



MISS JESSICA REISER (MARANOA REGIONAL COUNCIL)

Our Ref: JS:MW

Doc: 85831

23 September 2019

NBN Co Limited  
C/- Visionstream Australia Pty Ltd  
PO Box 5452  
West End QLD 4101

Attention: Mario Vodeny

Dear Mario

**Decision notice—(with conditions)**

(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Balonne Shire Council on 30 July 2019.

**Applicant details**

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Applicant name: NBN Co Limited  
C/- Visionstream Australia Pty Ltd

Applicant contact details: [mario.vodeny@visionstream.com.au](mailto:mario.vodeny@visionstream.com.au)  
07 3169 8431

**Application details**

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Application number: MCU173

Approval sought: Development Permit

Details of proposed development: Development Application for Material Change of Use –  
"Telecommunication Facility"

**Location details**

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Street address: Castlereagh Highway, Dirranbandi QLD 4486

Real property description: Lot 13 on BLM857

## Decision

Date of decision:	19 September 2019
Decision details:	Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence/advice agency imposed them.

## Details of the approval

Development Permit	Making a Material Change of Use assessable under the planning scheme.
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## Conditions

This approval is subject to the conditions in Attachment 1.

## Further development permits

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

- Development Permit – Building Work

## Properly made submissions

Not applicable — No part of the application required public notification.

## Referral agencies

The referral agencies for the application are:

Referral agency	Advice/Concurrence
State Assessment and Referral Agency Department of State Development, Manufacturing, Infrastructure and Planning PO Box 825 Toowoomba QLD 4350	Concurrence Agency For an application involving: <b>State Transport Corridors</b> <i>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</i> <i>(a) are within 25m of a State transport corridor; or</i> <i>(b) are a future State transport corridor;</i> <i>or</i> <i>(c) are—</i> <i>(i) adjacent to a road that intersects with a State controlled road; and</i> <i>(ii) within 100m of the intersection</i>

The Department of State Development, Manufacturing, Infrastructure and Planning has advised by letter dated 14 August 2019 that they have no requirements for the development.



## Rights of appeal

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The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions 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*).

A copy of the relevant appeal provisions are attached.

## Currency period for the approval

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This approval lapses if the first change of use does not happen within six (6) years.

## Approved plans and specifications

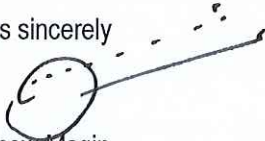
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Copies of the following plans, specifications and/or drawings are enclosed.

Plan/Document Number	Plan/Document Name	Date
4STG-51-01-DIRR-T1 Revision 4	Cover Sheet Prepared by Visionstream	10/07/2019
4STG-51-01-DIRR-C1 Revision 4	Site Specific Notes Prepared by Visionstream	10/07/2019
4STG-51-01-DIRR-C2 Revision 4	Overall Site Plan Prepared by Visionstream	10/07/2019
4STG-51-01-DIRR-C3 Revision 4	Site Setout Plan Prepared by Visionstream	10/07/2019
4STG-51-01-DIRR-C4 Revision 4	Site Elevations Prepared by Visionstream	10/07/2019
4STG-51-01-DIRR-C5 Revision 4	Allotment Plan Prepared by Visionstream	10/07/2019
4STG-51-01-DIRR-A1 Revision 4	NBN Antenna Setout Plan Prepared by Visionstream	10/07/2019
4STG-51-01-DIRR-A2 Revision 4	NBN Antenna Setout Plan Prepared by Visionstream	10/07/2019

For further information please contact Jessica Reiser, Planning Officer Maranoa Regional Council, on 1300 007 662 or via email [planning@maranoa.qld.gov.au](mailto:planning@maranoa.qld.gov.au) who will be pleased to assist.

Yours sincerely



Matthew Magin  
**Chief Executive Officer**

**Enc:** Attachment 1—Assessment manager Conditions of Approval (Balonne Shire Council)  
Attachment 2—Appeal provisions  
Attachment 3—Statement of Reasons  
Attachment 4—Approved plans and specifications



## ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (BALONNE SHIRE COUNCIL)

### DEVELOPMENT PERMIT CONDITIONS

#### Preamble

- (i) The relevant planning scheme for this development is *Balonne Shire Planning Scheme 2006 (As Amended July 2014)*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- (ii) Under the Balonne Shire Planning Scheme a **"Telecommunications Facility"** means any line, equipment, apparatus, tower, antenna, or other structure or thing used by the holder of a carrier's licence under the *Telecommunications Act 1997 (Aust)* as part of a system or network which carries, or is intended to carry, communications by electromagnetic energy.
- (iii) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- (iv) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- (v) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- (vi) An operational works application will be required to be submitted to and approved by Council for any cut exceeds 100m<sup>3</sup> and/or filling works that exceed 500m<sup>3</sup>.
- (vii) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

#### Use

1. The approved development is a Material Change of Use - "Telecommunications Facility" as defined in the Planning Scheme and as shown on the approved plans.
2. A development permit for building works must be obtained prior to commencing construction of the telecommunications facility.
3. The approved development is to be carried out generally in accordance with the following approved plans/documents and subject to approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.



Plan/Document Number	Plan/Document Name	Date
4STG-51-01-DIRR-T1 Revision 4	Cover Sheet	10/07/2019
4STG-51-01-DIRR-C1 Revision 4	Site Specific Notes	10/07/2019
4STG-51-01-DIRR-C2 Revision 4	Overall Site Plan	10/07/2019
4STG-51-01-DIRR-C3 Revision 4	Site Setout Plan	10/07/2019
4STG-51-01-DIRR-C4 Revision 4	Site Elevations	10/07/2019
4STG-51-01-DIRR-C5 Revision 4	Allotment Plan	10/07/2019
4STG-51-01-DIRR-A1 Revision 4	NBN Antenna Setout Plan	10/07/2019
4STG-51-01-DIRR-A2 Revision 4	NBN Antenna Setout Plan	10/07/2019

4. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

#### Compliance inspection

5. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.
6. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

#### Applicable Standards

7. All works must comply with:
  - a) the development approval conditions;
  - b) any relevant provisions in the Planning Scheme
  - c) any relevant Australian Standard that applies to that type of work; and
  - d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

#### Development works

8. The developer shall ensure that all approved works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
9. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

#### Safety

10. Any required obstacle lighting or marking is to be installed and maintained on the approved "Telecommunication Facility" in accordance with the Civil Aviation Safety Authority's (CASA) and *Manual of Standards Part 139 – Aerodromes*.



