

Details	Figure Revision	Date
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Co-Ordinates: GDA94 / MGA56		
Water Technology Pty Ltd		
Imagery Source: Google Earth 2019		
Local Authority: Fraser Coast Regional Council		

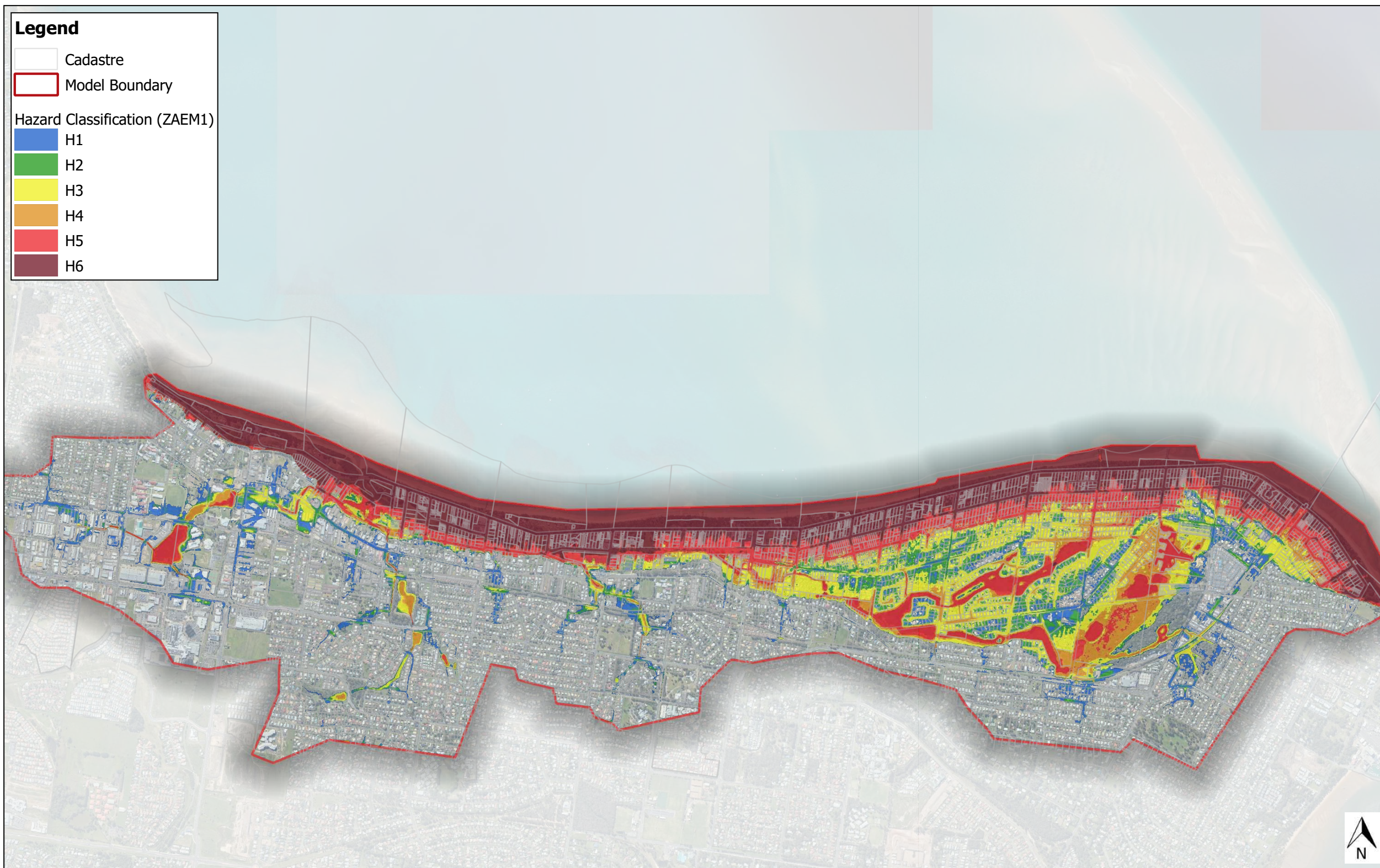
5% AEP Catchment Event with 1% AEP Storm Surge Event - Flood Hazard - Existing Case

Toon Toon Coastal and Flood Risk Management Study
Project: 22020172

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Details	Figure Revision	Date
Original Size: A1	1	20/02/2023
Co-Ordinates: GDA94 / MGA56		
Water Technology Pty Ltd		
Imagery Source: Google Earth 2019		
Local Authority: Fraser Coast Regional Council		

2100 RCP8.5 Climate Change 5% AEP Catchment Event with 1% AEP Storm Surge Event - Flood Hazard

Toon Toon Coastal and Flood Risk Management Study
Project: 22020172



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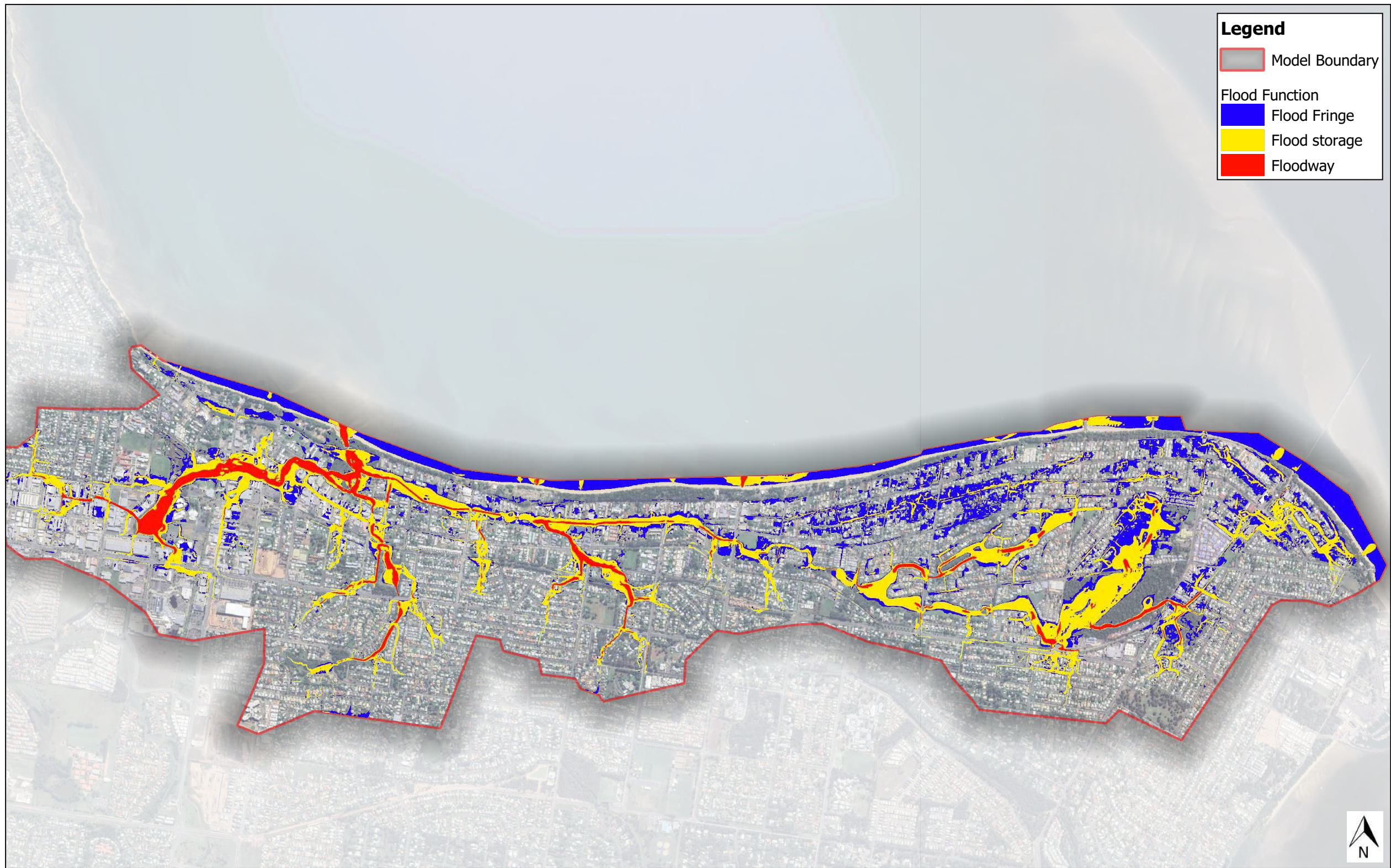
APPENDIX D FLOOD FUNCTION MAPPING





APPENDIX D
FLOOD FUNCTION MAPPING





Details	Figure Revision	Date
Original Size: A1	1	20/02/2023
Co-Ordinates: GDA94 / MGA56		
Water Technology Pty Ltd		
Imagery Source: Google Earth 2019		
Local Authority: Fraser Coast Regional Council		

1% AEP Flood Function - Existing Case

Toon Toon Coastal and Flood Risk Management Study
Project: 22020172



023-07-31T10:16:20.803



WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX E
PRELIMINARY STRUCTURAL OPTIONS
ASSESSMENT

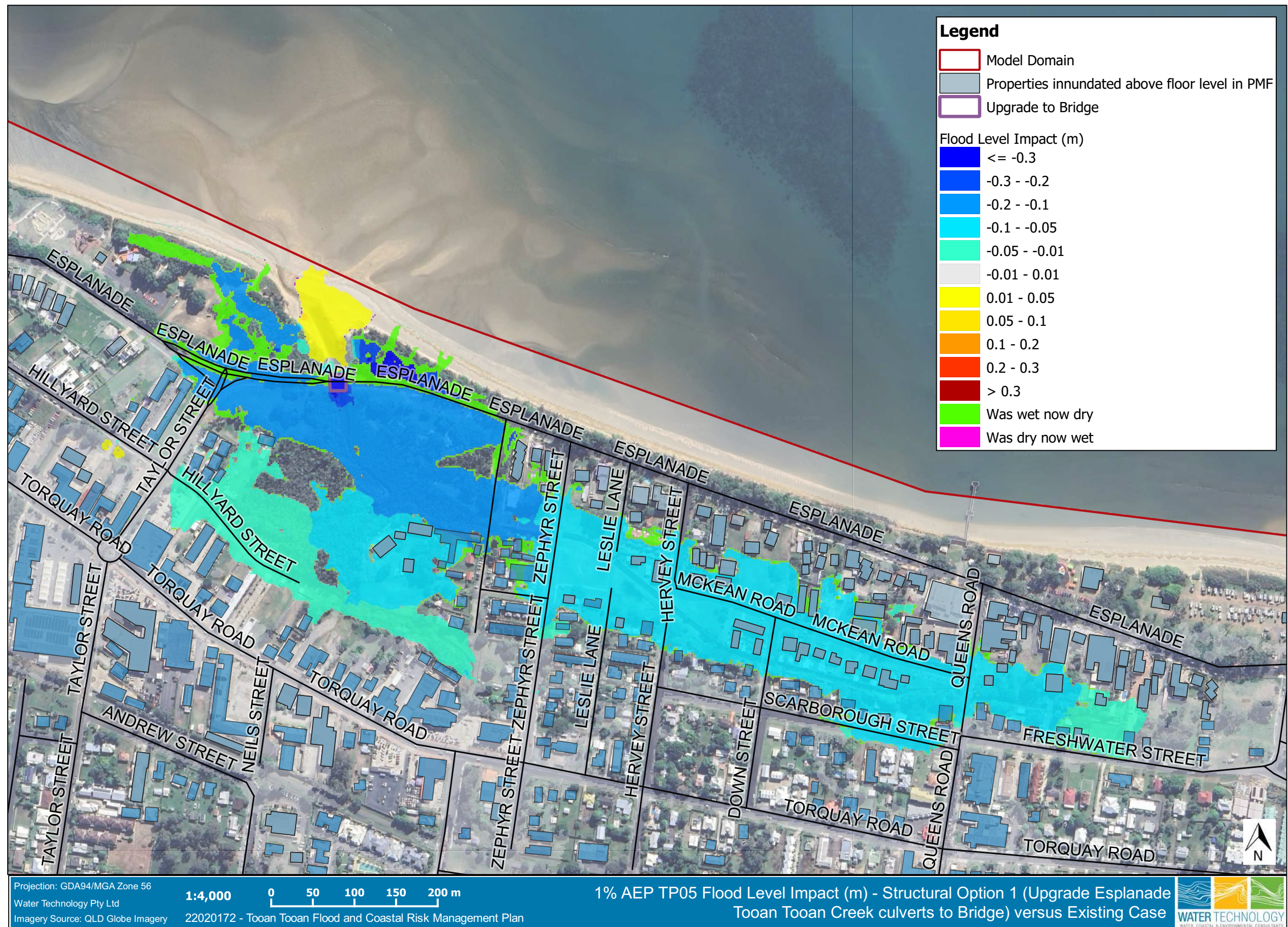


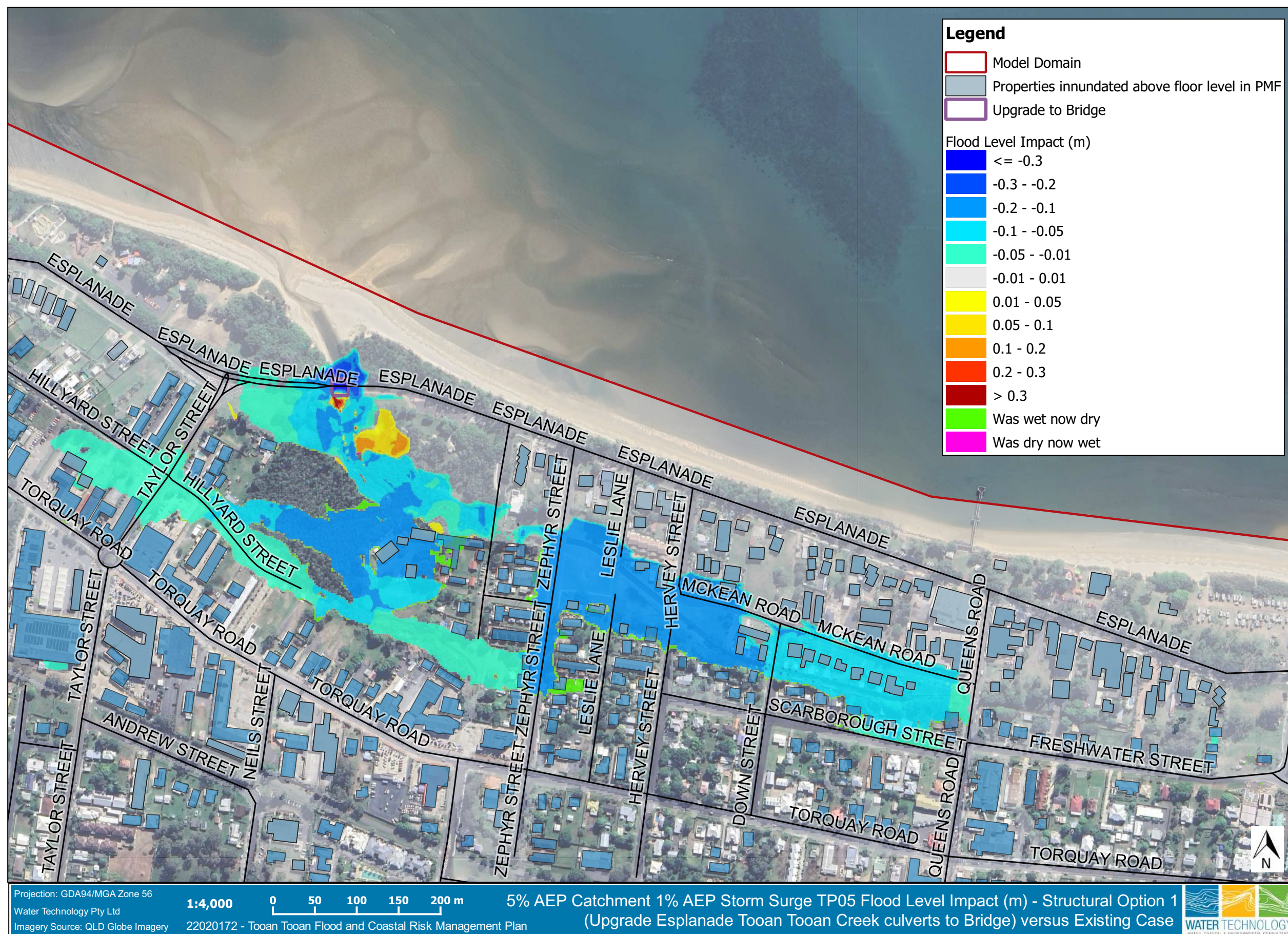


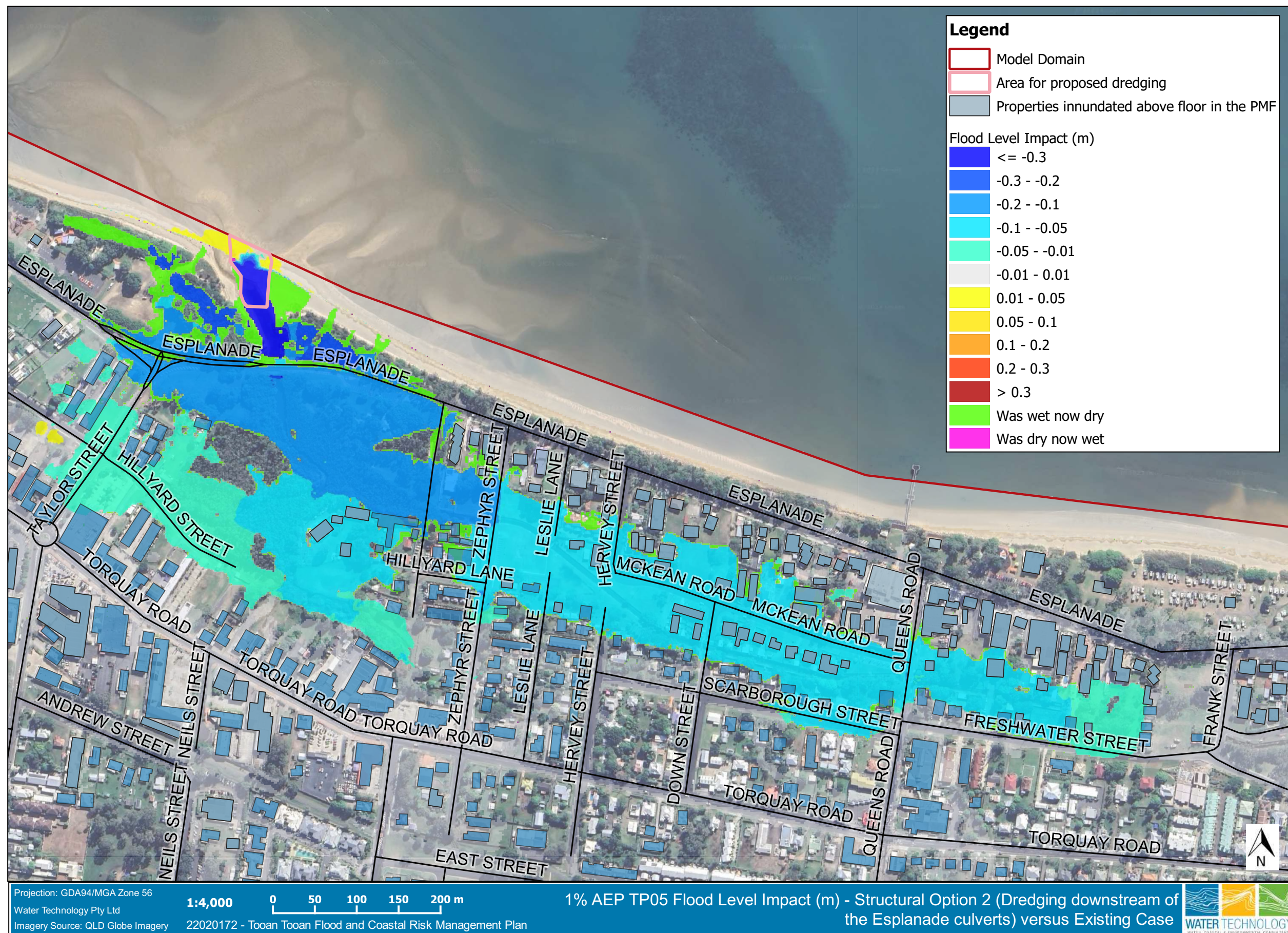
WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

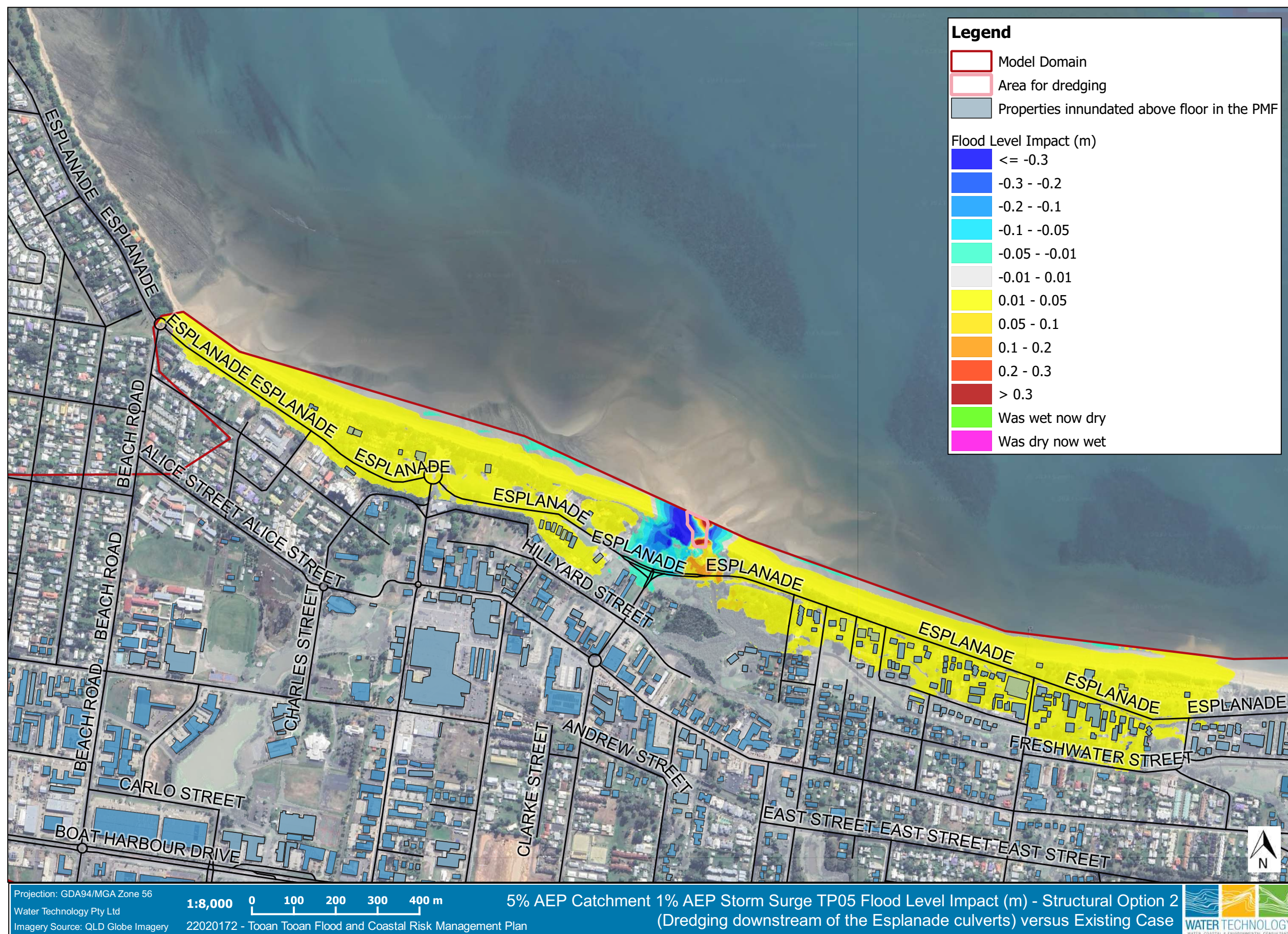
**APPENDIX E
PRELIMINARY STRUCTURAL OPTIONS
ASSESSMENT**













Legend

- Model Domain
- New and modified stormwater pipes
 - RCBC
 - RCP
- New and modified pits
 - R
 - Q
- Flood Level Impact (m)
 - ≤ -0.3
 - 0.3 - -0.2
 - 0.2 - -0.1
 - 0.1 - -0.05
 - 0.05 - -0.01
 - 0.01 - 0.01
 - 0.01 - 0.05
 - 0.05 - 0.1
 - 0.1 - 0.2
 - 0.2 - 0.3
 - > 0.3
 - Was wet now dry
 - Was dry now wet

