

**Your Reference:** 4015651.01  
**Our Reference:** CW: RR: jw: 18-11 (FID85264, MCU002-18/19, 20778-00000-000, ID1426558)  
**Contact:** Rentia Robertson

23 November 2018

Visionstream Pty Ltd  
Daniel Park  
PO Box 5452  
WEST END QLD 4101

Dear Sir/Madam

**Decision Notice – Approval**  
(Given under section 63 of the Planning Act 2016)

**Application Number:** *MCU002-18/19*  
**Description:** *Proposed Telecommunications Tower*  
**Level of Assessment:** *Code Assessable*  
**Site Address:** *20238 LEICHHARDT HIGHWAY, ISLA*  
**Lot & Plan Details:** *Lot 2 on SP249909*

On 23 November 2018, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

### 1. Details of Approval

The following approval/s is/are given:

|  | <b>Planning Regulation 2017 reference</b> | <b>Development Permit</b>           | <b>Preliminary Approval</b> |
|--|---|-------------------------------------|-----------------------------|
| Making a Material Change of Use assessable under the planning scheme |   | <input checked="" type="checkbox"/> | <input type="checkbox"/>    |

## 2. Approved Plans

The approved plans for this development approval are listed in the following table:

| Plan/Document Number | Plan/Document Name          | Date       |
|----------------------|-----------------------------|------------|
| Q115290 - S1         | Locality Plan               | 14.10.2018 |
| Q115290 - S1-1       | Site Layout                 | 14.10.2018 |
| Q115290 - S1-2       | Antenna Layout              | 14.10.2018 |
| Q115290 - S3         | West Elevation              | 14.10.2018 |
| Q115290 - S3-1       | Antenna Configuration Table | 14.10.2018 |

## 3. Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Operational Works
- Building Works

## 4. Conflict with relevant instrument and reasons for the decision despite the conflict.

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

## 5. Submissions

Not applicable (Public Notification not required)

## 6. Referral Agencies

The referral agencies for this application were:

| Name of referral agency  | Advice agency or concurrence agency | Referral Basis  | Address   |
|--|-------------------------------------|---|---|
| Chief Executive - Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) - State Assessment Referral Agency (SARA) | Concurrence                         | Schedule 10 part 9, Division 4, subdivision 1, Table 4- State transport Infrastructure Schedule10 part 3, division 4 Table 3 - Clearing Native Vegetation | RockhamptonSAR A@dsdmip.qld.gov.au<br>Fitzroy & Central Region<br>PO Box 113<br>ROCKHAMPTON<br>QLD 4701 |

|   |        |   |  |
|---|--------|---|--|
| The Chief Executive Officer of the entity | Advice | Schedule 10, part 9, division 2, table 2 - Electricity Infrastructure | Powerlink<br>PO Box 1193<br>VIRGINIA QLD<br>4014 |
|---|--------|---|--|

## 7. Currency Period for the Approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016*.

## 8. Statement of Reasons

|                                       |   |
|---------------------------------------|---|
| <b>Description of the development</b> | Material Change of Use - Public utility - Telecommunication facility  |
| <b>Assessment Benchmarks</b>          | Taroom Planning Scheme 2006   |
| <b>Reasons for Decision</b>           | <b>Rural Zone Code</b><br>The proposal is for a small scale telecommunication facility and is consistent with all the Performance Outcomes. Conditions have been imposed to ensure the proposal complies. |

## 9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

### Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by a submitter

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Attachment 2 is an extract from the Planning Act 2016 that sets down the applicant's appeal rights and the appeal rights of a submitter.

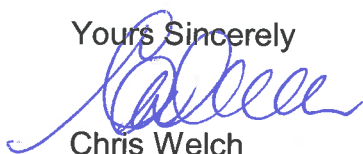
The Planning and Environment Court appeals database lists all the appeals lodged in the Planning and Environment Court since 15 March 2008, which the department has been notified of. It contains information about the appeal, including the appeal number, site address, local government area, and a copy of the appeal notice, including grounds for the appeal. The appeal database is an easy way for anyone to obtain information about an appeal or check if an appeal has been lodged for a specific development application or approval.

The appeal database is available at

<https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution>.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU002-18/19.

Yours Sincerely



Chris Welch

**MANAGER ENVIRONMENT & PLANNING**

CC All Referral Agencies (both advice and concurrence)

State Assessment and Referral Agency (SARA)  
[rockhamptonSARA@dsdmip.qld.gov.au](mailto:rockhamptonSARA@dsdmip.qld.gov.au)

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager  
Attachment 1 – Part B Assessment Manager Notes  
Attachment 1 – Part C Conditions imposed by DSDMIP & Powerlink  
Attachment 2 – Appeal Rights  
Attachment 3 – Approved Drawings  
Attachment 4 – Environmental Obligations

# MCU002-18/19 Attachment 1

## Part A - Conditions imposed by the Assessment Manager

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### General

1. The proposed Material Change of Use is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions of this Development Approval –

| Plan/Document number    | Plan/Document name   | Date         |
|-------------------------|--|--------------|
| Q115290<br>SHT NO. S1   | Site Access and Locality Plan 20238 Leichhardt Hwy, Isla, QLD 4719             | 14.10.18 (2) |
| Q115290<br>SHT NO. S1-1 | Site Layout 20238 Leichhardt Hwy, Isla QLD, 4719                               | 14.10.18 (2) |
| Q115290<br>SHT NO. S1-2 | Antenna Layout at EL49.7m, 51.17m & 52.6m 20238 Leichhardt Hwy, Isla QLD, 4719 | 14.10.18 (2) |
| Q115290<br>SHT NO. S3   | West Elevation 20238 Leichhardt Hwy, Isla QLD, 4719                            | 14.10.18 (2) |
| Q115290<br>SHT NO. S3-1 | Antenna Configuration Table 20238 Leichhardt Hwy, Isla QLD, 4719               | 14.10.18 (2) |

2. Comply with all of the conditions of this Development Approval prior to the commencement of the use, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.
3. Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
4. Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.

### **Approved Use**

5. The approved use of the premises is for a telecommunication facility.
6. The building height of the tower is not to exceed 50 meters.

### **Fencing**

7. Fencing surrounding the compound is to be in accordance with the Construction Specification C265 – Boundary Fencing of the Capricorn Municipal Development Guidelines and is to be at a minimum height of 1.2 meter, to prevent stock and accidental public entry and restrict unauthorised access.
8. Industry standard warning signage is to be erected on all boundaries of the site, at regular intervals, warning of the safety hazards associated with the approved use.