## Waste Management

11. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
12. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

## Stormwater Drainage

13. Stormwater shall be collected and discharged in accordance with *Schedule 6: "Standards for Stormwater Drainage"* of the *Balonne Shire Planning Scheme*.
14. There must be no increase in any silt loads or contaminants in any overland flow from the property during the development process and after development has been completed.
15. If erosion or silt or other materials may be washed off the property being developed during development, the developer must document and implement a management plan that prevents this from occurring.
16. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

## Earthworks and Construction

17. Excavation or filling must be undertaken in accordance with *Schedule 7: "Standards for Construction Activity"* of the *Balonne Shire Planning Scheme*.
18. During construction, soil erosion and sediment is managed in accordance with *Schedule 7: "Standards for Construction Activity"* of the *Balonne Shire Planning Scheme*.

## Avoiding Nuisance

19. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
20. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
21. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
22. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
23. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

## Services

24. The proposed development must be connected to an electricity supply that is adequate for the use.

## Access

25. The landowner shall be responsible for the maintenance of vehicle crossovers from the road carriageway to the property boundary. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.
26. All-weather vehicle access is to be provided to the development site from the public roadway
27. Vehicle access and manoeuvring shall be maintained in accordance with relevant criteria of Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas" of the *Balonne Shire Planning Scheme*.
28. The developer shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards.
29. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

## No Cost to Council

30. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

## Latest versions

31. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

## Application Documentation

32. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.



## ATTACHMENT 2 – PLANNING ACT EXTRACT APPEAL RIGHTS

### Chapter 6 Dispute resolution Part 1 Appeal rights

#### 228 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.

## 229 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under

(d) schedule 1, table 1, item 1—each principal submitter for

(e) the development application; and

(f) for an appeal about a change application under

(g) schedule 1, table 1, item 2—each principal submitter for

(h) the change application; and

(i) each person who may elect to become a co-respondent

(j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

(k) for an appeal to the P&E Court—the chief executive; and

(l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

## 230 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—  
**decision** includes—
  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.

**non-appealable**, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

### 231 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.



### ATTACHMENT 3 — STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

<b>Description of Development</b>	The proposed development is for Material Change of Use – “Telecommunication Facility”
<b>Assessment benchmarks</b>	The proposed development was assessed against the following Assessment benchmarks: <ul style="list-style-type: none"><li>• <i>Darling Downs Regional Plan</i>;</li><li>• <i>State Planning Policy</i>; and</li><li>• <i>Balonne Shire Planning Scheme 2006 (As amended July 2014)</i><ul style="list-style-type: none"><li>• <i>Rural Zone Code</i></li><li>• <i>Flood Hazard Overlay Code</i></li></ul></li></ul>
<b>Relevant matters</b>	There relevant matters are the Assessment benchmarks.
<b>Matters raised in submissions</b>	No part of the application required public notification.
<b>Reasons for decision</b>	The development was assessed against all of the Assessment benchmarks listed above and complies with all of these Assessment benchmarks or has otherwise been conditioned to achieve compliance.

ATTACHMENT 4 — APPROVED PLANS AND SPECIFICATIONS



DATE OF ISSUE		11.06.19	21.06.19	02.07.19	10.07.19				
DRAWING PACKAGE VERSION		1	2	3	4				

**GENERAL**

4STG-51-01-DIRR -T1	COVER SHEET	01	02	03	04				
4STG-51-01-DIRR -C1	SITE SPECIFIC NOTES	01	02	03	04				
4STG-51-01-DIRR -C2	OVERALL SITE PLAN	01	02	03	04				
4STG-51-01-DIRR -C3	SITE SETOUT PLAN	01	02	03	04				
4STG-51-01-DIRR -C4	SITE ELEVATION	01	02	03	04				
4STG-51-01-DIRR -C5	ALLOTMENT PLAN	01	02	03	04				

**ELECTRICAL**

**RF AND TX CONFIGURATIONS**

4STG-51-01-DIRR -A1	NBN ANTENNA CONFIGURATION	01	02	03	04				
4STG-51-01-DIRR -A2	NBN ANTENNA SETOUT PLAN	-	02	03	04				

**STRUCTURAL**

**CIVIL**

**MONOPOLE DESIGN**

**LEASE**

**DISTRIBUTION**

ERICSSON	MORGAN BROWN	E	E	E	E				
VISIONSTREAM	SOE TUT	E	E	E	E				

**BALONNE SHIRE COUNCIL**

**APPROVED PLANS / AMENDED PLANS**

That accompanies a decision notice under the SPA 2009

File Number MCU 173

Date of Approval 19.09.19

Assessment Mgr / CEO 

# SITE No: 4STG-51-01-DIRR DIRRANBANDI

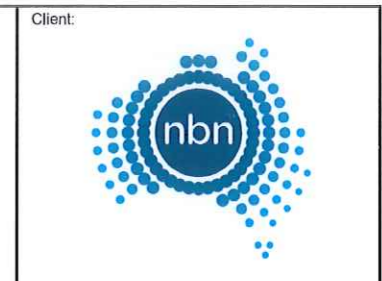
LOT 13 GOLF COURSE ROAD  
DIRRANBANDI  
QLD 4486

RFNSA SITE No: 4486010



## PROJECT SUMMARY

NBN GREENFIELD  
NBN 60m LATTICE TOWER WITH HEADFRAME  
NBN OUTDOOR CABINET ON ELEVATED STEEL PLATFORM  
(HEIGHT T.B.C.)



