access track is existing but requires extensive upgrade works to make suitable for both construction and operational purposes. Access to the site is across the railway track. Each crossing of the track corridor will require a protection officer to be present and a certifier to certify the track is fit for purpose after each crossing.</p> <p>A proposed facility in this location does not achieve the ideal coverage to Blackspot areas when compared with other candidates.</p> <p>The proposed location is considered to be likely to conflict with future development of the lot and is unlikely to be supported by the landowner.</p> <p>For these reasons, Candidate D was discounted.</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 B. 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 and is not expected to have adverse impact on the environment or surrounding uses;
- The proposed facility allows for separation from dwellings, with views of the facility from the north and west being buffered by existing vegetation and infrastructure;
- A suitable tenure arrangement was able to be arrived at with the landowner;
- The proposal meets the radio frequency (RF) objectives of Telstra's network, giving the required coverage to the New Beith area; and
- The site has access to power and appropriate access for construction and maintenance purposes.

3. The Proposed Facility

3.1 Site Location and Surrounds

The proposed facility is located at New Beith Road, New Beith QLD 4214 (Lot 1 SP250186). The relative ground level of the proposed facility is approximately 230.2m AHD.

The lot is within and identified within the Greater Flagstone Priority Development Area and the assessment manager for the proposal is Economic Development Queensland. The site is zoned Urban Living under the Greater Flagstone Development Scheme. **Figure 3** illustrates the location of the site and the proposed facility.



Figure 3 - Proposed site and location of facility (Source: SARA Mapping, DILGP)

The site is a 42.25 hectare parcel bordering New Beith Road to the West.

Figure 4 illustrates an aerial view of the site location and surrounds with contours. **Figure 5** illustrates a photo of the proposed location. **Figure 6** illustrates existing access to the location of the proposed facility.

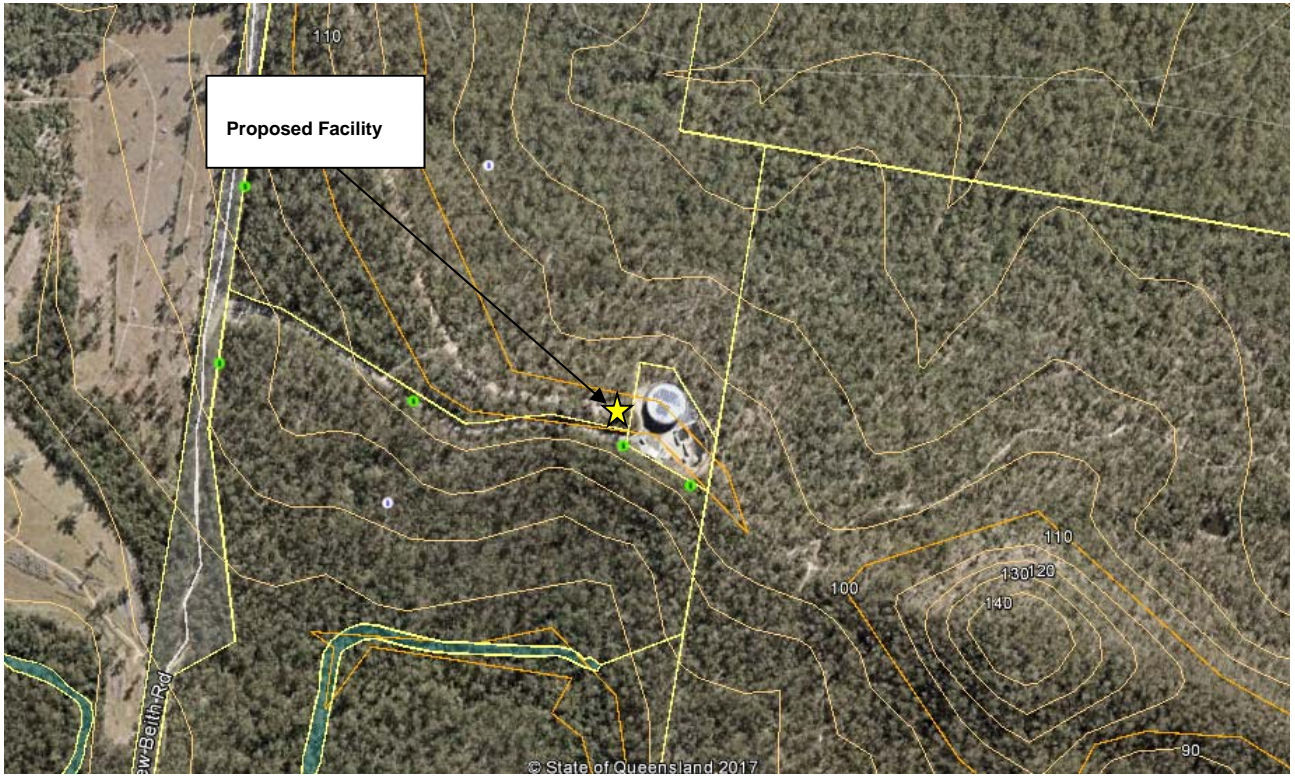


Figure 4 - Aerial view of the site and surrounds (source: Google Earth)



Figure 5 – Photo of proposed facility location



Figure 6 – Proposed access off Harrison Road (Indicated by red arrow)

3.2 Description of the Proposal

3.2.1 Facility and Equipment Details

The proposal seeks development consent for a telecommunications facility and consists of the following:

- A new 40m high monopole;
- Three (3) panel antennas at a height of 40m (total height 41.3m);
- One (1) parabolic radio transmission dish;
- Equipment shelter (3.0m L x 2.5m W x 2.75m H);
- Installation of associated / ancillary equipment including Remote Radio Units, Combiners, Feeders, Mast Head Amplifiers etc.

The proposed site layout and elevation plans are included in **Appendix A – Design Drawings** of this report.

3.2.2 Access and Parking Details

The facility and all ancillary components will be constructed over one (1) lot title – Lot 1 RP250186. A copy of the title is provided in **Appendix B – Copy of Title**.

Access to the site is proposed via an existing track off New Beith Road. During the construction phase, a truck will be used to deliver the equipment and a crane will be utilised to lift most of the equipment into place. Any

traffic impacts associated with construction will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. This site access is considered appropriate for the construction of the facility given the facility will not be a significant generator of traffic.

Mobile phone base stations are unmanned, of low maintenance and remotely operated. As such, operational visits to the site will be approximately two (2) to six (6) times per year for maintenance purposes. Access to antennas will be via cherry pickers. The equipment shelter will be securely locked and the proposal will not involve the introduction of any climbing devices on the tower, preventing unauthorised access.

3.2.3 Electricity Supply

Power to the proposed facility will be sourced from an existing power supply. The conditions of supply are indicative only and are subject to approval and final offer from the relevant power authority.

3.2.4 Plant and Equipment to be Use

The proposal would require the use of:

- One cherry picker;
- One crane; and
- Approximately four utility trucks.

3.2.5 Construction Process

Construction activities will involve the following:

- Excavation of the monopole foundation;
- Delivery and pouring of concrete on site for the monopole and shelter foundations;
- Installation of conduit within trenches, followed by installation of cables within conduits;
- Delivery of the monopole sections to site;
- Separate installation of each monopole section;
- Attachment of antenna mount, mounts, cables, cable ladder to shelter and antenna;
- Installation of the earth grid and connection of the base station to the electrical supply and optical fibre cables; and
- Installation and commissioning of the base station radio equipment.

The daily construction process will require approximately three (3) to six (6) workers on site and an average of four (4) to six (6) vehicle movements per day. The general construction timeframe, weather dependent, is approximately five weeks.

3.2.6 Workforce and Working Hours

Construction would be undertaken in accordance with landowner and council's recommended hours to ensure minimal disturbance to surrounding uses. Any necessary permits will be acquired prior to any works being undertaken.

3.2.7 Timing

It is anticipated that works would be completed approximately four (4) to six (6) weeks after the commencement given ideal working conditions.

4. Legislation

4.1 Commonwealth Legislation

As a licensed telecommunications carrier, Telstra must operate under the provisions of the *Telecommunications Act 1997* and the following supporting legislation:

- The Telecommunications Act 1997;
- Telecommunications Code of Practice 1997;
- The Telecommunications (Low-impact Facilities) Determination 2018;
- Deployment Code; and
- The Environment Protection and Biodiversity Conservation (EPBC) Act 1999.

4.1.1 Telecommunications Act 1997

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

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

A Carrier's power to install a facility is contingent upon the facility being a 'low-impact facility' as defined by the *Telecommunications (Low-Impact Facilities) Determination 1997 (As Amended)*.

In this case, the proposal involves the installation of a new facility, which therefore does not constitute a low-impact facility under the *Telecommunications (Low-Impact Facilities) Determination 1997 (As Amended)*. As the proposed facility does not meet the criteria mentioned above, the carrier is therefore not empowered to undertake the proposed works without approval under QLD legislation, and the carrier must obtain development consent from the consent authority.

The consent authority in this instance is Economic Development Queensland.

4.1.2 Telecommunications Code of Practice 1997

Under the *Telecommunications Act 1997* the Government established the Telecommunications Code of Practice 1997, which sets out the conditions under which a carrier must operate. Section 2.11 of the Telecommunications Code of Practice 1997 sets out the design, planning and installation requirements for the carriers to ensure the installation of facilities is in accordance with industry 'best practice'. This is required to:

"... minimise the potential degradation of the environment and the visual amenity associated with the facilities."
[Section 2.11(3)]

Best practice also involves the carrier complying with any relevant industry code or standard that is registered by the Australian Communications Authority (ACA) under Part 6 of the Act.

4.1.3 Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications (Low-impact Facilities) Determination 2018* identifies both the type of facilities that can be "Low-impact", and the areas in which these facilities can be installed. Importantly, this current facility is not defined as a "low impact facility" and is therefore subject to State Planning Laws and Regulations. In this specific instance, the provisions of the *Economic Development Act 2012* and the *Great Flagstone Development Scheme* will be applicable to the proposal.

4.1.4 Deployment Code

The 'Mobile Phone Base Station Deployment Code' Communications Alliance Ltd Industry Code (C564:2011) is a code developed by a working committee with representatives from carriers, various levels of government, an industry group and a community action group. The Code came into effect on the 1st July, 2012. The Code is designed to:

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

The carriers' activities are published on the internet based Radio Frequency National Site Archive (RFNSA) as well as information relevant to each site such as EME Reports.

In the site selection and design stages of this proposal the precautionary approach outlined in the Deployment Code has been considered (see **Table 2** below). No consultation external to that undertaken in the Development Application process is required under the Code.

Table 2: Application of the Industry Code C564:2011 precautionary approach to mobile phone Radiocommunications infrastructure placement and design

Clause 4.1 Site Selection	
Subclause	Response
4.1.1 Clause 4.1 applies if a Carrier proposes to select a new site for the deployment of Mobile Phone Radiocommunications Infrastructure.	Clause 4.1 Applies to this proposal
4.1.2 A Carrier must have written procedures for site selection for Mobile Phone Radiocommunications Infrastructure in relation to factors contained in clause 4.1.5 and make them available to the public on request.	Written procedures have been developed and will be made available to members of the public on request.
4.1.3 For new sites, once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	The site selection summary will be made available to any member of the public.
4.1.4 The Carrier must comply with its procedures.	The Carrier complies with all procedures.
4.1.5 The procedures must require, as a minimum, that for each site the Carrier have regard to: (a) the reasonable service objectives of the Carrier including: (i) The area the planned service must cover; (ii) Power levels needed to provide quality of service;	(i) The primary requirement for the proposal is to continue to facilitate the delivery of Telstra's 3G and 4G services within the New Beith area. (ii) The power levels of Telstra's facilities are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency.

(iii) The amount of usage the planned service must handle.	iii) The proposed base station needs to ensure that long-term, consistent, high quality voice and mobile data services are provided to New Beith and the surrounding area.
(b) Minimisation of EMR exposure to the public.	The proposed design and location of the facility means its antennas are excluded from direct public access. Telstra facility power levels are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency and minimising EME emissions.
(c) The likelihood of an area being a community sensitive location. (Examples of sites which sometimes have been considered to be sensitive include residential areas, childcare centres, schools, aged care centres, hospitals and regional icons).	The proposed facility has been designed and sited with regards to community sensitive locations. The facility has been sited at the New Beith location which allows for separation from community sensitive locations as much as practicable without conflicting with existing practices on site.
(d) The objective of avoiding community sensitive locations.	Community sensitive locations are avoided wherever possible when deploying base stations. However, in some cases, given the coverage objectives and topographical constraints of an area, it is sometimes difficult to avoid community sensitive locations. In such instances, these locations are identified and relevant members of the community are consulted with during the development application process.
(e) Relevant state and local government telecommunications planning policies.	All relevant state and local government planning policies have been considered regarding the proposal.
(f) The outcomes of consultation processes with Councils and Interested and Affected Parties as set out in clause 6.7.	The outcomes of the consultation processes with the identified affected parties will be taken into considered during the development application process.
(g) The heritage significance (built, cultural and natural).	The proposed area does not contain any heritage significance.
(h) The physical characteristics of the locality including elevation and terrain.	The New Beith area is located in South-east Queensland. The New Beith locality is undulating. The location has been chosen with consideration given to elevation, terrain and existing infrastructure / operations on site and access.
(i) The availability of land and public utilities.	The existing land and access is considered adequate to meet the requirements of the proposal. The required power supply is available to the site.
(j) The availability of transmission to connect the Mobile Phone Radiocommunications Infrastructure with the rest of the network, e.g. line of sight for microwave transmission.	Line of sight radio transmission is available to obtain connectivity to the Telstra network.

(k) The radiofrequency interference the planned service may cause to other services.	The proposal will not interfere with any existing services.
(l) The radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions.	The proposal will not interfere with any existing services.
(m) Any obligations and opportunities to co-locate facilities.	Co-location options were investigated, however existing telecommunication facilities were outside the search area and unable to meet the coverage objectives for the New Beith area.
(n) <i>Cost factors.</i>	The cost factors are within the normal scope of a standard facility of similar design, location and scale.
Clause 4.2 Mobile Phone Radiocommunications Infrastructure Design	
Subclause	Response
4.2.1 Clause 4.2 applies if a Carrier proposes to design Mobile Phone Radiocommunications Infrastructure.	Clause 4.2 applies to this proposal.
4.2.2 A Carrier must have written procedures for designing Mobile Phone Radiocommunications Infrastructure.	Written procedures have been developed by Telstra.
<p>4.2.3 With the objective of minimising unnecessary or incidental RF emissions and exposure, the procedures must require that, in designing Mobile Phone Radiocommunications Infrastructure, the Carrier have regard to:</p> <p>(a) The reason for the installation of the infrastructure, considering – coverage, capacity and quality;</p> <p>(b) The positioning of antennas to minimise obstruction of radio signals;</p> <p>(c) The objective of restricting access to areas where RF exposure may exceed limits of the EMR standard;</p> <p>(d) The type and features of the infrastructure that are required to meet service needs including:</p> <p>(i) The need for macro, micro or pico cells;</p> <p>(ii) The need for directional or non-directional antennas.</p> <p>(e) The objective of minimising power whilst meeting service objectives; and</p> <p>(f) Whether the costs of achieving this objective are reasonable.</p>	<p>(a) The primary requirement for the proposal is to facilitate the continued delivery of Telstra's 3G and 4G services within the New Beith area.</p> <p>(b) The antennas have been positioned to minimise the obstruction of radio signals as required.</p> <p>(c) The proposed monopole does not involve the introduction of any climbing devices on the tower, preventing public access to this area. The equipment shelter will be securely locked and appropriate EME signage will be placed on the site.</p> <p>(d) (i)-(ii) The site requires three (3) panel antennas to meet its coverage objectives.</p> <p>(e) Telstra facilities automate power in response to the demand and number of connections.</p> <p>(f) The cost of achieving the objective are reasonable.</p>
4.2.4 A Carrier must comply with those procedures.	All procedures have been complied with.

<p>4.2.5 Site EMR assessments for Mobile Phone Radiocommunications Infrastructure must be made in accordance with the ARPANSA prediction methodology and report format (see Appendix F – ARPANSA EME Report Format).</p>	<p>The supplied EME report (refer to Appendix F– ARPANSA EME Report Format) meets the ARPANSA EME Report requirements.</p>
<p>4.2.6 The ACMA may request a copy of the site EMR estimate, and the Carrier must provide the estimate to the ACMA within two weeks of the request being made.</p>	<p>Any requests will be complied with within two weeks of the request being made.</p>

Telstra has applied the Precautionary Approach in the Selection and Design of the proposed site in accordance with Sections 4.1 and 4.2 of this Code.

4.1.5 Environmental Protection and Biodiversity Conservation Act 1999

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

All relevant EPBC matters have been considered. It is not anticipated that the proposal will have a significant impact on any matters of national environmental significance. Accordingly, approval from the Minister of Environment is not required in this instance.

5. State Legislation

As identified in Section 4 of this report, the proposed facility does not fall within the definition of a Low-impact Facility under the Telecommunications (Low-impact Facilities) Determination 2018. The proposed facility is therefore subject to State planning instruments and regulation in addition to the Commonwealth regulatory framework.

There are a number of State Government provisions which could potentially apply to the proposed facility. These include:

- The Planning Act 2016;
- Economic Development Act 2012
- Regional Plan;
- State Planning Policy;

5.1 Planning Act 2016

The Planning Act 2016 sets out the town planning and development assessment framework within Queensland. In accordance with Schedule 6, Part 5 of the Planning Regulation 2017, all aspects of PDA-related development are identified as *'Development local categorising instrument is prohibited from stating is assessable development'* and accordingly, assessment of the development application will proceed under the Economic Development Act 2012 (refer to Section 5.1.2 below).

5.2 Economic Development Act 2012

The Economic Development Act 2012 (the Act) came into effect on 1 February 2013 and repeals the Urban Land Development Authority Act 2007. The Act brings together the powers and functions of the Minister for Industrial Development Queensland (delivered through the Property Services Group) and the Urban Land Development Authority (ULDA). The Act established a new unit within the Department of State Development, Infrastructure and Planning known as Economic Development Queensland (EDQ). The Act is the statutory instrument that declares and manages PDAs and establishes a Development Scheme as the mechanism for assessment of PDA-related development.