Projection: GDA94/MGA Zone 56
 Water Technology Pty Ltd
 Imagery Source: QLD Globe Imagery

1:3,000

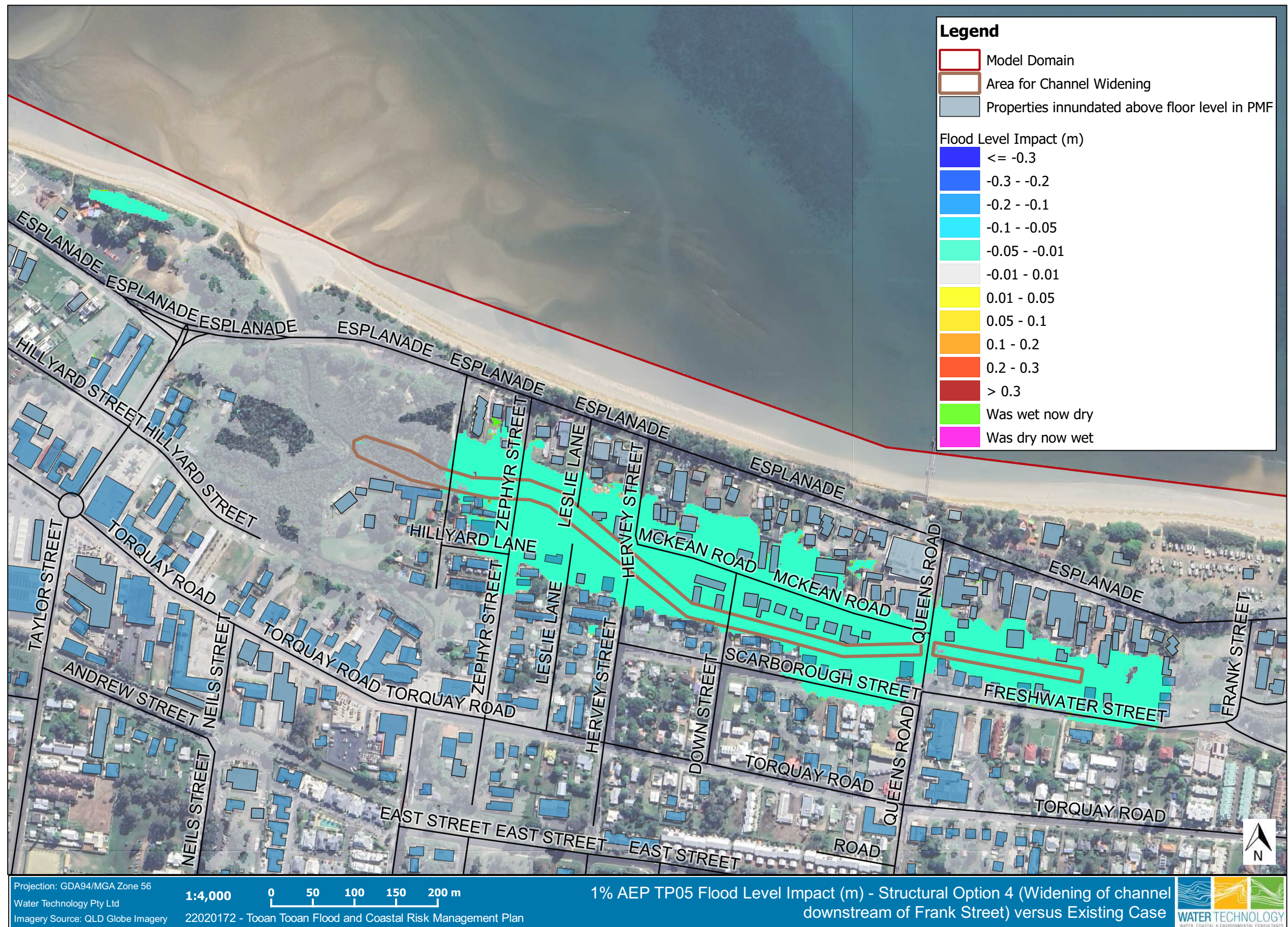
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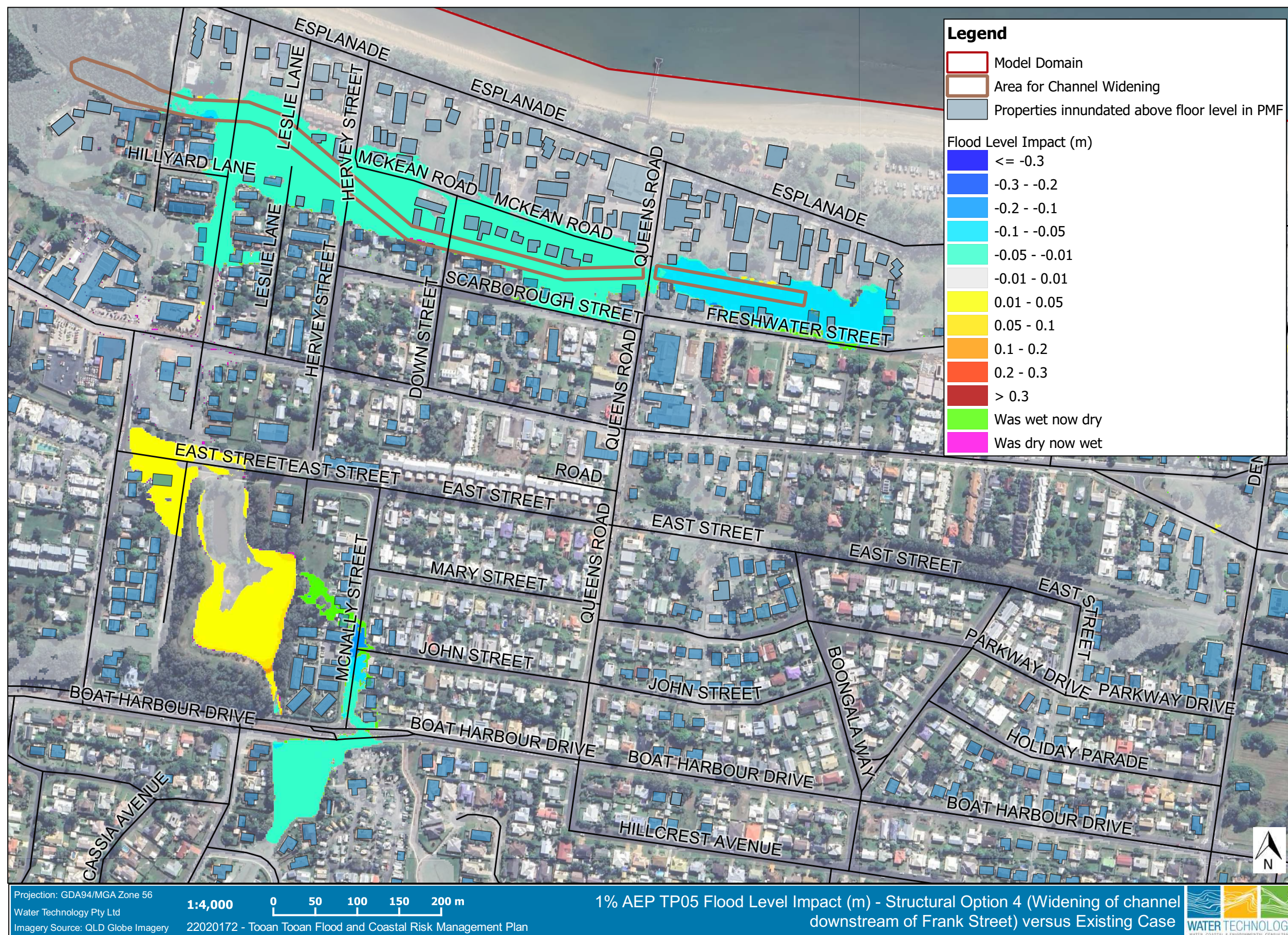
22020172 - Toon Toon Flood and Coastal Risk Management Plan

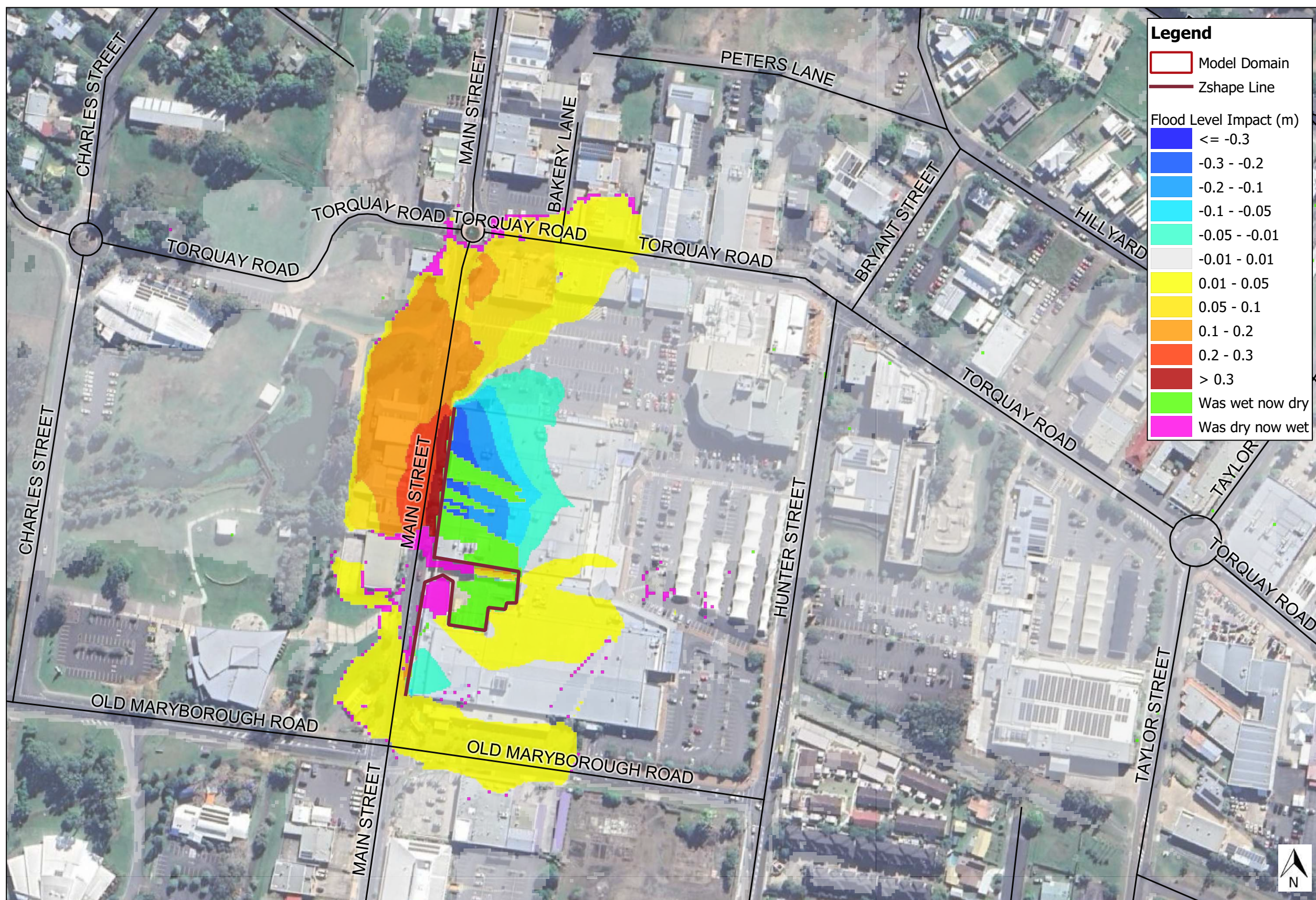
1% AEP TP05 Flood Level Impact (m) - Structural Option 3 (Increased Drainage under Pialba Place) versus Existing Case



023-07-31T10:28:14.580







Projection: GDA94/MGA Zone 56
 Water Technology Pty Ltd
 Imagery Source: QLD Globe Imagery

1:2,000 0 25 50 75 100 m

22020172 - Toon Toon Flood and Coastal Risk Management Plan

1% AEP TP05 Flood Level Impact (m) - Structural Option 5 (2m high zshape line along shopping centre) versus Existing Case

WATER TECHNOLOGY
 WATER, COASTAL, ENVIRONMENTAL CONSULTANTS

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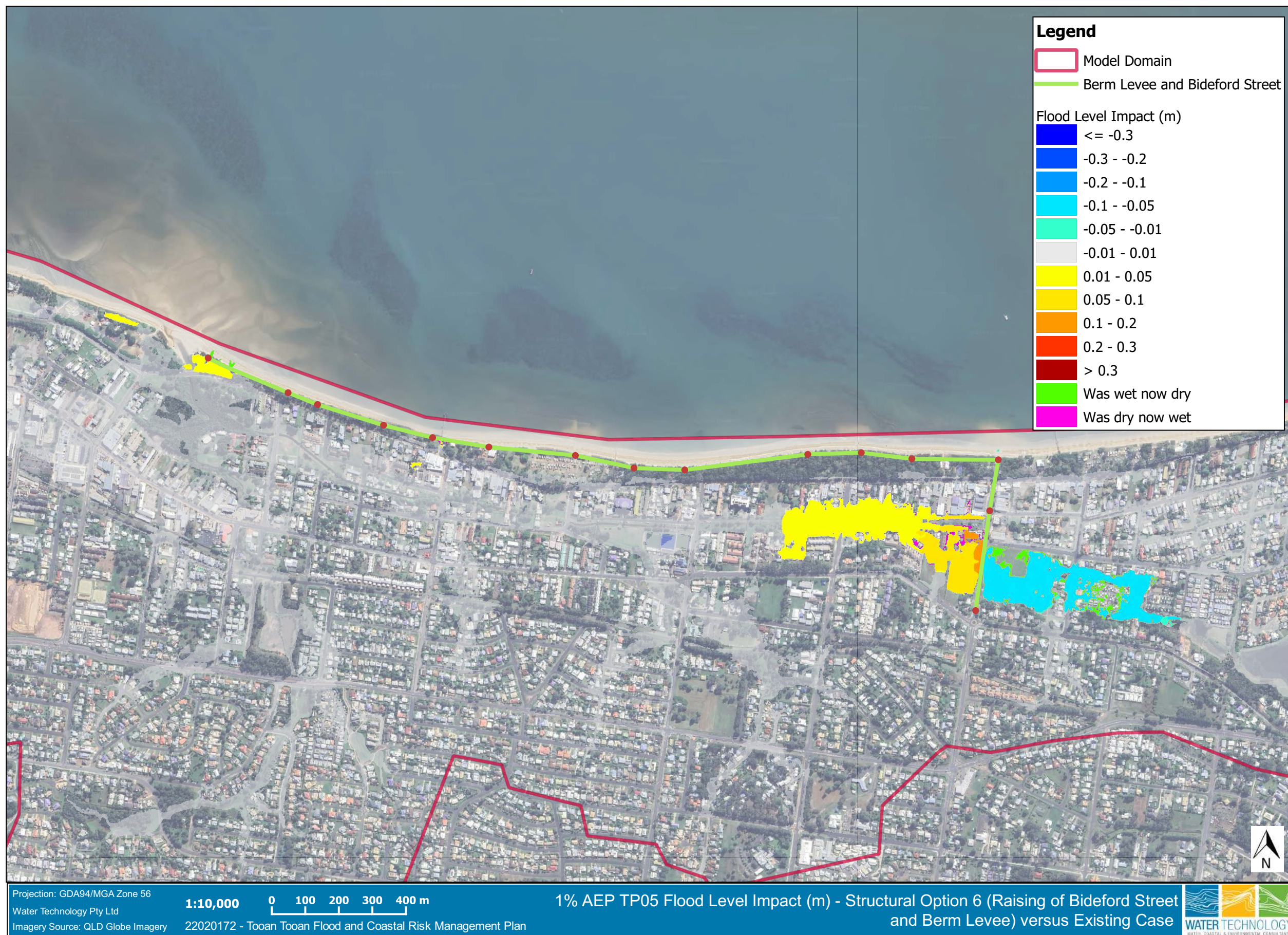


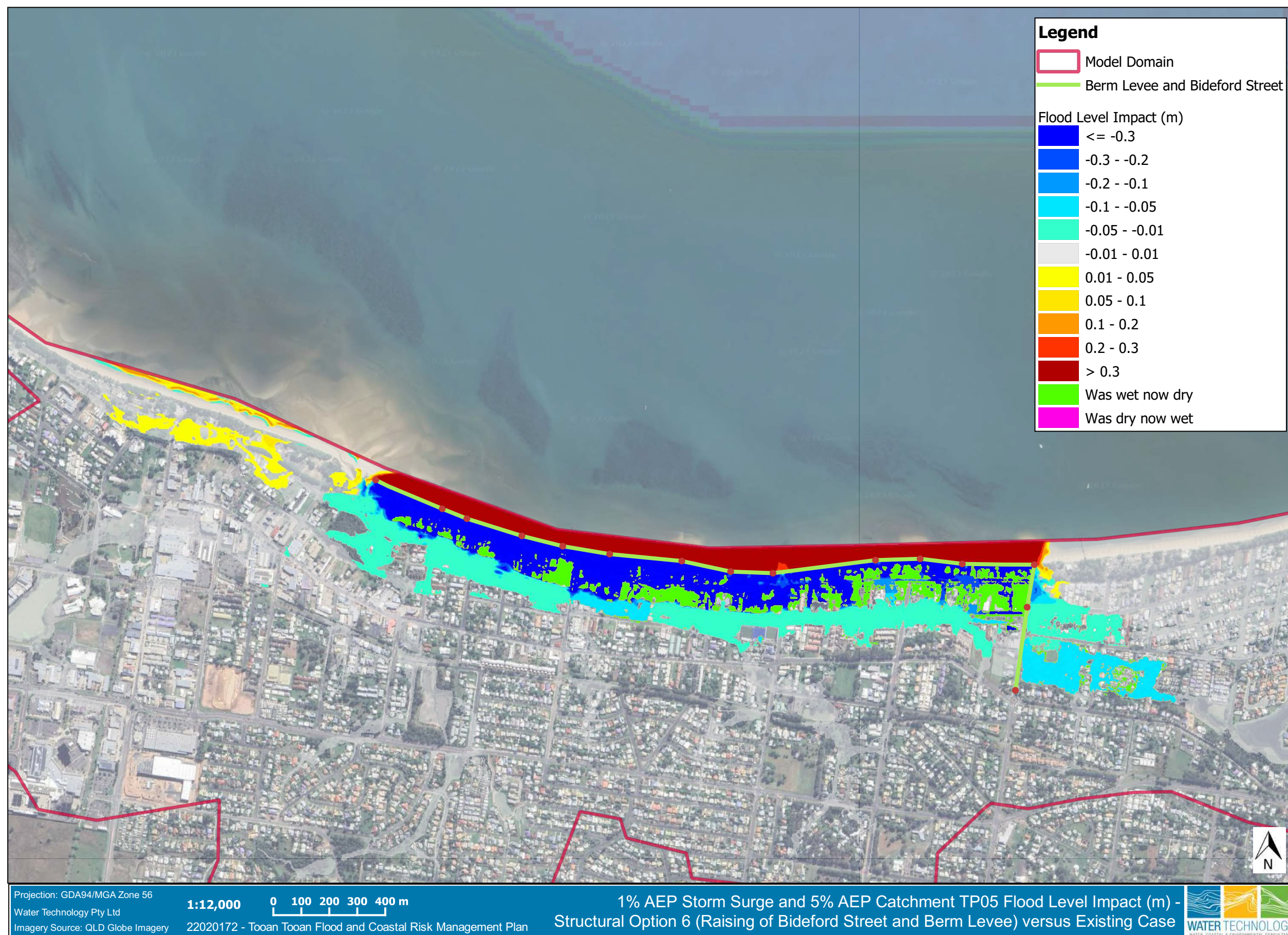
Projection: GDA94/MGA Zone 56
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 Imagery Source: QLD Globe Imagery
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 22020172 - Toon Toon Flood and Coastal Risk Management Plan

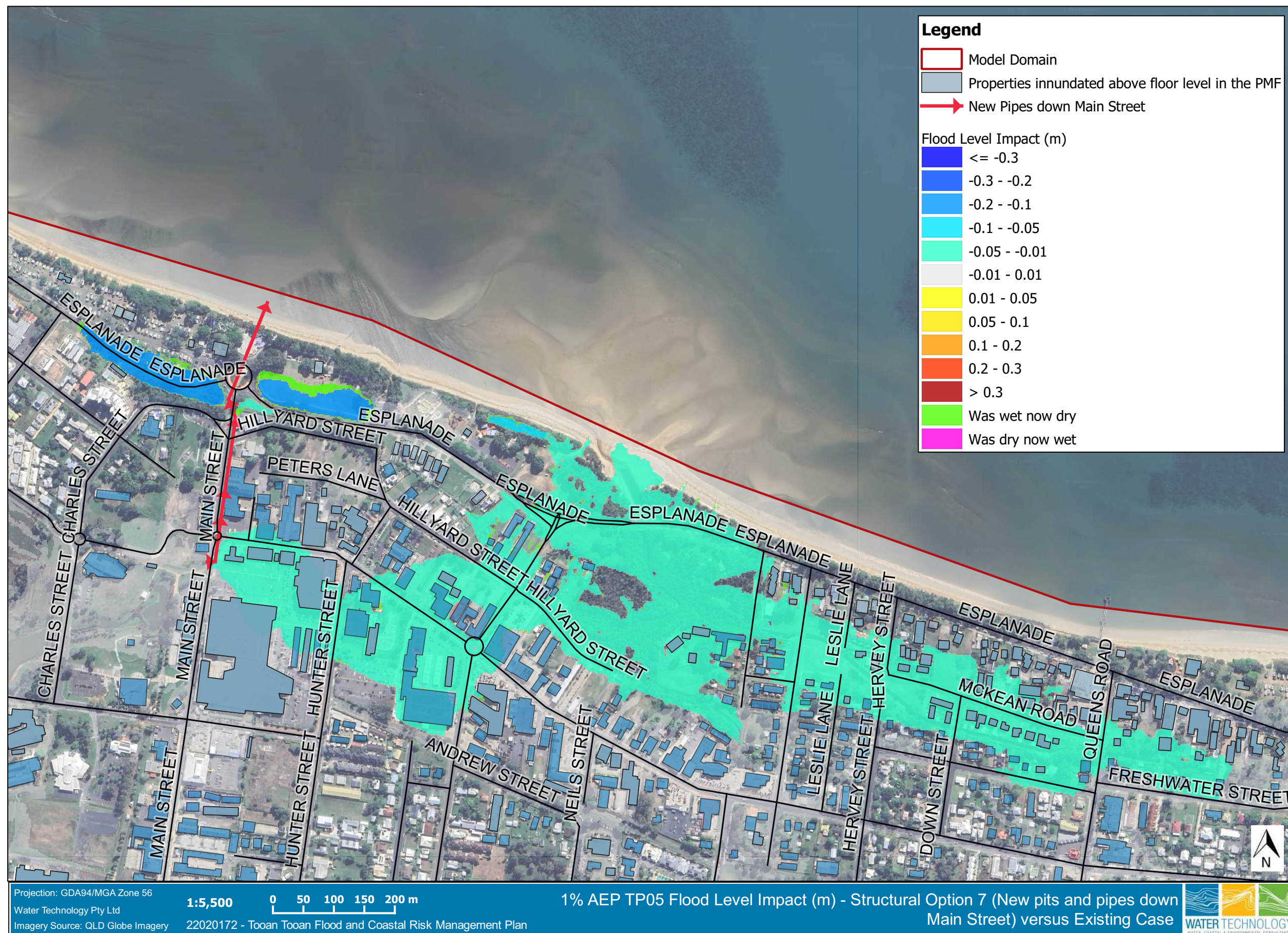
1% AEP Storm Surge and 5% AEP Catchment TP05 Flood Level Impact (m) - Structural Option 5 (2m high zshape line along shopping centre) versus Existing Case