Client:

Project:  
NATIONAL BROADBAND NETWORK  
SITE No: 4STG-51-01-DIRR  
DIRRANBANDI  
LOT 13 GOLF COURSE ROAD  
DIRRANBANDI  
QLD 4486

PRELIMINARY

04	10.07.19	PRELIMINARY	GS
03	03.07.19	PRELIMINARY	ON
02	21.06.19	PRELIMINARY	ON
01	11.06.19	PRELIMINARY	ON
Rev	Date	Revision Details	CAD



DRAFTED BY: GS  
CHECKED BY: JM  
APPROVED BY: ST

Drawing Title:  
**COVER SHEET**

Drawing No.	Revision
4STG-51-01-DIRR -T1	04



# SITE INFORMATION:

1. **SITE ADDRESS**  
LOT 13 GOLF COURSE ROAD, DIRRANBANDI, QLD 4486.
2. **GENERAL**  
THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT NBN CONSTRUCTION STANDARDS, AUSTRALIAN STANDARDS AND SPECIFICATIONS.
3. **SITE ACCESS**  
SITE OWNER TO BE CONTACTED PRIOR TO ACCESSING SITE.  
THE PROPOSED NBN SITE IS LOCATED WEST OF GOONDIWINDI. FROM GOONDIWINDI TRAVEL WEST USING BARWON HWAY TOWARDS WEENGALLON FOR ABOUT 133km. FROM WEENGALLON CONTINUE FOR ABOUT 125km THEN TURN LEFT TO CARNAVON HWAY. CONTINUE FOR ABOUT 35km TOWARDS THALLON THEN TURN LEFT TO DUNWINNIE RD, USING DUNWINNIE RD TRAVEL FOR ABOUT 18km THEN LEFT TO CASTLEREAGH HWAY FOR 18km. PROPERTY ENTRY IS ON THE LEFT. ENTER USING EXISTING DIRT ROAD (GOLF COURSE DRIVE) ABOUT 110m IS THE PROPOSED ACCES GATE ON THE LEFT. PROPOSED NEW NBN SITE IS AT THE SW BACK END OF THE PROPERTY (APPROXIMATELY 125m). NEW NBN ACCESS TRACK AND LOCKABLE FARM GATE AND ACCESS GATE REQUIRED TO SITE.
4. **EQUIPMENT**  
NBN OUTDOOR CABINETS RBS6120 (1-OFF) & B174 (1-OFF) TO BE INSTALLED ON ELEVATED STEEL PLATFORM (HEIGHT TBC) WITHIN NBN LEASE AREA.
5. **STRUCTURE**  
NBN 60m LATTICE TOWER.
6. **ANTENNA ACCESS**  
PANEL ANTENNA ACCESS VIA LATTICE TOWER MOUNTED ACCESS LADDER WITH FALL ARREST OR EWP BY QUALIFIED PERSONNEL ONLY.  
PARABOLIC ANTENNA ACCESS VIA LATTICE TOWER MOUNTED ACCESS LADDER WITH FALL ARREST OR EWP BY QUALIFIED PERSONNEL ONLY.
7. **EXISTING SERVICES**  
THE CONTRACTOR SHALL IDENTIFY AND CONFIRM THE LOCATION OF ALL RELEVANT EXISTING SERVICES AS REQUIRED PRIOR TO THE COMMENCEMENT OF WORKS.

8. **EXISTING SITE HAZARDS**  
THE FOLLOWING HAZARDS ARE PRESENT ON SITE:
  - ELECTRICAL CABLING AND/OR TRIP HAZARDS
  - MANUAL HANDLING
  - WORKING AT HEIGHT
  - EXISTING OVERHEAD POWER LINE
  - SNAKE BITES AND SPIDERS
  - FLOOD PRONE
  - DRY CONSTRUCTION ONLY
  - 4WD ACCESS ONLY
9. **ELECTRICAL SUPPLY**  
NEW POWER SUPPLY SHALL BE PROVIDED IN LIAISON WITH THE POWER AUTHORITY (ERGON).
10. **TRANSMISSION LINK**  
REFER TO NBN ANTENNA CONFIGURATION ON DRAWING A1 FOR DETAILS.
11. **SITE SPECIFIC INFORMATION**
12. **WIND LOAD PARAMETERS**

SITE TOPOGRAPHICAL DATA		
REGION	TERRAIN CATEGORY	TOPOGRAPHIC MULTIPLIER
A4	2.5	TBC

13. **SITE SIGNAGE REQUIREMENTS**  
THE CONTRACTOR TO SUPPLY AND INSTALL:
  - MERCS-1, 1500mm AGL, REFER TO NBN-STD-0025
  - MERCS-2, AFFIX TO SITE ACCESS GATE, REFER TO NBN-STD-0025
  - HAZARDOUS VOLTAGE SIGN, REFER TO ERICSSON NBN RAN INSTALLATION DESIGN/CONSTRUCTION SPECIFICATION
  - CLIMBING FALL ARREST DEVICE SIGN, REFER TO ERICSSON NBN RAN INSTALLATION DESIGN/CONSTRUCTION SPECIFICATION
  - SITE ENQUIRY

**BALONNE SHIRE COUNCIL**

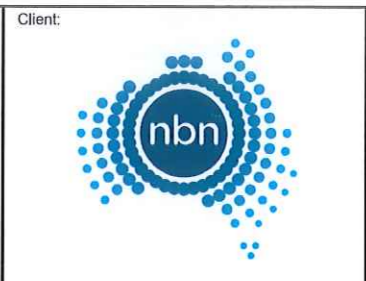
**APPROVED PLANS / AMENDED PLANS**

That accompanies a decision notice under the SPA 2009

File Number MCU 173

Date of Approval 19.09.19

Assessment Mgr / CEO



Client:

Project:  
**NATIONAL BROADBAND NETWORK**  
 SITE No: 4STG-51-01-DIRR  
**DIRRANBANDI**  
 LOT 13 GOLF COURSE ROAD  
 DIRRANBANDI  
 QLD 4486

**PRELIMINARY**

Rev	Date	Revision Details	CAD
04	10.07.19	PRELIMINARY	GS
03	03.07.19	PRELIMINARY	ON
02	21.06.19	PRELIMINARY	ON
01	11.06.19	PRELIMINARY	ON

**VISIONSTREAM AUSTRALIA PTY LTD**  
 20 Corporate Drive  
 Heatherton, VIC 3202  
 Tel- (03) 9258 5700 Fax- (03) 9563 7481  
 www.visionstream.com.au