Section 33(2) of the Economic Development Act defines 'development' as:
any of the following –

- (a) carrying out building work;*
- (b) carrying out plumbing work or drainage work;*
- (c) carrying out operational work;*
- (d) reconfiguring a lot;*
- (e) making a material change of use of premises.*

Under Schedule 1 of the The Act, a 'material change of use' means: *a material change of use under the Planning Act*. Schedule 2 of the Planning Act defines making a material change of use of premises as follows: *Material change of use, of premises, means any of the following that a regulation made under section 284(2)(a) does not prescribe to be minor change of use—*

- (a) the start of a new use of the premises;*
- (b) the re-establishment on the premises of a use that has been abandoned;*
- (c) a material increase in the intensity or scale of the use of the premises.*

The application seeks approval for making of a material change of use of premises as it involves the start of a new use of the premises.

Section 87 of The Act states that when making a decision regarding an application within a PDA MEDQ must consider;

- a. the main purpose of this Act; and
- b. any relevant State interest; and
- c. any submissions made to it about the application, during the submission period; and
- d. the following, as in force or as prepared when the application is decided—
 - i. for an application for development in, or PDA-associated development for, a provisional priority development area—the provisional land use plan for the area;
 - ii. for an application for development in, or PDA-associated development for, another priority development area—
 - A. if there is a development scheme for the area—the development scheme; or
 - B. if there is no development scheme for the area but there is a proposed development scheme for the area—the interim land use plan for the area and the proposed development scheme; or
 - C. if there is no development scheme for the area and no proposed development scheme for the area—the interim land use plan for the area; and
- e. any PDA preliminary approval in force for the relevant land; and
- f. any preliminary approval under the Planning Act in force for the relevant land.

The proposed facility is located within the Greater Flagstone Priority Development area (see **Figure 7** below). Greater Flagstone PDA Development Scheme was approved by the state government on the 8 October 2011. This development scheme is the planning document that will assist in planning, carrying out, promoting, coordinating and controlling the development of land in the Greater Flagstone PDA.

In addition to the Development Scheme, all elements listed under Section 87 of The Act will be considered as part of this assessment.

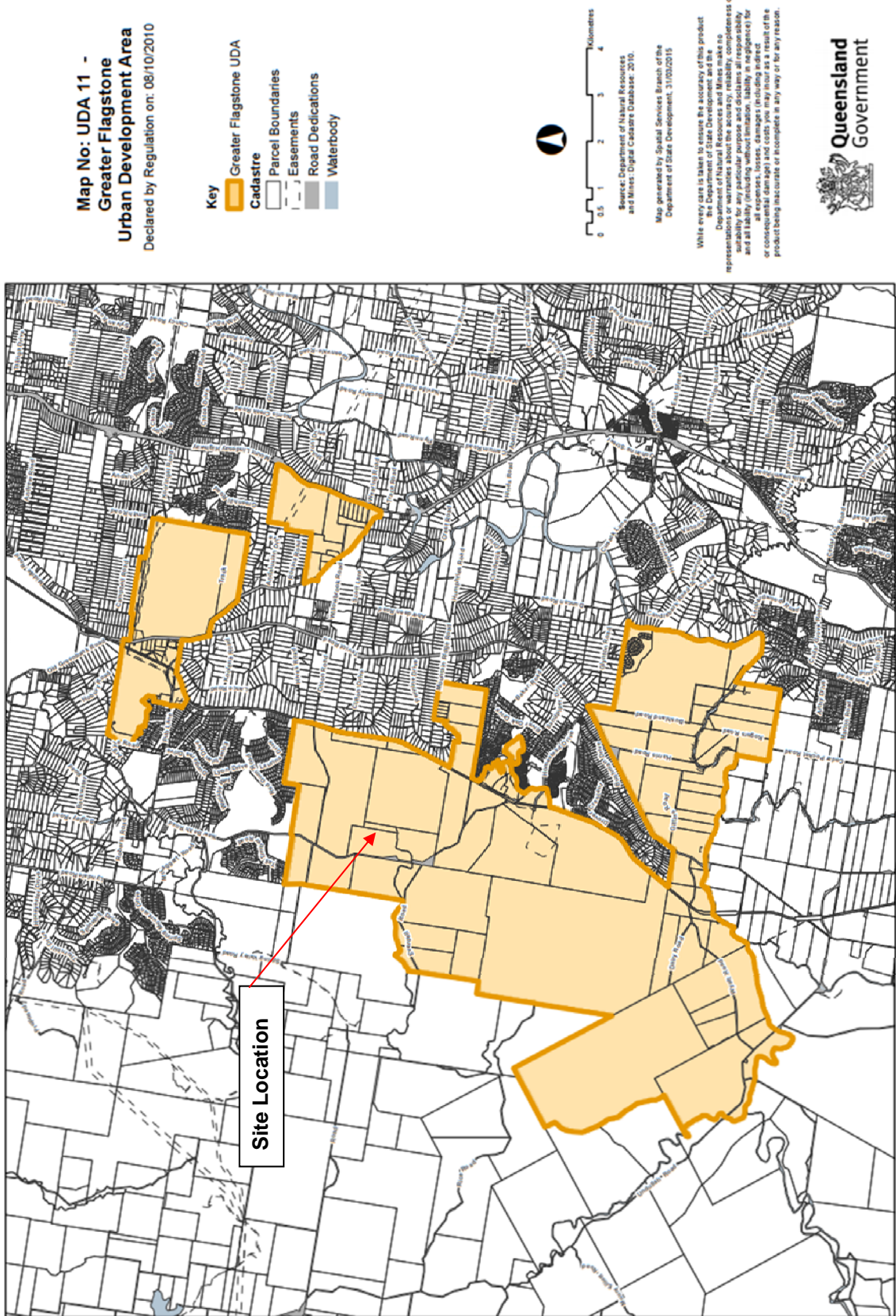


Figure 7 – Map showing Greater Flagstone PDA

5.2.1 Greater Flagstone Development Scheme

This application is seeking to obtain a development permit for a telecommunications facility (monopole and associated equipment) which is defined in Schedule 2 of the *Greater Flagstone Development Scheme* as;

'Telecommunications Facility: premises used for systems that carry communications by means of radio including guided or unguided electromagnetic energy such facility is manned or remotely controlled.'

5.2.1.1 Level of Assessment

The proposed facility is located on a lot which is identified on 'Map 8 – Zones' as being within the 'Urban Living Zone'. See figure 8 below.

Within 'Table 2 (Levels of Assessment)' of the Development Scheme, Column 3A identifies making a MCU for a 'Telecommunications Facility' located in the 'Urban Living Zone' as permissible (assessable) development.

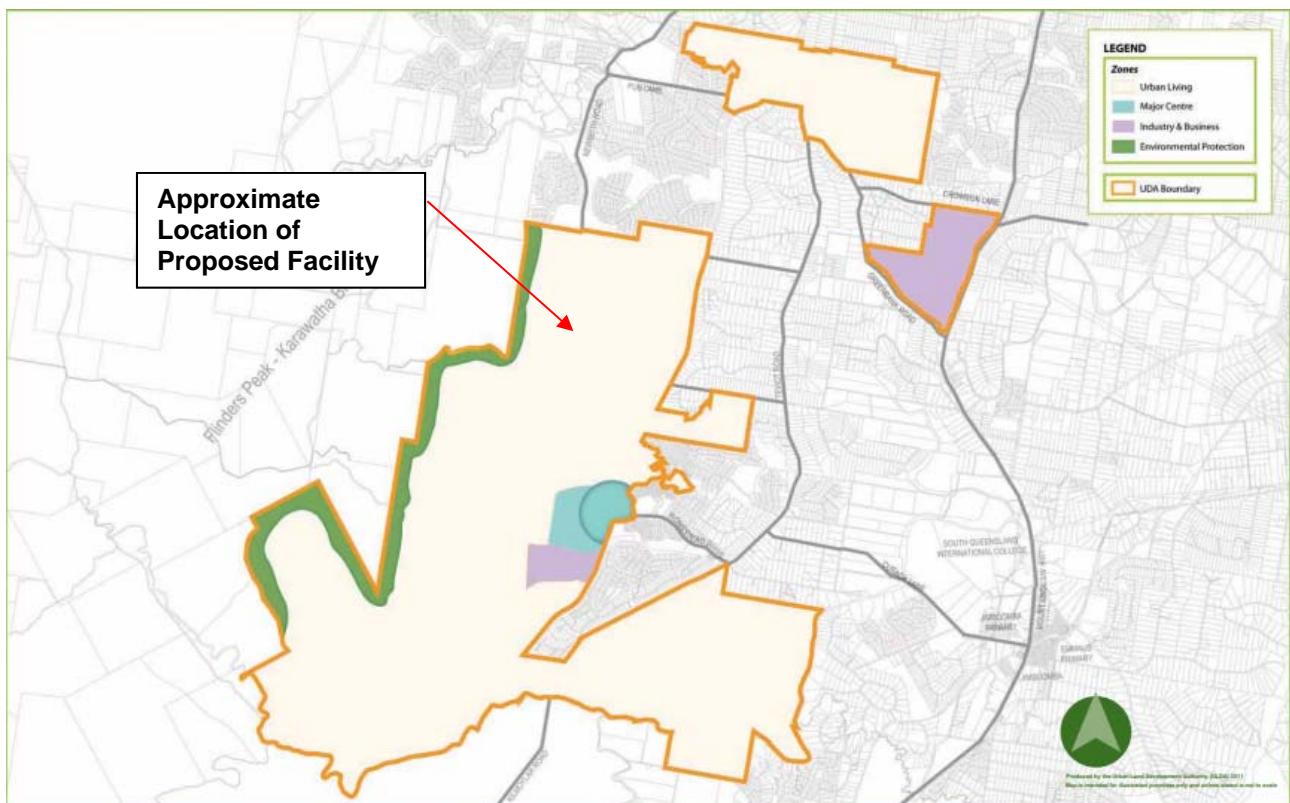


Figure 8: Land use zone map of Greater Flagstone PDA

5.2.1.2 Priority Development Area Wide Criteria

Section 3.3 of the Development Scheme lists the criteria which should be achieved by development within the PDA. An Assessment of the PDA wide criteria is provided in **Table 3** below. This assessment demonstrates that the proposed development will not compromise the planning outcomes of the PDA criteria

Table 3: Assessment of the Proposal against the PDA-wide criteria

UDA Criteria	Compliance
3.3.1 Neighbourhoods	Complies. The proposed site location is identified as being within the urban living precinct. Given the proximity of the facility to existing infrastructure within the New Beith area, it is not considered that the proposed facility will have an adverse impact of the future development of the site. Access to the site will remain via New Beith Road. The proposed facility

	will support a range of neighbourhood uses, providing future communities with telecommunications services.
3.3.2 Centres	Complies. The proposed facility is located within the northern extent of the Greater Flagstone PDA within the "Urban Living' precinct. It will not impact upon land envisioned to support higher density development, notably, the 'major centre core. The proposed development will provide critical telecommunications infrastructure to support local centres and communities within the Greater Flagstone PDA.
3.3.3 Housing Diversity	Complies. The proposed development will no restrict or impede the provision of a diverse range of housing within the Greater Flagstone PDA. The proposed facility will provide residential areas to the north of the Flagstone PDA area with high quality telecommunications services.
3.3.4 Employment opportunities	Complies. The proposed facility will support a range of employment opportunities uses within the surrounding area including home based businesses by providing high quality mobile telecommunications infrastructure.
3.3.5 Movement Network	Complies. Map 3 – Centres and transport network' indicates the proposed transport network and centres. The proposed development will be accessed via an existing access off New Beith Road which is identified as a regional road within the scheme. The proposed development is an unmanned telecommunications facility and it is no considered that the facility will result in a significant change to traffic movements throughout the wider network. Furthermore the proposed facility is set back from this corridor and will not inhibit the further use of New Beith Road as a key road corridor or restrict the development for public and active transport infrastructure.
3.3.6 Community Greenspace Network	Complies. Due to the minor footprint of the proposed development it is not considered that the facility will result in any impact on identified areas for greenspace or public parks within the Greater Flagstone PDA. The proposed facility has been sited alongside existing infrastructure ensuring the impact of these infrastructure facilities is localised.
3.3.7 Community Facilities	Not Applicable. Map 5 – Community facilities indicates the proposed location for community facilities and centres within the Greater Flagstone PDA. The proposed development does not involve the creation of a community facility and will not inhibit the provision of a range of facilities within the northern areas of the PDA.

<p>3.3.8 Natural and Cultural Values</p>	<p>Complies.</p> <p>Map 6 – Natural Values shows the key natural values within the proposed facility has been sited with consideration to the natural and environmental constraints of the subject lot and wider Flagstone area. The proposed facility is adjacent to a ridgeline which runs through the northern portion of the PDA. The site is located within a flat predominantly cleared portion of the property abutting the existing water infrastructure site. Vegetation removal will be limited to those trees within the identified compound area and directly adjoining the compound to facilitate construction of the facility. Given the minor footprint of the proposed development it is not expected that the facility will adversely impact the environmental characteristics of the subject location.</p>
<p>3.3.9 Community safety and development constraints</p>	<p>Complies.</p> <p>The proposed facility will be designed to restrict public access to the facility with security fencing proposed around the compound.</p> <p>Telstra operate their telecommunications facilities in compliance with the Australian Communications and Media Authority (ACMA) mandatory standard, for human exposure to EME – currently the Radio-communications (Electromagnetic Radio – Human Exposure) Standard 2014.</p> <p>The EME Report (Appendix F), concludes that the maximum EME level at 1.5 m above ground level is estimated to be 0.23% of the ARPANSA public exposure limits.</p> <p>Noise during construction will be limited to that associated with vehicles and plant. The impacts are expected to be localised and minor in nature. Low level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter. These units are similar to those used in residential properties and any noise will comply with the relevant standards.</p> <p>Dust generation will be limited to that associated with construction and is unlikely to cause nuisance. Mitigation measures will be implemented to minimise impacts on adjoining areas and the surrounding areas will be rehabilitated once constructed to reduce any ongoing impacts.</p> <p>Due to the relatively minor nature of the works, the generation of waste resulting from construction of the proposed facility is expected to be minimal. The majority of the waste generated is expected to be excess spoil as a result of construction of the footing foundation for the monopole.</p> <p>Excess spoil from the earthworks would be reused onsite if suitable, reused off site, or disposed of at an approved waste disposal facility.</p> <p>Due to the minor footprint of the development and the relatively flat compound location, it is not anticipated that the facility will result in any adverse</p>

	change in storm water run-off. Mitigation measures will be implemented during construction as required.
3.3.10 Service Infrastructure	Complies. The proposal will provide new high quality mobile phone coverage and capacity to Telstra customers in the New Beith area which is considered essential community infrastructure. In addition, the facility will be capable of being upgraded to support an increase population within the area as the greater Flagstone area continues to develop.
3.3.11 General Requirements	Complies. The proposal involves the construction of an unmanned facility. As such, the proposal will not require landscaping or sub-tropical design measures. Due to the low frequency of operational visits to the facility, it is not considered that dedicated parking spaces are required.

5.2.1.3 Zone

'Map 8 – Zones' of the Development Scheme illustrates the zonings within the Greater Flagstone PDA boundary. The proposed site is located within the 'Urban Living Zone', which is intended to be developed as neighbourhoods focussed on identifiable and accessible centres and includes a mix of residential development, including houses, multiple residential and other residential and live-work opportunities. The 'Urban Living Zone' is also intended to accommodate a wide range of other non-residential uses. Non-residential uses area may be supported within the zone where it can be demonstrated that each of the criteria in the below **Table 4** can be satisfied.

Table 4: Assessment of the proposal against the requirements for Non-Residential uses within the Urban living Zone.

Requirement for Non-Residential Uses	Compliance
The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas	Complies. The proposed facility will make use of existing gravel track over the subject lot. This access is considered to be of suitable condition for construction of the facility and ongoing access to the facility.
Cater for the needs of the immediate community and are consistent with or do not complete/undermine the vitality of the centres hierarchy	Complies. The proposed facility will provide mobile coverage to existing residents within the New Beith area. Given the minor footprint of the development it is considered that the facility will not adverse impact on the future use of the area.
Any impacts associated with the use (ec noise, dust, emissions) will not affect residential or other sensitive uses.	Complies. The proposed location is currently setback from sensitive uses or receptors and once constructed will be low impact in nature. Telstra operate their telecommunications facilities in compliance with the Australian Communications and Media Authority (ACMA) mandatory standard, for human exposure to EME – currently the Radio-communications (Electromagnetic Radio – Human Exposure) Standard 2014. The EME Report (Appendix F), concludes that the maximum EME level at 1.5 m above ground level is

	<p>estimated to be 0.23% of the ARPANSA public exposure limits.</p> <p>Noise during construction will be limited to that associated with vehicles and plant. The impacts are expected to be localised and minor in nature. Low level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter. These units are similar to those used in residential properties and any noise will comply with the relevant standards.</p> <p>Dust generation will be limited to that associated with construction and is unlikely to cause nuisance. Mitigation measures will be implemented to minimise impacts on adjoining areas and the surrounding areas will be rehabilitated once constructed to reduce any ongoing impacts.</p> <p>Due to the relatively minor nature of the works, the generation of waste resulting from construction of the proposed facility is expected to be minimal. The majority of the waste generated is expected to be excess spoil as a result of construction of the footing foundation for the monopole.</p> <p>Excess spoil from the earthworks would be reused onsite if suitable, reused off site, or disposed of at an approved waste disposal facility.</p> <p>Due to the minor footprint of the development and the relatively flat compound location, it is not anticipated that the facility will result in any adverse change in storm water run-off. Mitigation measures will be implemented during construction as required.</p>
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5.3 State Interests

The *State Planning Policy (SPP)* defines the Queensland Government's approach to matters of State interest in land use planning and development. The *SPP* identifies the State's interests in planning and development and how they must be dealt with in planning schemes, Council development assessment processes and in designating land for community infrastructure.