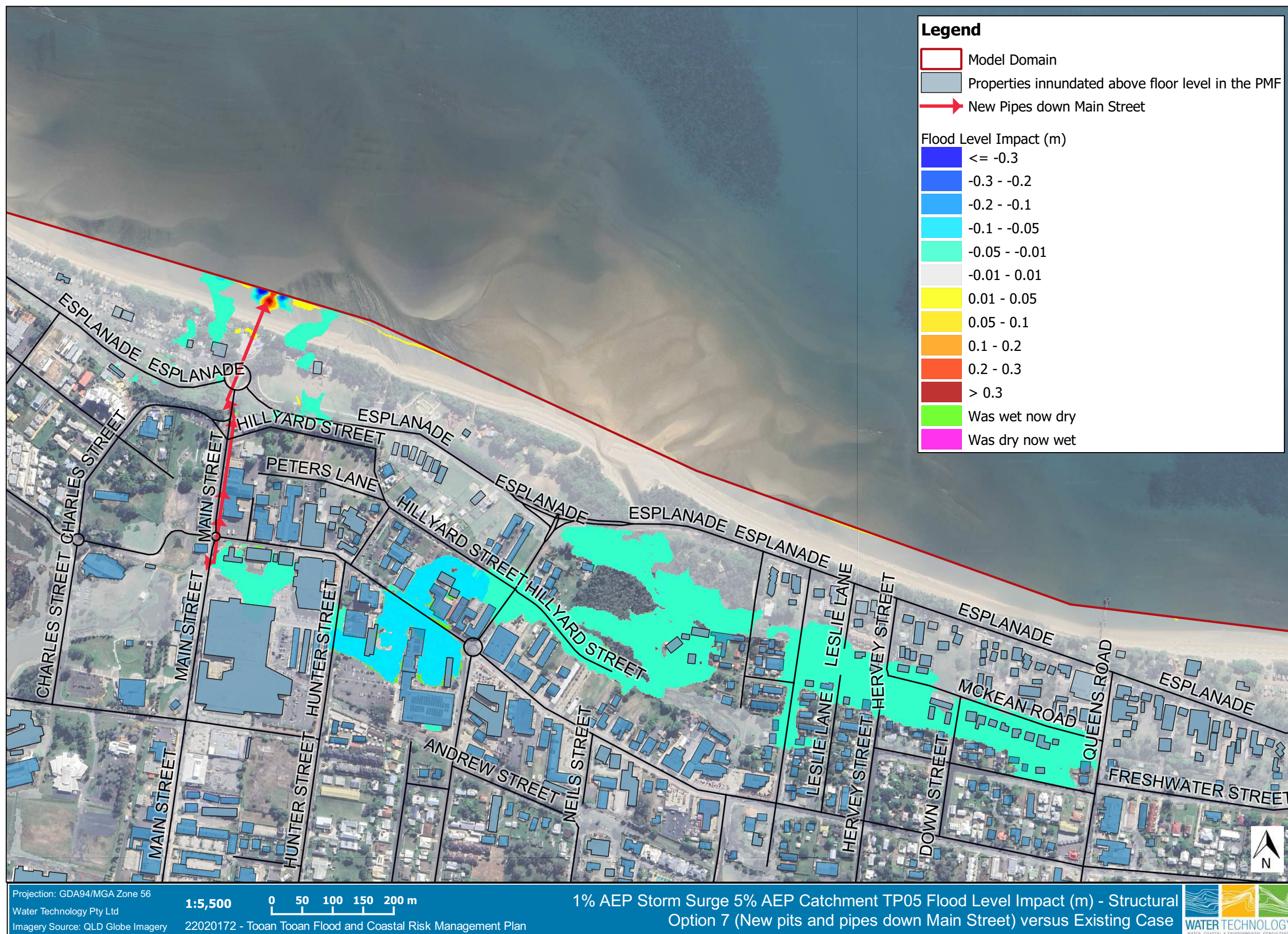


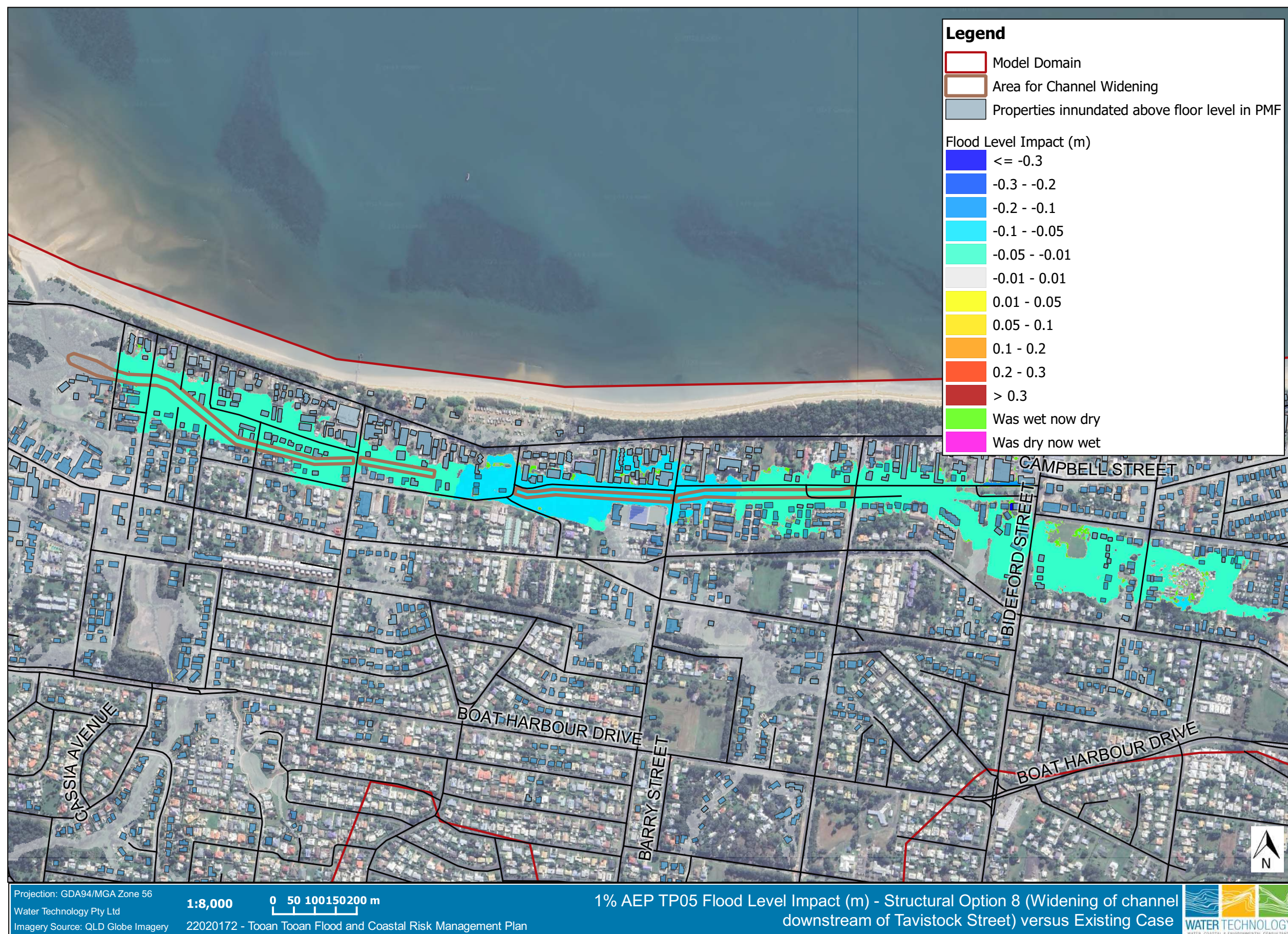
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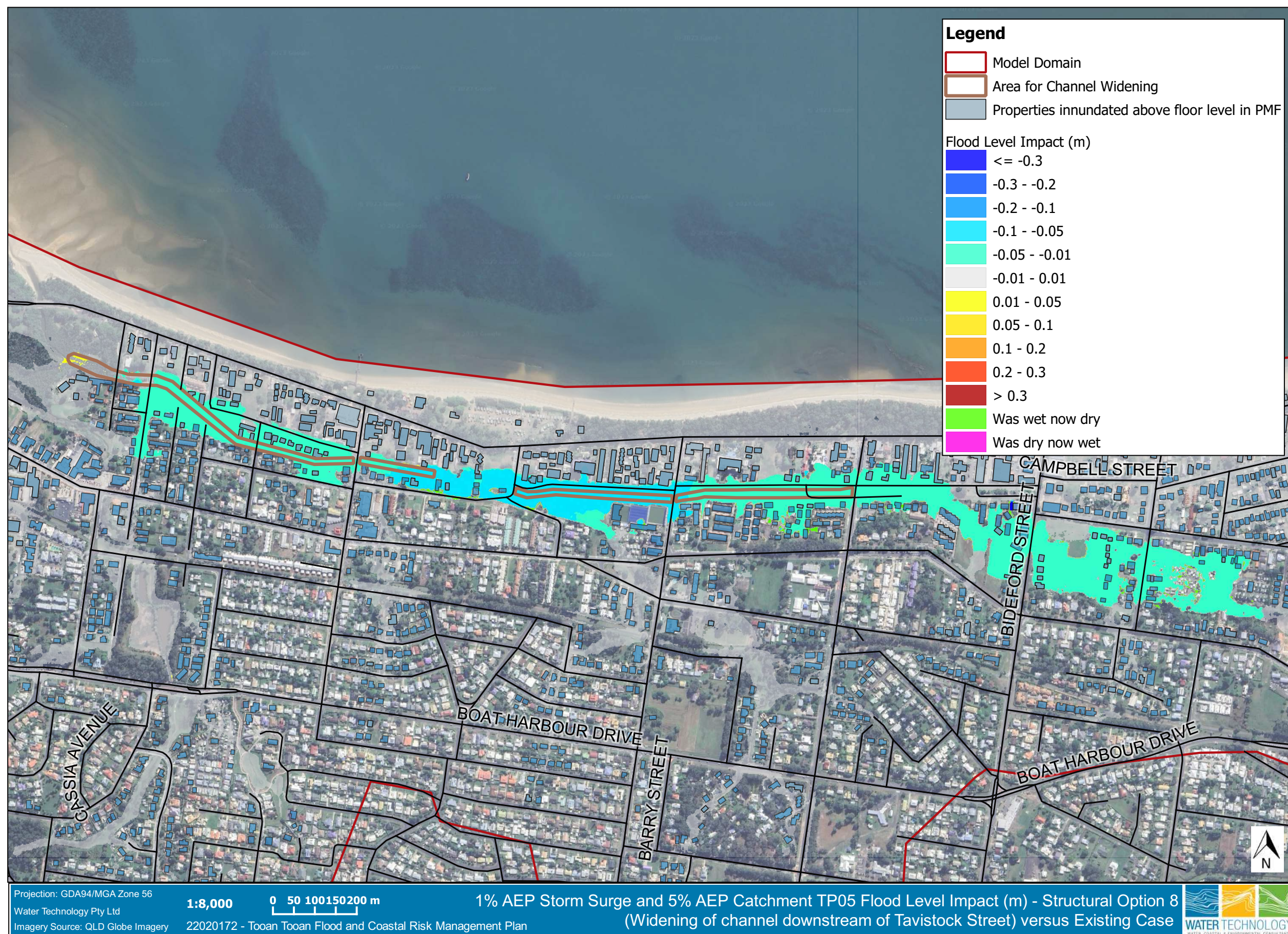










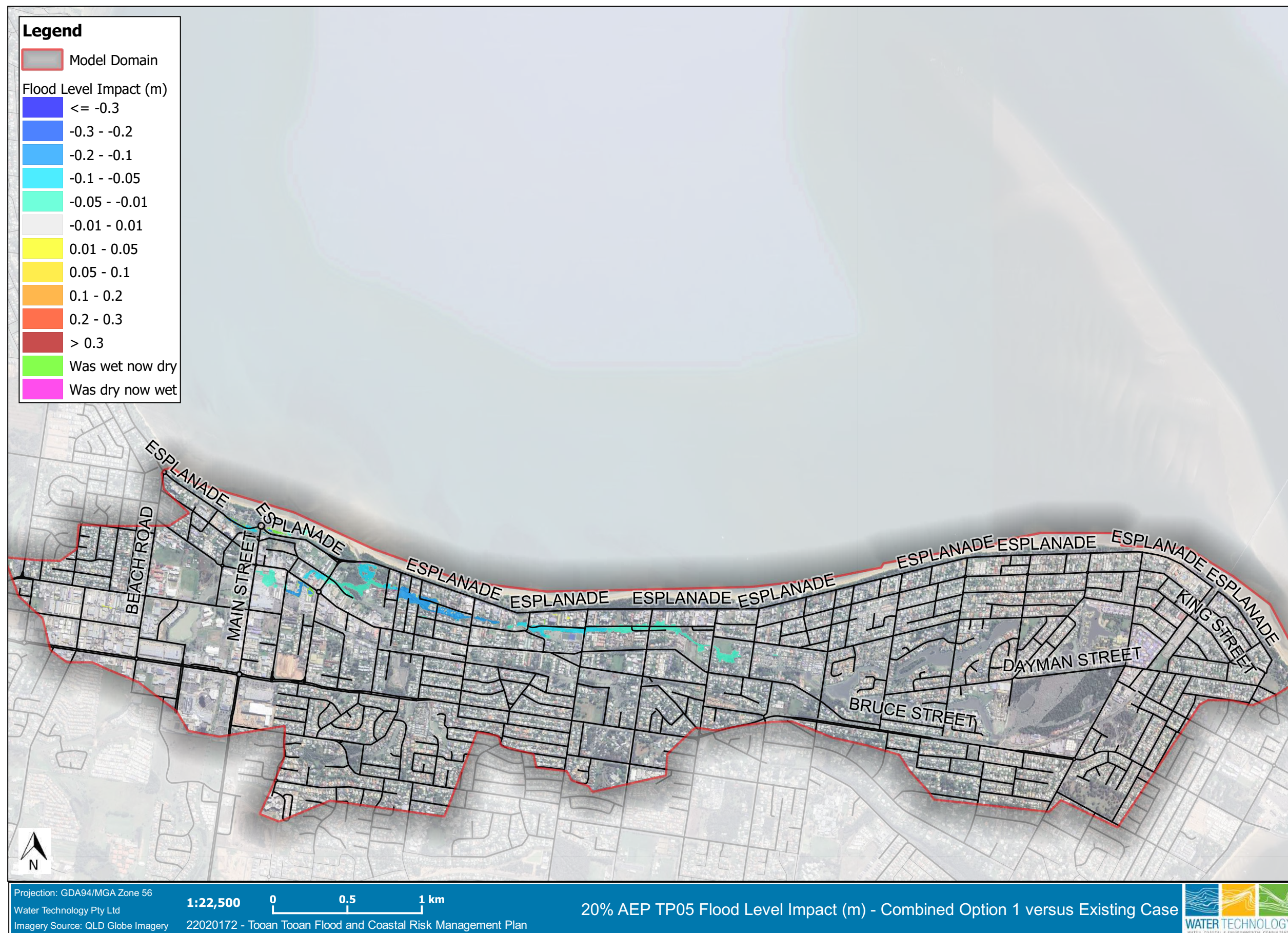


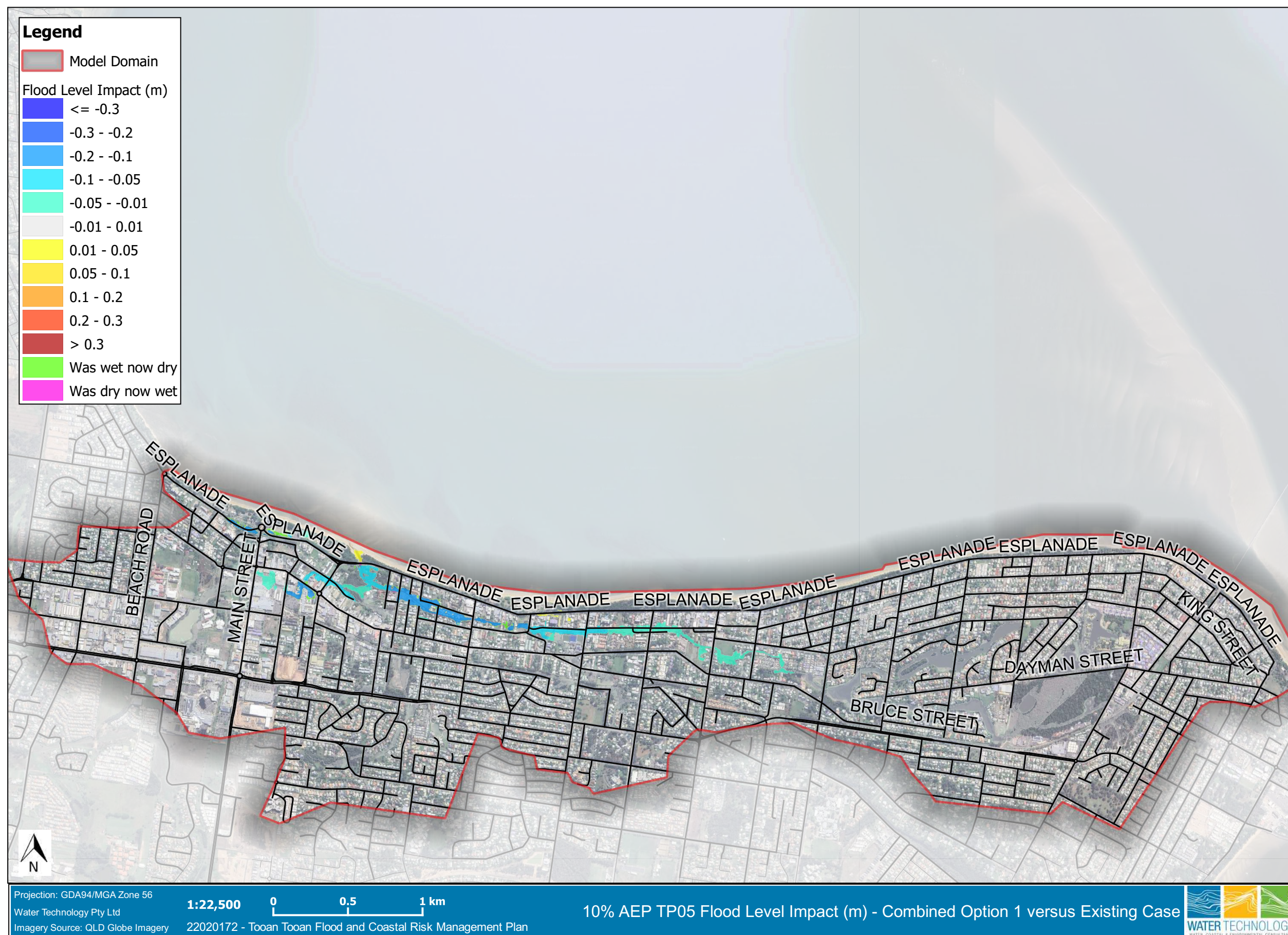


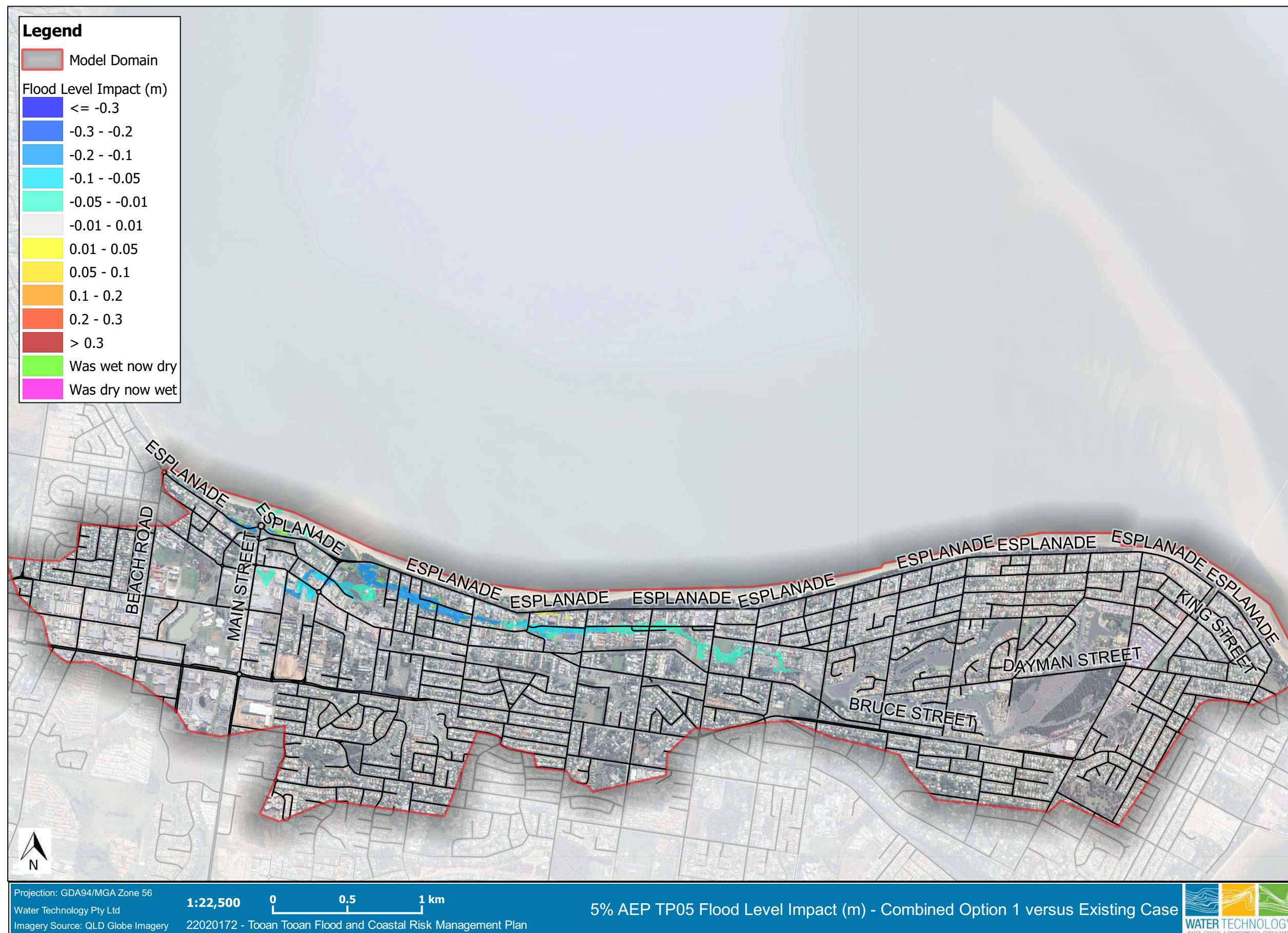
WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