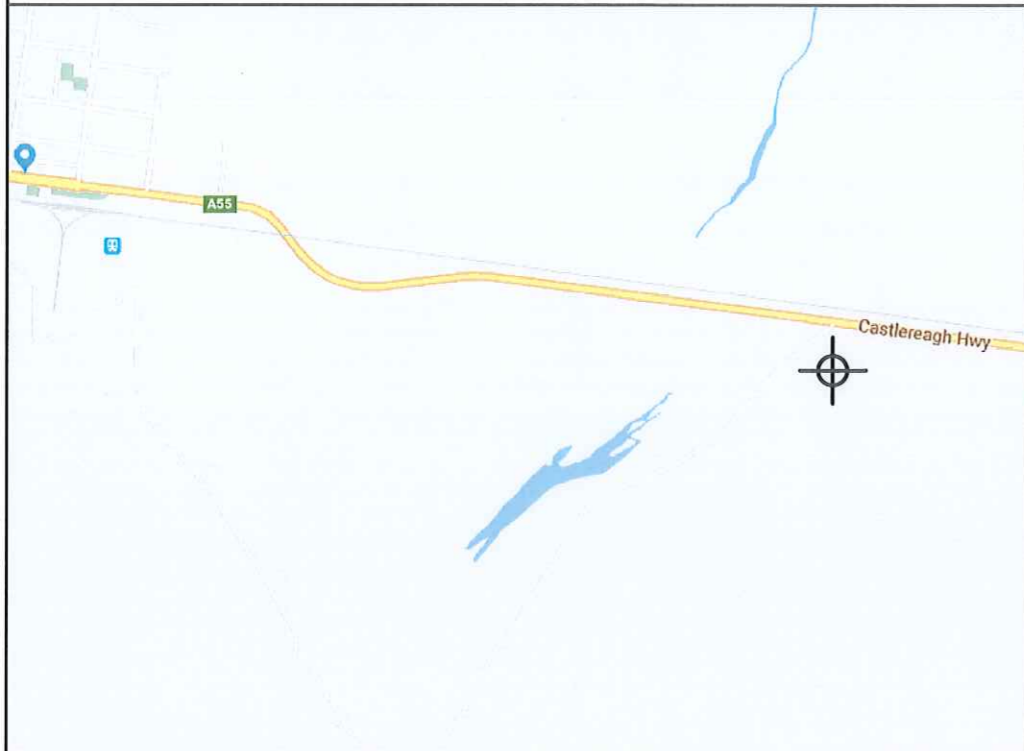
DRAFTED BY: GS  
 CHECKED BY: JM  
 APPROVED BY: ST

Drawing Title:  
**SITE SPECIFIC NOTES**

Drawing No. 4STG-51-01-DIRR -C1      Revision 04



# SITE LOCATION



**NOTES:**  
 1. ALL UNDERGROUND SERVICES SHOWN INDICATIVE ONLY.  
 2. NBN POWER ROUTE SHOWN INDICATIVELY ONLY.

ST GEORGE DIRRANBANDI RD (CASTLEREAGH HWY)

EXISTING ERGON O/H HV POWER LINE  
 PROPERTY BOUNDARY  
 EXISTING ACCESS GATE  
 NBN CONTRACTOR TO INVESTIGATE DRIVEWAY (PROPERTY ENTRANCE) FOR CRANE ACCESS AND UPGRADE IF REQUIRED

NBN CONTRACTOR TO SUPPLY AND INSTALL NBN ACCESS TRACK SECTION 1 (APPROX. 120m)

ERGON HV POWER POLE # (T.B.A.)  
 ERGON TO INSTALL TRANSFORMER ON POLE (TBC WITH OFFER)

ERGON EXISTING O/H POWER LINE

ERGON TO SUPPLY AND INSTALL O/H LV SERVICE CABLE TO NEW NBN PROPERTY POLE (TBC WITH POWER OFFER) (APPROX. 20m)

NEW PRIVATE PROPERTY POLE BY NBN CONTRACTOR (P.O.S.)

NBN CONTRACTOR TO SUPPLY AND INSTALL NBN U/G CONSUMER CABLE (APPROX. 25m RUN)

NBN INSTALLATION

## OVERALL SITE PLAN

SCALE 1:1000

**BALONNE SHIRE COUNCIL**  
**APPROVED PLANS / AMENDED PLANS**  
 That accompanies a decision notice under the SPA 2009

File Number ..... MCU 173

Date of Approval ..... 19.09.19

Assessment Mgr / CEO .....

REPRODUCED WITH PERMISSION FROM GOOGLE EARTH PRO

### SITE CO-ORDINATES

TOWER LOCATION	
DATUM: MGA(GDA 94)	ZONE: 55
EASTING	622559
NORTHING	6836599
LATITUDE	-28.59177°
LONGITUDE	148.25336°

### LEGEND

- NUE — NBN UNDERGROUND ELECTRICAL
- NUF — NBN UNDERGROUND FIBRE
- HV — HV — OVERHEAD HV POWER LINE
- AE — AE — AERIAL ELECTRICAL
- - - - - PROPERTY BOUNDARY
- \ — \ — NBN COMPOUND SECURITY FENCE

DBYD Job No. 16318315  
 Enquiry Date: 21/05.2019  
**CONTRACTOR TO REVALIDATE AT TIME OF CONSTRUCTION!**

### PUBLIC UTILITIES LEGEND

NO SERVICES IN VICINITY  
 DBYD NOT UNDERTAKEN - WORKS WITHIN EXISTING COMPOUND

### ACCESS TRACK UPGRADE MATRIX

TRACK SECTION	NBN OPTIONS	NBN SPEC	DISTANCE (m)
SECTION 1	NEW	NBN STD	120m



Client:  
 Project:  
**NATIONAL BROADBAND NETWORK**  
 SITE No: 4STG-51-01-DIRR  
**DIRRANBANDI**  
 LOT 13 GOLF COURSE ROAD  
 DIRRANBANDI  
 QLD 4486

Project:  
**NATIONAL BROADBAND NETWORK**  
 SITE No: 4STG-51-01-DIRR  
**DIRRANBANDI**  
 LOT 13 GOLF COURSE ROAD  
 DIRRANBANDI  
 QLD 4486

### PRELIMINARY

Rev	Date	Revision Details	CAD
04	10.07.19	PRELIMINARY	GS
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DRAFTED BY: GS  
 CHECKED BY: JM  
 APPROVED BY: ST

Drawing Title:  
**OVERALL SITE PLAN**

Drawing No. 4STG-51-01-DIRR -C2  
 Revision 04





**NOTES:**

1. EXISTING VEGETATION NOT SHOWN FOR CLARITY.
2. LOCATION AND ORIENTATION OF NBN STRUCTURE, ODC AND ASSOCIATED EQUIPMENT WITHIN THE NBN COMPOUND ARE SHOWN INDICATIVELY AND ARE SUBJECT TO CHANGE.