### **Internal road**

9. The proposed extension, of the internal road is to be constructed in accordance with the requirements of the Capricorn Municipal Development Guidelines - Development Design Specifications.

### **Pest Management**

10. Within two (2) months of the date of this Decision Notice submit to Council for approval a Pest Management Plan dealing with all declared weeds and feral animals on the premises.
11. Maintain a record of all invasive plants and animals found on site, including time, date, location and controls implemented.
12. Implement the Pest Management Plan to Council's satisfaction.

### **Firebreak**

13. The applicant is to ensure that a firebreak extending 20 metres from all points of the use area, in accordance with Schedule 1 Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails (Taroom Planning Scheme 2006) are maintained.

# MCU002-18/19 Attachment 1

## *Part B – Assessment Manager Notes*

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### Assessment Manager Notes

- A. Please note the conditions dated 16 October 2018 imposed by the State Assessment and Referral Agency (SARA) as a concurrence agency and attached to this Decision Notice.
- B. Please note the conditions dated 29 October 2018 imposed by Ergon Energy Queensland as an advice agency and attached to this Decision Notice.
- C. In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- D. The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- E. Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011*. Approval must be obtained prior to the commencement of the works.
- F. The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.
- G. Building works are to comply with the Building Act 1975, the Building Code of Australia and other relevant authorities.
- H. Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the Planning Act.
- I. Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Banana Planning Scheme.
- J. Please note the advice surrounding the applicants 'Environmental Obligations' contained in an attachment to the Decision Notice.

## **Engineering**

- A. The approved development must also comply with Council's current Local Laws under the Local Government Act 2009.
- B. All damage incurred to existing roads, footpaths, services or street furniture as a result of the proposed development shall be repaired within a reasonable period at the developer's expense.
- C. Operational works designs are to be in accordance with Capricorn Municipal Development Guidelines - CMDG Design Specifications and Standard Drawings ([www.cmdg.com.au](http://www.cmdg.com.au)), unless otherwise stated in a condition of the Development Approval.

## **Civil Aviation Safety Authority**

- A. The proposed structure is to be constructed in accordance with the requirements of the Civil Aviation Safety Authority.

## **Cultural Heritage**

- A. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

## **Building height**

- A. Building height means the vertical distance between the highest point of a building, excluding any antennae, and the natural ground surface vertically below that point.

## **Waste Management**

- A. All waste must be appropriately contained on site prior to removal. It is an offence under the Waste Reduction and Recycling Act 2011 to leave litter behind or allow litter to blow from site.
- B. Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. Fees apply to disposal at this facility, and the waste transporter must obtain credit approval or maintain an account with Council prior to disposal at this facility. No commercial waste is to be deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.



- C. It is an offence under the Environmental Protection Regulation 2008 to fail to comply with signage or directions at a waste facility.

#### **Water and Stormwater**

- A. It is an offence under the Environmental Protection Act 1994 to discharge sand, silt, mud and other such contaminants to a stormwater drain, roadside gutter or a water course.
- B. During construction, stockpiles and areas of bare soil or earth that are likely to become eroded must be adequately protected – by upslope surface water diversion, downslope sediment fencing and/or temporary surface coverings.
- C. Building and construction materials and waste, including bitumen, brick, cement, concrete and plaster, are prescribed water contaminants and as such must not be stored or disposed of in a water course, stormwater drain, roadside gutter or where they may be expected to wash into such places.

#### **Invasive pests**

- A. A landowner has an obligation to take reasonable steps to keep their land free of invasive plants and animals in accordance with the Biosecurity Act 2014. Consideration should be given to appropriate treating of invasive plants, where necessary, in the construction and operational phases of the proposed development to meet the obligations under this Act.
- B. Vehicles movement must be managed to prevent the spread of invasive plants. All vehicles used in weed infested areas must either be contained or cleaned to prevent the spread of invasive plant material. Numerous washdown facilities are available within the Shire to help remove weed seeds, soil and other foreign matter from vehicles and machines, and Council staff are available to conduct vehicle inspections.

#### **Declared Pests/Plants**

- A. The applicant/developer is responsible for ensuring that all declared plants are treated as required by the provisions of the Land Protection (Pest and Stock Route Management) Act 2002.

# **MCU002-18/19 Attachment 1**

*Part C - Conditions imposed by the DSDMIP & Powerlink*

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

Our reference: 1809-7094 SRA  
 Your reference: MCU002-18/19

16 October 2018

The Chief Executive Officer  
 Banana Shire Council  
 PO Box 412  
 Biloela Qld 4715  
 enquiries@banana.qld.gov.au

Attention: Chris Welch

Dear Sir/Madam

#### **Referral agency response—with conditions**

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 11 September 2018.

#### **Applicant details**

|                            |   |
|----------------------------|---|
| Applicant name:            | Visionstream Pty Ltd  |
| Applicant contact details: | Level 1, 10 Browning Street<br>West End QLD 4101<br>daniel.park@visionstream.com.au |

#### **Location details**

|                            |                                |
|----------------------------|--------------------------------|
| Street address:            | 20238 Leichhardt Highway, Isla |
| Real property description: | Lot 2 on SP249909              |
| Local government area:     | Banana Shire Council           |

#### **Application details**

|                    |  |
|--------------------|--|
| Development permit | Material change of use for Public Utility (Telecommunications Tower) |
|--------------------|--|

#### **Referral triggers**

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

- 10.3.4.3.1 Clearing native vegetation
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

**Conditions**

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

**Reasons for decision to impose conditions**

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

**Approved plans and specifications**

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

| Drawing/report title                                 | Prepared by | Date       | Reference no. | Version/issue |
|--|-------------|------------|---------------|---------------|
| <b>Aspect of development: Material change of use</b> |             |            |               |               |
| Vegetation Clearing Plan                             | RPS         | 15/10/2018 | 132412-41-01  | Revision B    |

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

For further information please contact Tracey Beath, Senior Planning Officer, on (07) 4924 2917 or via email [RockhamptonSARA@dsdmip.qld.gov.au](mailto:RockhamptonSARA@dsdmip.qld.gov.au), who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Visionstream Pty Ltd, [daniel.park@visionstream.com.au](mailto:daniel.park@visionstream.com.au)

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Approved plans and specifications