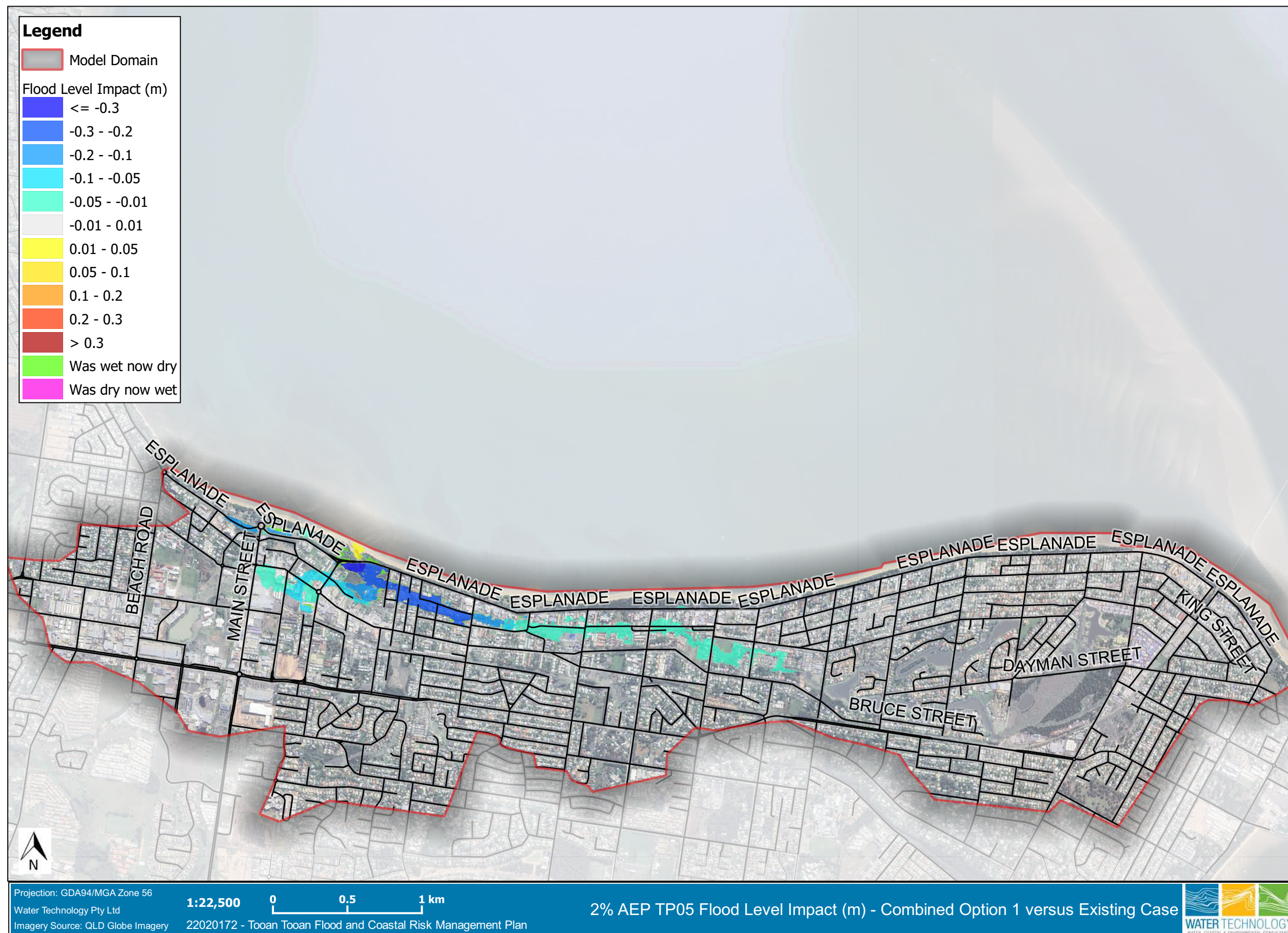
APPENDIX F
COMBINED OPTIONS ASSESSMENT (1%AEP)