Client:

Project:

NATIONAL BROADBAND NETWORK  
 SITE No: 4STG-51-01-DIRR  
**DIRRANBANDI**  
 LOT 13 GOLF COURSE ROAD  
 DIRRANBANDI  
 QLD 4486

PRELIMINARY

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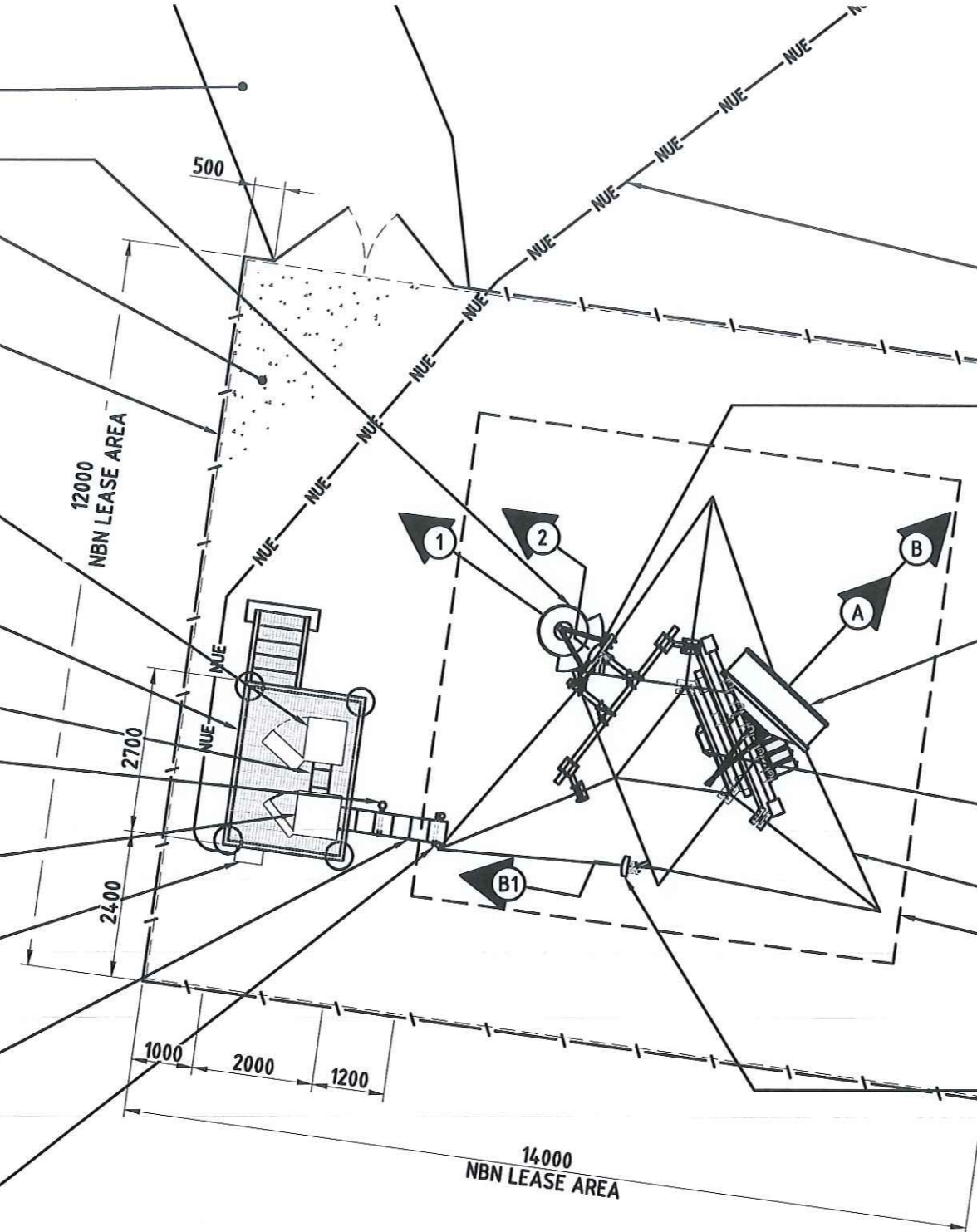


DRAFTED BY: GS  
 CHECKED BY: JM  
 APPROVED BY: ST

Drawing Title:  
**SITE SETOUT PLAN**

Drawing No. 4STG-51-01-DIRR -C3  
 Revision 04

- NBN CONTRACTOR TO SUPPLY AND INSTALL NBN ACCESS TRACK (APPROX. 120m)
- NBN MATSING LENS ANTENNA (1-OFF) WITH RRU (9-OFF)
- NBN 75mm THICK SINGLE SIZED GRAVEL OVER WEED MAT WITH TIMBER EDGE REFER NBN-STD-0012 FOR DETAILS
- NBN COMPOUND SECURITY FENCE (14m x 12m x 2.4m H) REFER NBN-STD-0012 FOR DETAILS
- NBN OUTDOOR CABINET B174 (1-OFF) ON ELEVATED STEEL PLATFORM REFER NBN-STD-0044 FOR DETAILS
- NBN ELEVATED STEEL PLATFORM (HEIGHT TBC)
- NBN 300mm WIDE CABLE LADDER BETWEEN CABINETS
- NBN GPS UNIT MOUNTED ON CABLE LADDER SUPPORT (UNISTRUT P1000) REFER NBN-STD-0013 FOR DETAILS
- NBN OUTDOOR CABINET RBS6120 (1-OFF) ON ELEVATED STEEL PLATFORM REFER NBN-STD-0044 FOR DETAILS
- NBN PDB ON H-FRAME SUPPORT REFER NBN-STD-0042 FOR DETAILS
- NBN 300 WIDE CABLE LADDER (5m) WITH SUPPORT POST (1-OFF) REFER DWGS NBN-STD-0013, NBN-STD-0014 & NBN-STD-0015 FOR DETAILS
- NBN DOUBLE POST CABLE LADDER SUPPORT AT END OF CABLE LADDER RUN (MAX 300 AWAY FROM END) REFER NBN-STD-0014 FOR DETAILS