## Attachment 1—Conditions to be imposed

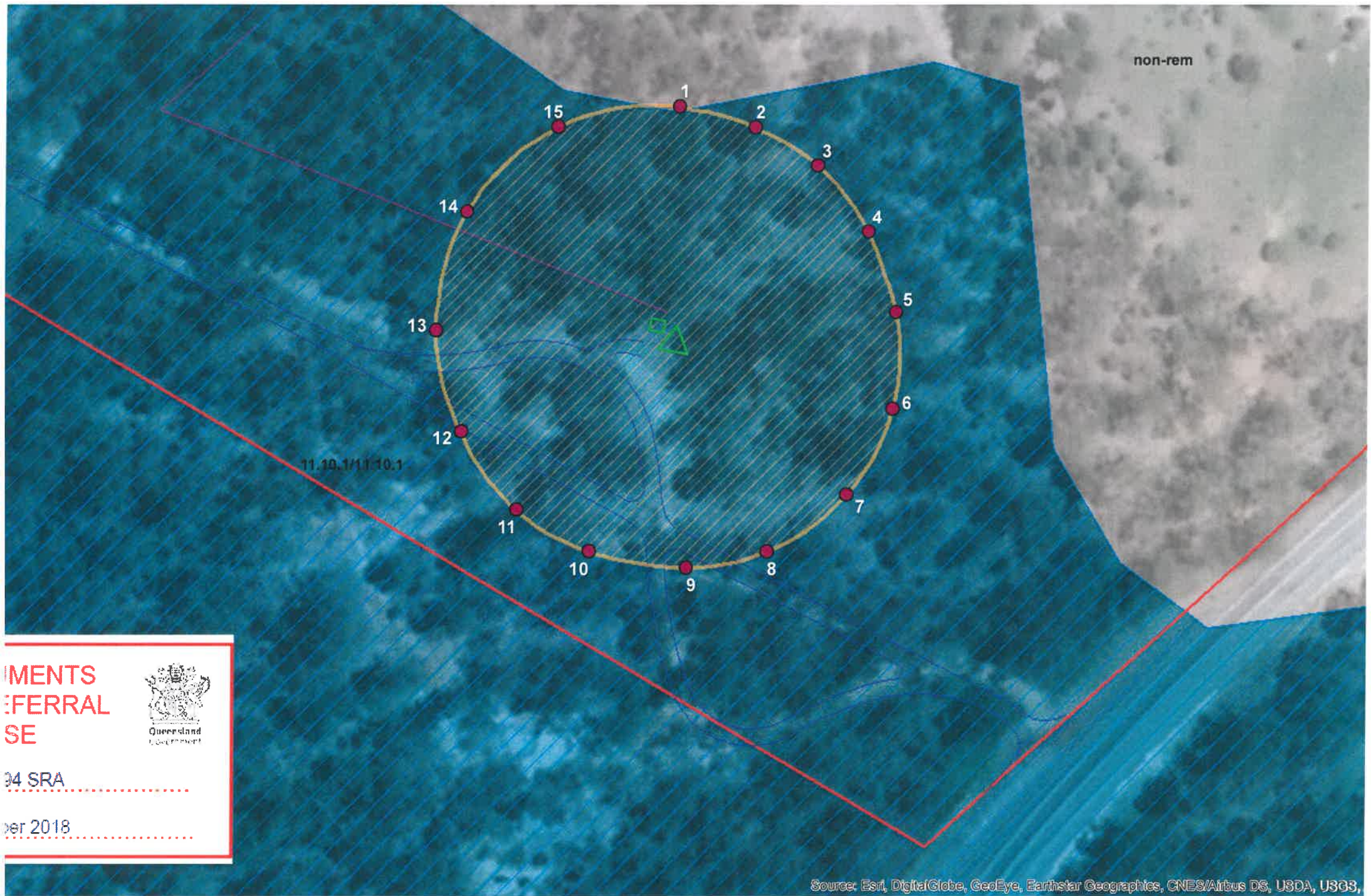
| No.   | Conditions   | Condition timing  |
|---|--|-------------------|
| <b>Material change of use</b>   |  |                   |
| Clearing native vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources, Mines and Energy to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s): |  |                   |
| 1.  | The clearing of vegetation under this development approval is limited to the area identified as 'VCP Area' as shown on attached Vegetation Clearing Plan prepared by RPS dated 15/10/2018, reference 132412-41-01 and revision B.  | At all times      |
| 2.  | Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval, and must be made aware of the full extent of clearing authorised by this development approval. | Prior to clearing |

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- Where relevant to ensure compliance with Performance Outcomes.
- To ensure compliance with development approval.



IMENTS  
 REFERRAL  
 SE



94 SRA

per 2018

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,



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

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

**Statement of reasons for application 1809-7094 SRA**

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

Departmental role: Referral agency

**Applicant details**

Applicant name: Visionstream Pty Ltd  
 Applicant contact details: Level 1, 10 Browning Street  
 West End QLD 4101  
 daniel.park@visionstream.com.au

**Location details**

Street address: 20238 Leichhardt Highway, Isla  
 Real property description: 2SP249909  
 Local government area: Banana Shire Council

**Development details**

Development permit: Material change of use for Public Utility (Telecommunications Tower)

**Assessment matters**

| Aspect of development requiring code assessment | State Development Assessment Provisions, version 2.3<br>Applicable codes  |
|---|---|
| Material change of use                          | <ul style="list-style-type: none"> <li>State code 1: Development in a state-controlled road environment</li> <li>State code 16: Native vegetation clearing</li> </ul> |

**Reasons for the department's decision**

The reasons for the response are the proposed development:

- is not considered to adversely impact the safety and operation of the Leichhardt Highway (state controlled road)
- has minimised the impacts on mapped remnant vegetation
- is not having a significant impact on Matters of State Environmental Significance
- complies with state code 1
- complies with state code 16, subject to implementation of conditions.