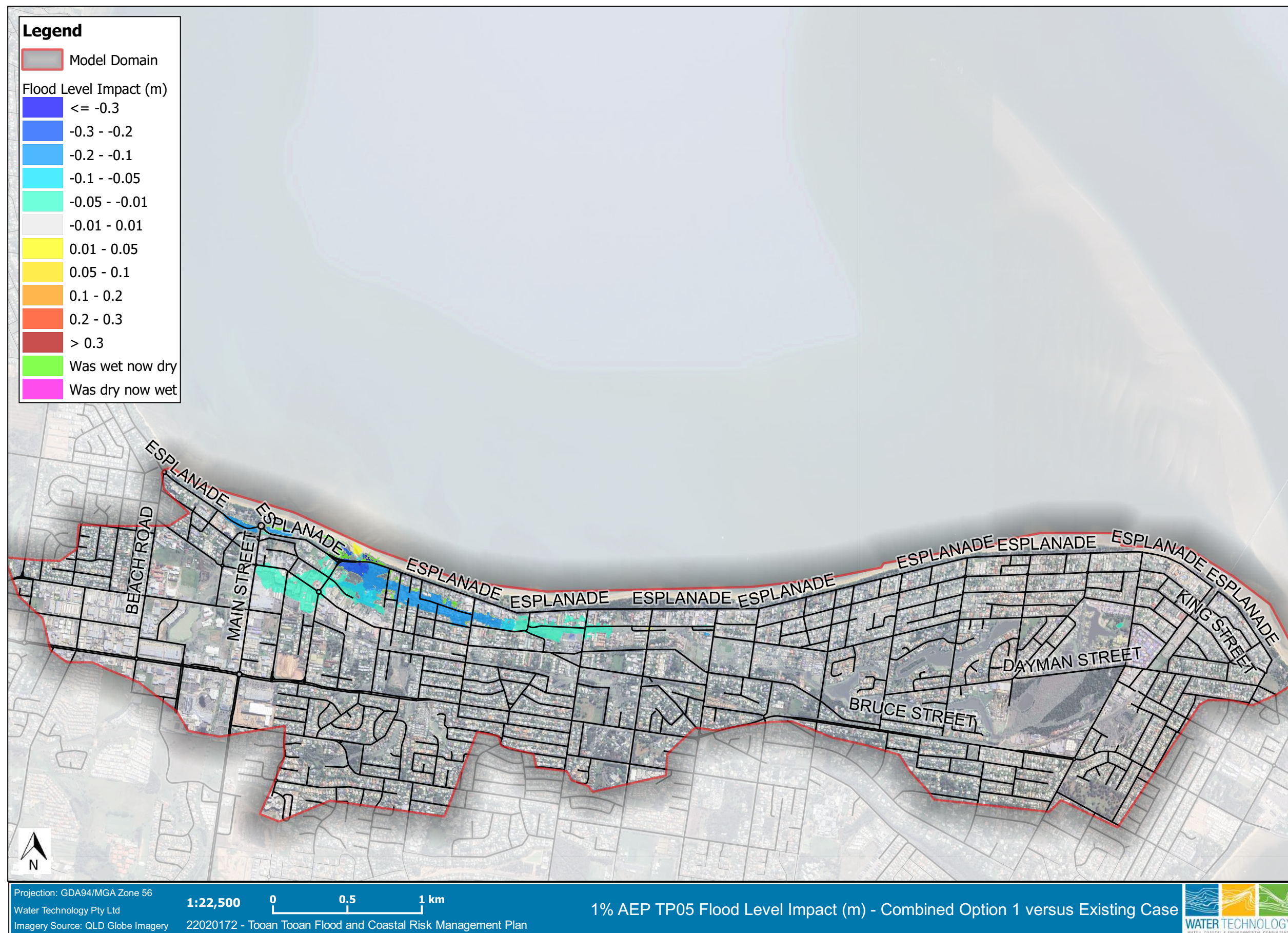


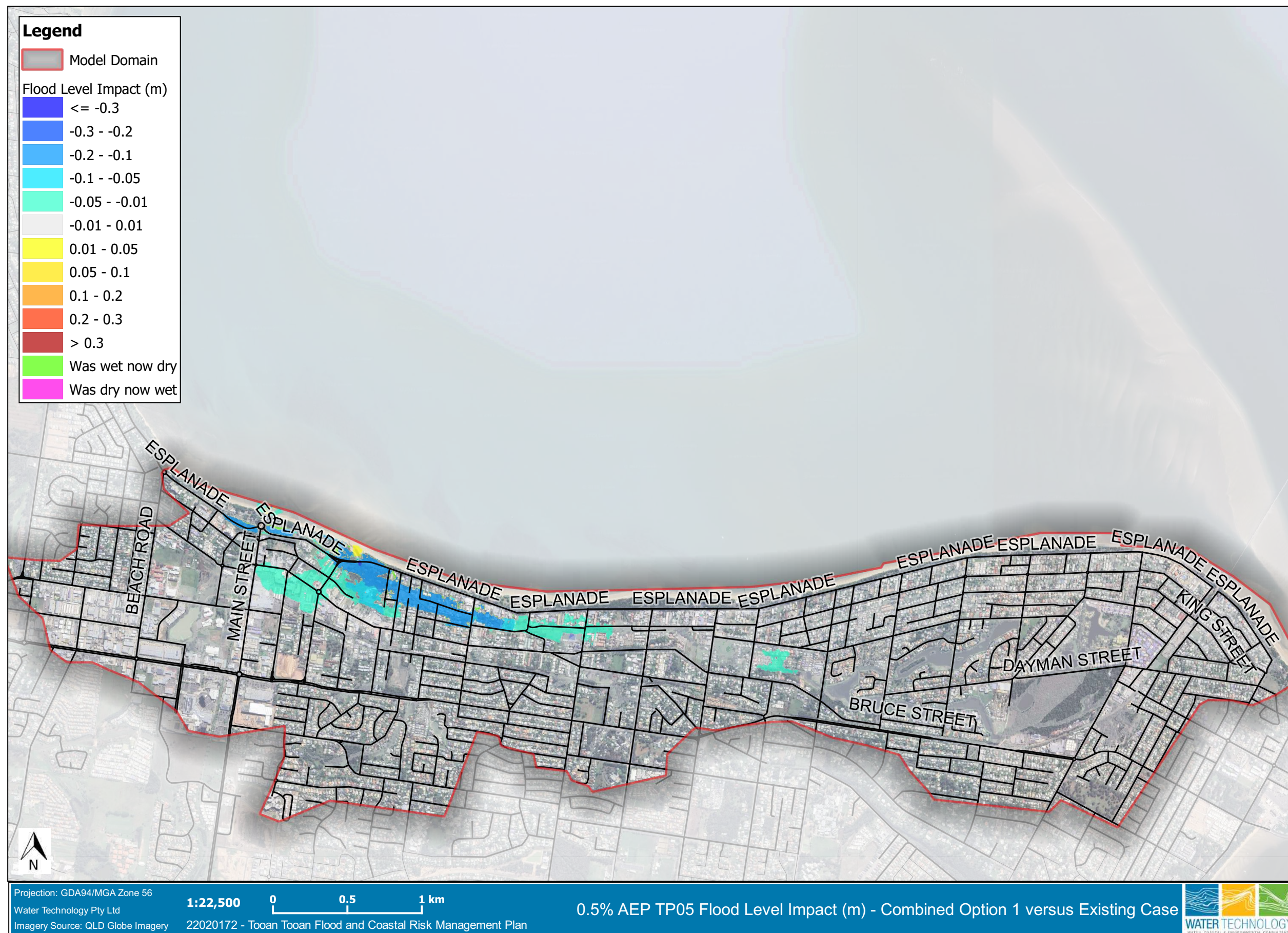


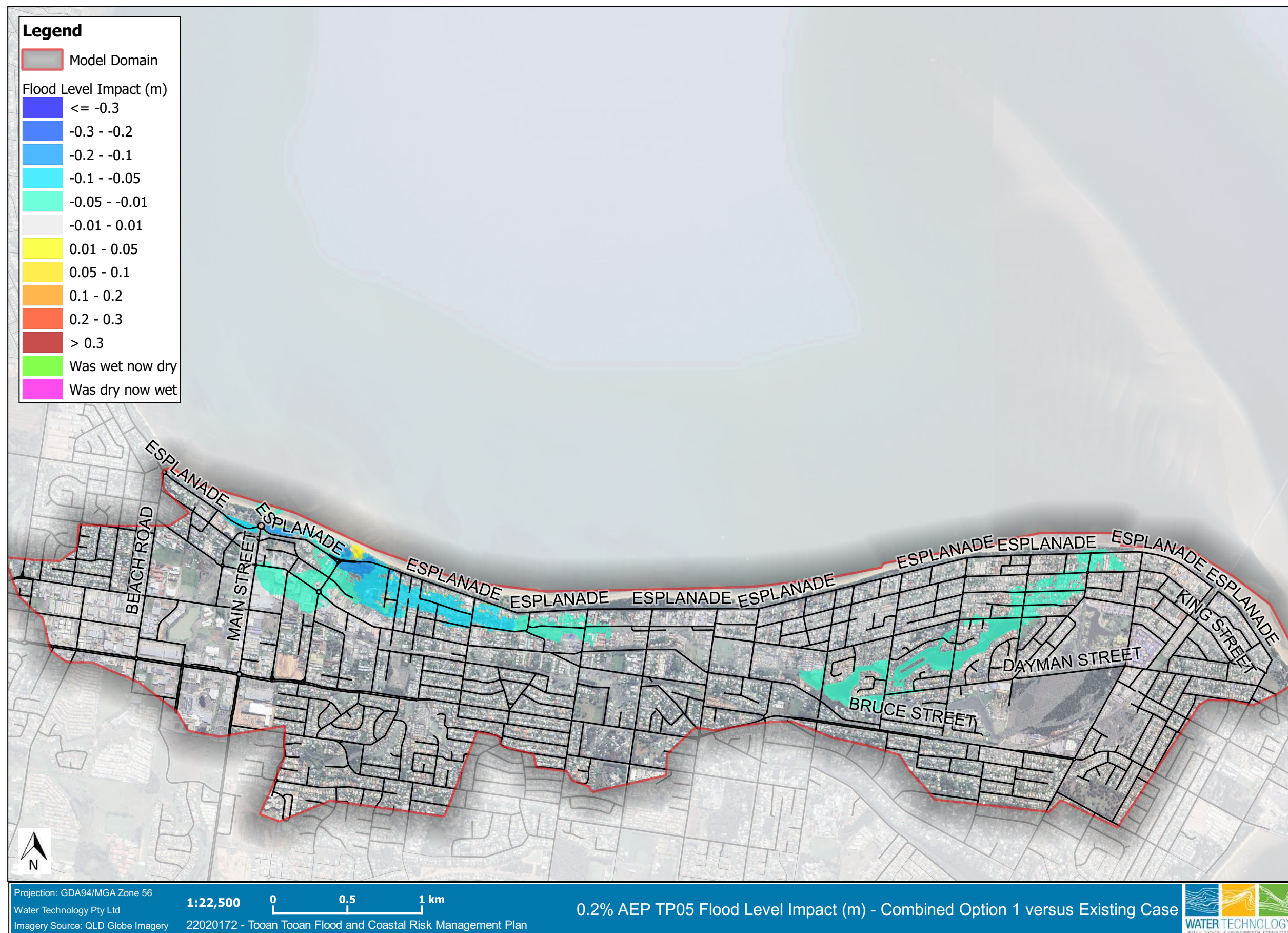


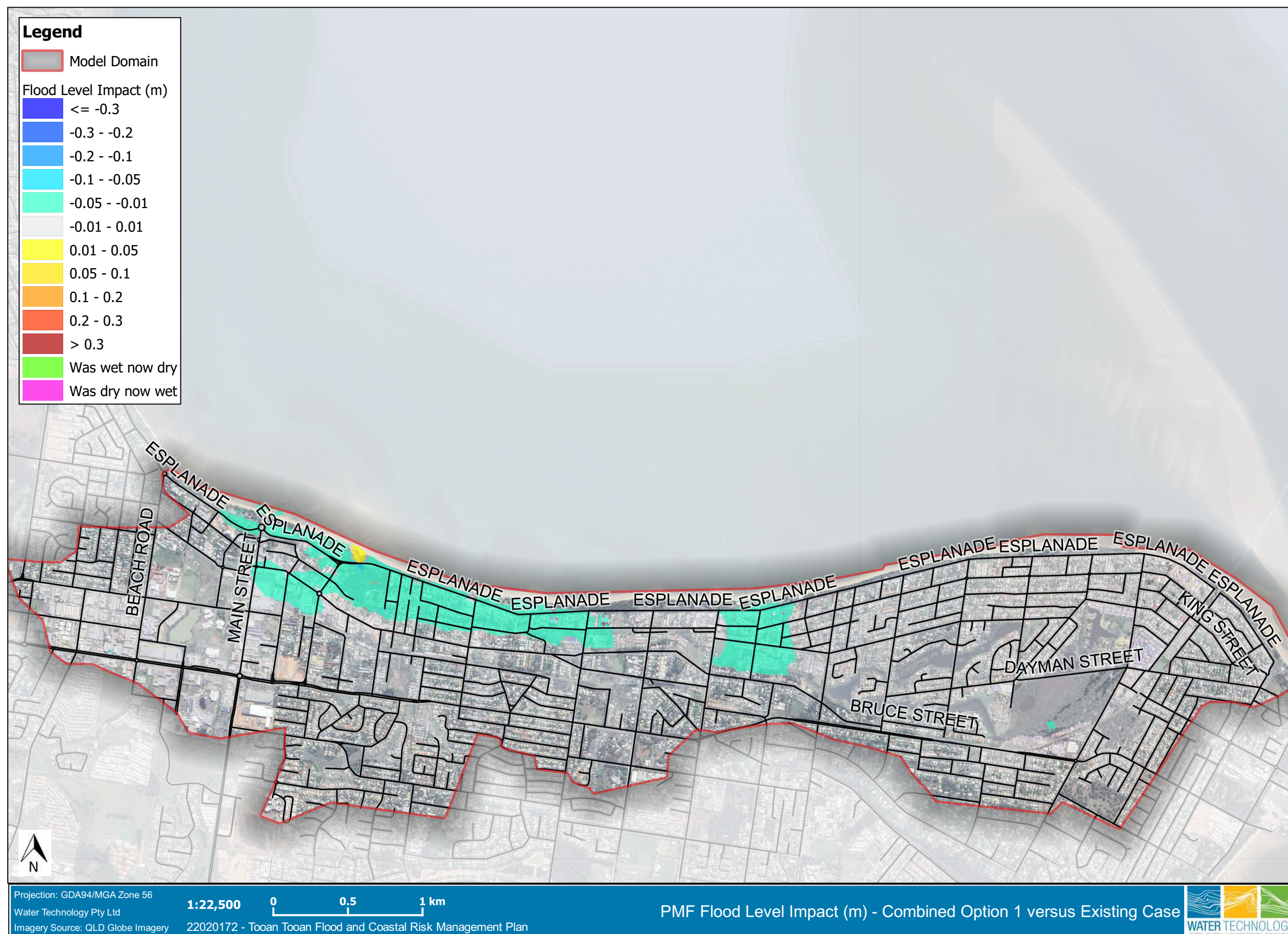


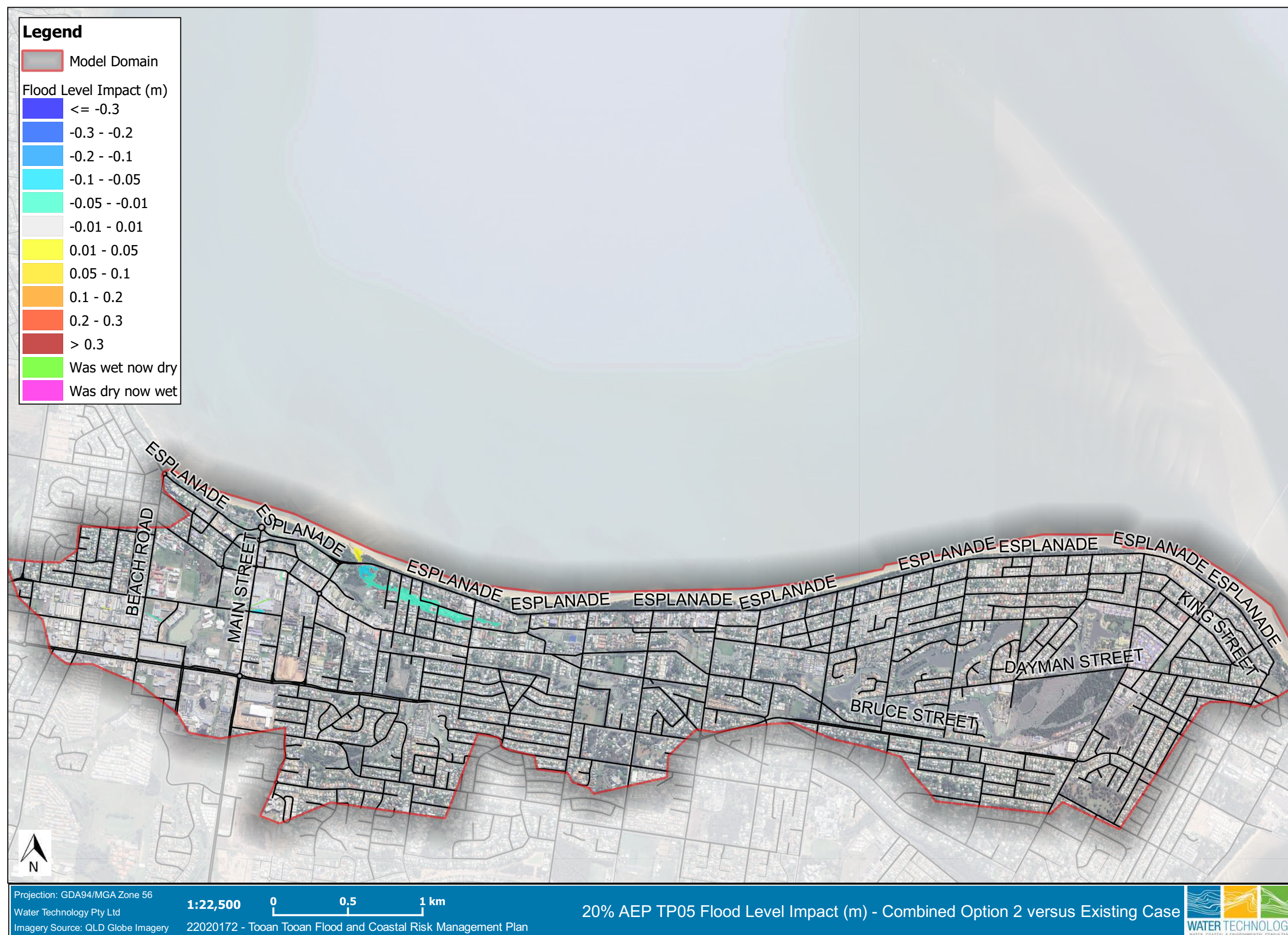


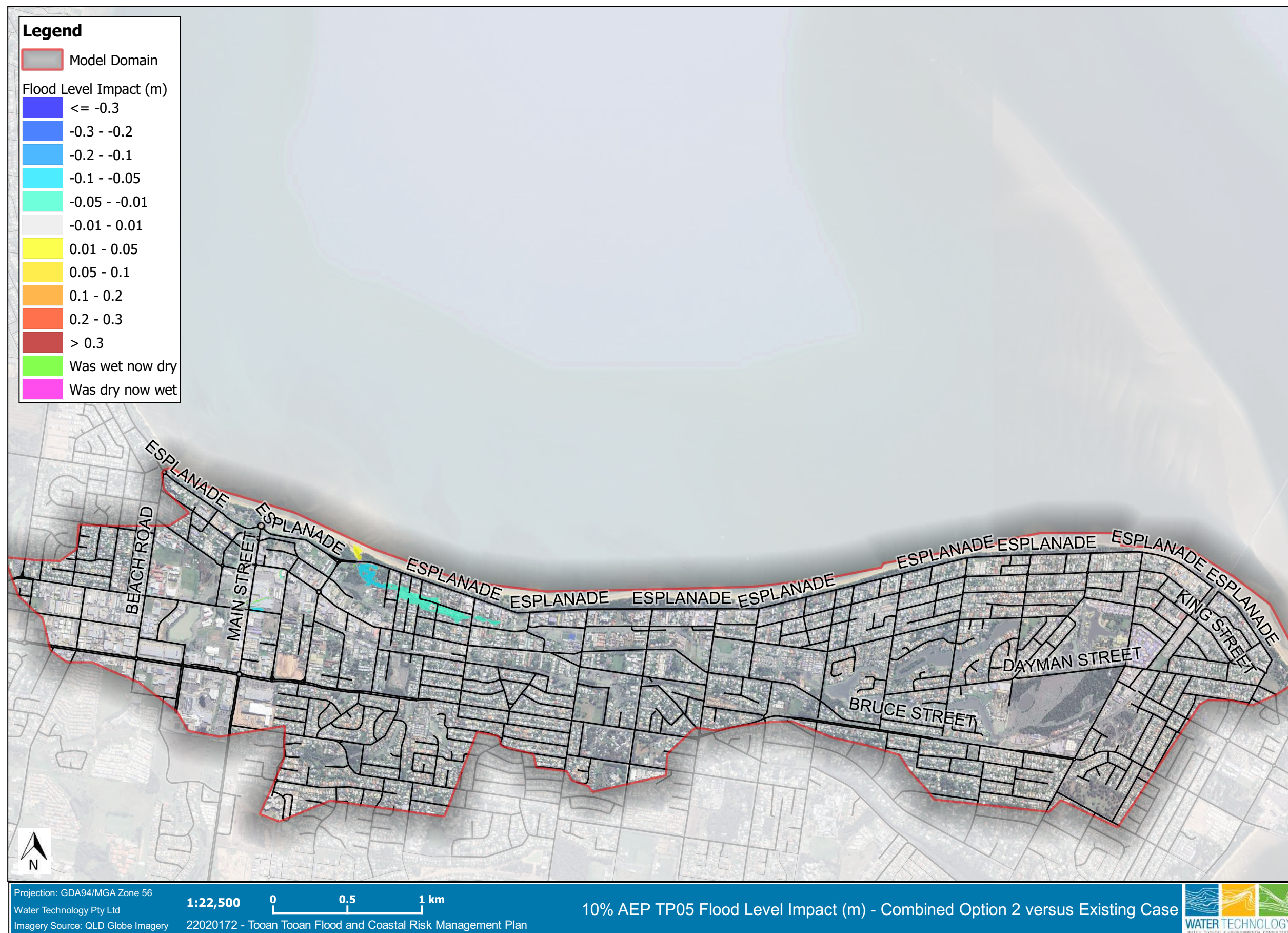


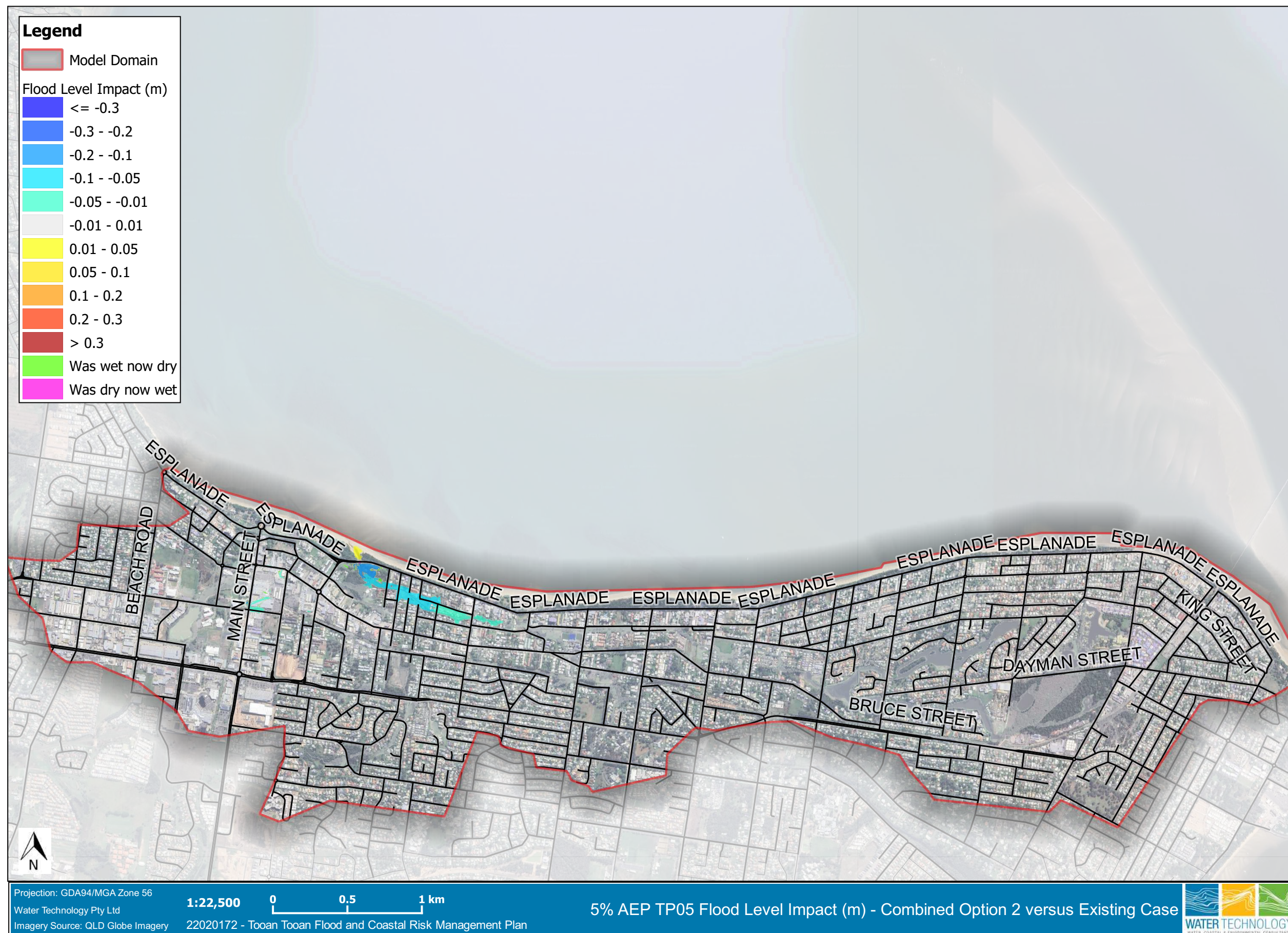


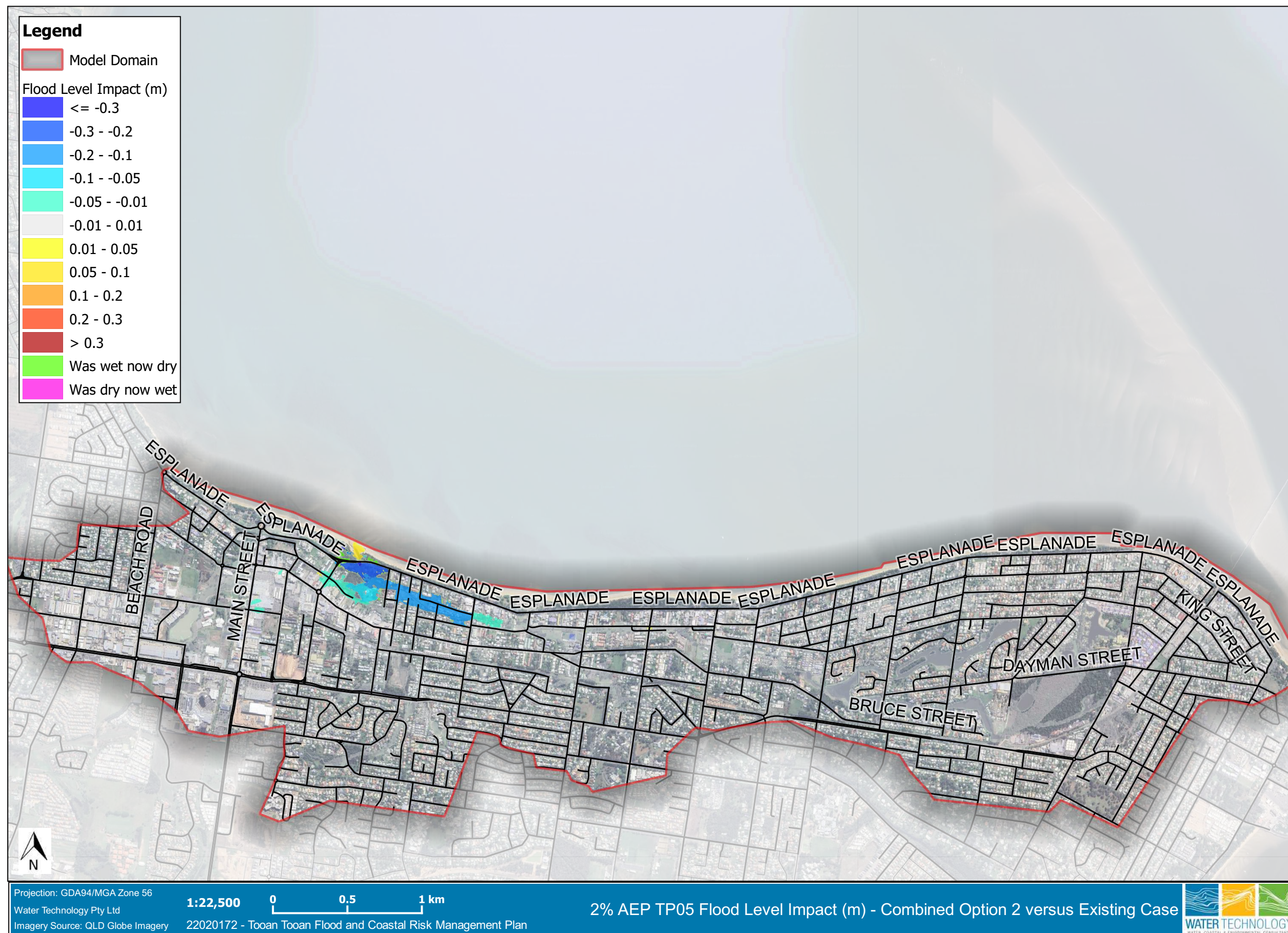


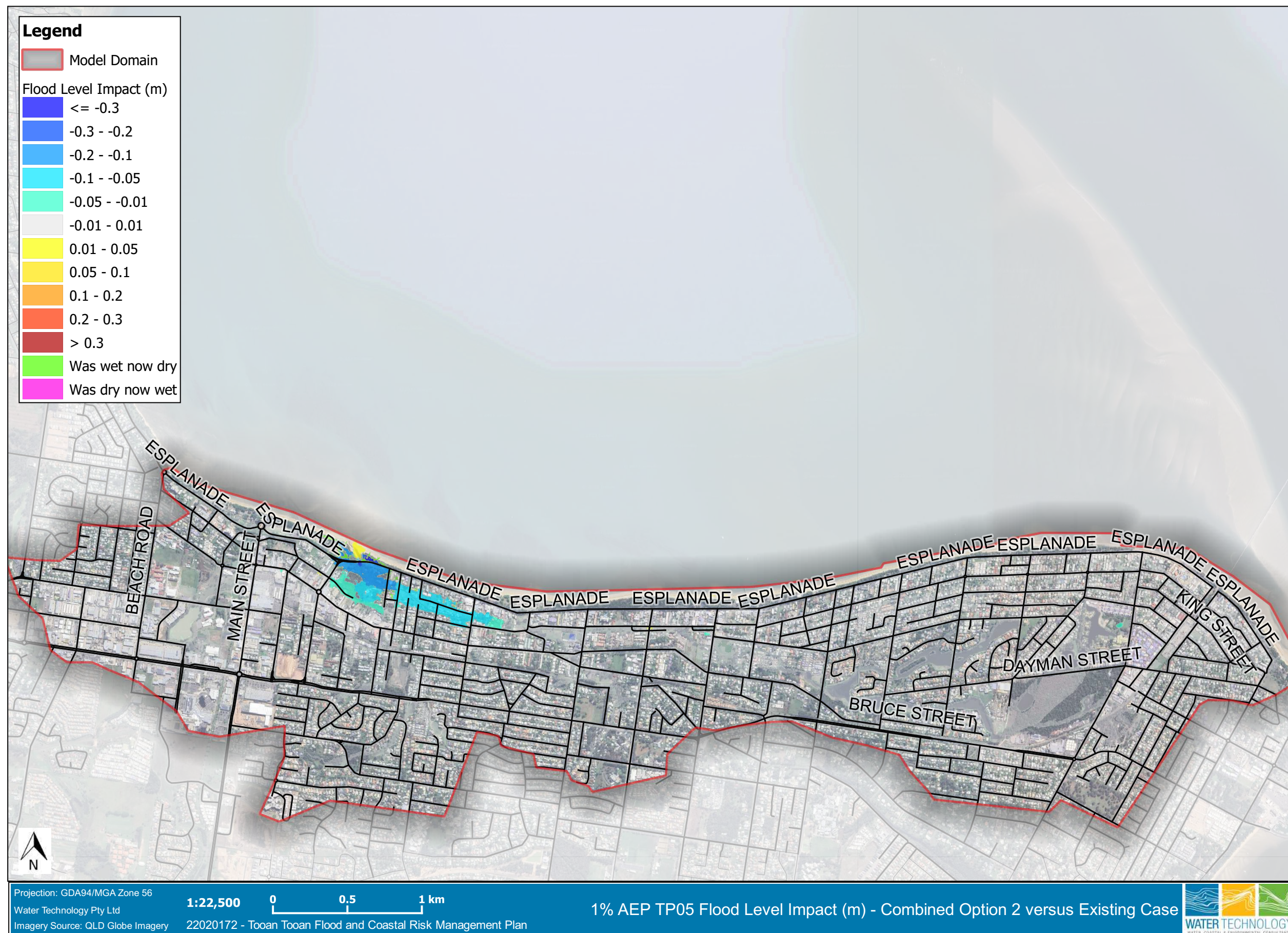


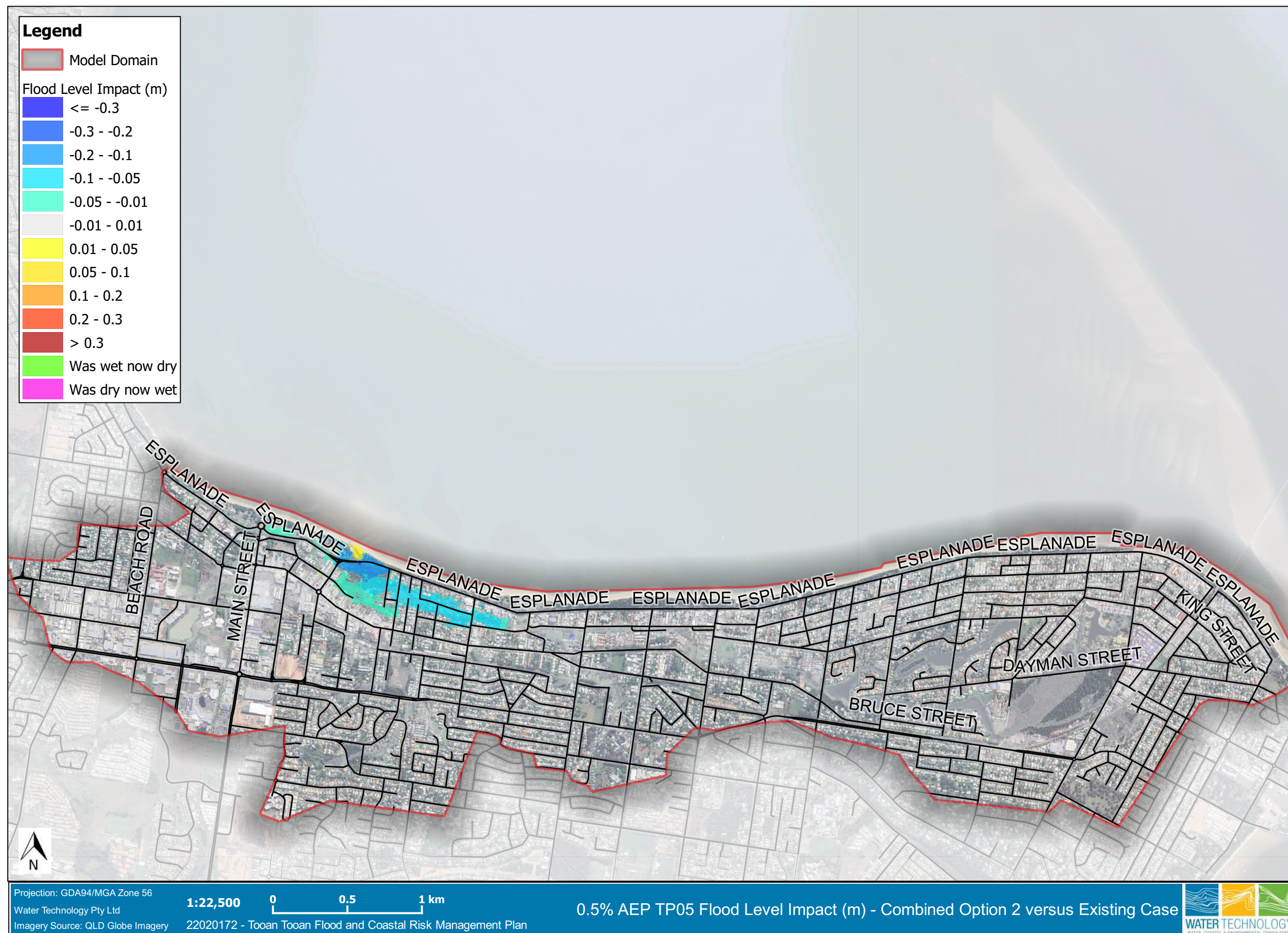


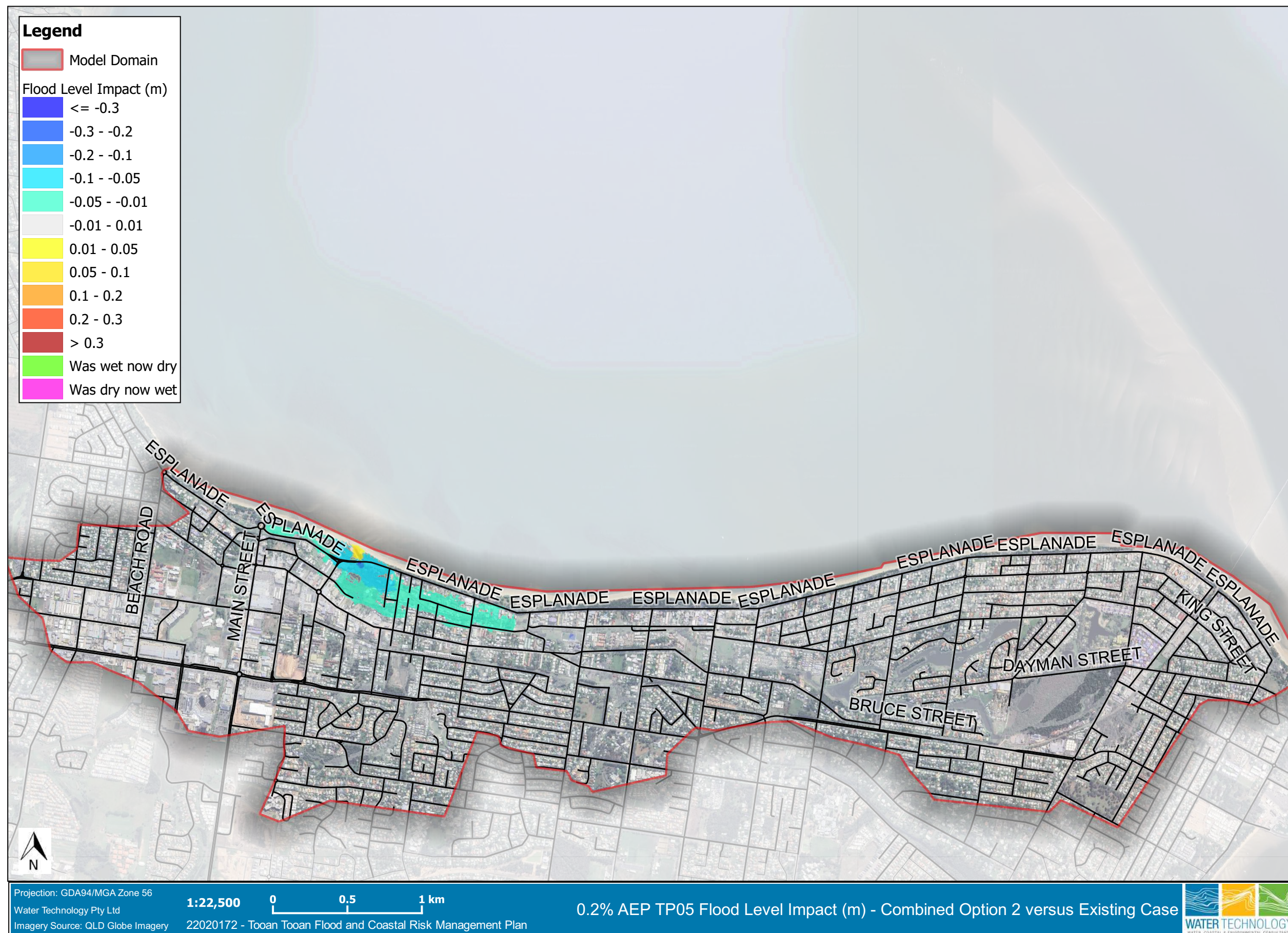


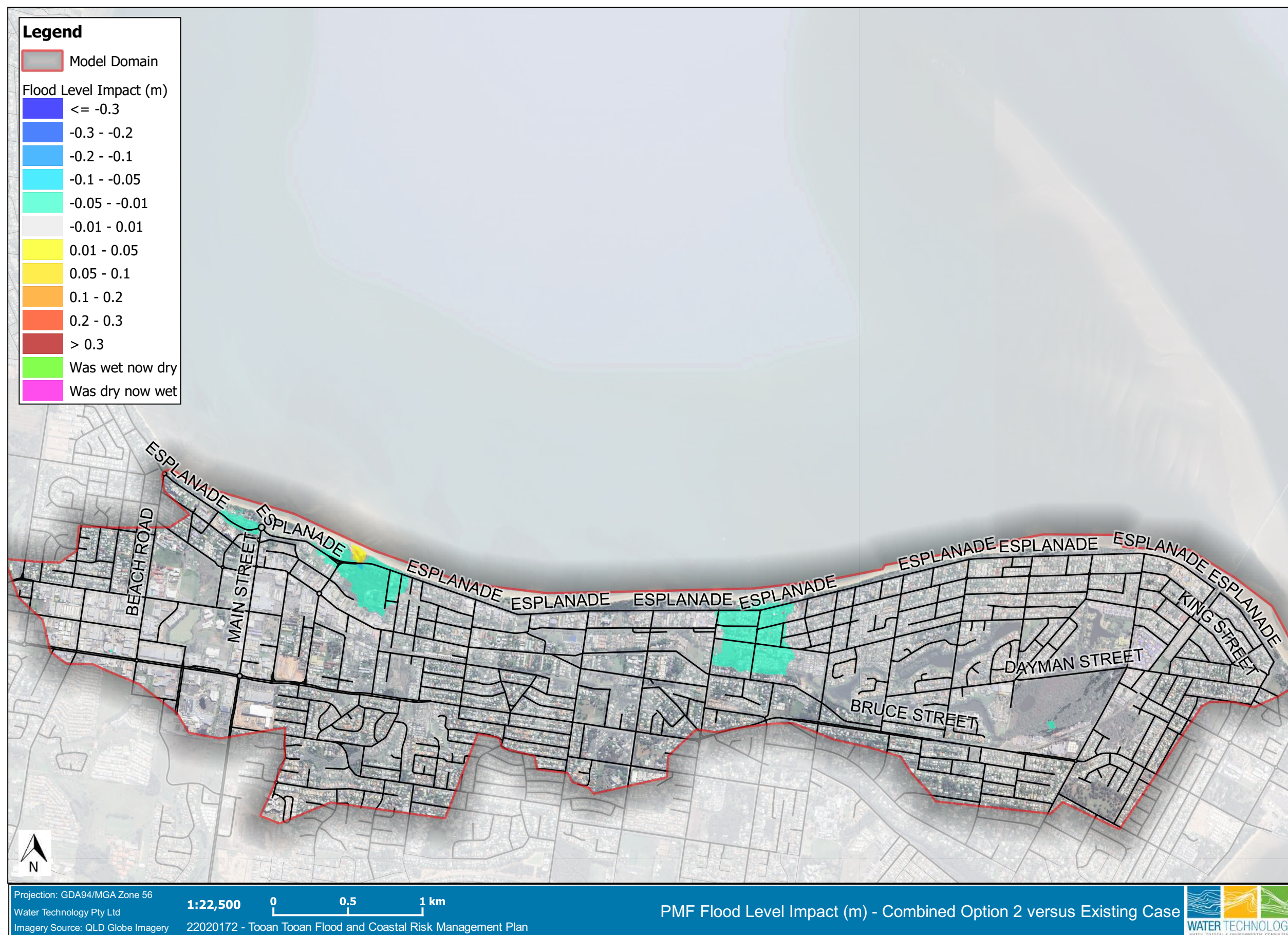


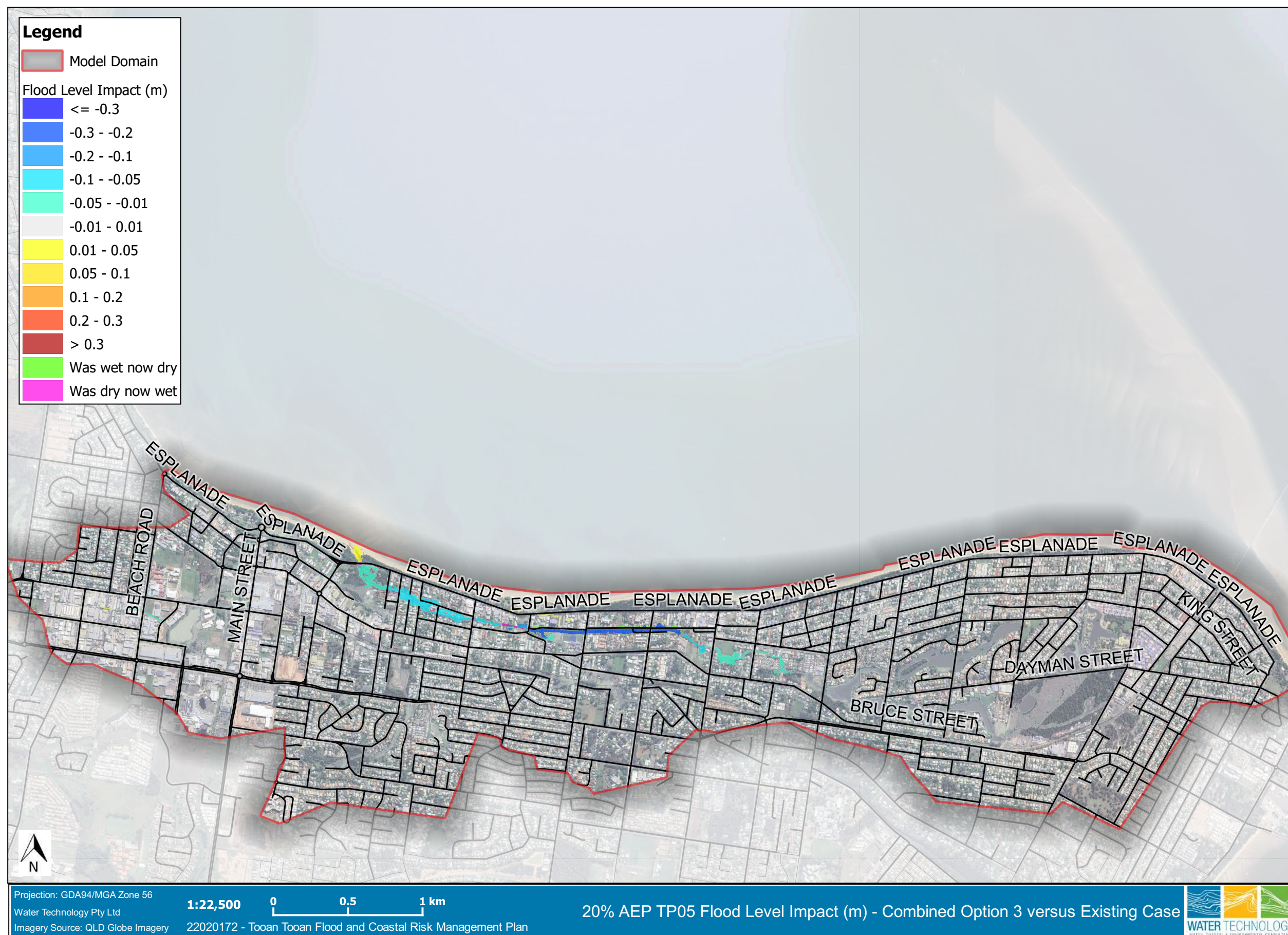


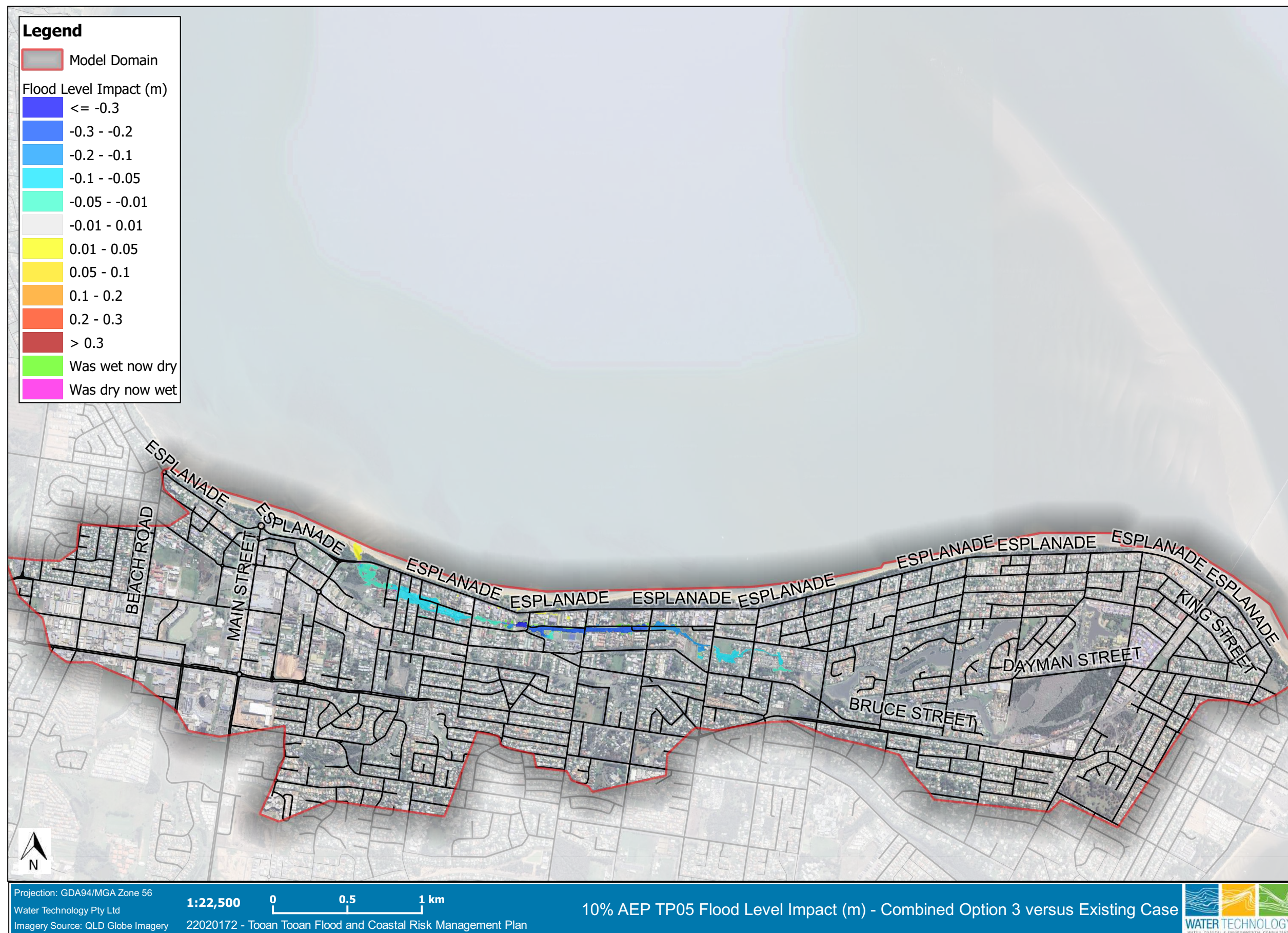


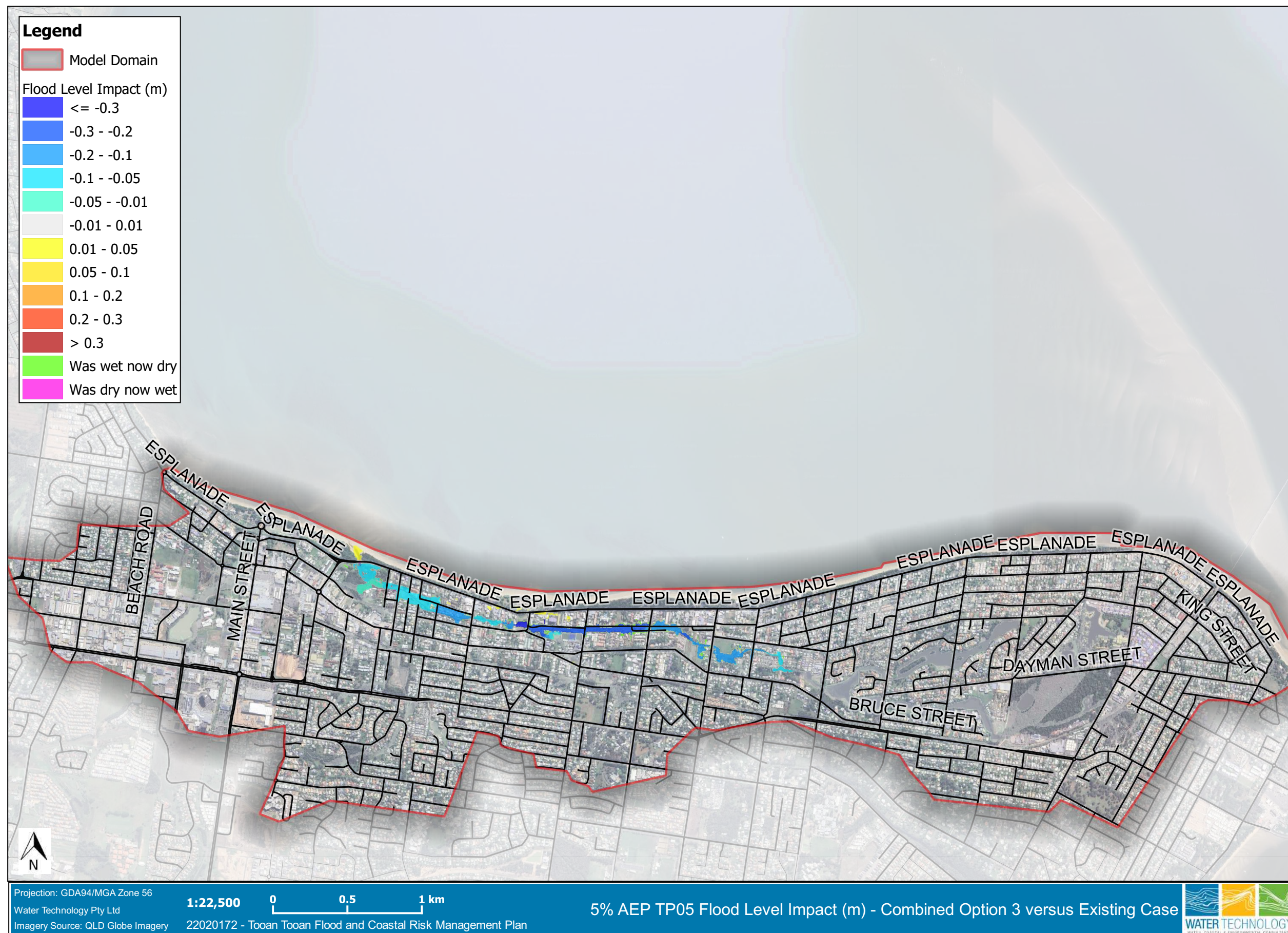


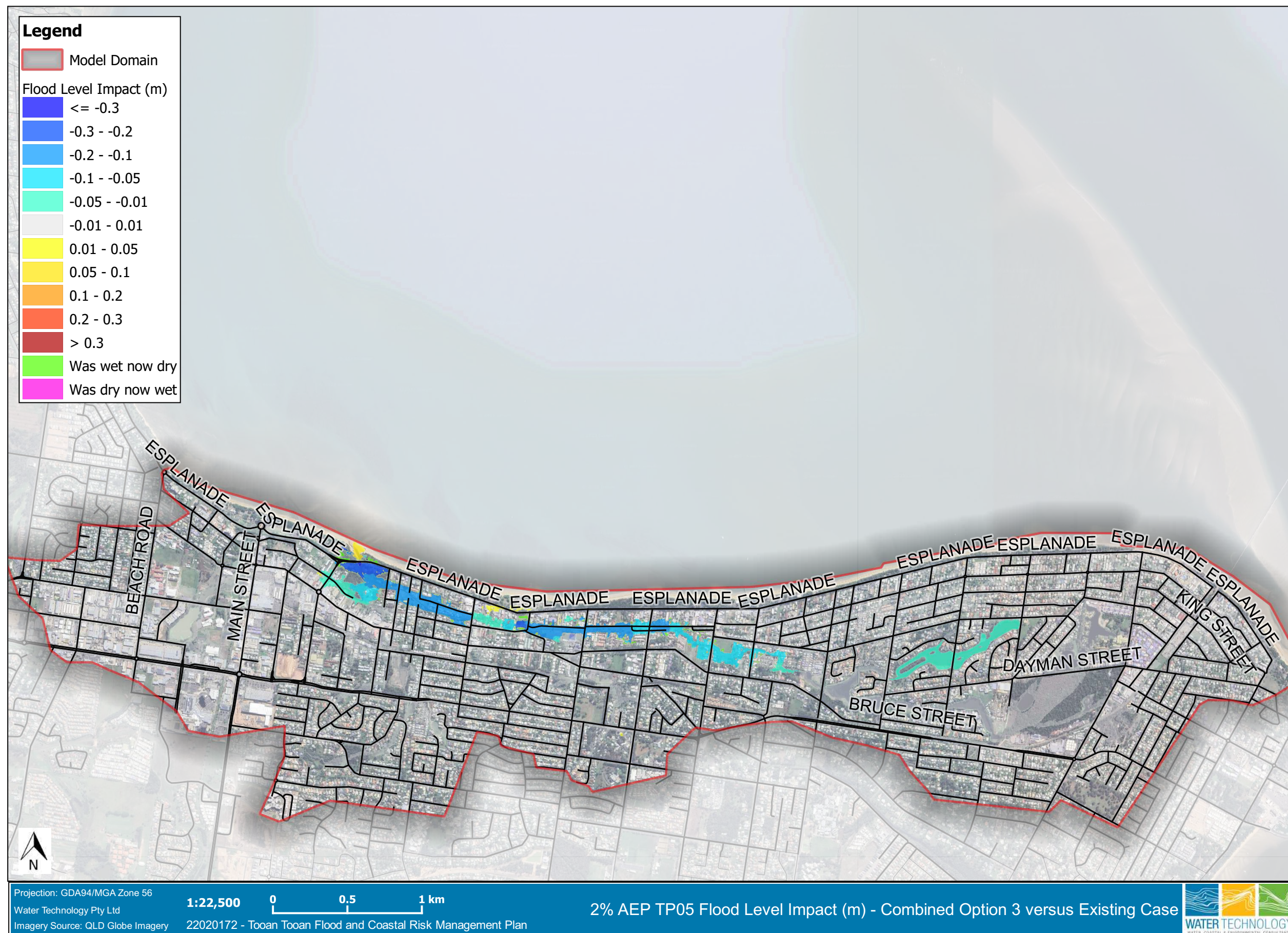




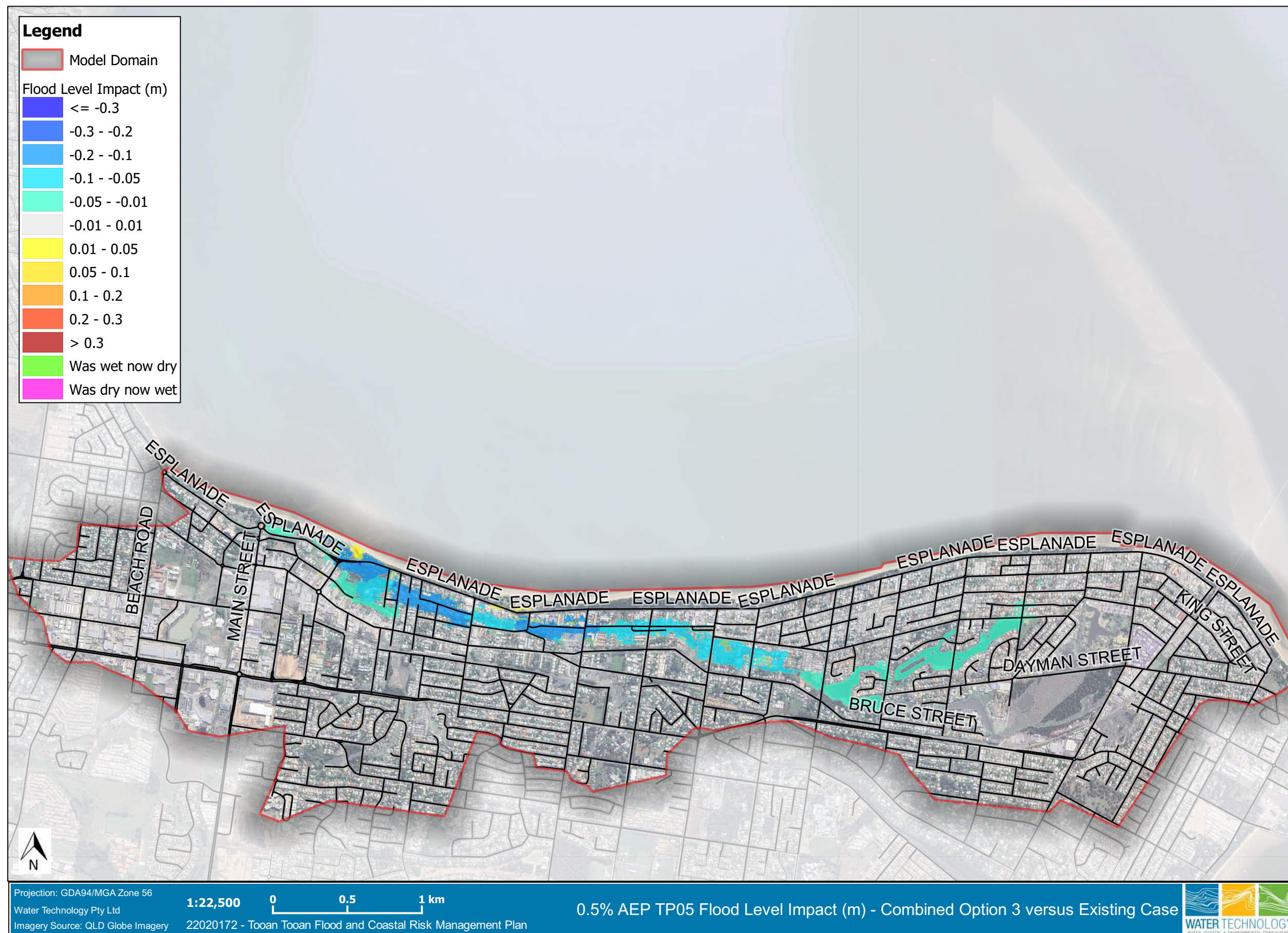


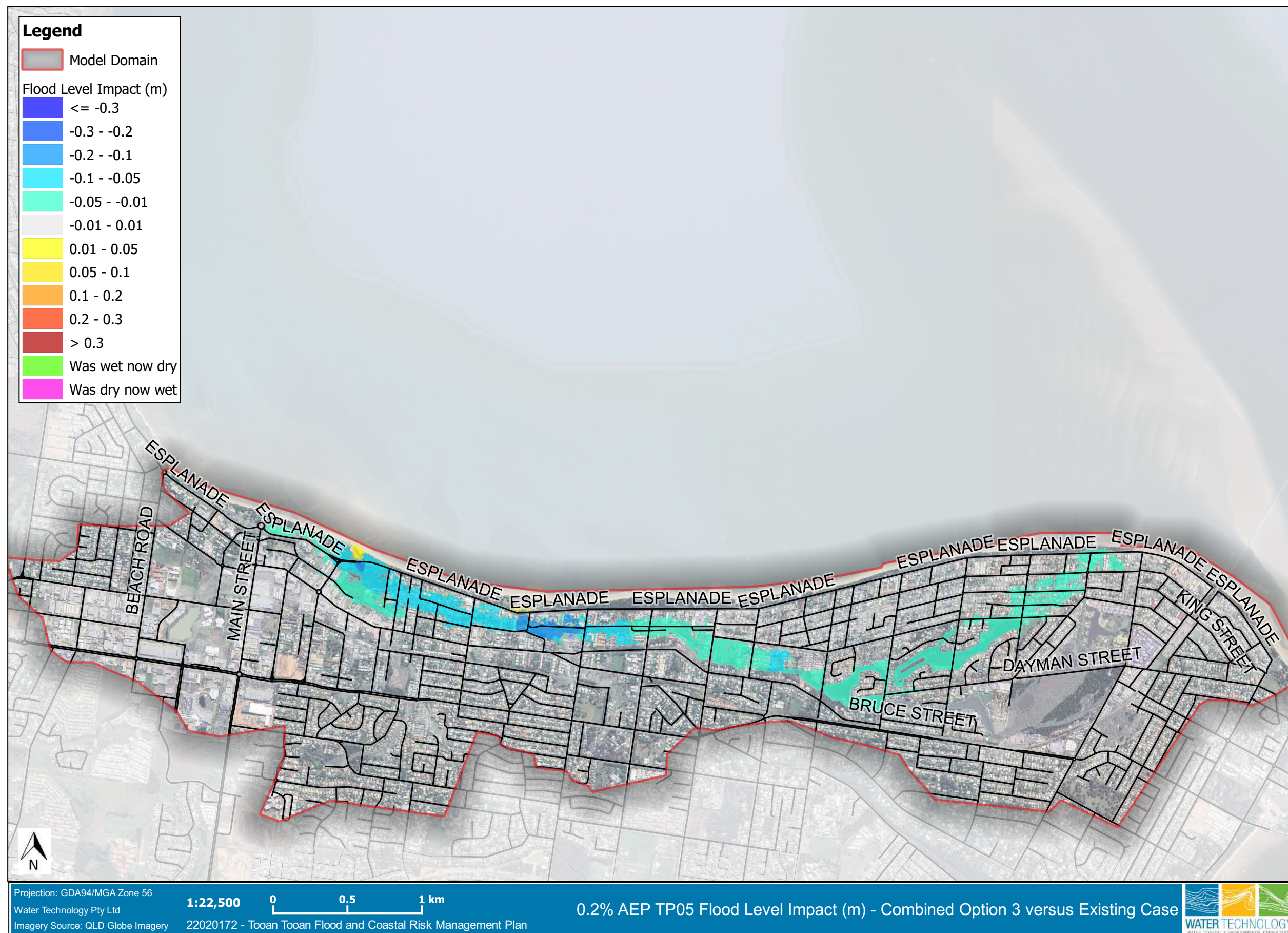


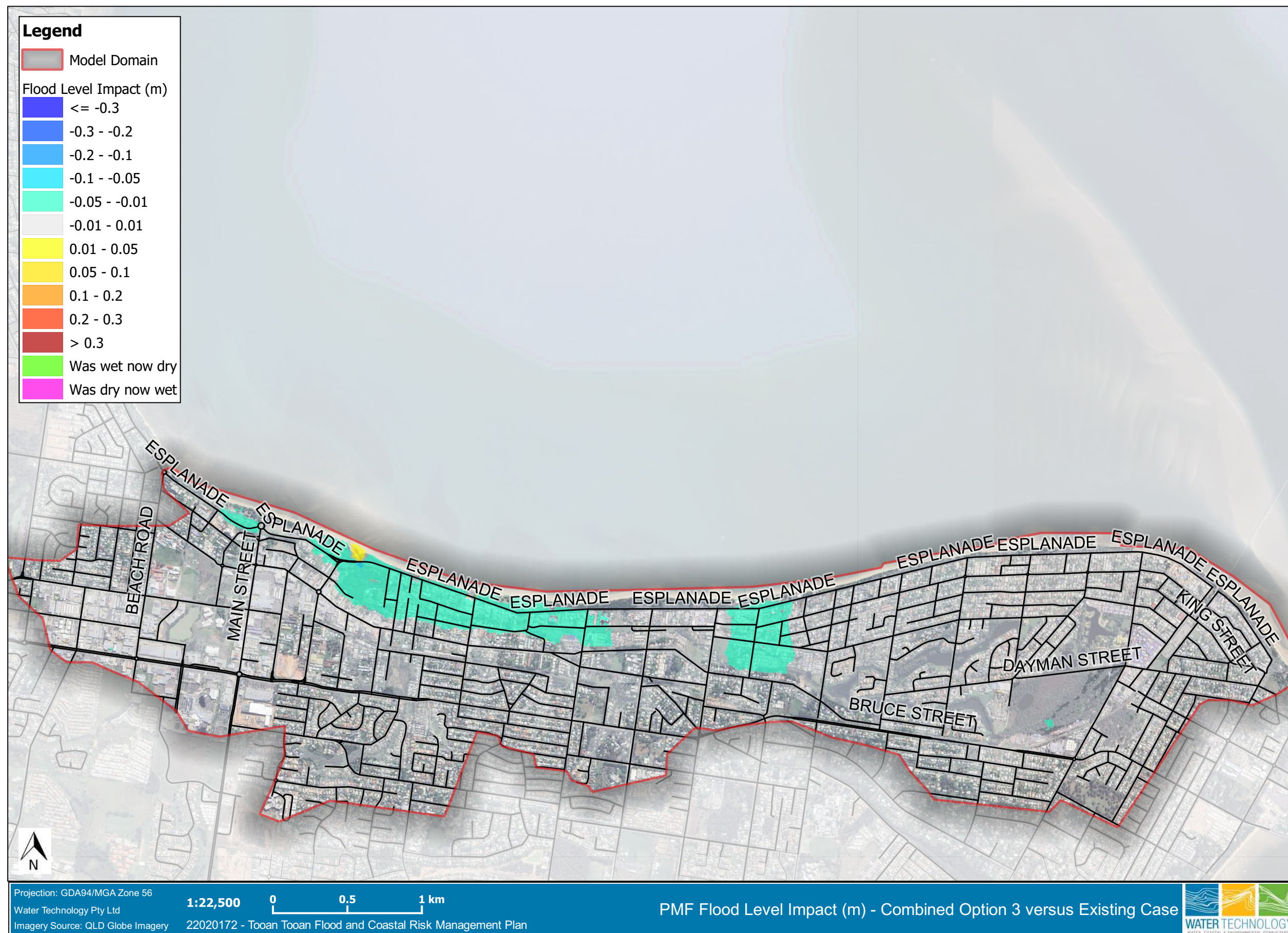














APPENDIX G
COMBINED OPTIONS COSTING





APPENDIX G
COMBINED OPTIONS COSTING



CM001	Estimated Costs
Design, Consultations, Construction Management (10%)	\$ 478,443.75
Site Preparation	\$ 17,594.19
Channel Excavation	\$ 984,275.40
Bridge Construction (Class 3 road)	\$ 2,684,783.62
Main Street drainage (pipe cost only)	\$ 816,167.52
Installation of pipes	
Road reconstruction	\$ 200,000.00
Adjustment of existing drainage (10% of Main Street costs)	\$ 81,616.75
Contingency (20%)	\$ 1,052,576.25
Total	\$ 6,316,000.00

CM002	Estimated Costs
Design, Consultations, Construction Management (10%)	\$ 342,043.93
Site Preparation	\$ 218.88
Bridge Construction (Class 3 road)	\$ 2,684,783.62
Pialba Place Drainage (pipe cost only)	\$ 668,578.90
Adjustment of existing drainage (10% of Pialba Place costs)	\$ 66,857.89
Installation of pipes	
Road reconstruction	\$ 200,000.00
Contingency (20%)	\$ 792,496.64
Total	\$ 4,755,000.00

CM003	Estimated Costs
Design, Consultations, Construction Management (10%)	\$ 1,360,750.96
Site Preparation	\$ 26,088.90
Channel Excavation	\$ 1,724,215.50
Bridge Construction (Class 3 road)	\$ 2,684,783.62
Adjustment of existing drainage (10% of channel works)	\$ 172,421.55
Property Buybacks	\$ 9,000,000.00
Contingency (20%)	\$ 2,993,652.11
Total	\$ 17,962,000.00

Input Data

Estimated Channel Area (m2)	30483	
Volume Excavated (m3)	25834	Note, there was some increases in our modelled DEM. This has not been included.
Bridge Area (m2)	384	
	Main Street Drainage	
2 x 1.2 m RCP - 454m		
	Pialba Place Drainage	
3 x 1.2 m RCP - 207m		
5 x 1.2 m RCP - 16m		
1 x 0.375 m RCP - 28m		
1 x 0.525 m RCP - 232m		
Estimated Channel Area COM003 (m2)	45386	
Volume Excavated (m3)	45255	

Estimated Unit Costs	Unit Rates	2023 Costs	Source
1.2 m RCP \$ per m	\$ 770.00	\$ 898.86	https://www.concastpipe.com/wp-content/uploads/2016/09/cc-2016-price-list.pdf
0.375 m RCP \$ per m	\$ 100.00	\$ 116.74	
0.525 m RCP \$ per m	\$ 130.00	\$ 151.76	
Class 2 Bridge \$ per m2	\$ 6,106.00	\$ 6,991.62	https://www.bitre.gov.au/sites/default/files/rr148.pdf

Site Preparation

Clear site of medium veg and cart away (\$/sqm)	\$ 0.57	Rawlinsons
Excavation(sand light soil) (\$/cum)	\$ 19.05	
Excavation(clay) (\$/cum)	\$ 19.35	
Excavation(soft rock) (\$/cum)	\$ 38.10	
Excavation(hard rock) (\$/cum)	\$ 112.50	
Excavation for Toosan	\$ 38.10	Estimated

Average House Price

Sold 2022 / 2023 McKean Road - Scarness	\$ 750,000.00	Realestate.com
Road reconstruction	\$ 200,000.00	No reference - current guess



APPENDIX H
MULTI-CRITERIA ASSESSMENT





Multi Criteria	Criteria Weighting	Options										
		COM001	COM002	COM003	Coastal Management	LUP001	LUP002	Resilient Property Measures	Community Awareness & Resilience	EM001	EM002	EM003
	Option Description	Bridge Widening + Channel widening + Main Street trunk drainage	Bridge widening + Pialba Place drainage	Bridge widening + Channel widening	Coastal Processes Management Study	Flood Hazard Overlay Updates	Complete a study to investigate risk based and climate adaptive land use responses to manage existing and future flood risk.	Voluntary House Purchase and Retrofitting		Toon Toon Catchment and Storm Surge Evacuation Assessment	Flash Flood and Tidal Inundation Flood Intelligence System	Upgrades to the Fraser Coast Disaster Dashboard
Cost benefit analysis	7%	0-0.5	>2	0-0.5	BC = 1 or N/A	BC = 1 or N/A	BC = 1 or N/A	BC = 1 or N/A	BC = 1 or N/A	BC = 1 or N/A	BC = 1 or N/A	BC = 1 or N/A
Economic Multipliers	5%	Either minor ongoing impact or short-term impact on local economy.	Either minor ongoing impact or short-term positive impact on local economy.	Either minor ongoing impact or short-term impact on local economy.	Either minor ongoing impact or short-term positive impact on local economy.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Moderate initial and ongoing positive impact to local economy.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant
Financial feasibility	7%	Significant initial and ongoing costs. Very unlikely to secure funding.	Significant initial and ongoing costs. Very unlikely to secure funding.	Significant initial and ongoing costs. Very unlikely to secure funding.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Moderate initial and ongoing costs. Unlikely to secure funding.	Either minor initial and ongoing costs, or funding sources available.	Either minor initial and ongoing costs, or funding sources available.	Either minor initial and ongoing costs, or funding sources available.	Either minor initial and ongoing costs, or funding sources available.
Technical feasibility	4%	Challenges associated with technical feasibility would require significant increases in cost and time.	Challenges associated with technical feasibility would require significant increases in cost and time.	Challenges associated with technical feasibility would require significant increases in cost and time.	Neither positive nor negative / Not relevant	Any challenges associated with technical feasibility can be easily overcome.	Challenges associated with technical feasibility can be overcome with either minor cost or time implication.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Any challenges associated with technical feasibility can be easily overcome.	Any challenges associated with technical feasibility can be easily overcome.	Neither positive nor negative / Not relevant
Approval / legal feasibility	5%	Constraints associated with legal feasibility and approvals would result in moderate cost and time implication.	Constraints associated with legal feasibility and approvals would result in moderate cost and time implication.	Constraints associated with legal feasibility and approvals would result in moderate cost and time implication.	Neither positive nor negative / Not relevant	Minor constraints associated with approvals and legal feasibility could be easily overcome.	Constraints associated with legal feasibility and approvals would result in moderate cost and time implication.	Constraints associated with legal feasibility and approvals would result in moderate cost and time implication.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant
Long term viability	6%	Moderate ongoing maintenance requirements that will be challenging.	Minor ongoing maintenance requirements.	Moderate ongoing maintenance requirements that will be challenging.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Significant reduction in maintenance burden compared to current.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant
Political support	5%	Opposition from decision makers. Option does not support any government objectives.	Neither positive nor negative / Not relevant	Opposition from decision makers. Option does not support any government objectives.	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Neither positive nor negative / Not relevant	Moderate support from decision makers. Option supports some government objectives.	Moderate support from decision makers. Option supports some government objectives.	Moderate support from decision makers. Option supports some government objectives.	Moderate support from decision makers. Option supports some government objectives.	Moderate support from decision makers. Option supports some government objectives.