- NBN CONTRACTOR TO SUPPLY AND INSTALL NBN U/G CONSUMERS /SUB MAINS CABLE ??m RUN)
- NBN FALLBACK PANEL ANTENNA (1-OFF) WITH RRUS (2-OFF)
- NBN Ø1800 PARABOLIC ANTENNA TO DIRRANBANDI NORTH (MAIN)  
 NBN Ø1800 PARABOLIC ANTENNA TO DIRRANBANDI NORTH (DIV)
- NBN LATTICE TOWER ACCESS LADDER AND FALL ARREST
- NBN 60m LATTICE TOWER
- NBN LATTICE TOWER FOUNDATION (INDICATIVE ONLY)

BALMAIN SHIRE COUNCIL  
 NBN PANEL ANTENNA (1-OFF) WITH RRUS (2-OFF)

APPROVED PLANS / AMENDED PLANS

That accompanies a decision notice under the SPA 2009

File Number MCU 173

Date of Approval 19.09.19

Assessment Mgr / CEO [Signature]

DETAIL 1  
 SCALE 1:100 C2



▼ EL 60.0m  
TOP OF TOWER

▼ EL 58.0m  
☉ NBN φ1800 PARABOLIC ANTENNA  
TO DIRRANBANDI NORTH (MAIN)

▼ EL 49.0m  
☉ NBN φ1800 PARABOLIC ANTENNA  
TO DIRRANBANDI NORTH (DIV)

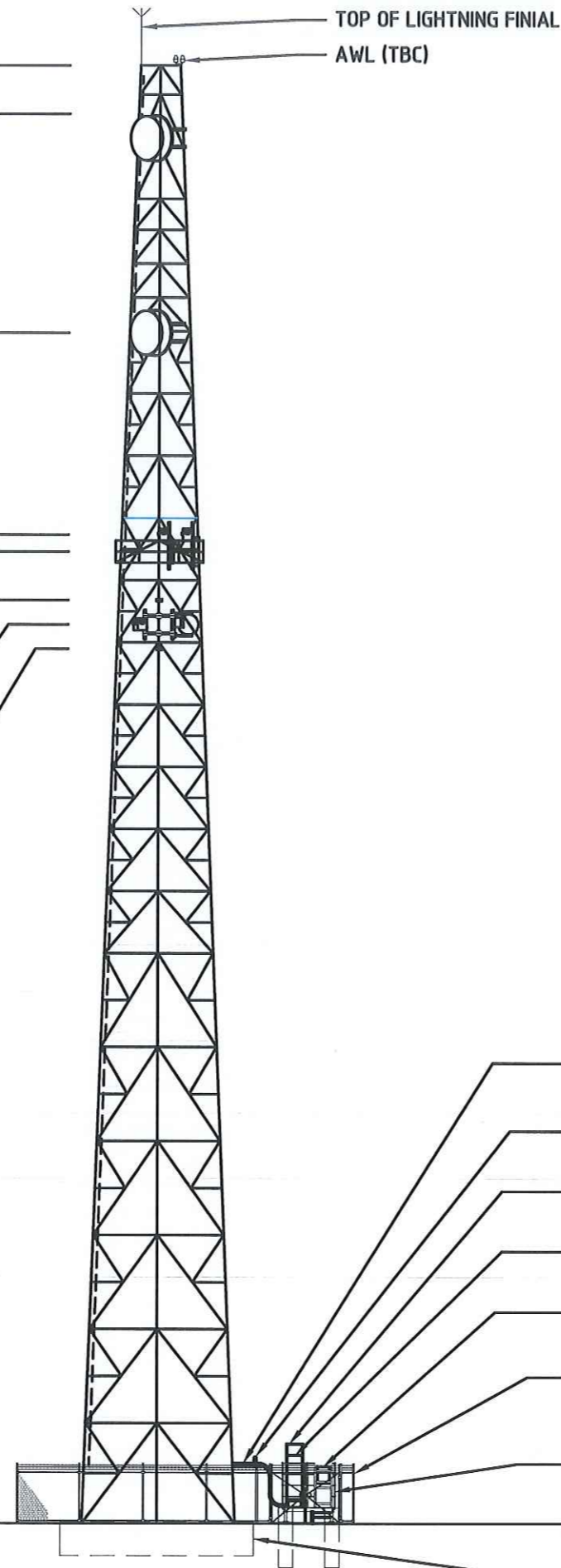
▼ EL 40.7m  
☉ NBN RRU (4-OFF)

▼ EL 40.0m  
☉ NBN PANEL ANTENNA (1-OFF)  
☉ NBN FALLBACK PANEL ANTENNA (1-OFF)  
ON HEADFRAME

▼ EL 38.0m  
☉ NBN CANISTER MOUNTED TO STEELWORK

▼ EL 37.0m  
☉ NBN LENS ANTENNA (1-OFF)  
☉ NBN RRU (9-OFF)

▼ EL 36.0m  
☉ NBN CANISTER MOUNTED TO STEELWORK



**NORTH ELEVATION**  
SCALE 1:250

**NOTES:**  
1. ACCESS LADDER AND FALL ARREST OMITTED FOR CLARITY.  
2. NBN CABLE FEEDER TO RUN VIA TOWER LEG MOUNTED FEEDER BRACKETS. UTILISE ANGLE ADAPTER AND SNAP-IN HANGERS AS PER ERICSSON SPECIFICATION.