**Response:**

| Nature of approval   | Response details         | Date of response |
|----------------------|--------------------------|------------------|
| Development approval | Approved with conditions | 16 October 2018  |

**Relevant material**

- Development application



- Revised vegetation clearing plan
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules



420 Flinders Street, Townsville QLD 4810  
PO Box 1090, Townsville QLD 4810  
[ergon.com.au](http://ergon.com.au)

29 October 2018

Telstra Corporation Ltd  
c/- Visionstream Pty Ltd  
[daniel.park@visionstream.com.au](mailto:daniel.park@visionstream.com.au)

Attention: Daniel Park

cc Banana Shire Council  
[enquiries@banana.qld.gov.au](mailto:enquiries@banana.qld.gov.au)

Attention: Chris Welch

Dear Daniel,

**AMENDED - Development Application – Material Change of Use for Public Utility (Telecommunications Tower) located at 20238 Leichardt Highway, Isla, described as Lot 2 on SP249909.**

**Applicant Ref: 4015651.01 Taroom**

**Council Ref: MCU002-18/19**

**Our Ref: HBD 6321489**

We refer to the above referenced Development Application which has been referred to Ergon Energy in accordance with the *Planning Act 2016*.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. This response has been provided pursuant to the requirements of section 56(1) of the *Planning Act 2016*.

Should the Assessment Manager decide to approve the proposed Material Change of Use for Public Utility (Telecommunications Tower), as an Advice Agency for the Application, Ergon Energy requires that the Assessment Manager impose the following conditions:

1. This application is approved in accordance with the below referenced plans. Any alterations to these plans before the development application is decided are to be resubmitted to Ergon for comment:

| Approved Plans                |             |       |          |
|-------------------------------|-------------|-------|----------|
| Title                         | Plan Number | Issue | Date     |
| Site Access and Locality Plan | Q115290     | 2     | 14.10.18 |

2. Conditions of Easement A on SP249909 must be maintained at all times.
3. The proponent must enter into a Co-Use agreement with Ergon Energy to ensure maintenance and up-keep of the existing access track.

These conditions are considered reasonable and relevant, due to the following:

- The subject lot is encumbered by Easement A on SP249909 granted in favour of Ergon Energy Corporation Limited for the purpose of electrical works. This easement provides Ergon Energy access to our Isla Gorge Communications Tower. The Communication Tower forms a key part of Ergon Energy's network to monitor our facilities and respond to power system faults.
- The proposal seeks to use Ergon's easement for access, and therefore maintenance of the existing access track is required.

**As an advice agency to the application Ergon Energy requests that the attached conditions be adopted by the Assessment Manager and included in a Decision notice should the application be approved.**

Should you require any further information on the above matter, please contact Ben Setchfield on (07) 3664 5766.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'BA', with a long horizontal stroke extending to the right.

Ben Setchfield  
Town Planner

## Attachment 2

# Planning Act 2016 Extract on Appeal Rights

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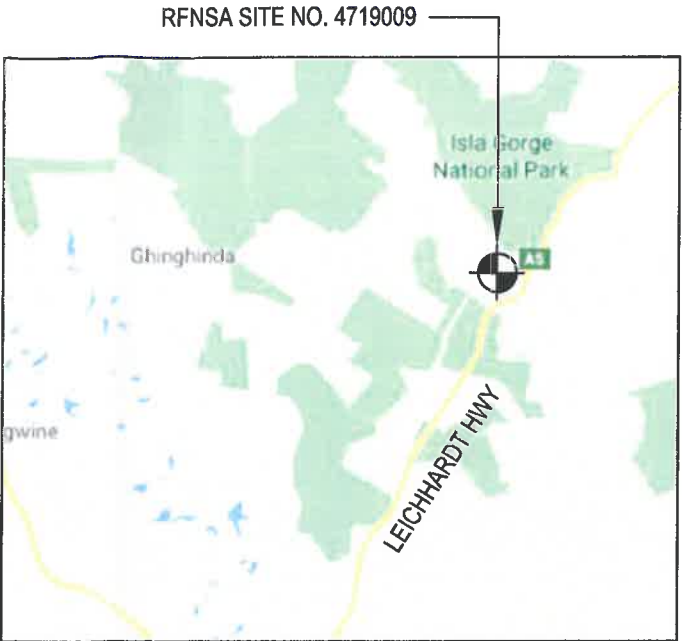
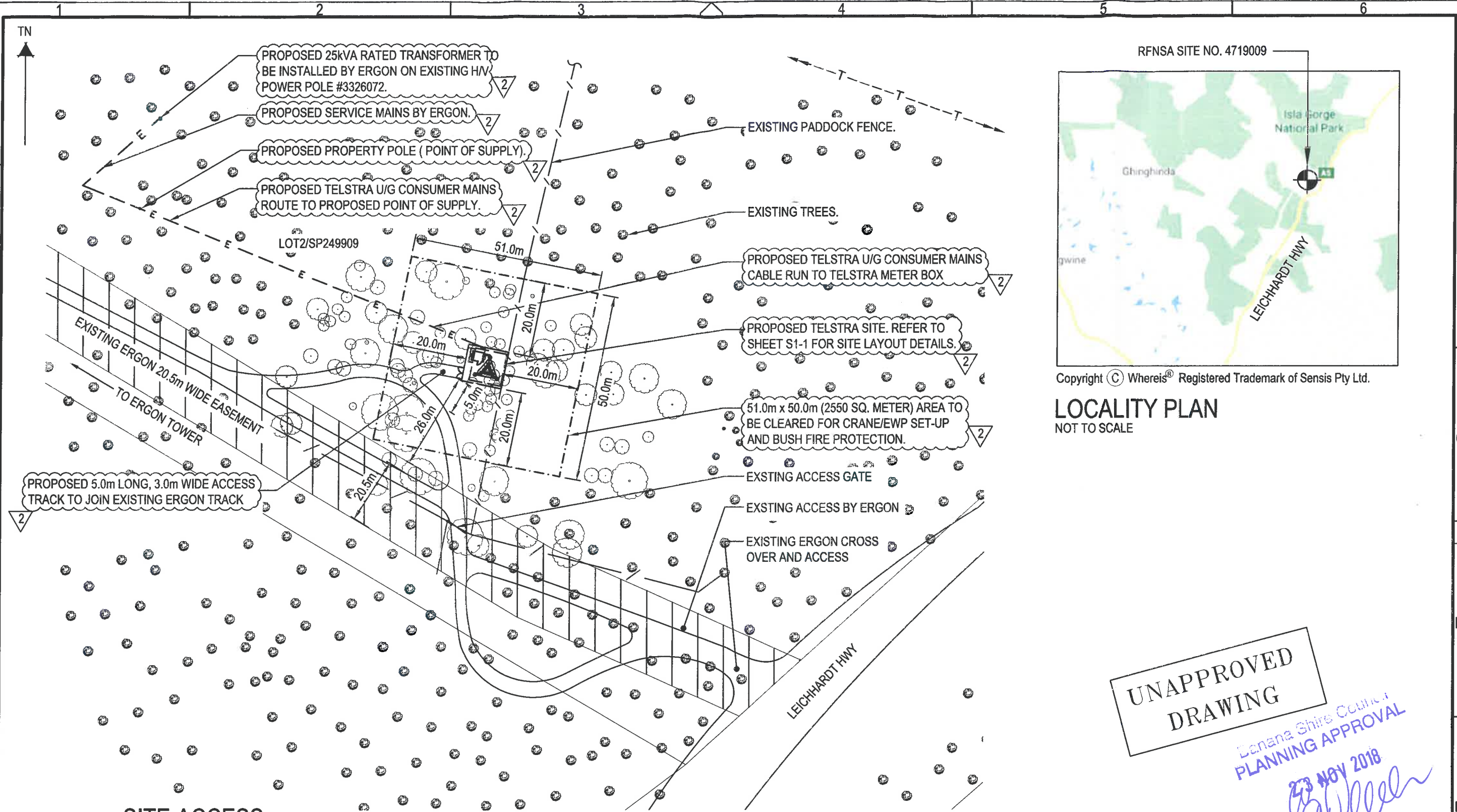
### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the appellant); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
  - (a) For an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) For an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