The *SPP* consolidates the State's 17 interests across 5 broad themes:

1. Liveable communities and housing;
2. Economic growth;
3. Environment and heritage;
4. Hazards and safety; and
5. Infrastructure

The *SPP* at July 2017 contains some key policy changes to the State interests that may need to be considered and applied during plan-making and development assessment. The operation of these policies is dependent on the version and extent of the *SPP* that has already been appropriately integrated into a local planning instrument.

Recent changes to the *SPP*:

- reflects important government priorities
- expands and emphasises the guiding principles that underpin the plan-making processes and development decisions in Queensland
- more clearly defines State interest policies and requirements for making or amending a planning scheme; and
- identifies assessment benchmarks, and when these benchmarks apply.

Some planning schemes may already include provisions that adequately address the *SPP* July 2017 policy changes, even if they haven't yet been reviewed by the Planning Minister. Importantly, the *SPP* July 2017 only applies for the purposes of development assessment where a planning scheme is inconsistent with the *SPP*; and if so, only to the extent relevant to the proposed development.

As the *SPP* Queensland Planning Provisions have not been reflected in the *Greater Flagstone Development Scheme*, the proposed development requires assessment against the 'assessment benchmarks' as outlined in Part E of the *SPP*.

The *SPP* State Interests which apply to the subject site include MSES - Wildlife habitat, MSES - Regulated vegetation (category B), MSES - Regulated vegetation (essential habitat), MSES - Regulated vegetation (intersecting a watercourse) and Bushfire Hazard area – bushfire prone area. An assessment of the proposal against the relevant *SPP* Benchmark has been undertaken in **Table 5**.

Table 5: Assessment of the proposal against the *SPP* State Interest Assessment Benchmarks.

State Interest	Assessment Benchmarks	Compliance
Hazards and Safety - Natural hazards, risk and resilience	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level. All natural hazard areas:</p> <p>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p>	<p>Complies.</p> <p>The proposed development has been sited wherever possible to avoid environmental constraints or natural hazard areas. The proposed facility is located within a Bushfire Hazard area however the facility will not increase the risk to people within the area as the telecommunications facility is unmanned and remotely operated.</p> <p>The proposed facility will provide telecommunications services to an existing blackspot area ensuring enhanced coverage during a natural hazard event. Emergency services are increasingly relying of mobile telecommunications services during such events for communication and issuing of warnings.</p> <p>The proposed development will not involve the storage of hazardous materials or chemicals and due to the minor footprint of the development is considered unlikely to alter the natural processes and functions of the local environment.</p>

	(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	
Environment and Heritage - biodiversity	<p>(1) Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the Environment Protection and Biodiversity Conservation Act 1999.</p> <p>(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised</p> <p>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</p> <p>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</p> <p>(5) Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.</p>	<p>Complies.</p> <p>The proposed development has been sited with consideration given to the natural features of the subject site and surroundings.</p> <p>While some minor tree clearing is proposed as part of the development. A section 22A approval has been obtained for the clearing from DNRM (see Appendix E) due to the minor footprint for the development site, it is considered unlikely that this will result in adverse impacts on the natural ecological processes of the site.</p> <p>The proposed facility abuts and existing utility installation and will not result in further fragmentation of habitat areas.</p> <p>Mitigation measures will be implemented during the build process to mitigate the impact of the facility on the surrounding area.</p>

5.4 Other Relevant Legislation

5.4.1 South East Queensland Regional Plan

The proposed development falls within the Logan region which is contemplated by the *South-East Queensland Regional Plan 2017*. The South-East Queensland Regional Plan:

- *Identifies a long-term sustainable pattern of development which focuses more growth in existing urban areas.*
- *Harnesses the regional economic strengths and clusters to compete globally.*
- *Ensures land uses and infrastructure planning is integrated.*

- *Values and protects out natural environment, productive land, resource, landscaping and cultural heritage.*
- *Promotes more choice of housing and lifestyle options.*
- *Locates people and jobs closer together, and moving people and goods more efficiently and reliably.*
- *Promotes vibrant, fair, healthy and affordable living and housing to meet all of the community's needs.*
- *Values design and embraces the climate to create high quality living environments.*
- *Maximises the use of existing infrastructure and planning for smarter solutions for new infrastructure.*
- *Supports strong rural communities and economic diversification.*

To achieve the region's vision and desired outcomes, the regional plan proposes a range of policies to manage change and a sustainable future for South-East Queensland. These policies are guided by strategic directions necessary to achieve change and sustainability in the region.

It is considered that use of land for a Telecommunications Facility will not compromise the urban footprint of South-East Queensland. The proposed facility will support the objectives of the region by providing improved mobile communications service to the New Beith area in alignment with the Federal Government's Mobile Blackspot Program. Enhanced mobile telecommunications service furthers the region's objectives for promoting business and other emerging land uses which are vital to the region. The proposed facility is an appropriate development for the region. The development for the provision of mobile telecommunications infrastructure provides a service which meets the needs of the New Beith community and commuters in this area. The proposed facility is therefore generally compliant with the provisions of the *South-East Queensland Regional Plan 2017*.

5.5 PDA and Existing Development Approvals

5.5.1 PDA Approvals

There are no known applications or existing PDA approvals over the subject land.

5.5.2 Other Approvals

In 2009, an application was approved by Logan City Council (Council reference: ASPS/54/2009) for reconfiguration of a lot, access easement and material change of use for a public utility over Lot 1 RP25922 and Lot 62 S312246, New Beith Road, New Beith. This approval resulted in the creation of 3 lots including the subject lot and including Lot 2 on SP250186 and Lot 3 on SP250186. The proposed development does not conflict with this existing approval.

6 Environmental Impact Assessment

The following issues should be considered when assessing the potential impact of a proposal:

- Visual Impact
- Social and economic impacts
- Environmental Considerations
 - Flora and Fauna
 - Bushfire Management
 - Heritage
- Traffic Generation
- Soil Erosion and Landscaping provision
 - Contaminated Land
 - Erosion and Sediment Controls
- Other Impacts During Construction
 - Air Quality
 - Noise
 - Health and Safety
 - Waste Minimisation and Management

6.1 Visual Impact

6.1.1 Visual Amenity

Whilst undertaking an assessment of the proposal, Telstra considered the visual impact and aesthetics of the facility on the surrounding environment. Telstra has endeavoured to find a balance between providing services and minimising visual impact on the community and local environment.

The New Beith area is comprised predominantly of large rural lots which is predominantly heavily vegetated. When considering potential locations for a mobile telecommunications facility within the New Beith area, these land uses as well as a number of topographical and land tenure constraints were required to be reconciled. The proposed facility replaces an existing approved structure located to the east of the subject location. The previous location was located at an increased ground elevation and would result in an increase impact on dwellings to the east of the location.

Figure 9 demonstrates topographical constraints of the site and surrounding area. **Figure 9** also demonstrates the previously approved site location within the New Beith area compared with the proposed site location.

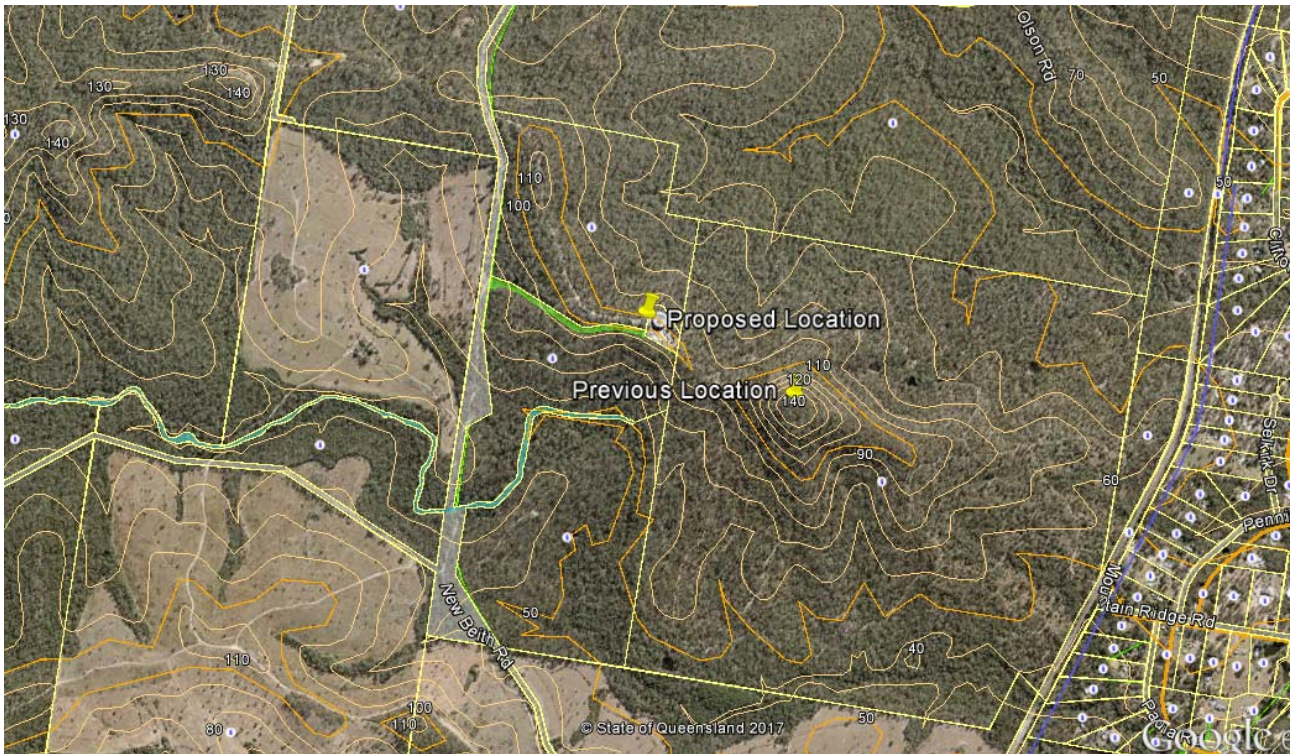


Figure 9 – Aerial view of the proposed facility New Beith locality and surrounds (source: Google Earth)

Telstra seeks to propose facilities in locations that have the least amount of impact possible on a community, while being able to deliver a high quality service. However, it is recognised that, similar to all forms of development, telecommunications facilities have a visual effect. This visual effect can be attributed to two unavoidable characteristics of mobile phone base stations:

- They are structures which generally protrude above other structures; and
- They need to be located at suitable heights in order to operate effectively.

Notwithstanding, telecommunication facilities are now an accepted part of the landscape (much like power poles and powerlines) as they provide a necessary service and essentially contribute to the wellbeing of a community.

The site is land designated urban living and contains other forms of utilities / vertical structures including power poles. The facility has been sited adjacent to existing infrastructure, thereby seeking to reduce the impact for utility installations on the wider New Beith. A telecommunications tower is therefore not considered to be totally inconsistent with the current amenity of the immediate area.

The proposed location is setback from all existing road frontages and is not considered to be visible from surrounding roads or public areas given the significant amount of vegetation on adjoining properties.

While it is acknowledged that the proposal may be visible from certain viewpoints over the property itself, the siting and design of the facility aims to minimise the visual impact as much as practical.

Figures 10 and 11 demonstrate views of the proposed facility as viewed from surrounding area.



Figure 10 - View of the proposed facility facing east from the existing site access track



Figure 11 – View of proposed facility from the existing access track to the proposed location

While it is acknowledged that the proposed facility will be an addition to the area, it is considered that the facility has been located and designed appropriately to minimise detrimental visual impacts while still achieving coverage objectives for the New Beith area. Once established, the monopole is not likely to result in significantly adverse impacts upon the scenic amenity of the surrounding area when considering the following reasons:

- The proposal is considered to be consistent with the environmental and planning requirements;
- The proposed facility will be located so as to allow for separation to existing dwellings and locations of community significance;
- Existing vegetation on the property and surrounding properties will help visually integrate the facility, minimising the visual impact when viewed from the surrounding area;
- The proposal allows for infrastructure to be sited together reducing the impact of utility installations on the wide New Beith area.
- The proposal meets the radio frequency (RF) objectives of Telstra's network, giving the required coverage to the New Beith area; and
- The site has access to power and appropriate access for construction and maintenance purposes.

6.2 Socio-Economic Considerations

The proposed facility will upgrade and expand services in the New Beith area and surrounds. This will ensure that local residents benefit from the access to a mobile network service that is comparable to that provided in major metropolitan centres.

These services allow communities to enjoy:

- Greater business accessibility and flexibility, especially for commuters, tradespeople and home-based business;
- Reliable personal safety – maintaining a mobile phone for critical communications and emergencies.

As an industry, telecommunications including mobile broadband has experienced exponential growth for many years now. The proposed development will enable carriers to remain competitive and increase the choice of mobile telephone services available to consumers. Increased competition in the market brings direct economic benefits for individual consumers and the community as a whole. The development is consistent, with the objectives of the TA 1997, namely:

- To promote “the efficiency and international competitiveness of the Australian telecommunications industry” (s.3(1)); and
- To ensure that telecommunications services “are supplied as efficiently and economically as practicable” (s.3(2)(a)(ii)).

The proposed facility will have a positive impact on the social and economic environment of the locality.

6.3 Environmental Considerations

6.3.1 Flora and Fauna

Online searches were undertaken in order to determine any protected species on the site and within the surrounding area. The following databases were viewed:

- EPBC Protected Matters Tool;
- Vegetation Management Act;
- Nature Conservation Act - High Risk Flora Area Search; and
- Wildlife Online Search Tool.

The EPBC Act Protected Matters Report illustrates that some protected species are present within the 1km radius search ring. Given the minor nature of the works, and a minor vegetation clearing associated with the facility, it is considered that the proposal will not have a significant impact on any flora or fauna species in the area. Please see Appendix D.

6.3.2 Bushfire Management

The facility is pre-fabricated and in accordance with the Building Code of Australia and Australian Standards. A Fire Management Plan is not required for a telecommunication facility as they are unmanned, remotely operated and do not pose a risk to human life.

6.3.3 Heritage

Online searches were undertaken in order to determine any natural or cultural values of Territory or Commonwealth significance. The following databases were viewed:

- Australian Heritage Places Inventory;
- Register of the National Estate; and
- Queensland Heritage Register.

Searches of the above registers established that the site is not subject to nor has any recognised cultural significance. Please see appendix D.

However, the duty of care outlined in the *Aboriginal Cultural Heritage Act 2003 Duty of Care Guidelines* will be exercised during construction and if at any time a cultural heritage find is made, all activities will cease immediately until further notice to proceed has been obtained from the relevant cultural heritage party.

6.4 Traffic Generation

6.4.1 Construction Access

Vehicular access to the site is available via the existing road network and existing internal access track across the property. A truck will be used to deliver equipment to the site and a crane and cherry picker used to lift most of the equipment into place.

There would be a minor increase in traffic volume on the surrounding roads during construction. However, any such impacts are expected to be minor and short term in duration. All appropriate permits will be acquired to undertake any works during construction.

It is expected that there would be approximately six additional vehicle movements per day during construction. It is anticipated that works would be completed within four weeks after commencement given ideal working conditions.

6.4.2 Operation Access

Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational visits to the site will be approximately two (2) to six (6) times per year. The proposed facility will not require services from public transport or parking facilities. Parking for maintenance vehicles is available on the site.

6.5 Soils and Erosion Landscape Provision

6.5.1 Contaminated Land

The site is not known to contain any contaminated land. Please see appendix C for copy of contaminated land search of the property.

6.5.2 Erosion and Sediment Control

The following soil and water management mitigation measures will be undertaken if/when required for the movement of equipment:

- Keeping ground disturbing activities to a minimum;
- Implementing appropriate sediment control measures as required, such as the installation of silt/sediment fences and/or sediment traps;
- Stabilisation of the site compound area with weed matting and gravel base;
- Minor removal of vegetation is proposed;
- Erosion and sediment controls will be checked regularly;
- Fill in and compact any trenches immediately after services have been laid; and
- Works would not occur during periods of heavy rainfall.

6.6 Other Impacts During Construction

6.6.1 Air Quality

Where there is potential for dust generation during construction or during the movement of construction vehicles, it is expected to be localised and any impacts minimal and of short term duration. The compound site and surrounds would be appropriately restored after the completion of works and work within and around the site is not expected to impact upon the surrounding land. Once installed the proposal will have no air pollution and is not expected to cause dust hazards.

6.6.2 Noise and Vibration

Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. There will be some low level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.

6.6.3 Waste Minimisation and Management

Due to the minor nature of the works, the generation of waste resulting from construction of the proposed facility is expected to be minimal. All waste material will be disposed of at an approved waste disposal facility.

During the operational phase, the facility will be unmanned and will not generate any waste or odour emissions.

6.6.4 Health and Safety

The ACMA mandates exposure limits for continuous exposure of the general public to Radio Frequency Electro Magnetic Emissions (RF EME) from mobile base stations. These limits are specified in the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields – 3 khz to 300Ghz', Radiation Protection Series Publication No.3 ARPANSA ("RPS 3").

Some community members perceive that there is a potential health risk associated with mobile phones and mobile phone base stations. RPS 3, which sets public and occupational limits of exposure to radiation, is designed to avoid any known adverse effects where people are exposed to RF EME. Compliance with these exposure limits is a condition of the radiocommunications licenses issued by the ACMA.

ARPANSA states:

"The weight of national and international scientific opinion is that there is no substantiated evidence that RF emissions associated with living near a mobile phone base station poses a health risk."

The World Health Organisation's current advice is:

"None of the recent reviews have concluded that exposure to RF fields from mobile phones and their base stations causes any health consequences."

In accordance with RPS 3, an estimate has been made of the maximum cumulative radiofrequency (RF) electromagnetic energy (EME) levels at ground level emitted from the proposed mobile base station. Estimates of RF EME levels are provided for 360° circular bands at 0-50, 50-100, 100-200, 200-300, 300-400 and 400-600m from the base of the antenna.

The EME report concludes that the estimated maximum cumulative EME level at the site is 0.23% of the ACMA mandated exposure limit (refer to **Appendix F – ARPANSA EME Report Format**).

The predictions in the Environmental EME Report assume a near worst-case scenario including:

- base station transmitters operating at maximum power (no automatic power reduction);
- simultaneous telephone calls on all channels; and
- an unobstructed line of sight view to the antennas.