NBN EQUIPMENT EXTERNAL COLOUR SCHEDULE		
FEATURE	EXTERNAL MATERIAL	COLOUR
COMPOUND FENCE	GALVANISED STEEL	NATURAL
LATTICE TOWER	GALVANISED STEEL	NATURAL
MOUNTING BRACKETS & PIPES	GALVANISED STEEL	NATURAL
HEADFRAME	GALVANISED STEEL	NATURAL
CABLE LADDER	GALVANISED STEEL	NATURAL
H-FRAME	GALVANISED STEEL	NATURAL
PARABOLIC ANTENNA	PLASTIC	FACTORY COLOUR (LIGHT GREY)
PANEL ANTENNA	PLASTIC	FACTORY COLOUR (LIGHT GREY)
OUTDOOR CABINET	METAL POWDER COATED	NATURAL
POWER DISTRIBUTION BOARD	METAL POWDER COATED	NATURAL
RRU	PLASTIC	NATURAL
RAU	PLASTIC	NATURAL

**BALONNE SHIRE COUNCIL**

**APPROVED PLANS / AMENDED PLANS**

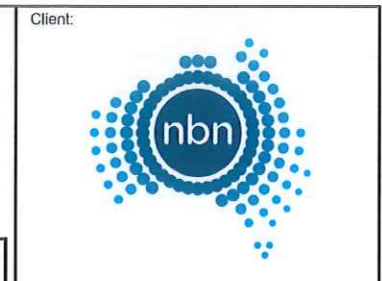
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File Number MCU 173

Date of Approval 19.09.19

Assessment Mgr / CEO [Signature]

▼ EL 00.0m  
GROUND LEVEL



Project:  
**NATIONAL BROADBAND NETWORK**  
SITE No: 4STG-51-01-DIRR  
**DIRRANBANDI**  
LOT 13 GOLF COURSE ROAD  
DIRRANBANDI  
QLD 4486

**PRELIMINARY**

Rev	Date	Revision Details	CAD
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APPROVED BY: ST

Drawing Title:  
**SITE ELEVATION**

Drawing No. 4STG-51-01-DIRR -C4  
Revision 04





55D30622

13BLM857

12BLM070

22BLM797

NBN INSTALLATION

ST GEORGE DIRRANBANDI RD (CASTLEREAGH HWY)

13/BLM857

10BLM608

12BLM070

**DIRRANBANDI SHIRE COUNCIL**

**APPROVED PLANS / AMENDED PLANS**

This accompanies a decision notice under the SPA 2009

File No: MCU 173 3BLM845469

Date of Approval: 19.09.19

Assessment Mgr / CEO: 

**ALLOTMENT PLAN**

SCALE 1:10000

Client:



Client:



Client:

Project:

NATIONAL BROADBAND NETWORK

SITE No: 4STG-51-01-DIRR  
DIRRANBANDI

LOT 13 GOLF COURSE ROAD  
DIRRANBANDI  
QLD 4486

PRELIMINARY

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APPROVED BY: ST

Drawing Title:

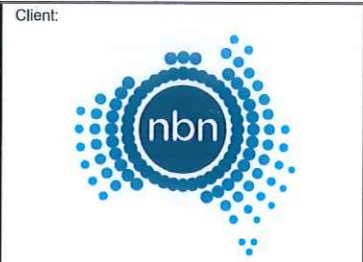
**ALLOTMENT PLAN**

Drawing No.	Revision
4STG-51-01-DIRR -C5	04



# NBN ANTENNA CONFIGURATION - 2300MHz

SECTOR	SYMBOL	RF ANTENNA DETAILS							MAIN FEEDER DETAILS					RRU DETAILS				RF TAIL	RET CABLE
		TYPE	DIMENSION (HxWxD)	☉ HEIGHT	AZIMUTH (TN)	ELEC TILT (NOTE 1)		MECH TILT	TYPE	OVERALL LENGTH	CANISTER HEIGHT	CANISTER TO RRU LENGTH	FEEDER ACTION REQUIRED	TYPE	LOCATION	☉ HEIGHT	ANTENNA PORT	LENGTH	LENGTH
						P1 & P2	P3 & P4												
1	①	MATSING LENS ANTENNA	1200x1200x1400	37.0m	305°	6°	6°	0°	50.0m	36.0m	5.0m	-	RRUS2218	BEHND ANTENNA	37.0m	1 & 2	3.0m	H&S 1/2" BRD PROOFED LISCA CABLE	1/TSR 484 21/2000
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	3 & 4	3.0m		
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	5 & 6	1.5m		
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	7 & 8	1.5m		
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	9 & 10	3.0m		
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	11 & 12	1.5m		
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	13 & 14	1.5m		
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	15 & 16	3.0m		
						6°	6°	0°					RRUS2218	BEHND ANTENNA	37.0m	17 & 18	3.0m		
FALL BACK	②	ARGUS LLPX411R	1180x300x115	4.0m	305°	6°	6°	0°									2.0mx5.0m		



Project:  
**NATIONAL BROADBAND NETWORK**  
 SITE No: 4STG-51-01-DIRR DIRRANBANDI  
 LOT 13 GOLF COURSE ROAD DIRRANBANDI QLD 4486

**PRELIMINARY**

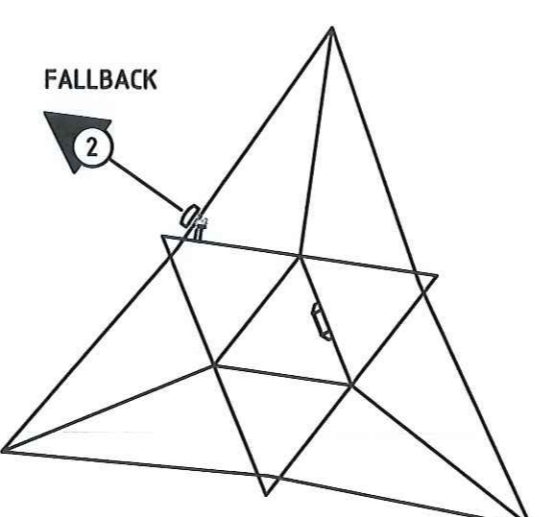
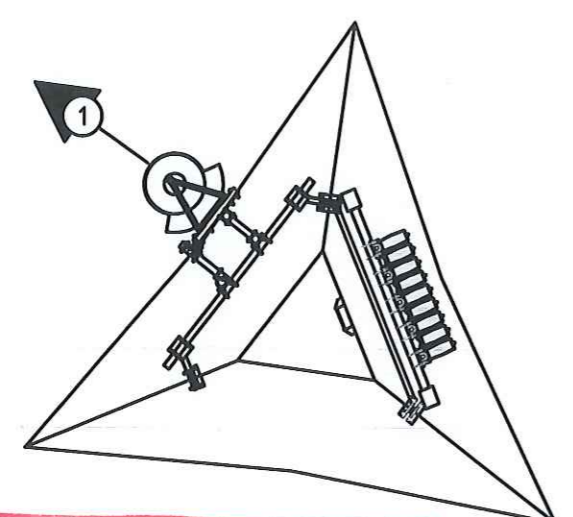
04	10.07.19	PRELIMINARY	GS
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Drawing Title:  
**NBN ANTENNA SETOUT PLAN**

Drawing No. 4STG-51-01-DIRR -A1 Revision 04



BALONNE SHIRE COUNCIL

APPROVED PLANS / AMENDED PLANS

LENS ANTENNA PLAN @37m

That accompanies a decision notice under the SPA 2009 SCALE 1:100

File Number ..... mcw 173 .....