**Attachment 3**  
**Approved Drawings**

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**LOCALITY PLAN**  
NOT TO SCALE

**UNAPPROVED DRAWING**

Banana Shire Council  
**PLANNING APPROVAL**  
23 NOV 2018

*[Signature]*

**SITE ACCESS**  
SCALE 1:1000

SCALE 1:1000

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

| PROPERTY DESCRIPTION                   |                    | SITE STRUCTURE CO-ORDINATES (GDA94)           |                    |
|--|--------------------|---|--------------------|
| LOT 2/SP249909<br>BANANA SHIRE COUNCIL |                    | GPS READING ACCURACY: ±10m<br>CENTRE OF TOWER |                    |
| LATITUDE                               | -25.24675° (GDA94) | LONGITUDE                                     | 149.93843° (GDA94) |

**COMPLIANCE BOX**  
COMPLETED AS PER DESIGN   
ALTERATIONS IN RED   
NAME (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



| ORDER      | DRAWN | CHKD | AMENDMENT  | EXAM | APPD | DATE     | ISS |
|------------|-------|------|--|------|------|----------|-----|
| 4015651.01 | IU    | TR   | PRELIMINARY - 30075528W0049 VPL - LTE700 / WCDMA850      | SC   | PW   | 15.07.18 | 1   |
| 4015651.01 | FA    | MT   | FOR CONSTRUCTION - 30075528W0049 VPL - LTE700 / WCDMA850 | SC   | PW   | 14.10.18 | 2   |

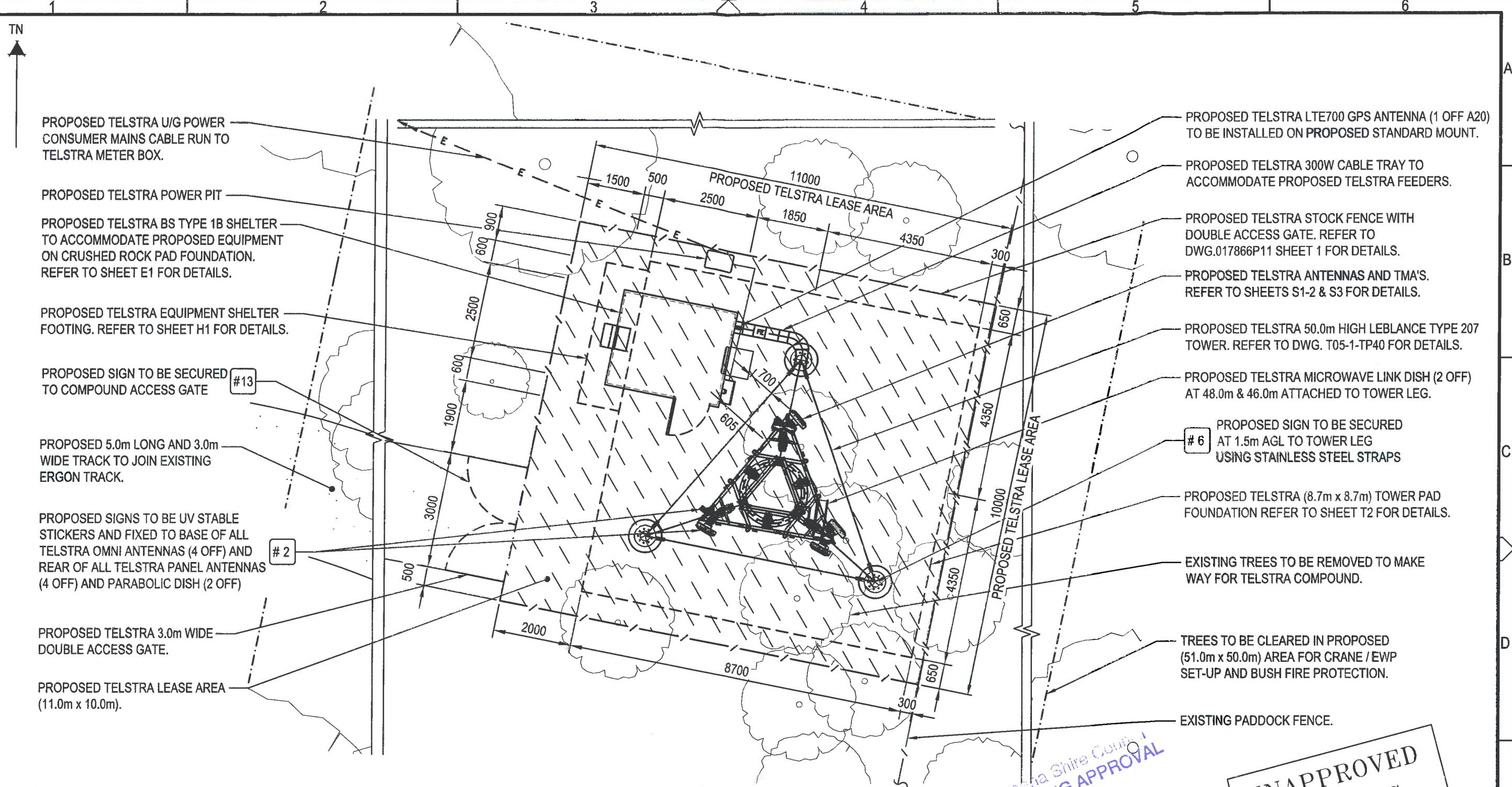
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**Telstra**

**MOBILE NETWORK SITE 320945**  
**GHINGHINDA ON HWY RT**  
SITE ACCESS AND LOCALITY PLAN  
20238 LEICHHARDT HWY, ISLA, QLD 4719

DWG NO. **Q115290** SHT NO. **S1**

Plot date: 6 November 2018 - 11:53 AM  
Telstra Networks Wireless Program Delivery Template - 017866P02 issue 12 11/04/2016



PROPOSED TELSTRA U/G POWER CONSUMER MAINS CABLE RUN TO TELSTRA METER BOX.