In practice, a worst-case scenario is rarely the case. There are often trees and buildings in the immediate vicinity, and cellular networks automatically adjust transmit power to suit the actual telephone traffic. The level of EME may also be affected where significant landscape features are present and predicted EME levels might not be the absolute maximum at all locations.

Further to the above, emission levels produced by 3G transmitters such as that proposed by this proposal are considered to be lower than other common types of transmitters.

"The EME emission levels produced by 3G transmitters are considered low, with an average radiated power of around 3 watts. This is significantly lower than the power levels of some other common types of transmitters,

such as two-way radios used by taxis and emergency services. For example, a 3G mobile phone base station antenna radiates a little more than one-tenth of the power of a taxi's two-way radio."

This fact sheet further goes on to describe the low EME exposure levels from operating base stations as follows:

"From 1997 to 1999, ARPANSA conducted tests to measure the radiofrequency EME levels at GSM mobile phone base stations in 14 different localities, finding that emissions were usually many times lower than the allowable limits."

7 Conclusion

Telstra proposes to install a new telecommunications facility located at New Beith Road, New Beith QLD 4124 (Lot 1 SP250186). This report provides the necessary information to support the application for a development permit.

Telstra has identified the need to provide 3G and 4G services to the New Beith area. The facility at New Beith will form an integral part of the Telstra Network as it forms part of the Federal Government's Black Spot Program and will enable Telstra to enhance and further expand mobile and broadband services with the region.

The facility has been strategically sited and designed to minimise visibility within the surrounding environment as much as practicable. The proposed facility is considered appropriate for the following reasons:

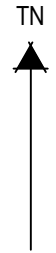
- It is considered that the visual impact of the proposal is acceptable having had full regard to the context of the locality, the nature of the design employed, and the coverage benefits deriving from the installation;
- The proposal will provide improved telecommunication infrastructure to the New Beith area ensuring the region will continue to receive up to date modern telecommunication infrastructure and technology;
- The proposed development is expected to provide socio-economic benefits to the community, businesses, travellers and emergency services in the region;
- The proposed site was considered the most viable option for the area as it meets the required radio frequency objectives, construction, access and power requirements of the facility and meets planning and property assessment criteria set out in this report;
- The proposal is consistent with the stated objectives of the *Greater Flagstone Development Scheme*;
- The proposed facility has also been designed and sited in accordance with the principles outlined in the Deployment Code; and
- The facility will comply with all Government standards outlined by ARPANSA.

As such we respectfully request that a development permit be granted, subject to reasonable and relevant conditions.

Appendix A

Design Drawings





EXISTING STOCK PILE OF DIRT AT ENTRANCE TO BE EXCAVATED PRIOR TO WORKS TO ACCESS TRACK

8
S312737
FH
67.722ha

EXISTING LOT BOUNDARIES (TYP.)

10
SL6002
FH
88.53ha

NEW BEITH ROAD

1
SP250186
FH
42.25ha

58
S312118
FH
64.75ha

4
RP45728
FH

251.139ha

2
SP250186
FH
29.7799ha

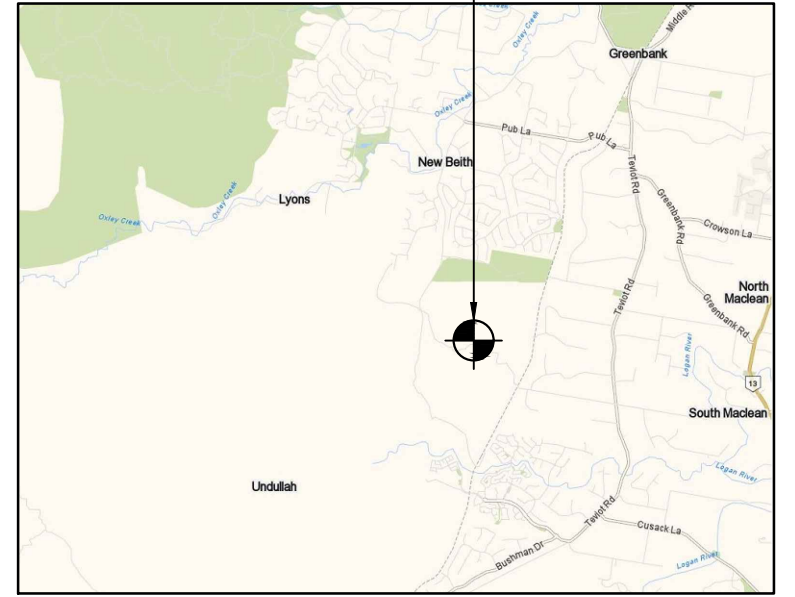
LOT 3 SP250186
1.31ha

EXISTING 4WD PROPERTY ACCESS TRACK TO BE UPGRADED TO MAKE SUITABLE

EXISTING CLEARING

PROPOSED TELSTRA O/H POWER ROUTE (EXISTING VEGETATION TO BE CLEARED)

EXISTING LOGAN CITY COUNCIL WATER RESERVOIR
PROPOSED TELSTRA SITE. REFER TO SHEET S1-1 FOR SITE LAYOUT
EXISTING RESERVOIR COMPOUND FENCE
PROPOSED TELSTRA POWER POLE



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LOCALITY PLAN

NOT TO SCALE

SERVICES LEGEND

- E — E — ABOVE GROUND ELECTRICAL SUPPLY
- FE — FE — ABOVE GROUND FEEDER CABLES
- - - E - - - E - - - BELOW GROUND ELECTRICAL SUPPLY
- - - FE - - - FE - - - BELOW GROUND FEEDER CABLES
- - - T - - - T - - - OPTIC FIBRE BELOW GROUND

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

SITE ACCESS

SCALE 1:5000
50m 0 50m 100m 150m 200m 250m SCALE 1:5000

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S1-2

UNAPPROVED DRAWING

PRELIMINARY

DO NOT SCALE

F

PROPERTY DESCRIPTION

PART OF LOT 1 ON SP250186
LOCAL GOVERNMENT: LOGAN

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 0.1m CENTRE OF POLE	
LATITUDE	GDA 94 -27.77765
LONGITUDE	GDA 94 152.94265



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4014648.01	AD	MN	PRELIMINARY - 30064619W0165SSMC - LTE700 / WCDMA850	KS	IT	08.03.18	1

Telstra

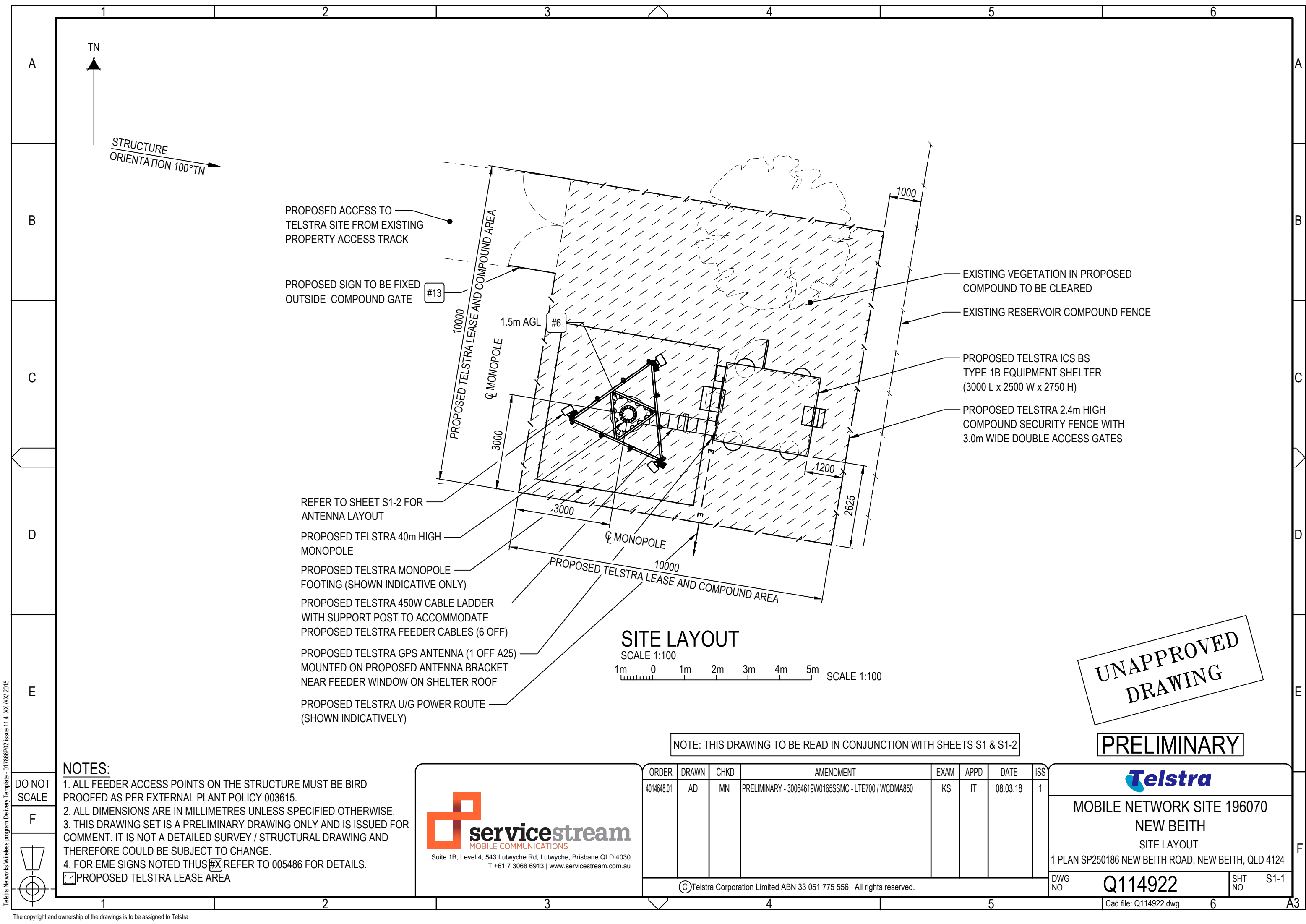
**MOBILE NETWORK SITE 196070
NEW BEITH**

SITE ACCESS AND LOCALITY PLAN
1 PLAN SP250186 NEW BEITH ROAD, NEW BEITH, QLD 4124

DWG NO. **Q114922** SHT NO. S1

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Cad file: Q114922.dwg



PROPOSED ACCESS TO TELSTRA SITE FROM EXISTING PROPERTY ACCESS TRACK

PROPOSED SIGN TO BE FIXED OUTSIDE COMPOUND GATE #13

EXISTING VEGETATION IN PROPOSED COMPOUND TO BE CLEARED

EXISTING RESERVOIR COMPOUND FENCE

PROPOSED TELSTRA ICS BS TYPE 1B EQUIPMENT SHELTER (3000 L x 2500 W x 2750 H)

PROPOSED TELSTRA 2.4m HIGH COMPOUND SECURITY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATES

REFER TO SHEET S1-2 FOR ANTENNA LAYOUT

PROPOSED TELSTRA 40m HIGH MONOPOLE

PROPOSED TELSTRA MONOPOLE FOOTING (SHOWN INDICATIVE ONLY)

PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT POST TO ACCOMMODATE PROPOSED TELSTRA FEEDER CABLES (6 OFF)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A25) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA U/G POWER ROUTE (SHOWN INDICATIVELY)

SITE LAYOUT
SCALE 1:100

UNAPPROVED DRAWING

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2

PRELIMINARY

- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
 4. FOR EME SIGNS NOTED THUS REFER TO 005486 FOR DETAILS.
- PROPOSED TELSTRA LEASE AREA



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4014648.01	AD	MN	PRELIMINARY - 30064619W0165SSMC - LTE700 / WCDMA850	KS	IT	08.03.18	1

Telstra

MOBILE NETWORK SITE 196070

NEW BEITH

SITE LAYOUT

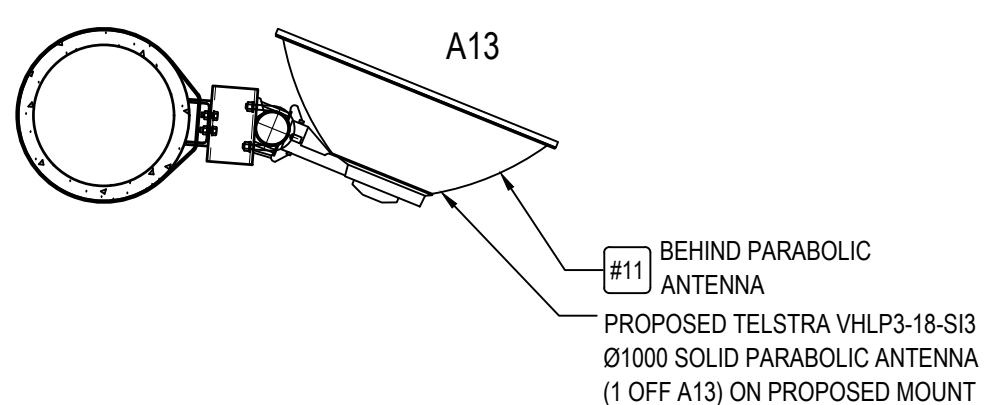
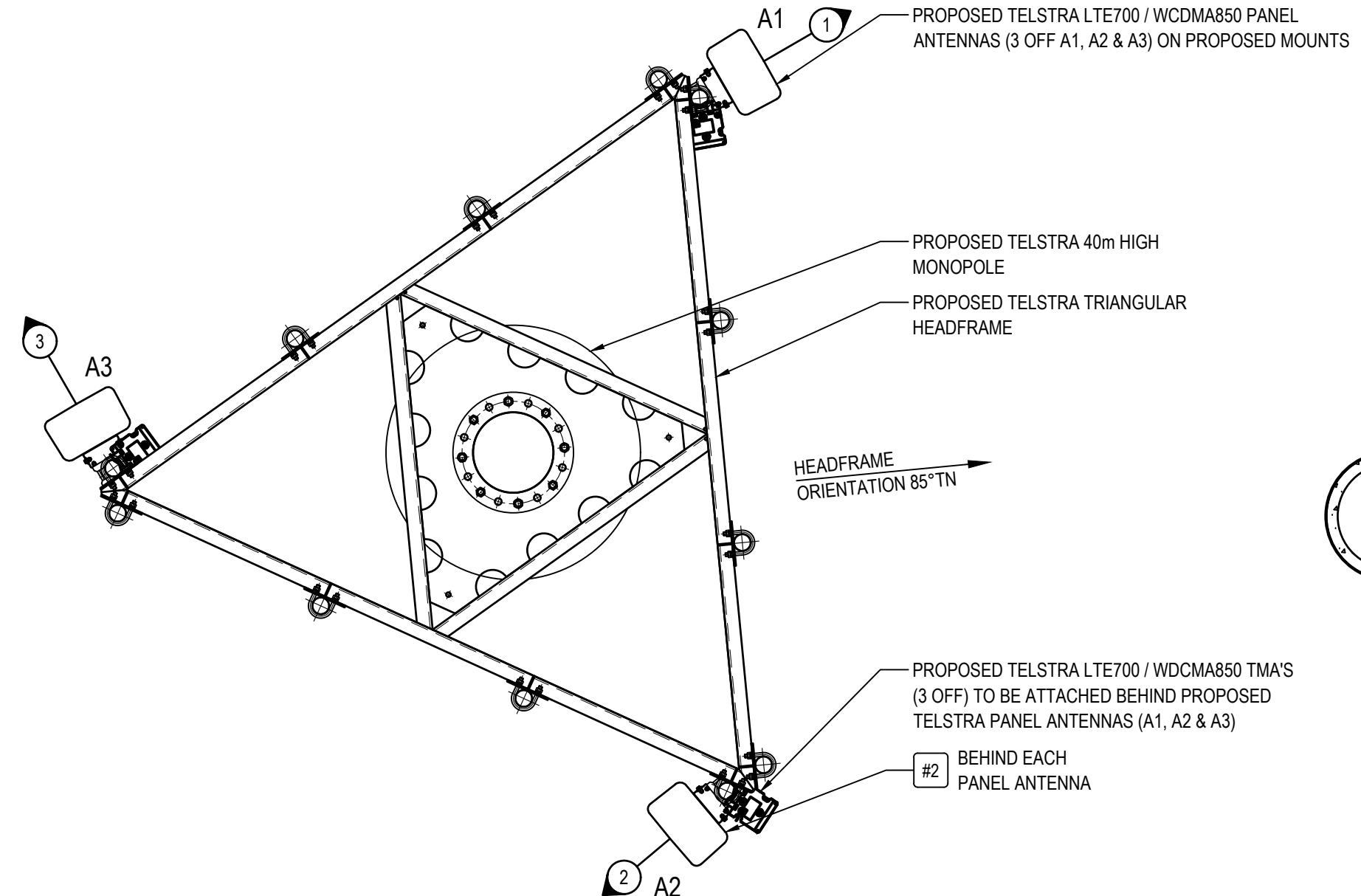
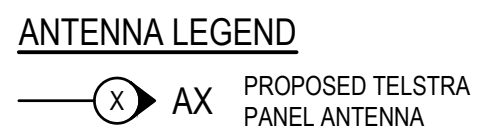
1 PLAN SP250186 NEW BEITH ROAD, NEW BEITH, QLD 4124

DWG NO. **Q114922** SHT NO. S1-1

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Cad file: Q114922.dwg

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ANTENNA LAYOUT AT EL 40.0m
SCALE 1:25

RT DISH LAYOUT AT EL 35.0m
SCALE 1:25

**UNAPPROVED
DRAWING**

PRELIMINARY

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1

DO NOT SCALE

- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
 4. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.

servicestream
MOBILE COMMUNICATIONS
Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030
T +61 7 3068 6913 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4014648.01	AD	MN	PRELIMINARY - 30064619W0165SSMC - LTE700 / WCDMA850	KS	IT	08.03.18	1

**MOBILE NETWORK SITE 196070
NEW BEITH**
ANTENNA LAYOUT
1 PLAN SP250186 NEW BEITH ROAD, NEW BEITH, QLD 4124

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DWG NO.	Q114922	SHT NO.	S1-2
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Cad file: Q114922.dwg

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BEHIND EACH
PANEL ANTENNA #2

▽ E.L. 41.3m (±100mm) R.L. 147.3m AHD
OVERALL HEIGHT

▽ E.L. 40.0m (±100mm) R.L. 146.0m AHD
C/L PROPOSED TELSTRA WCDMA850 / LTE700 PANEL
ANTENNAS (3 OFF A1, A2 & A3)
TOP OF PROPOSED MONOPOLE

PROPOSED TELSTRA LTE700 / WCDMA850 TMA'S
(3 OFF) TO BE ATTACHED BEHIND PROPOSED
TELSTRA PANEL ANTENNAS (A1, A2 & A3)

▽ E.L. 35.0m (±100mm) R.L. 141.0m AHD
C/L PROPOSED TELSTRA Ø1000 PARABOLIC ANTENNA (1 OFF A13)

#11 BEHIND PARABOLIC
ANTENNA

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
4. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
5. FOUNDATIONS ARE SHOWN INDICATIVE ONLY. FINAL DESIGN IS SUBJECT TO RESULTS OF GEOTECHNICAL INVESTIGATION.