Climate change feasibility	5%	Benefits by option are still provided under a future climate scenario.	Benefits by option are still provided under a future climate scenario.	Benefits by option are still provided under a future climate scenario.	Benefits by option are still provided under a future climate scenario.	Benefits by option are still provided under a future climate scenario.	Significant ability to mitigate against future flood risks.	Moderate ability to mitigate against future flood risk.	Moderate ability to mitigate against future flood risk.	Benefits by option are still provided under a future climate scenario.	Benefits by option are still provided under a future climate scenario.	Benefits by option are still provided under a future climate scenario.
Impact on critical or essential infrastructure	6%	Moderate reduction in flood risk to essential infrastructure.	Moderate reduction in flood risk to essential infrastructure.	Minor reduction in flood risk to essential infrastructure.	No impact	No impact	Moderate reduction in flood risk to essential infrastructure.	No impact	No impact	No impact	No impact	No impact
Community support	5%	Some isolated community opposition expected.	Neither positive nor negative	Neither positive nor negative	Some isolated community support expected.	Some isolated community opposition expected.	Some isolated community opposition expected.	Moderate community support expected.	Moderate community support expected.	Moderate community support expected.	Widespread support or an option already suggested by community.	Widespread support or an option already suggested by community.
Community awareness and resilience	5%	Option will support an improvement of one of the following - community preparation, response or recovery.	Option will support an improvement of one of the following - community preparation, response or recovery.	Option will support an improvement of one of the following - community preparation, response or recovery.	No impact	Moderate overall improvement to community awareness and resilience expected.	Moderate overall improvement to community awareness and resilience expected.	Option will support an improvement of one of the following - community preparation, response or recovery.	Significant overall improvement to community awareness and resilience expected.	Option will support an improvement of one of the following - community preparation, response or recovery.	Moderate overall improvement to community awareness and resilience expected.	Option will support an improvement of one of the following - community preparation, response or recovery.
Improved water quality	7%	No impact	No impact	No impact	Option may provide some benefit to water quality.	Option may provide some benefit to water quality.	Option may provide some benefit to water quality.	No impact	No impact	No impact	No impact	No impact
Ecosystem health	6%	Option may provide some benefit to ecosystem health.	Option may provide some benefit to ecosystem health.	Option may provide some benefit to ecosystem health.	Option may provide some benefit to ecosystem health.	Option may provide some benefit to ecosystem health.	Option may provide some benefit to ecosystem health.	No impact	No impact	No impact	No impact	No impact
Impact on vulnerable properties	7%	Minor reduction in vulnerable properties inundated.	Minor reduction in vulnerable properties inundated.	Minor reduction in vulnerable properties inundated.	No impact	No impact	Moderate reduction in vulnerable properties inundated.	Moderate reduction in vulnerable properties inundated.	No impact	No impact	No impact	No impact
Change in building exposure	5%	Minor reduction in properties inundated.	Minor reduction in properties inundated.	Moderate reduction in properties inundated.	No impact	No impact	Moderate reduction in properties inundated.	Moderate reduction in properties inundated.	No impact	No impact	No impact	No impact
Change in flood hazard and risk to life	7%	Minor decrease in hazard classification in some areas.	Minor decrease in hazard classification in some areas.	Minor decrease in hazard classification in some areas.	No impact	No impact	Moderate decrease in hazard classification in populated areas.	No impact	No impact	No impact	No impact	No impact
Impact on emergency services	4%	No impact	No impact	No impact	No impact	No impact	Moderate reduction in burden on emergency services.	Option may have a reduction in burden on emergency services.	Option may have a reduction in burden on emergency services.	Moderate reduction in burden on emergency services.	Moderate reduction in burden on emergency services.	Option may have a reduction in burden on emergency services.
Impact on evacuation	4%	Option may improve ability to evacuate.	Option may improve ability to evacuate.	Option may improve ability to evacuate.	No impact	No impact	No impact	No impact	Option may improve ability to evacuate.	Significant improvement in ability to evacuate/	Significant improvement in ability to evacuate/	Option may improve ability to evacuate.
Total Score	100%	-0.24	0.37	-0.2	0.28	0.41	0.9	0.72	0.67	0.72	0.82	0.57



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watertech.com.au





Tooan Toon and Lowlands Lagoon Catchment **COASTAL AND FLOOD RISK MANAGEMENT PLAN**

Adopted plan outlining flood risk management measures as recommended by the *Tooan Toon and Lowlands Lagoon Coastal and Flood Risk Management Study* undertaken on behalf of Council by Water Technology, 15 March 2024 (#4985895)



August 2025

#5177167

Executive Summary

The *Toon Toon and Lowlands Lagoon Coastal and Flood Risk Management Plan (CFRMP)* contained in Table 1 is the result of detailed investigation and consideration of coastal and flood risk across the study area described as the Toon Toon and Lowland Lagoon catchment. The Coastal and Flood Risk Management Study and Plan are integrally linked. The Study provides for the assessment of options that form the basis for the considerations and decisions in the Plan. The process has been overseen by the Fraser Coast Council.

The *Toon Toon and Lowlands Lagoon Coastal and Flood Risk Management Study, 2024* (#4985895) investigated a suite of flood risk management options including structural, landscape management, community awareness and resilience, resilient property measures, emergency management and land use planning options.

These options were assessed using a comprehensive multi-criteria matrix to understand each options social, economic and environmental impact in conjunction with their ability to reduce flood risk in the Toon Toon and Lowlands Lagoon Catchment.

The methodology applied to the Toon Toon Creek and Lowlands Lagoon Coastal and Flood Risk Management Study and Plan is aligned with the Australian Institute of Disaster Resilience (AIDR) Handbook 7 - Managing the Floodplain: a guide to best practice in flood risk management in Australia (AIDR, 2017), Queensland Flood Risk Management Framework (QRA, 2021), Queensland Emergency Risk Management Framework (QFES, 2017) and Risk Management Standard ISO31000:2018.

The flood risk management process, as presented in Figure 1, involves the following key steps:

1. collecting the necessary data;
2. defining the flood hazard;
3. assessing the risk, considering options to manage the risk to acceptable levels;
4. developing an implementation plan to manage the risk.



Figure 1 - Flood risk management process