PROPOSED TELSTRA POWER PIT

PROPOSED TELSTRA BS TYPE 1B SHELTER TO ACCOMMODATE PROPOSED EQUIPMENT ON CRUSHED ROCK PAD FOUNDATION. REFER TO SHEET E1 FOR DETAILS.

PROPOSED TELSTRA EQUIPMENT SHELTER FOOTING. REFER TO SHEET H1 FOR DETAILS.

PROPOSED SIGN TO BE SECURED TO COMPOUND ACCESS GATE #13

PROPOSED 5.0m LONG AND 3.0m WIDE TRACK TO JOIN EXISTING ERGON TRACK.

PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF) AND REAR OF ALL TELSTRA PANEL ANTENNAS (4 OFF) AND PARABOLIC DISH (2 OFF) #2

PROPOSED TELSTRA 3.0m WIDE DOUBLE ACCESS GATE.

PROPOSED TELSTRA LEASE AREA (11.0m x 10.0m).

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF A20) TO BE INSTALLED ON PROPOSED STANDARD MOUNT.

PROPOSED TELSTRA 300W CABLE TRAY TO ACCOMMODATE PROPOSED TELSTRA FEEDERS.

PROPOSED TELSTRA STOCK FENCE WITH DOUBLE ACCESS GATE. REFER TO DWG.017866P11 SHEET 1 FOR DETAILS.

PROPOSED TELSTRA ANTENNAS AND TMA'S. REFER TO SHEETS S1-2 & S3 FOR DETAILS.

PROPOSED TELSTRA 50.0m HIGH LEBLANCE TYPE 207 TOWER. REFER TO DWG. T05-1-TP40 FOR DETAILS.

PROPOSED TELSTRA MICROWAVE LINK DISH (2 OFF) AT 48.0m & 46.0m ATTACHED TO TOWER LEG.

PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO TOWER LEG USING STAINLESS STEEL STRAPS #6

PROPOSED TELSTRA (8.7m x 8.7m) TOWER PAD FOUNDATION REFER TO SHEET T2 FOR DETAILS.

EXISTING TREES TO BE REMOVED TO MAKE WAY FOR TELSTRA COMPOUND.

TREES TO BE CLEARED IN PROPOSED (51.0m x 50.0m) AREA FOR CRANE / EWP SET-UP AND BUSH FIRE PROTECTION.

EXISTING PADDOCK FENCE.

Banana Shire Council  
PLANNING APPROVAL  
23 NOV 2018  
*[Signature]*

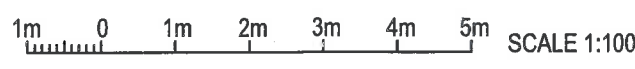
**UNAPPROVED DRAWING**

**FOR CONSTRUCTION**

**COMPLIANCE BOX**  
COMPLETED AS PER DESIGN   
ALTERATIONS IN RED   
NAME (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SITE LAYOUT**

SCALE 1:100



**NOTES :**

- ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
- FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- PROPOSED TELSTRA LEASE AREA.
- FOR SITE SPECIFIC NOTES REFER TO SHEET S0.

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

| ORDER      | DRAWN | CHKD | AMENDMENT  | EXAM | APPD | DATE     | ISS |
|------------|-------|------|--|------|------|----------|-----|
| 4015651.01 | IU    | TR   | PRELIMINARY - 30075528W0049 VPL - LTE700 / WCDMA850      | SC   | PW   | 15.07.18 | 1   |
| 4015651.01 | FA    | MT   | FOR CONSTRUCTION - 30075528W0049 VPL - LTE700 / WCDMA850 | SC   | PW   | 14.10.18 | 2   |

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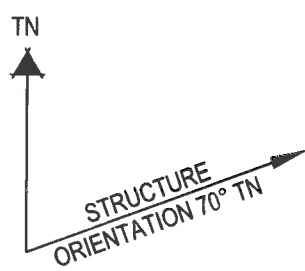
**MOBILE NETWORK SITE 320945**  
**GHINGHINDA ON HWY RT**  
SITE LAYOUT  
20238 LEICHHARDT HWY, ISLA, QLD 4719



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DWG NO. **Q115290** SHT NO. S1-1

Cad file: Q115290\_FC.DWG 6



PROPOSED TELSTRA LTE700 / WCDMA850 UPRIGHT OMNI ANTENNAS (2 OFF A1 & A2) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA LTE700 TMA (1 OFF) TO BE INSTALLED ON PROPOSED MOUNT BETWEEN OMNI ANTENNAS (A2 & A4).

PROPOSED TELSTRA MICROWAVE LINK DISHES (2 OFF A21 & A22) @ 48.0m & 46.0m ATTACHED TO TOWER LEG.

PROPOSED TELSTRA LTE700 / WCDMA850 TMA'S (4 OFF) TO BE INSTALLED ON PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A4, A5, A6 & A8).

PROPOSED TELSTRA 50.0m HIGH LEBLANCE TYPE 207 TOWER. REFER TO DWG. T05-1-TP40 FOR DETAILS.

PROPOSED TELSTRA ROTATABLE HEADFRAME TO ACCOMMODATE PROPOSED ANTENNAS & TMA'S. REFER TO DWG. T05-2-AM02 FOR DETAILS.