SITE EME SIGNAGE

- #2 EME TELSTRA #2 SIGN
PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BEHIND OF ALL TELSTRA PANEL ANTENNAS (3 OFF)
- #6 EME TELSTRA #6 SIGN
PROPOSED SIGN SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
- #11 EME TELSTRA #11 SIGN
PROPOSED SIGN TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA LINK DISH (1 OFF)
- #13 EME TELSTRA #13 SIGN
PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

**UNAPPROVED
DRAWING**

PROPOSED TELSTRA 40m HIGH
MONOPOLE

PROPOSED TELSTRA FEEDER CABLES (6 OFF)
TO RUN INTERNALLY TO MONOPOLE

PROPOSED TELSTRA 450W CABLE LADDER
WITH SUPPORT POST TO ACCOMMODATE
PROPOSED TELSTRA FEEDER CABLES (6 OFF)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A25)
MOUNTED ON PROPOSED ANTENNA BRACKET
NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA ICS BS TYPE
1B EQUIPMENT SHELTER
(3000 L x 2500 W x 2750 H)

PROPOSED TELSTRA 2.4m HIGH
COMPOUND SECURITY FENCE WITH
3.0m WIDE DOUBLE ACCESS GATES

▽ E.L. 3.1m (±100mm) R.L. 109.1m AHD
BASE OF PROPOSED TELSTRA GPS ANTENNA (1 OFF A25)

PROPOSED SIGN SECURED TO
TELSTRA COMPOUND GATE #13

1.5m AGL #6

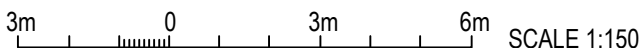
▽ E.L. 0.0m
GROUND LEVEL
(R.L. 106.0m AHD)

PROPOSED TELSTRA MONOPOLE
FOOTING (SHOWN INDICATIVE ONLY)

PROPOSED TELSTRA U/G POWER
ROUTE (SHOWN INDICATIVELY)

SOUTH ELEVATION

SCALE 1:150



DO NOT
SCALE

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

PRELIMINARY



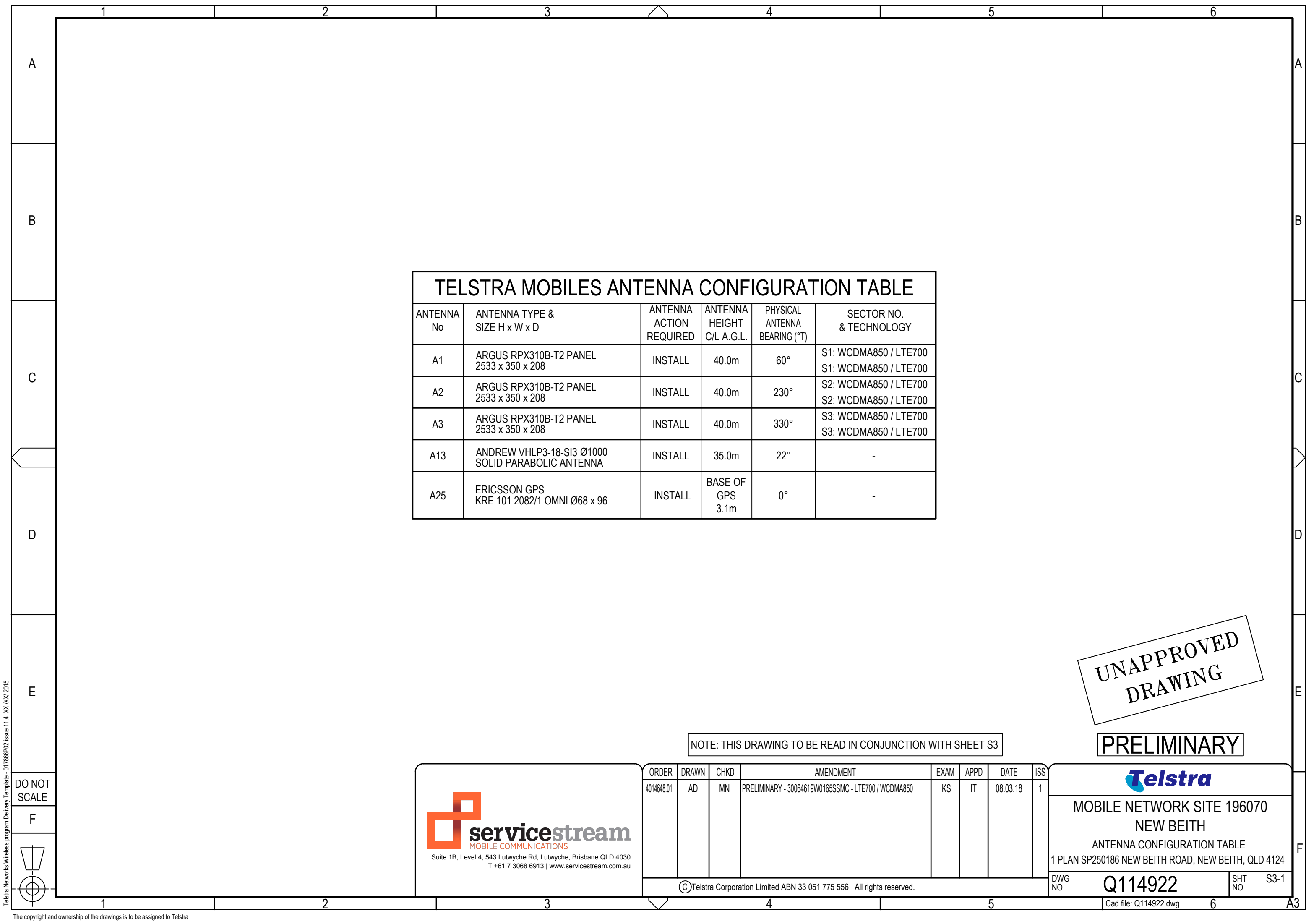
ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4014648.01	AD	MN	PRELIMINARY - 30064619W0165SSMC - LTE700 / WCDMA850	KS	IT	08.03.18	1



**MOBILE NETWORK SITE 196070
NEW BEITH
SOUTH ELEVATION
1 PLAN SP250186 NEW BEITH ROAD, NEW BEITH, QLD 4124**

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DWG NO. **Q114922** SHT NO. **S3**



TELSTRA MOBILES ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	PHYSICAL ANTENNA BEARING (°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208	INSTALL	40.0m	60°	S1: WCDMA850 / LTE700 S1: WCDMA850 / LTE700
A2	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208	INSTALL	40.0m	230°	S2: WCDMA850 / LTE700 S2: WCDMA850 / LTE700
A3	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208	INSTALL	40.0m	330°	S3: WCDMA850 / LTE700 S3: WCDMA850 / LTE700
A13	ANDREW VHLP3-18-SI3 Ø1000 SOLID PARABOLIC ANTENNA	INSTALL	35.0m	22°	-
A25	ERICSSON GPS KRE 101 2082/1 OMNI Ø68 x 96	INSTALL	BASE OF GPS 3.1m	0°	-

UNAPPROVED
DRAWING

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

PRELIMINARY

Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11.4 XX/XX/2015

DO NOT SCALE

F



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4014648.01	AD	MN	PRELIMINARY - 30064619W0165SSMC - LTE700 / WCDMA850	KS	IT	08.03.18	1

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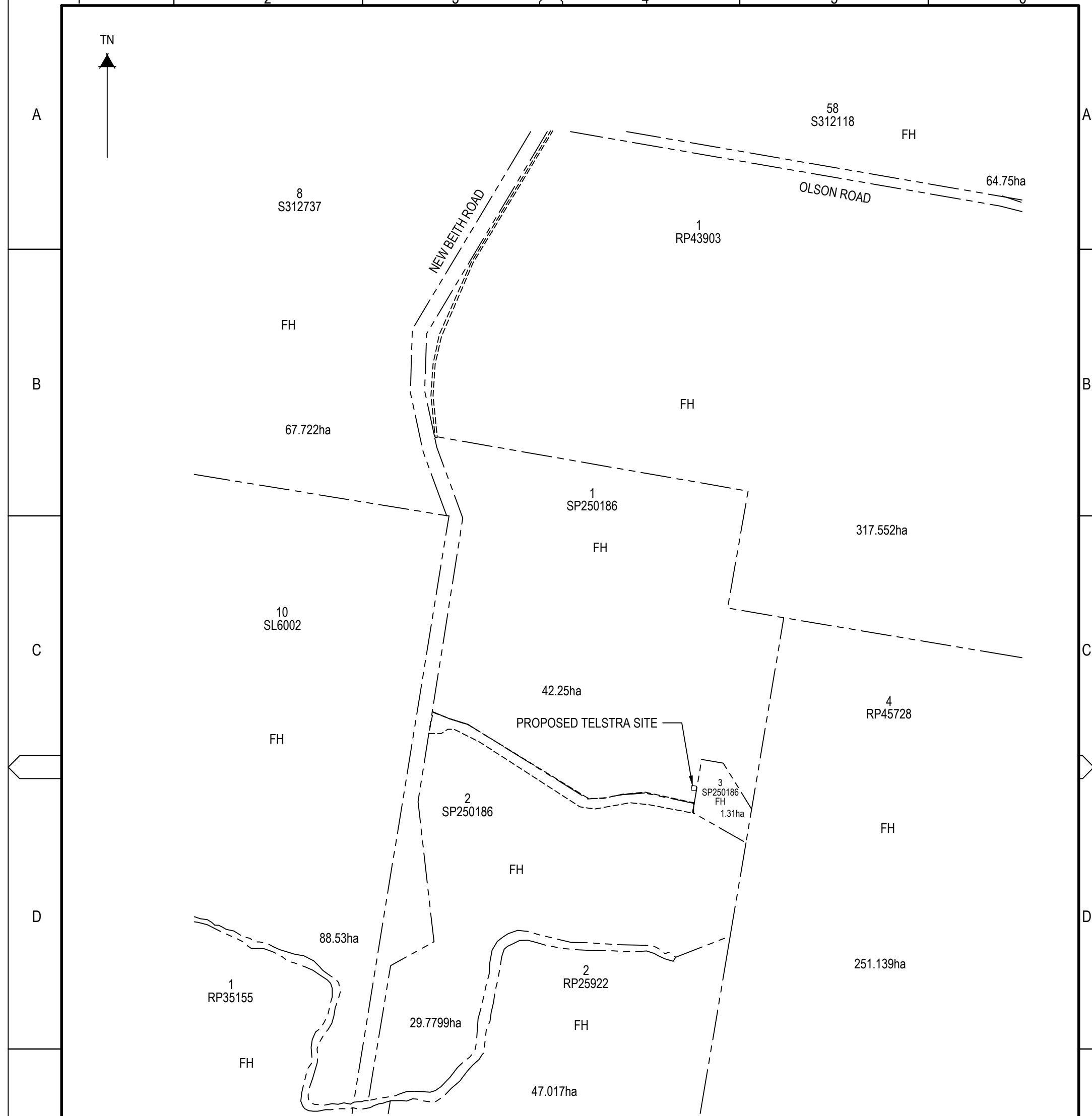


**MOBILE NETWORK SITE 196070
NEW BEITH**

ANTENNA CONFIGURATION TABLE
1 PLAN SP250186 NEW BEITH ROAD, NEW BEITH, QLD 4124

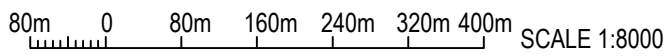
DWG NO. **Q114922** SHT NO. S3-1

Cad file: Q114922.dwg



SITE TENURE PLAN

SCALE 1:8000



SITE STRUCTURE CO-ORDINATES (GDA94)
GPS READING ACCURACY: ± 0.1m
CENTRE OF POLE

LATITUDE	GDA 94 -27.77765
LONGITUDE	GDA 94 152.94265

PROPERTY DESCRIPTION

PART OF LOT 1 ON SP250186
LOCAL GOVERNMENT: LOGAN

**UNAPPROVED
DRAWING**

PRELIMINARY

servicestream
MOBILE COMMUNICATIONS
Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030
T +61 7 3068 6913 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4014648.01	AD	MN	PRELIMINARY - 30064619W0165SSMC - LTE700 / WCDMA850	KS	IT	08.03.18	1

**MOBILE NETWORK SITE 196070
NEW BEITH
SITE TENURE PLAN**
1 PLAN SP250186 NEW BEITH ROAD, NEW BEITH, QLD 4124

DWG NO.	Q114922	SHT NO.	G1
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Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11.4 XX XXV 2015

Appendix B

Copy of Title



CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27305290

Search Date: 10/11/2017 10:02

Title Reference: 50978642

Date Created: 05/02/2015

Previous Title: 10775071
10934027

REGISTERED OWNER

Dealing No: 716291269 02/02/2015

LESLIE GEORGE WILSON
BEVERLEY NORMA WILSON JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 250186
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10775071 (POR 62)
Deed of Grant No. 10917028 (POR 1V)
2. EASEMENT IN GROSS No 716291296 02/02/2015 at 14:27
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT D ON SP250186
3. EASEMENT IN GROSS No 716291316 02/02/2015 at 14:28
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT E ON SP250186

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713186196	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	19/04/2010 15:57	CURRENT
713189351	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	21/04/2010 09:23	CURRENT
713329895	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	02/07/2010 15:21	CURRENT
713841857	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	09/05/2011 13:13	CURRENT

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27305290

Search Date: 10/11/2017 10:02

Title Reference: 50978642

Date Created: 05/02/2015

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ SAI GLOBAL

Appendix C

Contaminated Land Search



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.ehp.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Caitlin Spencer
PO Box 510
PO Box 510
Lutwyche QLD 4030

Transaction ID: 50446519 EMR Site Id: 27 March 2018
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: SP250186
NEW BEITH Road
NEW BEITH

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if EHP has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if EHP has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Appendix D

Environmental Searches



Search Results

No results found.

Enter at least one search criterion.

[Search Hints](#)

<input type="button" value="Search"/> <input type="button" value="Reset form"/>	
Place name	
<input type="text"/>	
Street name	
<input type="text"/>	
Town or suburb	State
<input type="text" value="New Beith"/>	<input type="text" value="Queensland"/>
Country	
<input type="text"/>	

Advanced search options

List	
<input type="text" value="All Lists"/>	
Different lists will provide different status and class options	
Local Government Area	Place ID number
<input type="text"/>	<input type="text"/>
Legal status	Class
<input type="text" value="--All--"/>	<input type="text" value="--All--"/>
Keyword Search	
<input type="text"/>	
<input checked="" type="checkbox"/> Description	<input checked="" type="checkbox"/> Statement of Significance
<input checked="" type="checkbox"/> Place history	
Latitude/Longitude	
N	
Latitude 1	
Longitude 1	Longitude 2
<input type="text"/> S	<input type="text"/>
W <input type="text"/> E	Latitude 2
	<input type="text"/> E E
	<input type="text"/> S
S	
<input type="radio"/> Wholly within region <input checked="" type="radio"/> Wholly or partially within region	
Longitude coordinates should be entered as ddd.mm.ss	
Latitude coordinates should be entered as dd.mm.ss	
Map Ref No	
<input type="text"/>	
1:100,000 eg 2357	
1:250,000 eg SF-50-01	

[Search Hints](#)

- Not all fields need to be filled in. The fewer you fill in the more results you will get.
- If you cannot find a place, check spelling and try alternative names. Reduce the number of words that you include and use fewer fields.
- The Local Government field used on its own will provide a comprehensive list of places in an area.





Queensland Government home > For Queenslanders > Environment, land and water > Land, housing and property > Heritage places > Queensland Heritage Register > Search the register > **Heritage register search results**

Heritage register search results

Filtered by:

[New Beith](#)

No results found. Please [search again](https://environment.ehp.qld.gov.au/heritage-register/) (<https://environment.ehp.qld.gov.au/heritage-register/>).

Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](https://www.qld.gov.au/environment/land/heritage/register/applications/) (<https://www.qld.gov.au/environment/land/heritage/register/applications/>).

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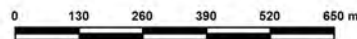
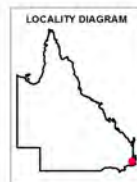
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Queensland Government (<https://www.qld.gov.au/>)



Koala Conservation in South East Queensland State Planning Regulatory Provisions

- Lot and Plan
- Priority Koala Assessable Development Areas
- Koala Assessable Development Areas
- Outside SPRP Koala Assessable Development Areas
- Koala SPRP - Identified Broad-Hectare Areas**
- Koala SPRP - Identified Broad-Hectare Areas
- Koala SPRP - Habitat Values**
- Bushland Habitat**
- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- Suitable for Rehabilitation**
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- Other Areas of Value**
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water
- Cadastral Boundaries
- Local Government Boundaries



This product is projected into GDA 1994 MGA Zone 56

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Based on or contains data provided by the State of Queensland 2010.

Note - These maps are not regulatory. Regulatory maps and requirements can be downloaded from the DES website. Further information in relation to regulatory requirements for development and planning activities should be sought from the relevant Local Government Authority or the Department of Environment and Science.