**Note - Each management option identified in Table 1 will need to be further investigated and scoped before implementation timeframes and project delivery lead are confirmed. Implementation of all management options must be considered in the context of Council's broader program of works for Coastal and Flood Risk management, which includes catchments across the whole Fraser Coast region.*

Table 1 - Toan Toon and Lowlands Lagoon Coastal and Flood Risk Management Plan*

Option ID/ Section of CFRMS	Management Option	Description	Score	Rank	Priority	Indicative investigation timeframe	Indicative Lead
Land Use LUP002/ 6.6.4	Complete a study to investigate risk based and climate adaptive land use responses to manage existing and future flood & coastal risk.	<ul style="list-style-type: none"> • A long-term phased body of work that is funded via significant external funding to comprehensively examine the structural mitigation / land use future, using scenarios and detailed feasibility assessment – including very long-term focus on mitigation construction and property acquisition/rezoning. • Update flood model to use current LiDAR. • Undertake necessary planning scheme amendments (Package 2 amendments) 	0.9	1	High	Commencing 2026/27 FY. Subject to resource availability and funding.	Strategy and Sustainability
Emergency Management EM2/ 6.5.2.2	Flash Flood and Tidal Inundation Flood Intelligence System	Explore technical opportunities to improve flood monitoring and prediction across the study area and/ or broader region.	0.82	2	High	TBD. Subject to grant funding.	Infrastructure Engineering
Emergency Management EM001/ 6.5.2.1	Toan Toon Catchment and Storm Surge Evacuation Assessment	<p>The objectives of this assessment is to improve the understanding of and planning for evacuation constraints across the catchment area including:</p> <ul style="list-style-type: none"> • Develop an evacuation sequence plan • Identify high priority areas for evacuation • Identify priority roads for evacuation. • Prepare graphs for key evacuation routes displaying rainfall depth, time versus water level at the sag point. • Identify rainfall triggers • Identify priority evacuation centres 	0.72	3.5	Medium	TBD Subject to resource availability.	Infrastructure Engineering
Community Awareness & Resilience 6.4.3	Resilient Property Measures: Voluntary House Purchase and Retrofitting	<ul style="list-style-type: none"> • Voluntary House Purchase should be considered in areas subject to high hazards where it may be appropriate to cease occupation of the building to remove residents from dangerous situations and intolerable flood risks. • Building resilience by retrofitting existing properties is suitable for lower hazard areas of the catchment. 	0.72	3.5	Medium	TBD. Subject to State Government funding/ program.	TBD

#5177167

Community Awareness & Resilience 6.3	Community awareness & resilience actions	Management options relating to community awareness and resilience aim to manage the residual flood risk by building the communities understanding of flood risk, preparedness, and their capability to respond to and recover from floods. Refer to Section 6.3 of the Study for full details.	0.67	5	Medium	Commencing 2026 subject to broader resourcing prioritisation.	Strategy and Sustainability
Emergency Management EM3/ 6.5.2.3	Upgrades to the Fraser Coast Disaster Dashboard	<ul style="list-style-type: none"> • Include flood risk and mapping outputs as part of future community awareness programs. • Addition of current beach conditions. • Include a layer of rain and river gauges across the region including links for each of the gauges 	0.57	6	Medium	2026	Infrastructure Operations (Disaster Management)
Land Use LUP001 6.6.4	Flood Hazard Overlay Updates	Include updated Flood Hazard Area mapping from the Tooan Tooan and Lowlands Lagoon Flood Model Update in the Planning Scheme.	0.41	7	Medium	Complete. TLPI adopted by Council 26 February 2025 and commenced 7 March 2025.	Strategy and Sustainability
Structural Mitigation (combined options) COM2 6.2.1.2	Bridge widening + Pialba Place drainage	Assessment of Esplanade crossing upgrade (S01) and Pialba Place drainage improvements (MIT003).	0.37	8	Low Limited benefit for management of risk identified but may warrant consideration when undertaking other works (i.e. asset upgrades, city centre public realm improvements).	Bridge Widening: Design Commenced. Delivery dependent on funding. Pialba Place drainage: Preliminary assessment commenced. Ongoing analysis.	Bridge Widening: Capital Delivery Pialba Place drainage: Infrastructure Engineering

#5177167

Structural Mitigation 6.2.1.4	Coastal Management: Coastal Processes Management Study	Investigation of coastal processes and mitigation options was outside the scope of the study. However, a coastal management study was recommended to: <ul style="list-style-type: none"> Investigate coastal processes and coastal mitigation options such as groynes to minimise the frequency of accretion. Explore potential to provide flood mitigation benefits as well as environmental benefits. 	0.28	9	Low	To be considered in context of Councils Coastal Management program of works.	Infrastructure Engineering
Structural Mitigation (combined options) COM3/ 6.2.1.3	Bridge widening + Channel widening	<ul style="list-style-type: none"> Replacing the 5 x 2.7 m x 1.7 m box culverts currently under the Esplanade with a 20.5 m wide bridge. Widening of the existing channel from Tavistock Street through to where the concrete channel converges with the natural channel and minor realignment to straighten the channel near McKean Road. Purchase of properties along McKean Road and just downstream of Frank Street. 	-0.2	10	Study recommends no further investigation	Not progressing	N/A
Structural Mitigation (combined options) COM001	Bridge Widening + Channel widening + Main Street trunk drainage	Esplanade crossing upgrade (S01), Main Street Drainage (MIT007), and channel widening downstream of Tavistock Street (MIT008).	-0.24	11	Study recommends no further investigation	Not progressing	N/A

#5177167

FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 8/25

WEDNESDAY, 27 AUGUST 2025

SUBJECT:	REQUEST FOR VARIATION - TINANA FOOTBALL CLUB INC GRANT - 2022/2023 SPORTS & RECREATION CAPITAL ASSISTANCE PROGRAM
DIRECTORATE:	STRATEGY, COMMUNITY & DEVELOPMENT
RESPONSIBLE OFFICER:	DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT
AUTHOR:	MANAGER COMMUNITY DEVELOPMENT & ENGAGEMENT
LINK TO CORPORATE PLAN:	Focused Service Delivery Design flexible and innovative services to meet the diverse community needs.

1. PURPOSE

This report seeks the direction of Council in relation to a request for a variation, in the form of an extension of time, for funding received by Tinana Football Club Inc as part of the 2022/2023 Sports & Recreation Capital Assistance Program.

2. EXECUTIVE SUMMARY

The Tinana Football Club Inc were approved a funding allocation of \$10,000 (excl GST) for the purposes of Field Lighting Stage 2 at their leased fields located at the Tinana Recreation Reserve. The funding was allocated from the 2022/2023 Sports & Recreation Capital Assistance Program.

The funding provided by Council was to be supplemented by an application to the Gambling Community Benefit to which the Club was successful, however, to date the project has not been able to progress as further inspections to the lighting system has shown that at least one (1) of the lighting poles needs to be replaced in addition to the originally proposed light fittings.

The Club has advised that the total cost of the project has now increased from \$42,000 to approximately \$140,000 (including steel poles and LED lights) and that they require a further \$100,000 in funding before the project can proceed. The Club also advises that they have constraints on obtaining further funds as they cannot acquit their original funding.