Date of Approval ..... 19.09.19 .....

Assessment Mgr / CEO ..... [Signature] .....

PANEL ANTENNA PLAN @40m

SCALE 1:100



# NBN ANTENNA CONFIGURATION - 3400MHz

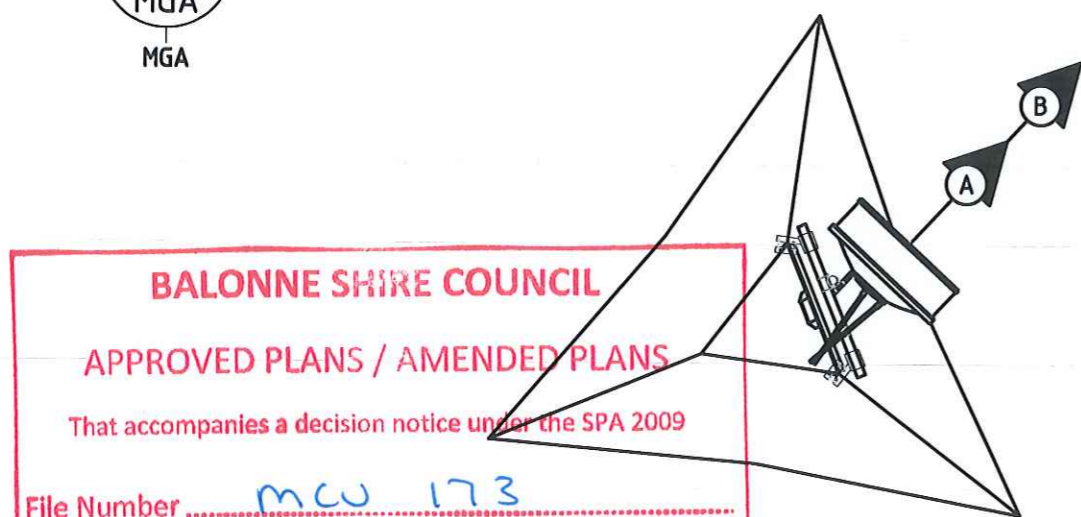
SECTOR	SYMBOL	RF ANTENNA DETAILS							MAIN FEEDER DETAILS					RRU DETAILS				RF TAIL	RET CABLE
		TYPE	DIMENSION (HxWxD)	CL HEIGHT	AZIMUTH (TN)	ELEC TILT (NOTE 1)		MECH TILT	TYPE	QTY	OVERALL LENGTH	CANISTER HEIGHT	CANISTER TO RRU LENGTH	TYPE	ANTENNA PORT	CL HEIGHT	LOCATION	H&S 1/2" BIRD PROOFED LISCA CABLE	1/TSR 484 21/2000
B1	B1	ALPHA WIRELESS AW3497-C	957x319x100	40.0m	290°	8°	8°	0°	H&S HYBRID MKII % Ø27.5mm	1	50.0m	38.0m	4.0m	RRUS2218	1 & 2	40.7m	BEHIND ANTENNA	1.5m	2.0m
													4.0m	RRUS2218	3 & 4	40.7m	BEHIND ANTENNA	1.5m	



SECTOR	SYMBOL	TX ANTENNA DETAILS							MAIN FEEDER DETAILS			
		TYPE	DIMENSION (HxWxD)	CL HEIGHT	AZIMUTH (TN)	DESTINATION	QTY RAU	Tx SPLITTER	TYPE	QTY	OVERALL LENGTH	
A	A	PARABOLIC	Ø1800	58.0m	43°	DIRRANBANDI NORTH (MAIN)	2	0	LDF1-50	2	70.0m	
B	B	PARABOLIC	Ø1800	49.0m	43°	DIRRANBANDI NORTH (DIV)	2	0	LDF1-50	2	60.0m	
GPS		KRE 101 2182/1	Ø69x96	2.5m	N/A					1	5.0m	



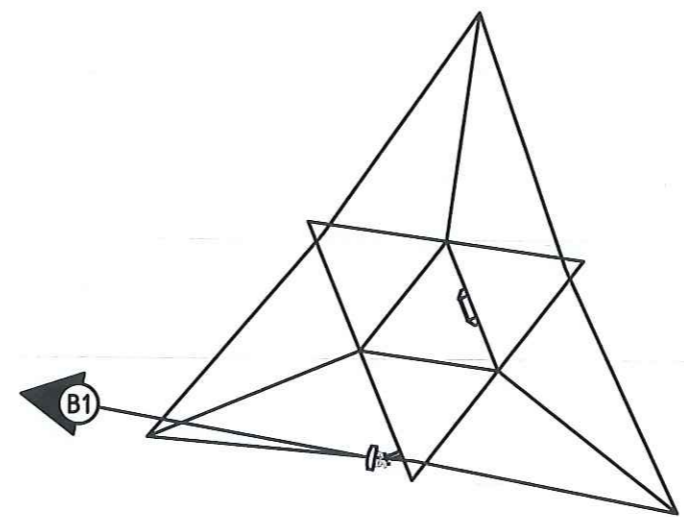
Project:  
**NATIONAL BROADBAND NETWORK**  
 SITE No: 4STG-51-01-DIRR DIRRANBANDI  
 LOT 13 GOLF COURSE ROAD DIRRANBANDI QLD 4486



**BALONNE SHIRE COUNCIL**  
 APPROVED PLANS / AMENDED PLANS  
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 Date of Approval ..... 19.09.19 .....  
 Assessment Mgr / CEO ..... [Signature] .....

**PARABOLIC ANTENNA PLAN @49m & 58m**

SCALE 1:100



**PANEL ANTENNA PLAN @4.0m**

SCALE 1:100

**PRELIMINARY**

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 CHECKED BY: JM  
 APPROVED BY: ST

Drawing Title:  
**NBN ANTENNA SETOUT PLAN**

Drawing No. 4STG-51-01-DIRR -A2      Revision 04