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Vegetation management report

For Lot: 1 Plan: SP250186

Current as at 10/04/2018

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Overview

IMPORTANT INFORMATION

The Queensland Government introduced laws on 8th March 2018 that propose to:

- improve protection of high-value regrowth (proposed Category C); and
- extend riparian protection (Category R) over all six Great Barrier Reef catchments; and
- reinstate Essential Habitat protections for Near Threatened species.

What is the Proposed Regulated Vegetation Management Map?

The proposed regulated vegetation management map helps landholders to determine if their property will be affected by the proposed legislative changes.

Updated Version 10 Mapping

The Regulated Vegetation Management Map and Supporting Map have been updated to reflect the most up to date information available in relation to regional ecosystems, essential habitat and wetland mapping. This update is unrelated to the 2018 Vegetation Management Amendment Bill.

As a result of the new *Planning Act 2016*, which commenced on 3 July 2017, there are a number of changes to the Vegetation Management Framework. These changes include;

- Exemptions from the Vegetation Management Framework, commonly known as exemptions and detailed in the Sustainable Planning Regulations 2012, are now known as "exempt clearing works", and are detailed in the Planning Regulations Schedule 21; and
- Self-assessable vegetation clearing codes are now known as "accepted development vegetation clearing codes". However, as there are 15 self-assessable vegetation clearing codes available for use that will not be re-named as a result of the recent changes, the term self-assessable vegetation clearing code will be used throughout this report.

Vegetation clearing is predominantly regulated under the *Vegetation Management Act 1999* (VMA) and the *Planning Act 2016* (PA). A development permit is required to clear where the clearing is not exempt clearing work through the Planning Regulation 2017, or where it cannot be carried out under a self-assessable vegetation clearing code or an area management plan under the VMA.

Many routine vegetation management activities can be carried out as exempt clearing work listed in the Planning Regulation 2017, or through an self-assessable vegetation clearing code or an area management plan (AMP). Other activities may require you to apply for a development permit under the *Planning Act 2016*. The requirements for a development permit depend on the type of vegetation, the land tenure (e.g. freehold or leasehold land), the location, and the extent and purpose of the proposed clearing.

Please be aware that other requirements for clearing and managing vegetation may apply, even if the activity is not regulated by the Vegetation Management framework. Prior to commencing the clearing of vegetation, it is important to confirm that no other requirements apply under other legislation, including:

- Local laws in your local government area;
- Other State legislation, such as Protected Plants under the *Nature Conservation Act 1992* (NCA);
- The Commonwealth Government's *Environmental Protection and Biodiversity Act 1999* (EPBC).

Please see section 6 for contact details of other agencies you should confirm requirements with before commencing vegetation clearing.

Please note that the requirements for clearing Category C or Category R areas are located in the self-assessable vegetation clearing codes (SAVCC) for managing Category C and Category R vegetation respectively.

The information in this report will assist you to determine the options for managing vegetation on your property. Based on the lot on plan details you have supplied, this report provides the following detailed information:

- *Vegetation management framework* - an explanation of the options that may be available to manage vegetation on your property.
- *Property details* - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s), catchment(s), coastal or non coastal status, and any applicable area management plans associated with your property.
- *Vegetation management details for the specified Lot on Plan* - specific information about your property including vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, land suitability and protected plants.
- *Contact information.*
- *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property.
- *Other legislation contact information.*

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1. Vegetation management framework

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2012*, the *Planning Act 2016* and the *Planning Regulation 2017*, in conjunction with associated policies and codes, form the *Vegetation Management Framework*. This framework regulates the management and clearing of assessable vegetation in Queensland.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenure types as defined under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA.

Managing or clearing vegetation may require permits under these laws.

The information provided in Sections 2 and 3 of this report, as well as the maps provided in Section 5, will assist you to determine whether your proposed clearing is:

- exempt clearing works;
- requires notification and compliance with a self-assessable vegetation clearing code or area management plan;
- requires a development permit; and/or
- in a high risk area and is therefore subject to the protected plants legislative framework (see section 3.7 of this report).

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under the VM Regulation 2012; and
- a mangrove.

Although vegetation management laws may allow clearing, there may be other state, local or Commonwealth laws that apply, such as the Queensland Government's [Nature Conservation Act 1992](#) (see [Protected Plants](#)) and the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The EPBC Act regulates matters of national environmental significance, such as threatened species and ecological communities. You may need to obtain approval under the EPBC Act if your proposed clearing could have a significant impact on matters of national environmental significance. Further details are available at www.environment.gov.au.

1.1 Exempt Clearing Work

The vegetation management framework allows clearing for certain purposes without approval, known as an exempt clearing work. Exempt clearing work provisions under the *Planning Act 2016* were formerly called exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 5.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work, or exempt from the VMA. For all other land tenures, contact DNRME before commencing clearing to ensure that the proposed activity is exempt clearing work. Please see Section 4 for DNRME's contact details.

A range of routine property management activities are considered exempt clearing work. A list of these is available at <https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Although vegetation management laws may allow clearing as exempt clearing work, there may be other state, local or Commonwealth laws that apply. For example, a clearing permit under the *Nature Conservation Act 1992* may be required for clearing protected plants. These requirements apply irrespective of the classification of the vegetation under the vegetation management framework. In addition, clearing that is exempt clearing work may not apply in an area subject to a development permit, a covenant, an environmental offset, an Exchange Area, a Restoration Notice, or an area mapped as Category A. Landholders considering clearing in any of these areas should contact DNRME prior to clearing to clarify if any conditions apply in the area that affect the use of the provisions for exempt clearing work.

1.2 Self-assessable vegetation clearing codes

Some clearing activities can be undertaken using a self-assessable vegetation clearing code and notification process. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under a self-assessable vegetation clearing code, you must notify DNRME before commencing. The information in this report will assist you to complete the online notification form.

Please note that a self-assessable vegetation clearing code cannot be used in an area mapped as Category A.(see section 5.1)

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

1.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

If an area management plan applies to your property, it will be listed in Section 2.2 of this report.

To clear under an existing AMP, you must notify the DNRME before clearing starts and follow the conditions listed in the AMP. You can download the area management plan notification form and obtain a copy of the relevant AMP at

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

1.4 Development permits

If your proposed clearing is not exempt clearing work, or is not permitted under a self-assessable vegetation clearing code, or an AMP, you may be able to apply for a development permit. Information on how to apply for a development permit is available at

<https://www.qld.gov.au/environment/land/vegetation/applying/>

2. Property details

2.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 1 Plan: SP250186 (Calculated area in Hectares - 42.1ha), including links to relevant Smart Maps, are listed in Table 1. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 1: Lot, plan and tenure information for the property

Lot	Plan	Tenure	Link to property on SmartMap
1	SP250186	Freehold	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=1\SP250186
E	SP250186	Easement	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=E\SP250186
D	SP250186	Easement	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=D\SP250186

The tenure of the land may affect whether the clearing is considered exempt clearing work.

Some self-assessable vegetation clearing codes apply only to freehold and leasehold land granted for grazing and agricultural purposes.

2.2 Property location

Table 2 provides a summary of the locations for property Lot: 1 Plan: SP250186, in relation to natural and administrative boundaries.

Local Government(s)
Logan City

Bioregion(s)	Subregion(s)
Southeast Queensland	Moreton Basin

Catchment(s)
Logan-Albert

For the purposes of the Self-assessable vegetation clearing codes and the State Development Assessment Provisions (SDAP), this property is regarded as *
Coastal

*See also Map 5.4

Area Management Plan(s): Nil

3. Vegetation management details for Lot: 1 Plan: SP250186

3.1 Vegetation categories

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 42.14ha

Vegetation category	Area (ha)
Category B	42.13
Category X	0.01

Table 4

Category	Colour on Map	Description	Requirements
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	There may be special conditions that apply in a Category A area. Before clearing, contact DNRME to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under a self-assessable vegetation clearing code or an Area Management Plan, or may require a Development Permit.
C	light blue	High-value regrowth areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under the self-assessable vegetation clearing code for Managing Category C Regrowth vegetation.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the priority reef catchment areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under the self-assessable vegetation clearing code for Managing Category R Regrowth vegetation.
X	white	Clearing is considered accepted development on freehold land, indigenous land and leasehold land for agriculture and grazing purposes. Contact DNRME to clarify whether a development permit is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A Development Permit may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

This report does not confirm if a Property Map of Assessable Vegetation (PMAV) exists on a lot. To confirm whether or not a PMAV exists on a lot, please check the PMAV layer on the Queensland Globe2, or contact DNRME on 135 834.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.3.11	Of concern	B	1.02	Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia open forest on alluvial plains usually near coast	Mid-dense
12.3.7	Least concern	B	0.25	Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland	Sparse
12.9-10.2	Least concern	B	40.86	Corymbia citriodora subsp. variegata +/- Eucalyptus crebra open forest on sedimentary rocks	Mid-dense
non-rem	None	X	0.01	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work
- self assessable vegetation clearing codes
- performance outcomes in State Development Assessment Provisions (SDAP).

Some clearing purposes are limited to a particular group of regional ecosystems (e.g. encroachment) and some self-assessable vegetation clearing codes allow clearing only in certain regional ecosystems.

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 5.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA), and includes endangered or vulnerable wildlife.

Essential habitat identifies areas in which species of wildlife that are Endangered or Vulnerable under the *Nature Conservation Act 1992* for which suitable habitat occurs on the lot, or where they have been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 5.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map as assessable vegetation -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

3.5.1 Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
860	<i>Phascolarctos cinereus</i>	koala	V	SEQ: Open eucalypt forest and woodland that has: a) multiple strata layers containing <i>Eucalyptus</i> , <i>Corymbia</i> , <i>Angophora</i> , <i>Lophostemon</i> or <i>Melaleuca</i> trees that-at 1.3 metres above the ground-have a diameter both greater and less than 30 centimetres; and b) at least 1 of the following species: <i>Eucalyptus tereticornis</i> , <i>E. propinqua</i> , <i>E. microcorys</i> , <i>E. biturbinata</i> , <i>E. robusta</i> , <i>E. camaldulensis</i> , <i>E. major</i> and <i>E.longirostrata</i> . Other species that may be locally important include; <i>E. eugenioides</i> , <i>E. racemosa</i> , <i>E. crebra</i> , <i>E. exserta</i> , <i>E. seeana</i> , <i>Lophostemon confertus</i> , <i>L. suaveolens</i> , <i>Melaleuca quinquenervia</i> , <i>E. umbra</i> , <i>E. carnea</i> , <i>E. latisinensis</i> , <i>E. fibrosa</i> , <i>E. grandis</i> , <i>E.acmenoides</i> , <i>E. tindaliae</i> , <i>Eucalyptus bancroftii</i> , <i>Corymbia citriodora</i> , <i>C.henryi</i> , <i>C.intermedia</i> , <i>Eucalyptus dunnii</i> , <i>E. populnea</i> , <i>E. resinifera</i> , <i>E. siderophloia</i> , <i>Eucalyptus saligna</i> , <i>E.pilularis</i> and <i>E.molucanna</i> . Outside SEQ: Open eucalypt forest and woodland that contains <i>Eucalyptus</i> &/or <i>Corymbia</i> spp. Tree species used for food varies across State and can include <i>Eucalyptus tereticornis</i> , <i>E. camaldulensis</i> , <i>E. coolabah</i> , <i>E. drepanophylla</i> , <i>E. platyphylla</i> , <i>E. orgadophylla</i> , <i>E. thozetiana</i> , <i>E. melanophloia</i> , <i>E. populnea</i> , <i>E.brownii</i> , <i>E. melliodora</i> , <i>E. dealbata</i> , <i>E. microtheca</i> , <i>E. crebra</i> , <i>E. exserta</i> , <i>E. blakelyi</i> , <i>E. papuana</i> , <i>E. terminalis</i> , <i>C. intermedia</i> , <i>E. propinqua</i> , <i>E. seeana</i> , <i>E. microcorys</i> , <i>E. resinifera</i> , <i>E. biturbinata</i> , <i>E. robusta</i> , <i>E. major</i> , <i>E.longirostrata</i> , <i>E.molucanna</i> , <i>E.acmenoides</i> , <i>E.pilularis</i> , <i>Allocasuarina torulosa</i> , <i>Lophostemon confertus</i> , <i>L. suaveolens</i> , <i>Callitris columellaris</i> , <i>Corymbia tessellaris</i> , <i>C. citriodora</i> , <i>C.henryi</i> , <i>E.bancroftii</i> , <i>Eucalyptus dunnii</i> , <i>E. grandis</i> , <i>E. fibrosa</i> , <i>E. carnea</i> , <i>Eucalyptus saligna</i> , <i>E. racemosa</i> , <i>E. eugenioides</i> , <i>E. siderophloia</i> , <i>E. tindaliae</i> , <i>Melaleuca quinquenervia</i> , and <i>M. leucadendra</i> .	Sea level to 1000m.	None	Riparian areas, plains and hill/escarpment slopes.

Label	Regional Ecosystem (mandatory unless otherwise specified)
860	SEQ: 11.3.2, 11.3.25, 11.3.26, 11.3.4, 11.8.2, 11.8.4, 11.8.5, 11.8.8, 11.9.9, 12.11.14, 12.11.16, 12.11.17, 12.11.18, 12.11.2, 12.11.22, 12.11.23, 12.11.24, 12.11.25, 12.11.26, 12.11.27, 12.11.28, 12.11.3, 12.11.5, 12.11.6, 12.11.7, 12.11.8, 12.11.9, 12.12.11, 12.12.12, 12.12.14, 12.12.15, 12.12.2, 12.12.23, 12.12.24, 12.12.25, 12.12.28, 12.12.3, 12.12.5, 12.12.6, 12.12.7, 12.12.8, 12.12.9, 12.2.10, 12.2.5, 12.2.6, 12.2.7, 12.2.8, 12.3.10, 12.3.11, 12.3.14, 12.3.18, 12.3.19, 12.3.2, 12.3.20, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7, 12.3.9, 12.5.1, 12.5.10, 12.5.12, 12.5.2, 12.5.3, 12.5.4, 12.5.6, 12.5.7, 12.8.1, 12.8.11, 12.8.12, 12.8.14, 12.8.16, 12.8.17, 12.8.20, 12.8.24, 12.8.25, 12.8.8, 12.8.9, 12.9-10.1, 12.9-10.11, 12.9-10.12, 12.9-10.14, 12.9-10.17, 12.9-10.18, 12.9-10.19, 12.9-10.2, 12.9-10.21, 12.9-10.26, 12.9-10.27, 12.9-10.28, 12.9-10.29, 12.9-10.3, 12.9-10.4, 12.9-10.5, 12.9-10.7, 12.9-10.8. Outside SEQ: 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.4.1, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.28, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.4.3, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6, 9.8.1, 9.8.2, 9.8.3, 9.8.4, 9.8.5, 9.8.9, 9.8.10, 9.8.11, 9.8.13, 9.10.1, 9.10.3, 9.10.4, 9.10.5, 9.10.7, 9.10.8, 9.11.1, 9.11.2, 9.11.3, 9.11.4, 9.11.5, 9.11.7, 9.11.10, 9.11.12, 9.11.13, 9.11.14, 9.11.15, 9.11.16, 9.11.17, 9.11.18, 9.11.19, 9.11.21, 9.11.22, 9.11.23, 9.11.24, 9.11.25, 9.11.26, 9.11.28, 9.11.29, 9.11.30, 9.11.31, 9.11.32, 9.12.1, 9.12.2, 9.12.3, 9.12.4, 9.12.5, 9.12.6, 9.12.7, 9.12.10, 9.12.11, 9.12.12, 9.12.13, 9.12.14, 9.12.15, 9.12.16, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.21, 9.12.22, 9.12.23, 9.12.24, 9.12.25, 9.12.26, 9.12.27, 9.12.28, 9.12.29, 9.12.30, 9.12.31, 9.12.32, 9.12.33, 9.12.35, 9.12.36, 9.12.37, 9.12.38, 9.12.39, 9.12.44, 10.3.2, 10.3.3, 10.3.5, 10.3.6, 10.3.9, 10.3.10, 10.3.11, 10.3.12, 10.3.13, 10.3.14, 10.3.15, 10.3.17, 10.3.20, 10.3.27, 10.3.28, 10.4.3, 10.4.9, 10.5.1, 10.5.2, 10.5.4, 10.5.5, 10.5.7, 10.5.8, 10.5.9, 10.5.10, 10.5.11, 10.5.12, 10.7.1, 10.7.2, 10.7.3, 10.7.4, 10.7.5, 10.7.9, 10.7.10, 10.7.11, 10.7.12, 10.9.2, 10.9.3, 10.9.5, 10.10.1, 10.10.3, 10.10.4, 10.10.5, 10.10.7, 11.2.1, 11.2.5, 11.3.1, 11.3.2, 11.3.3, 11.3.4, 11.3.5, 11.3.6, 11.3.7, 11.3.9, 11.3.10, 11.3.12, 11.3.13, 11.3.14, 11.3.15, 11.3.16, 11.3.17, 11.3.18, 11.3.19, 11.3.21, 11.3.23, 11.3.25, 11.3.26, 11.3.27, 11.3.28, 11.3.29, 11.3.30, 11.3.32, 11.3.33, 11.3.35, 11.3.36, 11.3.37, 11.3.38, 11.3.39, 11.4.2, 11.4.3, 11.4.7, 11.4.8, 11.4.9, 11.4.10, 11.4.12, 11.4.13, 11.5.1, 11.5.2, 11.5.3, 11.5.4, 11.5.5, 11.5.7, 11.5.8, 11.5.9, 11.5.12, 11.5.13, 11.5.14, 11.5.17, 11.5.18, 11.5.20, 11.5.21, 11.7.1, 11.7.2, 11.7.3, 11.7.4, 11.7.6, 11.7.7, 11.8.1, 11.8.2, 11.8.4, 11.8.5, 11.8.8, 11.8.11, 11.8.12, 11.8.14, 11.8.15, 11.9.1, 11.9.2, 11.9.3, 11.9.5, 11.9.6, 11.9.7, 11.9.9, 11.9.10, 11.9.11, 11.9.13, 11.9.14, 11.10.1, 11.10.2, 11.10.3, 11.10.4, 11.10.5, 11.10.6, 11.10.7, 11.10.9, 11.10.11, 11.10.12, 11.10.13, 11.11.1, 11.11.2, 11.11.3, 11.11.4, 11.11.6, 11.11.7, 11.11.8, 11.11.9, 11.11.10, 11.11.11, 11.11.12, 11.11.13, 11.11.14, 11.11.15, 11.11.16, 11.11.17, 11.11.19, 11.11.20, 11.12.1, 11.12.2, 11.12.3, 11.12.5, 11.12.6, 11.12.7, 11.12.8, 11.12.9, 11.12.10, 11.12.13, 11.12.14, 11.12.15, 11.12.16, 11.12.17, 11.12.19, 11.12.20, 13.3.1, 13.3.2, 13.3.3, 13.3.4, 13.3.5, 13.3.7, 13.9.2, 13.11.1, 13.11.2, 13.11.3, 13.11.4, 13.11.5, 13.11.6, 13.11.8, 13.11.9, 13.12.1, 13.12.2, 13.12.3, 13.12.4, 13.12.5, 13.12.6, 13.12.8, 13.12.9, 13.12.10.