**OMNI ANTENNA ORIENTATION**

- (i) = INVERTED
- (u) = UPRIGHT

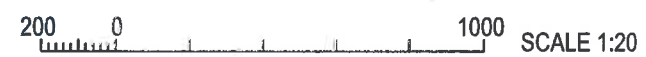
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**PLANNING APPROVAL**

23 NOV 2018

PROPOSED TELSTRA LTE700/WCDMA850 PANEL ANTENNAS (2 OFF A5 & A6) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

**ANTENNA LAYOUT AT EL 48.0m & 46.0m**

SCALE 1:20



PROPOSED TELSTRA LTE700 INVERTED OMNI ANTENNAS (2 OFF A3 & A4) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA LTE700 TMA (2 OFF) TO BE INSTALLED ON PROPOSED MOUNT BETWEEN OMNI ANTENNAS (A1 & A3).

PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (2 OFF A7 & A8) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

**ANTENNA LAYOUT AT EL 49.7m, 51.17m & 52.6m**

SCALE 1:20



**UNAPPROVED DRAWING**

**FOR CONSTRUCTION**

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

| ORDER      | DRAWN | CHKD | AMENDMENT  | EXAM | APPD | DATE     | ISS |
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 ANTENNA LAYOUT  
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DWG NO. **Q115290** SHT NO. S1-2



PROPOSED TELSTRA LTE700/WCDMA850 PANEL ANTENNAS (2 OFF A5 & A6) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA LTE700/WCDMA850 PANEL ANTENNAS (2 OFF A7 & A8) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF) AND REAR OF ALL TELSTRA PANEL ANTENNAS (4 OFF) AND PARABOLIC DISH (2 OFF)

PROPOSED TELSTRA ROTATABLE HEADFRAME TO ACCOMMODATE PROPOSED ANTENNAS & TMAS. REFER TO DWG. T05-2-AM02 FOR DETAILS.

PROPOSED TELSTRA TMAS (6 OFF) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA LTE700 INVERTED OMNI ANTENNAS (2 OFF A3 & A4) TO BE INSTALLED ON PROPOSED MOUNT ON PROPOSED TRIANGULAR HEADFRAME.

**PLANNING APPROVAL**  
23 NOV 2018  
*[Signature]*

PROPOSED TELSTRA 50.0m HIGH LEBLANCE TYPE 207 TOWER. REFER TO DWG. T05-1-TP40 FOR DETAILS.

PROPOSED TELSTRA 7/8 INCH HYBRID CABLE (2 OFF) TO BE RUN ON PROPOSED FEEDER CLAMP.

**NOTES:**

1. ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS ~~EM~~ REFER TO 005486 DOCUMENTS FOR DETAILS.
3. FOR SITE SPECIFIC NOTES REFER TO SHEET S0.

**COMPLIANCE BOX**  
COMPLETED AS PER DESIGN  
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DATE

**UNAPPROVED DRAWING**

**OMNI ANTENNA ORIENTATION**  
(i) = INVERTED  
(u) = UPRIGHT

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF A20) ATTACHED TO PROPOSED CABLE GANTRY USING STANDARD MOUNT.

PROPOSED TELSTRA BS TYPE 1B SHELTER TO ACCOMMODATE PROPOSED EQUIPMENT ON ROCK CRUSHED PAD FOUNDATION. REFER TO SHEET E1 FOR DETAILS.

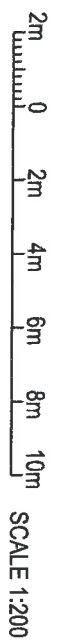
PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO TOWER LEG USING STAINLESS STEEL STRAPS

PROPOSED TELSTRA EQUIPMENT SHELTER FOOTING. REFER TO SHEET H1 FOR DETAILS.

PROPOSED TELSTRA U/G POWER ROUTE TO PROPOSED METER PANEL.

PROPOSED TELSTAR POWER PIT (INDICATIVELY ONLY).

**WEST ELEVATION**  
SCALE 1:200



PROPOSED TELSTRA STOCK FENCE WITH DOUBLE ACCESS GATE. REFER TO DWG.017866P11 SHEET 1 FOR DETAILS.

EXISTING TREES TO BE REMOVED TO MAKE WAY FOR TELSTRA COMPOUND.

PROPOSED SIGN TO BE SECURED TO COMPOUND ACCESS GATE.

EXISTING PADDOCK FENCE.

PROPOSED TELSTRA (8.7m x 8.7m) TOWER PAD FOUNDATION. REFER TO SHEET T2 FOR DETAILS.

E.L. 00.0m (±100mm) RL 414.2m A.H.D. GROUND LEVEL

**FOR CONSTRUCTION**

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

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WEST ELEVATION  
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DWG NO. **Q115290** SHT NO. S3

### TELSTRA ANTENNA CONFIGURATION TABLE

| ANTENNA NO | ANTENNA TYPE & SIZE H x W x D                           | ANTENNA ACTION REQUIRED | ANTENNA HEIGHT B/L A.G.L. | ANTENNA BEARING (x°T) | SECTOR NO. & TECHNOLOGY                    |
|------------|---|-------------------------|---------------------------|-----------------------|--|
| A1         | ARGUS UNAA010F-0-V2 OMNI<br>Ø56 x 3414mm                | INSTALL                 | 52.6m                     | 0°                    | S0: LTE700 / WCDMA850                      |
| A2         | ARGUS UNAA010F-0-V2 OMNI<br>Ø56 x 3414mm                | INSTALL                 | 52.6m                     | 0°                    | S0: LTE700 / WCDMA850                      |
| A3         | ARGUS UNAA010F1-0-V2 OMNI<br>Ø56 x 3414mm               | INSTALL                 | 49.7m                     | 0°                    | S0: LTE700                                 |
| A4         | ARGUS UNAA010F1-0-V2 OMNI<br>Ø56 x 3414mm               | INSTALL                 | 49.7m                     | 0°                    | S0: LTE700                                 |
| A5         | TONGYU TDJ-708019DEB-33F-01 PANEL<br>2580 x 550 x 146mm | INSTALL                 | 51.17m                    | 50°                   | S1: LTE700/WCDMA850<br>S1: LTE700/WCDMA850 |
| A6         | TONGYU TDJ-708019DEB-33F-01 PANEL<br>2580 x 550 x 146mm | INSTALL                 | 51.17m                    | 50°                   | S1: LTE700/WCDMA850<br>S1: LTE700/WCDMA850 |
| A7         | TONGYU TDJ-708019DEB-33F-01 PANEL<br>2580 x 550 x 146mm | INSTALL                 | 51.17m                    | 210°                  | S2: LTE700/WCDMA850<br>S2: LTE700/WCDMA850 |
| A8         | TONGYU TDJ-708019DEB-33F-01 PANEL<br>2580 x 550 x 146mm | INSTALL                 | 51.17m                    | 210°                  | S2: LTE700/WCDMA850<br>S2: LTE700/WCDMA850 |
| A21        | SCX3-W60ASIA1   | INSTALL                 | 48.0m                     | 97°                   | -  |
| A22        | SCX3-W60ASIA1   | INSTALL                 | 46.0m                     | 97°                   | -  |
| A20        | GPS ANTENNA KRE 101 2082/1<br>Ø68 x 96                  | INSTALL                 | BASE OF GPS<br>3.0m       | 0°                    | -  |