3.6 Land suitability

Land suitability mapping and information is required if you are applying to clear vegetation for high-value or irrigated high-value agriculture. Land suitability assessment addresses the capacity of land to sustain specific land uses such as cropping, irrigated agriculture and forestry.

A land suitability map for this property is provided in section 5.3. The map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available.

The land suitability project that applies to this property is shown in Table 7 and Table 8.

Table 7: Land suitability project details for this property

Project name	Project code	Start date	Scale
Soil Survey of the Boonah-Beaudesert Area	ZAV	1971-01-01 00:00:00	50000

Table 8: Available land suitability project reports for this property

Project name	Availability of report
Soil Survey of the Boonah-Beaudesert Area	CSIRO report. Available at www.publications.qld.gov.au

3.7 Protected plants (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA), with clearing of protected plants in the wild regulated by the [Nature Conservation \(Wildlife Management\) Regulation 2006](#). These requirements apply irrespective of the classification of the vegetation under the *Vegetation Management Act 1999*.

Prior to clearing, if the plants proposed to be cleared are in the wild (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) and the exemptions under the [Nature Conservation \(Wildlife Management\) Regulation 2006](#) are not applicable to the proposed clearing, you must check the flora survey trigger map to determine if any part of the area to be cleared is within a high risk area. The trigger map for this property is provided in section 5.5. The exemptions relate to:

- imminent risk of death or serious injury (refer s261A)
- imminent risk of serious damage to a building or other structure on land, or to personal property (refer s261B)
- *Fire and Emergency Service Act 1990* (refer 261C)
- previously cleared areas (refer s261ZB)
- maintenance activities (refer s261ZC)
- firebreak or fire management line (refer s261ZD)
- self-assessable vegetation clearing code (refer s261ZE)
- conservation purposes (refer s261ZG)
- authorised in particular circumstances (refer s385).

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) from the *Vegetation Management Act 1999* (i.e. listed in the Planning Regulations 2017) while some are different.

If the proposed area to be cleared is shown as blue (i.e. high risk) on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken in accordance with the flora survey guidelines. The main objective of a flora survey is to locate any endangered, vulnerable or near threatened plants (EVNT plants) that may be present in the clearing impact area.

If a flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing. The clearing must be conducted within two years after the flora survey report was submitted.

If a flora survey identifies that EVNT plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [application form clearing permit](#).

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

Further information on protected plants is available at

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/>

For assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Science at palm@des.qld.gov.au.

3.8 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, farmers can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at <https://www.qld.gov.au/environment/land/state/use/carbon-rights/>.

4. Contact information for DNRME

For further information on vegetation management:

Phone 135VEG (135 834)

Email vegetation@dnrme.qld.gov.au

Visit www.dnrme.qld.gov.au/our-department/contact-us/vegetation-contacts to submit an online enquiry.

For contact details for other State and Commonwealth agencies, please see the "Other relevant legislation contacts list" in Section 6.

5. Maps

The maps included in this report may also be requested individually at:

<https://www.dnrme.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

and

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Land suitability map

The land suitability map assists with identifying the land suitability category under the high-value and irrigated high-value agriculture vegetation clearing purpose.

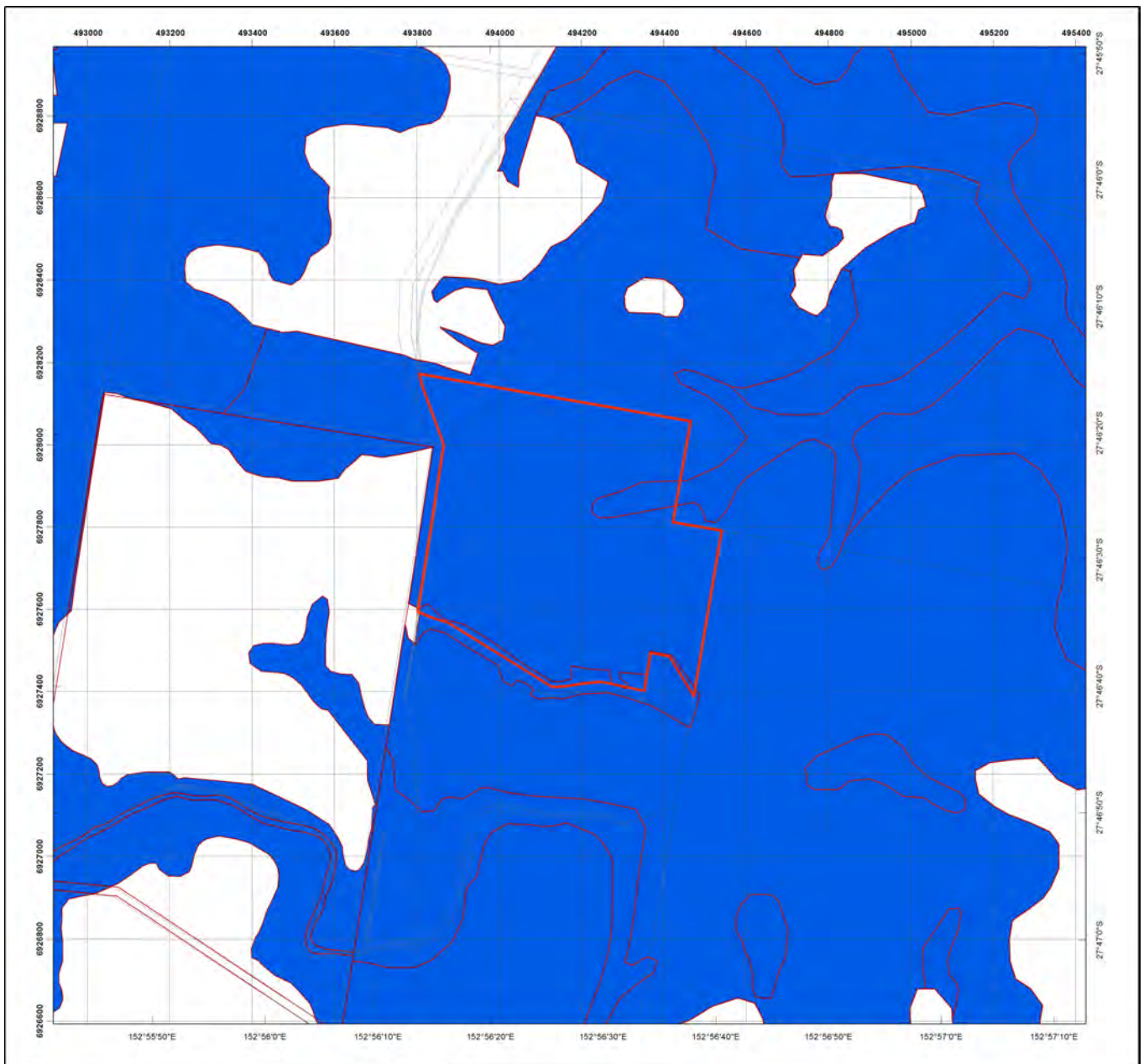
Coastal/non coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the self-assessable vegetation clearing codes and the State Development Assessment Provisions (SDAP).

Protected plants map

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

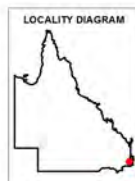
5.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

- Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Area not categorised
- Cadastral line
- Property boundaries shown are provided as a locational aid only



This product is projected into:
GDA 1994 MGA Zone 56

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Natural Resources, Mines and Energy makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

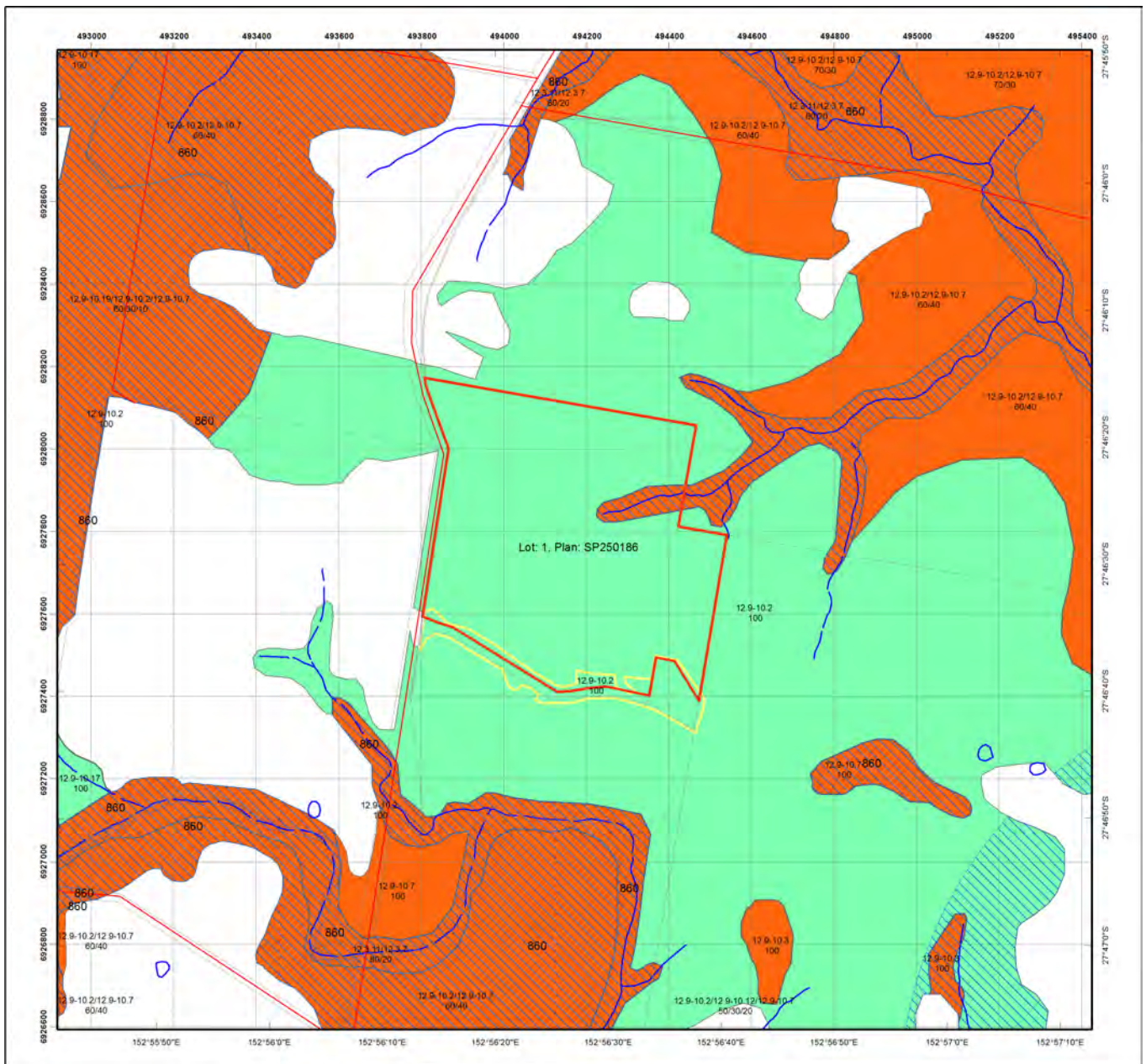
Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.dnrme.qld.gov.au or contact the Department of Natural Resources, Mines and Energy.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



5.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area under Section 20AH
These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area under Section 20AI
These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map
(Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
- Property boundaries shown are provided as a locational aid only



0 100 200 300 400 500 m

This product is projected into:
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Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrme.qld.gov.au or contact the Department of Natural Resources, Mines and Energy.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>








5.3 Land suitability map



Land Suitability Overview Map

Legend

-  Lot and Plan
-  Cadastral Boundaries
-  Land suitability mapping 1:100,000 scale or better (Category 2 or 3*)
-  Land suitability mapping greater than 1:100,000 scale (Category 4)
-  No mapping available (Category 4)

* Category 3 applies to applications where there is some land resource mapping or information available however it either does not cover the entire area, or the land suitability mapping and information does not identify the land as suitable for the proposed crop and management systems.



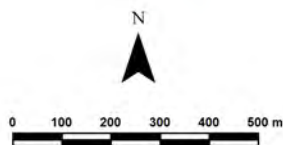
Important information

The Land Suitability Overview Map assists with identifying the Land Suitability category under the high value and irrigated high value agriculture vegetation clearing purpose. This map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available on the selected lots. Where no data is available, the maps will be blank, with no mapping visible.

Further information on these categories is available in the Guideline for applying to clear for high-value or irrigated high-value agriculture (www.dnrme.qld.gov.au).

Disclaimer

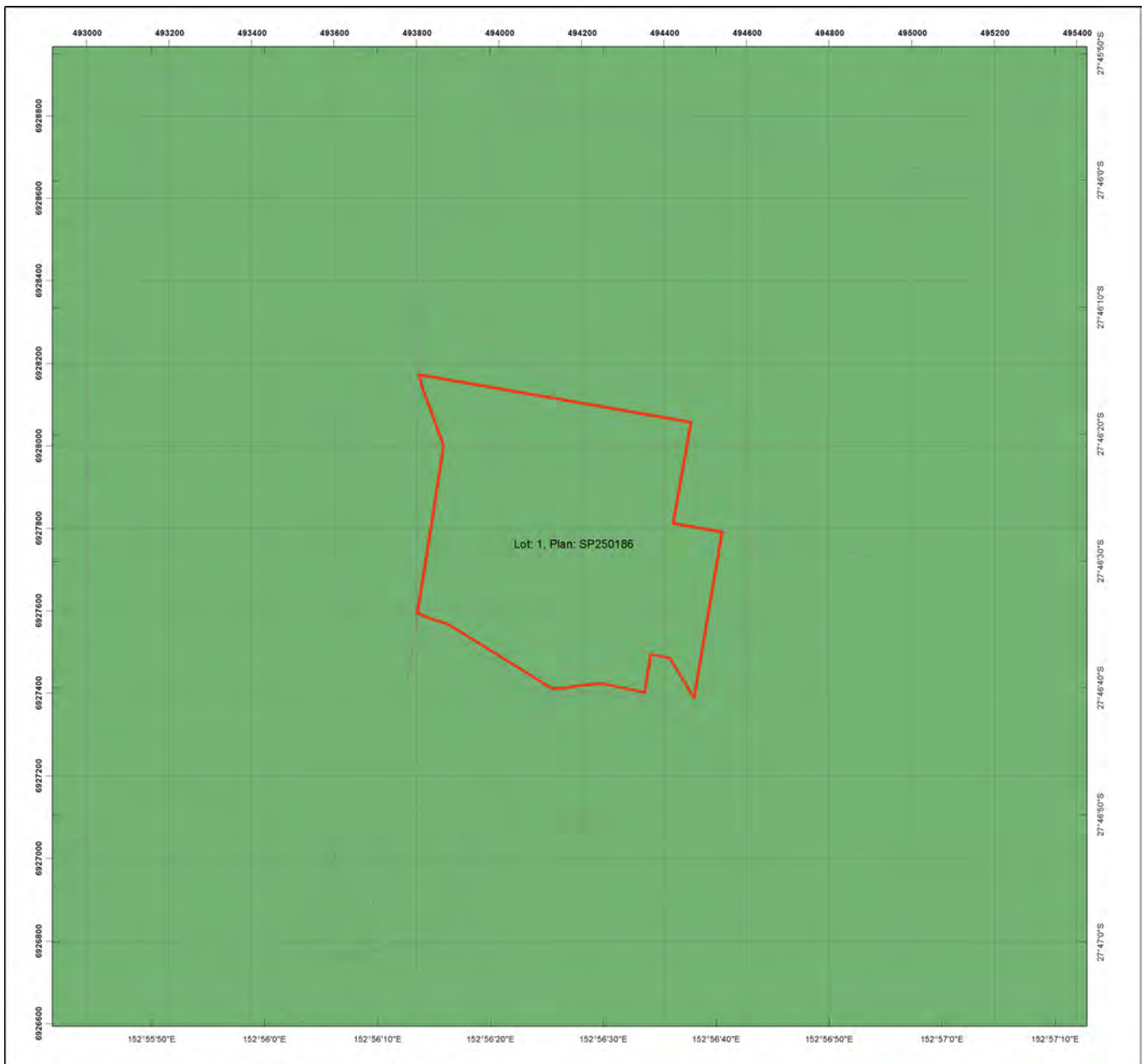
All persons and organisations by using this map take all responsibility for assessing the relevance and accuracy of the map contents for their purpose and accept all risks associated with its use. The State of Queensland (as represented by the Department of Natural Resources, Mines and Energy) makes no representations or warranties in relation to the map contents, and, to the extent permitted by law, excludes or limits all warranties relating to correctness, accuracy, reliability, completeness or currency and all disclaims all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the map contents.