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

**FOR CONSTRUCTION**

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| ORDER NO   | DRAWN | CHKD | AMENDMENT   | EXAM | APPD | DATE     | ISS |
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**Telstra**  
 MOBILE NETWORK SITE 320945  
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 ANTENNA CONFIGURATION TABLE  
 20238 LEICHHARDT HWY, ISLA, QLD 4719

DWG NO. **Q115290** SH1 NO. S3-1  
 Cad file: Q115290\_FC.DWG

**Attachment 4**  
**Environmental Obligations**

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## *Environmental Obligations*

### **SCHEDULE A – General**

- A1 The *Environmental Protection Act 1994* places a general environmental duty on everyone. Activity that causes or is likely to cause environmental harm must not be carried out unless all reasonable and practicable measures are taken to prevent or minimise the harm. Anyone becoming aware of serious or material environmental harm being caused or threatened by an activity they are involved in, has a duty to report that harm.
- A2 It is an offence under the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.
- A3 All reasonable precautions must be taken to avoid or minimise nuisance to adjacent premises or other property during construction work on the site, to the satisfaction of Council. Such precautions are to be discussed and agreed to by Council prior to construction commencing and will form part of the Construction Site Management Plan.

### **SCHEDULE B - Noise**

- B1 Activities must be managed such that noise emissions from the premises do not cause harm or nuisance to adjoining residents and comply with the requirements of the *Environmental Protection Act 1994* and *Environmental Protection (Noise) Policy 2008*.
- B2 Noise must not be emitted outside the hours specified below-

| <b>Noise Source</b>  | <b>Allowable Hours</b>  |
|--|---|
| Building work<br><i>(Builders and owner-builders, including excavation. For home renovations or other uses refer to regulated devices)</i> | <b>6:30am and 6:30pm Monday to Saturday, excluding public holidays.</b>                     |
| Regulated devices<br><i>(eg mowers, power tools, compressors, leaf blowers, nail guns etc)</i>   | <b>7:00am to 7:00pm Monday to Saturday<br/>8:00am to 7:00pm Sundays and public holidays</b> |
| Amplifier devices<br><i>(other than indoor venues and open air events)</i>   | <b>7am to 10pm Business days<br/>8am to 6pm Other days</b>                                  |

- B3 All noise producing machinery and equipment (including air conditioners, compressors and cooling systems) are to be fitted with noise attenuation features so that noise at the boundary of the site does not exceed the levels indicated in the table below-

| <b>NOISE LIMITS AT A NOISE SENSITIVE PLACE</b> |  |
|--|--|
| <b>Period</b>                                  | <b>Noise Level at a Noise Sensitive Place (ie a residence) Measured as the Adjusted Maximum Sound Pressure Level (L<sub>Amax adj, T</sub>)</b> |
| 7 am – 10 pm                                   | Background noise level plus 5 dB(A)  |
| 10 pm – 7 am                                   | Background noise level plus 3 dB(A)  |
| Sundays and Public Holidays                    | Background noise level plus 5 dB(A)  |
| <b>NOISE LIMITS AT A COMMERCIAL PLACE</b>      |  |
| <b>Period</b>                                  | <b>Noise Level at a Commercial Place measured as the Adjusted Maximum Sound Pressure Level (L<sub>Amax adj, T</sub>)</b>                       |
| 7 am - 10 pm                                   | Background noise level plus 10 dB(A)   |
| 10 pm - 7 am                                   | Background noise level plus 8 dB(A)  |
| Sundays and Public Holidays                    | Background noise level plus 8 dB(A)  |

### **SCHEDULE C – Air and Light**

- C1 Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.
- C2 Suitable dust suppression should be used and/or screens or barriers should be erected, where required during excavation and building works, to reduce the emission of dust or other such emissions from the site.
- C3 All artificial illumination is to be designed and installed so as not to cause a nuisance to occupants of nearby premises and any passing traffic. Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.

### **SCHEDULE D – Water and Stormwater**

- D1 It is an offence under the *Environmental Protection Act 1994* to discharge sand, silt, mud and other such contaminants to a stormwater drain, roadside gutter or a water course.
- D2 During construction, stockpiles and areas of bare soil or earth that are likely to become eroded must be adequately protected – by upslope surface water diversion, downslope sediment fencing and/or temporary surface coverings.
- D3 It is an offence under the *Environmental Protection Act 1994* to discharge oils, chemicals, cement or concrete, paint, thinner, degreaser, rubbish and other such contaminants to a stormwater drain, roadside gutter or a water course.
- D4 Any spills of oils, paints, chemicals etc must be contained and cleaned up as soon as possible.

- D5 Concrete, paint or thinner waste must not be washed out near a drain, gutter or anywhere waste could end up in a water course – appropriate containment and disposal should be used rather than discharging to the ground.

#### **SCHEDULE E – Waste Management**

- E1 It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.
- E2 All waste should be collected by a licensed contractor and taken to an approved waste disposal facility by an approved transporter.
- E3 Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. No commercial waste is to be deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.
- E4 It is an offence under the *Environmental Protection Regulation 2008* to fail to comply with signage or directions at a waste facility.
- E5 Any building repairs involving asbestos material must be undertaken in accordance with Workplace Health and Safety requirements.
- E6 Regulated waste (including asbestos) is only to be disposed of at Trap Gully Landfill and an application form must be completed and approved prior to disposal.
- E7 Council will not enter onto private property to service wheelie bins, any bins to be serviced by Council will be required to be placed at the kerbside for collection.

#### **SCHEDULE F – Land**

- F1 A landowner has an obligation to take reasonable steps to keep their land free of declared pests in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002*. Consideration should be given to appropriate treating of declared pest plants, where necessary, in the construction and operational phases of the proposed development to meet the obligations under this Act.