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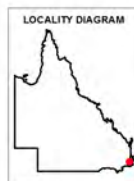
5.4 Coastal/non coastal map



Coastal/Non Coastal Map

Legend

-  Lot and Plan
-  Coastal
-  Non Coastal
-  Cadastral line
-  Property boundaries shown are provided as a locational aid only



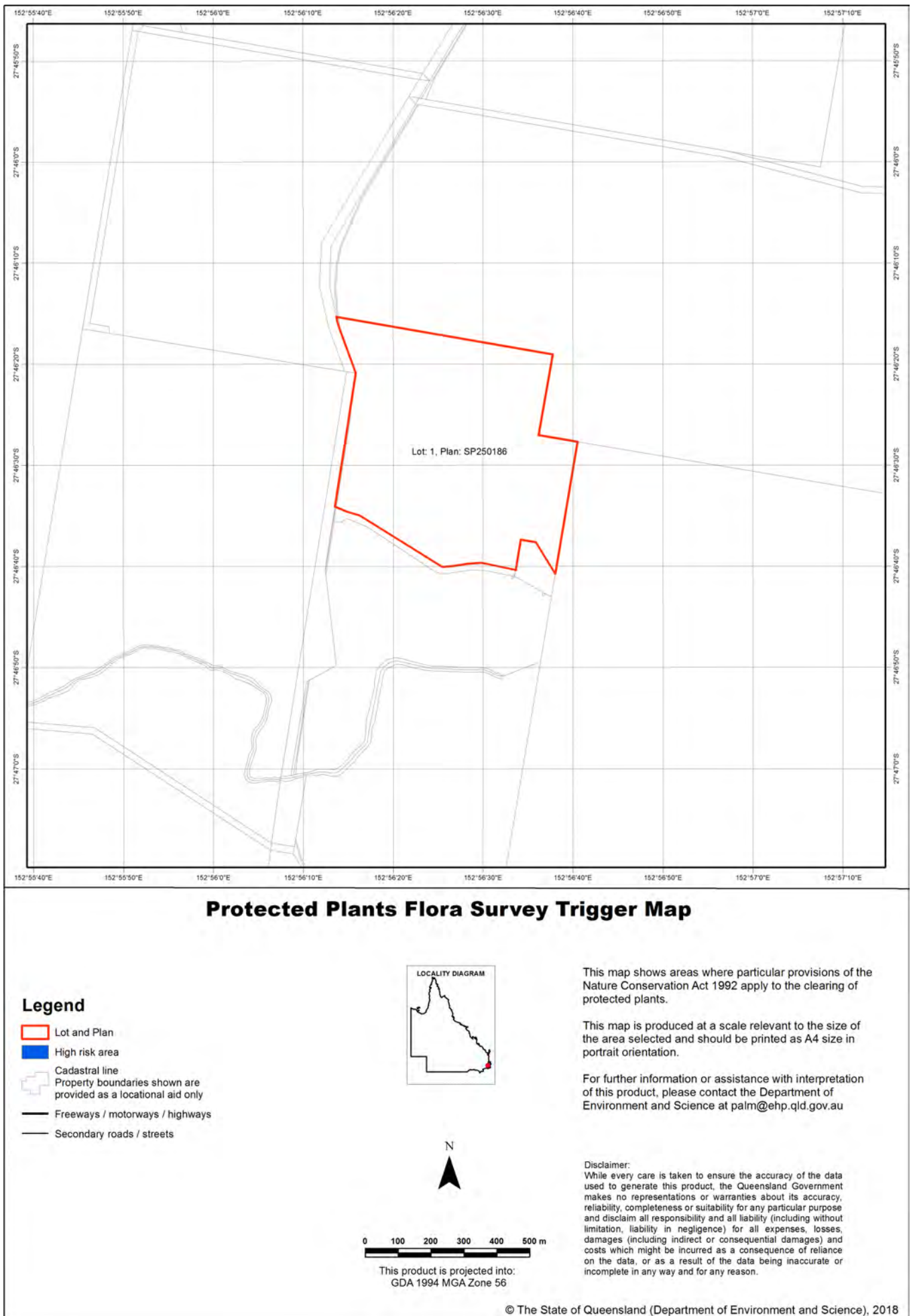
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5.5 Protected plants map administered by DES



6. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow Earthworks, significant disturbance	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Natural Resources, Mines and Energy (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas ¹	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> ²	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
Development and planning processes	<i>Planning Act 2016</i>	Department of State Development, Manufacturing, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au
State Development	<i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Manufacturing, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i>	Local government	Contact your relevant local government office

1. In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to clearing, you should check the flora survey trigger map to determine if the clearing is within a high-risk area by visiting www.des.qld.gov.au. For further information or assistance on the protected plants flora survey trigger map for your property, please contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au.

2. Contact the Department of Agriculture and Fisheries before clearing:

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas-Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.

State Assessment and Referral Agency

Date: 13/04/2018



Department of State Development
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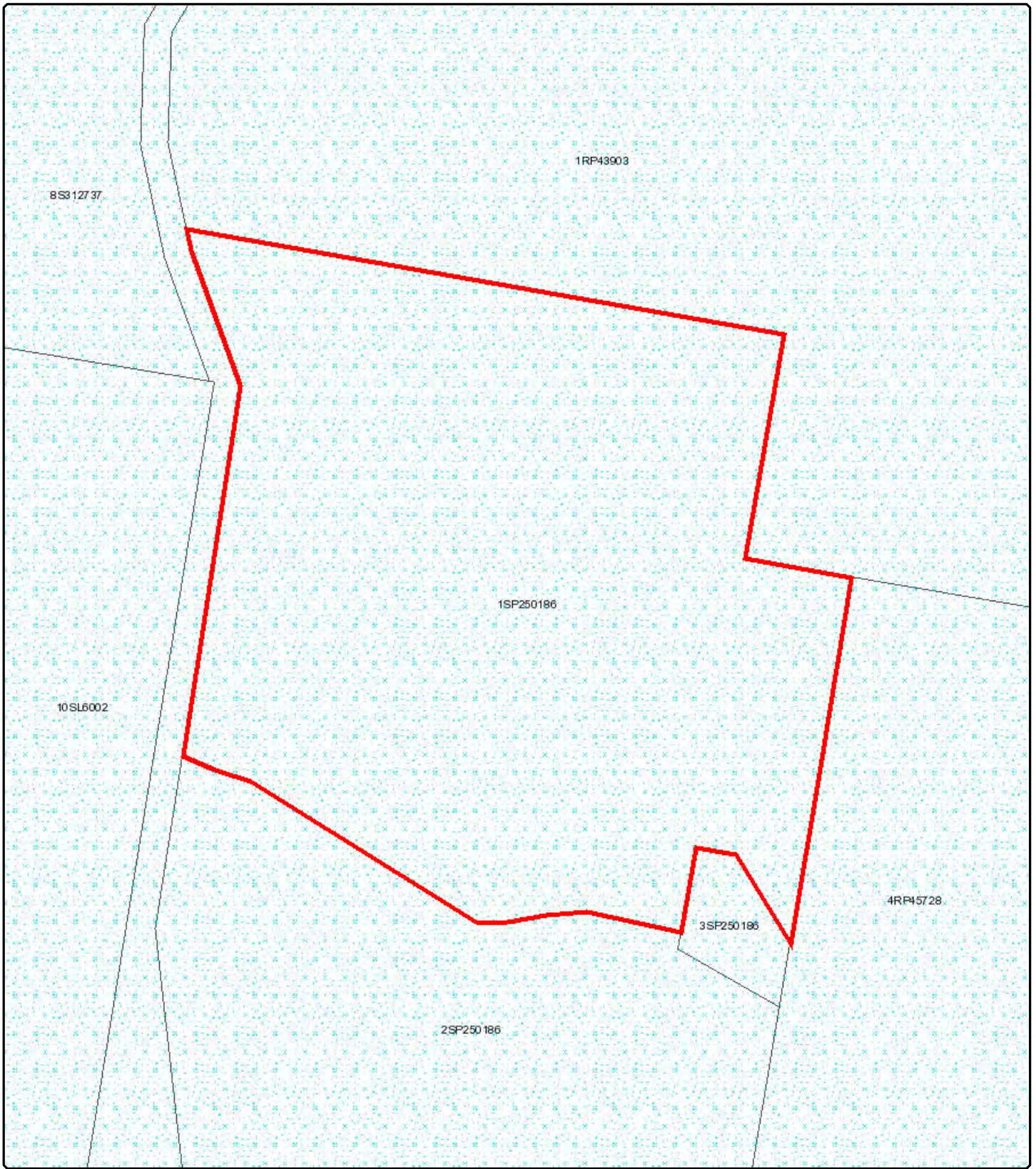


Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 1SP250186 (Area: 422500 m²)
SEQ Regional Plan land use categories
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)



State Assessment and Referral Agency

Date: 13/04/2018



Department of State Development
Manufacturing, Infrastructure
and Planning

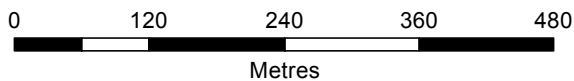
© The State of Queensland 2018.

Legend

Water resource planning area boundaries

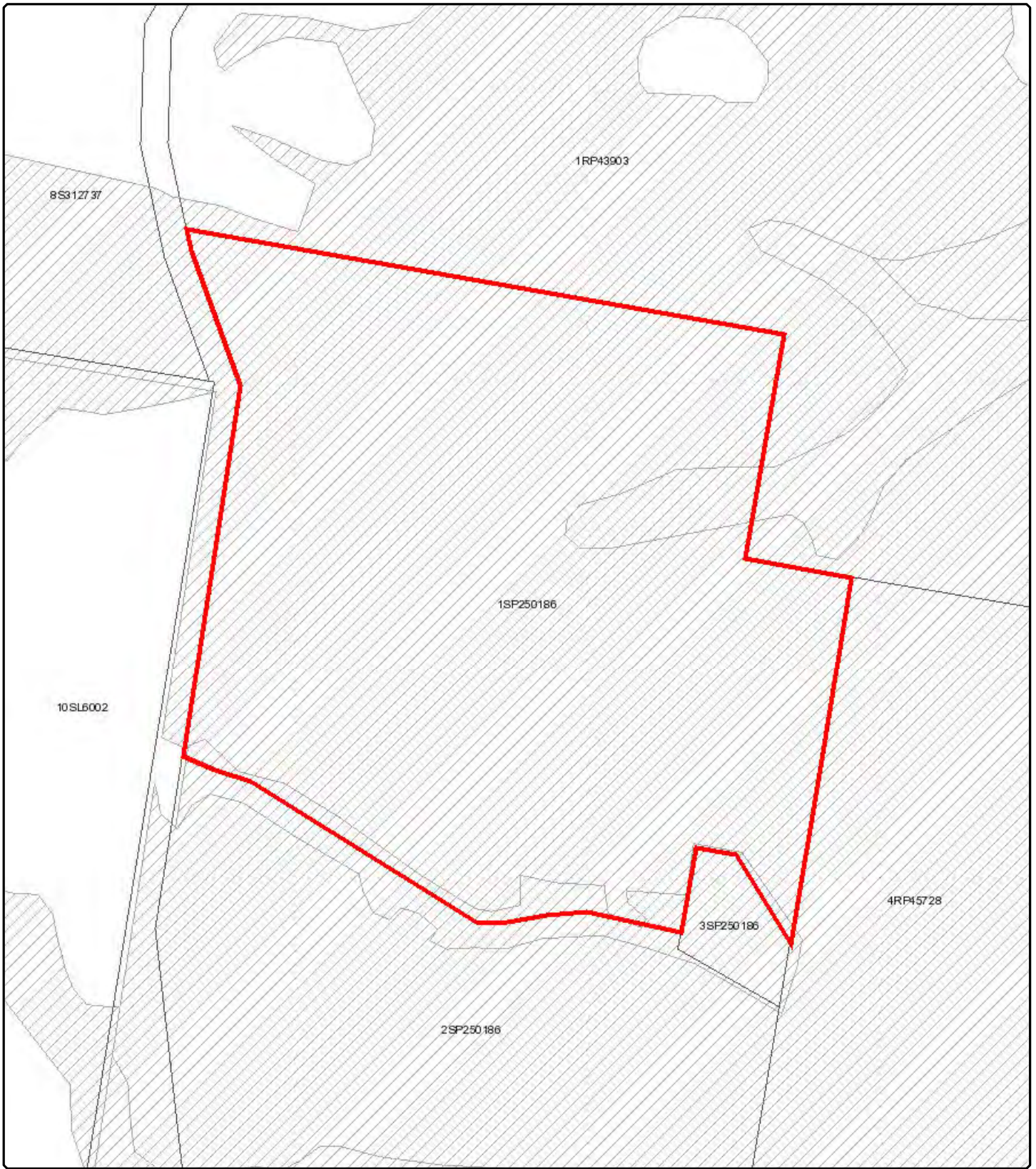


Water resource planning area boundaries



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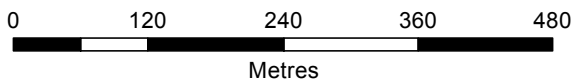
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Legend

Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map



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State Assessment and Referral Agency

Date: 13/04/2018



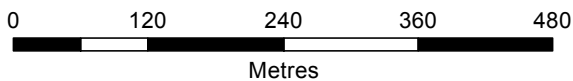
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Legend

SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area



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Appendix E

Section 22A Approval



22 March 2018

Geodie Pippos
Service Stream Mobile Communications
PO Box 510
Lutwyche QLD 4030
Via email: geodie.pippos@enviroag.net.au

Dear Geodie,

RE: Proposal to undertake vegetation clearing for the relevant purpose of necessary infrastructure on Lot 1 on plan SP250186 – Logan City Council

I refer to your request submitted to the Department of Natural Resources, Mines and Energy (the department) on 14 March 2018, to determine if proposed vegetation clearing on the lot listed above is for a relevant purpose under section 22A of the *Vegetation Management Act 1999* (VMA).

The Chief Executive has considered your request and is satisfied that the proposed clearing for the purpose of necessary infrastructure meets the relevant requirements of section 22A of the VMA.

This decision is based on the development proposal and information you submitted to the department on 14 March 2018. It is noted that the width of the required fire break around the proposed facility was not specified in the information supplied. Consideration of the request has therefore accounted for a 31.5m wide firebreak. This width represents 1.5 times the median undisturbed predominant canopy height for RE 12.9-10.2 (21m) as indicated by the relevant biocondition benchmark data. Please provide this information or applicable site-based data with your development application. Should your proposal change, you will need to request another section 22A relevant purpose determination before submitting your application.

Please note that this letter is not a development approval to carry out vegetation clearing.

You will need to apply for a development approval from the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) under the *Planning Act 2016*. DSDMIP will assess the impacts of your clearing activity to ensure that matters of environmental significance are maintained and that the proposed clearing will not result in land degradation.

Other relevant Commonwealth or State approvals may also be required to undertake vegetation clearing. An indicative list of other legislation is provided in Attachment 1.

Should you have any enquiries please do not hesitate to contact Andrea Gundrum on telephone 07 4529 1362 or via email vegsouthregion@dnrm.qld.gov.au.

Yours sincerely



Andrea Gundrum
Natural Resource Management Officer

Attachment 1 - Legislation and Acts

Act(s)	Agency
<ul style="list-style-type: none"> • <i>Water Act 2000</i> • <i>Soil Conservation Act 1986</i> 	Department of Natural Resources, Mines and Energy
<ul style="list-style-type: none"> • <i>Aboriginal Cultural Heritage Act 2003</i> • <i>Torres Strait Islander Cultural Heritage Act 2003</i> 	Department of Aboriginal and Torres Strait Islander and Multicultural Affairs
<ul style="list-style-type: none"> • <i>Nature Conservation Act 1992</i> • <i>Environmental Protection Act 1994</i> • <i>Coastal Protection and Management Act 1995</i> • <i>Queensland Heritage Act 1992</i> • <i>Wild Rivers Act 2005</i> 	Department of Environment and Science
<ul style="list-style-type: none"> • <i>Fisheries Act 1994</i> 	Department of Agriculture and Fisheries
<ul style="list-style-type: none"> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> 	Australian Government - Department of the Environment
<ul style="list-style-type: none"> • <i>Wet Tropics World Heritage Protection and Management Act 1993</i> • <i>Wet Tropics Management Plan 1998</i> 	Wet Tropics Management Authority
<ul style="list-style-type: none"> • <i>Local Government Act 1993</i> • <i>Planning Act 2016 (PA)</i> 	Local Government

Appendix F

ARPANSA EME Report





Environmental EME Report

Lot 1 SP250186 New Beith Road, NEW BEITH QLD 4124

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

Date 22/3/2018

RFNSA Site No. 4124007

Introduction

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

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at Lot 1 SP250186 New Beith Road NEW BEITH QLD 4124. These levels have been calculated by Telstra using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.23% of the public exposure limit.

The ARPANSA Standard

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

How the EME is calculated in this report

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

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

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

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

In practice, exposures are usually lower because:

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

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

These levels are cumulative and take into account emissions from all wireless base station antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

Results

The maximum EME level calculated for the proposed systems at this site is 1.87 V/m; equivalent to 9.25 mW/m² or 0.23% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Telstra	LTE700 (proposed), WCDMA850 (proposed)

Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

Distance from the antennas at Lot 1 SP250186 New Beith Road in 360° circular bands	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				0.59	0.94	0.023%
50m to 100m				0.6	0.96	0.024%
100m to 200m				1.82	8.74	0.21%
200m to 300m				1.87	9.25	0.23%
300m to 400m				1.61	6.85	0.17%
400m to 500m				1.22	3.97	0.097%
Maximum EME level				1.87	9.25	0.23
				218.74 m from the antennas at Lot 1 SP250186 New Beith Road		

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
1 No locations identified				

RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m²), microwatts per square centimetre (μW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 μW/cm² = 1000 mW/m².

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m = 3.75 W/m ² = 375 μW/cm ² = 3750 mW/m ²
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m ² = 900 μW/cm ² = 9000 mW/m ²
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²

Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, <http://www.arpansa.gov.au>, including:

- Further explanation of this report in the document “Understanding the ARPANSA Environmental EME Report”
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; “Radio Frequency EME Exposure Levels - Prediction Methodologies”
- the current RF EME exposure standard
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, ‘Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz’, Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.
[Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9760]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au>

The Communications Alliance Ltd Industry Code C564:2011 ‘Mobile Phone Base Station Deployment’ is available from the Communications Alliance Ltd website, <http://commsalliance.com.au> .

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <http://www.rfnsa.com.au>.