3. OFFICER'S RECOMMENDATION

That Council:

1. Refuse the request for an extension of time from the Tinana Football Club Inc for the lighting project as there is no estimated timeframe for the securing of the additional funds required to complete the project and accordingly the funds of \$10,000 (excl GST) should be returned to Council.
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2. Request the Tinana Football Club Inc to return the previously allocated funds of \$10,000 (excl GST) to Council and to reapply for funds to future rounds of Council funding when they have a clearer direction forward.
 3. Approve the reallocation of the returned \$10,000 into the next round of the Community Grants Program for redistribution as part of that program.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The Tinana Football Club Inc were approved a funding allocation of \$10,000 (excl GST) for the purposes of Field Lighting Stage 2 at their leased fields located at the Tinana Recreation Reserve from the 2022/2023 Sport & Recreation Capital Assistance Grants program by Council resolution of 25 January 2023.

A funding agreement for this successful application was subsequently executed by Council and the Club.

The Club was successful in obtaining funding from Gambling Community Benefit Fund program as well, however, due to a requirement to replace poles in addition to replacement of lighting fixtures, the project has not been able to proceed.

5. PROPOSAL

Tinana Football Club Inc are requesting that Council consider an indefinite extension of time during which time they would be seeking additional funds to replace the lighting poles and the lighting fixtures as part of a larger project.

The Club has confirmed that they will require additional funding of approximately \$100,000 before the project can proceed and are unable to provide a timeframe for the implementation and acquittal of Council funds.

This funding allocation was made to Tinana Football Club Inc over 2 ½ years ago and due to circumstances relating to failing infrastructure, the Club is not able to provide a timeframe for implementation and acquittal of the project.

6. FINANCIAL & RESOURCE IMPLICATIONS

Council at its Meeting held on 25 January 2023, approved the projects to be funded through the 2022/2023 Sports and Recreation Capital Assistance Program which included an allocation of \$10,000 (excl GST) for Tinana Football Club.

7. POLICY & LEGAL IMPLICATIONS

Council's Community Grants Council Policy has been recently updated and endorsed by Council at its June 2025 meeting. This policy sets the framework to ensure that Community Grants Program, Councillor Discretionary Funds and the Mayor's Donations and Sponsorship Fund are provided in a fair and equitable manner while ensuring compliance with the relevant legislative requirements.

As this funding allocation was approved by Council resolution, the request for variation to timeframe is now tabled for Council consideration and direction.

8. RISK IMPLICATIONS

There is a reputational and financial risk to Council if this funded program continues to remain outstanding. The inability of the organisation to provide a clear timeline for expenditure of the funding amount is a significant concern.

The ability of a small community group to continue to hold these funds indefinitely is also a risk.

9. CRITICAL DATES & IMPLEMENTATION

Not applicable.

10. CONSULTATION

Council's Grants Team have been in discussions with the Club to facilitate the submission of the variation request.

Council's Legal and Integrity Liaison Advisory has provided advice to the Grants Team in relation to the process that would be appropriate for the consideration and approval of this variation request.

11. CONCLUSION

A variation request has been received from Tinana Football Club Inc to amend the timeframes application to their approved funded project application.

12. ATTACHMENTS

Nil

**FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 8/25**

WEDNESDAY, 27 AUGUST 2025

SUBJECT: REQUEST FOR SECOND VARIATION - GLENWOOD COMMUNITY CENTRE INC. - 2021/2022 RAPID RESPONSE GRANT - NEW SHED, PEPPER ROAD, GLENWOOD

DIRECTORATE: STRATEGY, COMMUNITY & DEVELOPMENT

RESPONSIBLE OFFICER: DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT

AUTHOR: MANAGER COMMUNITY DEVELOPMENT & ENGAGEMENT

LINK TO CORPORATE PLAN: Focused Service Delivery Design flexible and innovative services to meet the diverse community needs.

1. PURPOSE

This report seeks the direction of Council in relation to a request for a second variation request from the Glenwood Community Centre Inc (GCC) for funding received through the 2021-2022 Rapid Response Grant Program.

2. EXECUTIVE SUMMARY

The GCC were successful in obtaining \$35,491.00 excluding GST from the 2021-2022 Rapid Response Grant Program, for the purchase and installation of a storage shed on their leased land in Pepper Road, Glenwood. At the point of writing this report part of the funds have been expended to purchase a shed kit, however the installation of the shed did not originally proceed due to the Master Planning process undertaken by Council, in consultation with the GCC and wider Glenwood Community, in 2024.

A total of \$21,698.15 has been expended from the grant monies to purchase the shed kit, surveying, geotechnical and approvals/permits etc leaving a total of \$13,792.85 remaining unexpended at this time of writing this report.

The Master Planning process identified that a shed located on adjoining Council owned land situated at 5 Pepper Road, Glenwood, could be utilised as a storage point for multiple community groups, however this use is currently also being considered by Council due to potential flooding of that site.

Council at its meeting held on 24 July 2024, considered a request from the GCC for the unexpended funding to be utilised to upgrade the shed located at 5 Pepper Road, Glenwood and resolved to approve this request from the GCC.

The current GCC Executive Committee have advised both in verbal conversations and in writing to Council that they do not wish to continue with the upgrading of the shed at 5 Pepper Road or to utilise the shed at 5 Pepper Road for storage purposes. In correspondence dated 17 July

2025, the GCC have requested that Council take ownership of the purchased shed kit and that approval be granted for the remaining unexpended funds to be utilised to purchase an adequate mower for the upkeep of the land contained within the current lease area.

3. OFFICER'S RECOMMENDATION

That Council:

1. Refuse the request for a second variation from the Glenwood Community Centre Inc for unexpended grant funds obtaining from the 2021-2022 Rapid Response Grant Program to be utilised for the purchase of a mower.
2. Advise the Glenwood Community Centre Inc. that Council will, as requested by the GCC, take ownership of the purchased shed kit and that the unexpended funds in the amount of \$13,792.85 (excl GST) should be returned to Council.
3. Reallocate the returned funds of \$13,792.85 (excl GST) into the next round of the Community Grants Program, as the Rapid Response Grant Program is no longer active.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

As part of the 2021-2022 Rapid Response Grant Program, the GCC was successful in obtaining \$35,491.00 (excl GST) for the purchase and installation of a new storage shed on the Glenwood community space land.

During discussions with Council Officers and community groups, including the GCC, as part of the Master Planning process it was agreed that the GCC would not progress with the installation of the grant funded shed until the master plan process had been finalised.

A variation request was received from the GCC in December 2023 requesting permission to dispose of the shed purchased utilising Rapid Response grant funds with the unexpended amount of \$13,792.85 to be utilised towards upgrading works to an existing shed on land purchased by Council at 5 Pepper Road, Glenwood.

This request was considered and endorsed by Council at its Meeting held on 24 July 2024.

Since this time there has been a change of members of the Executive Committee of the GCC who have advised Council that they do not wish to proceed with the previously agreed variation due to potential flooding issues of the shed at 5 Pepper Road, Glenwood and also they do not wish to proceed with the installation of the purchased shed kit.

5. PROPOSAL

In correspondence dated 17 July 2025, the GCC have written to Council and requested that Council take ownership of the purchased shed kit and that approval be granted for the remaining unexpended funds to be utilised to purchase an adequate mower for the upkeep of the land contained within the current lease area.

6. FINANCIAL & RESOURCE IMPLICATIONS

The funds provided to the GCC for the original project was for the purchase and installation of a storage shed. This funding was provided from the 2021-2022 Rapid Response Grants Program.

7. POLICY & LEGAL IMPLICATIONS

Council provides grants to community organisations under its Community Grants Council Policy that sets the framework to ensure that grant funding are provided in a fair and equitable manner while ensuring compliance with the relevant legislative requirements.

As this grant was allocated via Council Resolution it is appropriate that the request for variation is also enabled through Council resolution.

8. RISK IMPLICATIONS

There is a reputational and financial risk to Council if this funded project continues to remain outstanding.

As this request is for a complete change in scope and does not align with the intentions of the original funding application and the initial request for variation dated July 2024, there is also a reputational risk to both Council and the community organisation.

9. CRITICAL DATES & IMPLEMENTATION

Not applicable.

10. CONSULTATION

Council's Grants Team have been in discussions with the Club to facilitate the submission of the variation request.

Council's Legal and Integrity Liaison Advisory has provided advice to the Grants Team in relation to the process that would be appropriate for the consideration and approval of this variation request.

11. CONCLUSION

A second variation request has been received from the Glenwood Community Centre Inc which would result in a complete change in scope from the original funding application and the initial request for variation in July 2024.

12. ATTACHMENTS

Nil

**FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 8/25**

WEDNESDAY, 27 AUGUST 2025

SUBJECT: MCU24/0112 - MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITY - CRAIGNISH ROAD, CRAIGNISH (LOT 68 MCH4841)

DIRECTORATE: STRATEGY, COMMUNITY & DEVELOPMENT

RESPONSIBLE OFFICER: DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT

AUTHOR: PLANNER

LINK TO CORPORATE PLAN: Resilient and Environmentally Responsible Region. Plan for and provide community infrastructure to support growth, connectivity and livability.

1. APPLICATION SUMMARY

PROPOSAL:	Material Change Of Use - Telecommunications Facility
APPLICANT:	Service Stream Pty Ltd
SITE ADDRESS:	Craignish Road CRAIGNISH QLD 4655
LOT/PLAN:	Lot 68 MCH 4841
SITE AREA:	1.7330 Hectares
LOCAL PLAN:	Not Applicable
LOCAL PLAN PRECINCT:	Not Applicable
ZONING:	Environmental Management and Conservation Zone
ZONE PRECINCT:	Not Applicable
OVERLAYS:	OM-001-ASS-Area 1-Land at or below 5mAHD OM-001-ASS-Area 2-Land above 5m & below 20mAHD OM-004(B)-MSES Reg Veg-Essential Habitat OM-004(B)-MSES Reg Veg-Wetland with 100m buffer OM-004(B)-MSES Wildlife Habitat OM-004(B)-Other remnant vegetation OM-004(W)-Local wetland OM-004(W)-Local wetland buffer OM-004(W)-MSES High ecological significance wetland

	<p>OM-005-Bushfire hazard potential impact buffer</p> <p>OM-005-Bushfire prone area</p> <p>OM-005-High bushfire hazard area</p> <p>OM-005-Medium bushfire hazard area</p> <p>OM-006-Medium hazard storm tide</p> <p>OM-008-Flood hazard area</p>
CURRENT USE:	Council Reserve
PROPERLY MADE DATE:	8 January 2025
REFERRAL AGENCIES:	Not Applicable
PUBLIC SUBMISSIONS:	Four (4) submissions were received, including one petition with 977 signatures ('48' paper petition, '929' Change.org petition consisting of '103' local signatures)
STATUS:	Decision period ended 17 June 2025
SUMMARY:	<ul style="list-style-type: none"> • The application seeks a development permit for a Material Change of Use to establish a Telecommunications Facility in the form of a mobile telephone base station within Council's Reserve at Craignish Road, Craignish. • The facility includes 30m high monopole, with an overall height of 31.76m, located approximately 84m from Hamilton Drive and 15m from Petersen Road. • The site adjoins Council Reserve to the north, and residential uses to west. The proposed development has been situated below the prominent ridgeline to the south. When viewing the telecommunication facility from ground level, the structure is not prominently visible from nearby residential properties due to being adequately screened by the existing vegetation. The structure would be visible from a greater distance, but would have limited impact on the existing landscape setting. • The proposed facility would improve telecommunications services in the Craignish and Toogoom area to ensure reliable and seamless mobile network coverage. • Access to the facility is via Petersen Road only. • The applicant has addressed public safety and the perceived health concerns raised by the submitters. • The facility advances the outcomes sought by the strategic framework of the planning scheme in that provision of high-speed telecommunications is to be facilitated. • The development is recommended for approval, subject to conditions.

3. OFFICER'S RECOMMENDATION

That the application by Service Stream Pty Ltd for a development permit for Material Change of Use – Telecommunications Facility on land described as Lot 68 MCH 4841 situated at Craignish Road CRAIGNISH QLD 4655 be approved generally as detailed in the submitted application material, subject to development conditions.

DETAILS OF THE APPROVAL

Type of Decision: Approved in full with conditions
 Type of Approval: Development Permit – Material Change of Use – Telecommunications Facility

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPROVED PLANS AND DOCUMENTS

The following plans/documents are Approved plans for the development:

Plan/Document No.	Rev.	Plan Name	Date
QLD002945	1	<i>Site Access and Locality Plan</i> , prepared by Amplitel	15.10.23
QLD002945	1	<i>Site Layout</i> , prepared by Amplitel	15.10.23
Q117390	1	<i>Antenna Layout</i> , prepared by Amplitel	15.10.23
QLD002945	1	<i>East Elevation</i> , prepared by Amplitel	15.10.23
24SYD8616	1	<i>Bushfire Hazard Assessment and Management Plan</i> , prepared by Eco Logical Australia	9 September 2024
-	-	<i>Vegetation Management Plan</i> , prepared by Gondwana Ecology Group Pty Ltd	3 December 2024

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL	Condition Timing
Administrative	
1. Carry out the development in accordance with the Planning Scheme,	At all times

Planning Scheme Policies and Local Laws.		
2.	Carry out the development in accordance with the approved plans unless otherwise approved in writing by the Assessment Manager.	At all times
3.	Meet the costs of all works associated with this Telecommunication Facility including any necessary alteration or relocation of services, provision of upgrading of roadworks to accommodate all vehicular access works together with all public utility mains and/or installations.	Prior to the commencement of use
4.	Unless otherwise stated in a particular condition, all conditions must be completed prior to the commissioning of the facility, unless otherwise agreed to in writing by the Assessment Manager.	Prior to the commencement of use
Health and Safety		
5.	The telecommunications facility must be designed and operated to restrict human exposure to electromagnetic radiation in accordance with the: (i) Radiation Protection Series (RPS) S-1 (2021)	Prior to the commencement of use and maintained at all times.
6.	Warning information signs must be provided on the site to prevent unauthorised entry.	Prior to the commencement of use and maintained at all times.
Structure Height		
7.	The maximum height of the Telecommunication Facility (including associated antennae) must not exceed 31.76 metres above natural ground level.	Prior to the commencement of use and maintained at all times.
8.	Certification must be submitted to council from a cadastral surveyor which certifies that the structure does not exceed the maximum height requirement of this Decision Notice.	Prior to the commencement of use.
Cessation of Use		
9.	The telecommunications facility must be removed from the site upon cessation of the use.	Upon completion of approved use.
Lighting		
10.	No lights are permitted to be attached to the telecommunications facility, except where required for aircraft hazard lighting purposes or similar.	Prior to the commencement of use and maintained at all times.
Landscaping		
11.	Retain the existing mature vegetation within a minimum ten (10) metre wide landscape buffer around the perimeter of the site to effectively screen views toward the tower, where not impeded by access and manoeuvring areas, and maintain at all times to the satisfaction of the Assessment Manager.	Prior to the commencement of use and maintained at all times.

12. Submit a Replacement Planting Plan to the Assessment Manager for approval, demonstrating replacement of a minimum 2 trees within the subject site for each tree removed. Species are to be native species local to the Fraser Coast selected from SC6.3 planning scheme policy for development works and reach a minimum height of twenty (20) metres at maturity. Once endorsed, this will form part of the approved plans of development.	Prior to the installation of the telecommunications tower
13. Undertake replacement planting works in accordance with the endorsed Replacement Planting Plan within twenty (20) business days of completing construction of the Telecommunications Facility and maintain in perpetuity to the satisfaction of Council.	Within 20 business days of the completion of construction and maintained at all times
Visual Amenity	
14. Prior to the commencement of the use, the monopole, associated headframe unit and attached equipment (e.g. antennas) must be of a non-reflective, painted finish colour which is visually equivalent to the surrounding area, or an alternative colour to Council's satisfaction, to reduce its visual recognition in the landscape.	Prior to the commencement of use and maintained at all times
Stormwater	
15. Any stormwater works associated with the development must not cause: <ul style="list-style-type: none"> (i) adverse effects external to the subject site arising from any increase in velocity, volume and/or redirection of flow; or (ii) an increase in the duration of inundation outside the site where such increased inundation could cause loss or damage. 	Prior to the commencement of use and maintained at all times.
16. Any alterations to existing surface levels on the site shall be undertaken in such a manner as to ensure that no additional surface water is drained onto or impounded on adjoining properties.	At all times.
Infrastructure and Services	
17. All damage to council infrastructure (including pavement damage) as a result of the development works is to be rectified to the satisfaction of Council prior to the issuing of the certificate of practical completion or approval of the plan of survey.	commencement of use and maintained at all times.
18. Ensure that all utility services are not contained within any other allotment unless protected by appropriate easements.	commencement of use and maintained at all times.
Construction Management & Traffic Impact	
19. All earthworks are to be constructed in accordance with <i>Australian Standard 3798-2007, Guidelines on Earthworks for Commercial and Residential tower installations</i> .	At all times
20. Limit site access/egress for construction vehicles to one point to reduce impacts on adjoining residents and pedestrians.	At all times

<p>21. Do not undertake any works: -</p> <p>a. on a Sunday or public holiday, at any time; or</p> <p>b. on a Saturday, or business day, before 7:00am or after 6:00pm.</p>	At all times
<p>22. During construction of the Telecommunication Facility, contain all litter, building waste and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent release to a neighbouring properties or roads.</p>	During the construction phase
<p>23. Prior to commencing the installation of the tower on-site, provide to Council the Traffic Management Plan (TMP) including the Traffic Guidance Scheme (TGS) and Work Programme.</p>	As indicated
Works on Road Reserve – Commercial/Industrial Driveway on Petersen Road	
<p>24. Guidance Scheme (TGS), no less than Ten (10) days prior to work commencing on the Petersen Road Reserve. Site conditions may alter during the period of works whereby a reassessment of traffic control and other factors may need to be made. The submission is to include the following:</p> <p>a. TMP & TGS are to be prepared by a DTMR Suitably Qualified Traffic Management Designer showing how traffic (including pedestrians and other road users) is to be accommodated safely during the proposed works; and</p> <p>b. Copies of any other relevant approval/authorisation, such as Land Access Activity Notices, Ergon, Telstra or any other service provider when their assets are to be modified/relocated.</p> <p>The submission is to be accompanied by a Vehicle Crossover (Driveway) Application for Approval 2024/25 – https://www.frasercoast.qld.gov.au/downloads/file/1390/application-for-vehicle-crossover-driveway-</p> <p>Advice Note: Only the Department of Main Roads and the Local Government have the authority to install Official Traffic Signs. An Official Traffic Sign is any sign, signal, pavement marking or other installation for the purpose of regulating, warning or guiding road users. The installation of any Official Traffic Sign without lawful authority is an offence under the TORUM Act 1995, Section 75, Unlawful Installation of Official Traffic Signs.</p> <p><i>The Transport Operations (Road Use Management) Act 1995, Part 5, Section 96 Diversion of Traffic, gives authority to the Queensland Police Service, Department of Main Roads and Local Government to temporarily or permanently close roads. Local Government also has authority to temporarily or permanently close roads under the Local Government Act 2009, Section 69, Closing of Roads by Local</i></p>	Prior to the commencement of construction

<i>Government.</i>	
Parking and Access	
25. Construct a sealed Commercial/Industrial Driveway Crossing – Heavy Duty Slab (Including a minimum 300mm RCP or RCBC with minimum 225mm height) from the edge of the road pavement to the property boundary in accordance with the Planning Scheme and standard drawing FC-230-02 – Rev (B). The surfacing of the crossover must, as a minimum, be equivalent to the road surface fronting the development. For the purpose of this condition the term ‘access’ is defined as a practicable means of entry of persons and vehicles on to the site from a constructed road that abuts the allotment	Prior to the commencement of use
26. Construct a 3.5 metre wide all-weather dust free access driveway that is a 200mm class 2.1 basecourse aggregate (minimum CBR 80) placed at 98% standard compaction and with a moisture content between 60% to 90% from the sealed access crossover to the compound area.	Prior to the commencement of use
27. Ensure maintenance vehicles used in association with the Telecommunication Facility are parked within the site.	At all times
Dust Control	
28. The Telecommunication Facility installation is to minimise the release dust and/or particulate matter beyond the boundary of the Telecommunication Facility approval site as per the requirements of the Environmental Protection Act 1994.	At all times
29. Dust deposition should not exceed 120 milligrams per square metre per day.	At all times
30. Carry out the development in accordance with the approved Construction Management Plan.	At all times
Site Safety	
31. All works must be suitably fenced off and protected during the construction of the works to avoid the general public to be affected or injured as a result of the civil works. The maintenance, safety and security of the site is to remain the responsibility of the applicant and appointed representatives and contractors until such time the road reserve or access point and internal work-area are reinstated to their original state and the site work is finished, or to a condition identified on this approval. At the end of the work, all the building waste material is to be properly removed from site.	At all times
Erosion and Sediment Control	
32. Carry out the tower installation with suitable erosion and sediment control measures to ensure all reasonable and practicable actions are taken to prevent environmental harm, as per Fraser Coast Regional Council Planning Scheme (Schedule 6.3) and IECA - Best Practice Erosion and Sediment Control (BPESC) (Current Edition).	At all times
33. During construction at all times, undertake regular inspections on site to ensure that adequate erosion control measures are in place and in good condition both during and after construction. Additional inspections are also required after each storm event to assess the adequacy of the erosion control measures, rectify any erosion control	

<p>devices that have been damaged and clean up any sediment that has left the site or is in the roadway. This inspection program is to be maintained until the site is fully rehabilitated.</p>	
Environmental Health	
<p>34. Confine on site all dust and other emissions, such as ash, fumes, light, odour or smoke from the building site and take all reasonable steps to prevent a release to neighbouring properties.</p>	<p>Prior to the commencement of use and maintained at all times</p>
<p>35. Take all reasonable and practical measures to prevent pollutants from cutting, cleaning activities and waste concrete from entering waterways.</p>	<p>Prior to the commencement of use and maintained at all times</p>
<p>36. Ensure all works on site are carried out in accordance with the Telstra Environmental Operations Environmental Handbook.</p>	<p>Prior to the commencement of use and maintained at all times</p>
Acid Sulfate Soils Management	
<p>37. Design and carry out the development with the possibility of encountering acid sulphate soils. In this regard, the Developer must ensure that all works are in accordance with the State Planning Policy 2017 and Council's Planning Scheme Policy SC6.4.2 – Acid sulphate soils (ASS) investigation and management plan.</p>	<p>At all times</p>
Bushfire Hazard Management	
<p>38. Carry out the development in accordance with the approved Bushfire Hazard Assessment and Management Plan, prepared by Eco Logical Australia, dated 9 September 2024, including the following recommendations:</p> <ul style="list-style-type: none"> a) A 10m APZ implemented around the external perimeter of the lease area, to fullest extent possible; and b) Construction to withstand a minimum 40kW/m² radiant heat and ember protection. 	<p>Prior to the commencement of use and maintained at all times</p>
Property Damage & Council Infrastructure	
<p>39. Any existing Council infrastructure (including but not limited to, Services, kerb, concrete structures, pits, channels, pavement, footpath, RCP, RCBC, etc.) damaged due to the proposed works is to be rectified or replaced at the applicant's expense prior to 'Practical Completion' acceptance. The applicant must notify the Council of the affected infrastructure immediately. If damage occurs and is not replaced by the client/contractor, Council has the right to undertake the works and charge the landowner accordingly.</p>	<p>Prior to the commencement of use and maintained at all times.</p>
<p>40. Ensure that all utility services are not contained within any other allotment unless protected by appropriate easements.</p>	<p>Prior to the commencement of use and maintained at all times.</p>

Advice Notes

1. *Council accepts no responsibility for the accuracy of the survey information, the design or any information or detail contained in the approved drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by Council policy has been undertaken with due professional diligence to accepted industry standards.*
2. *Council's approval of the design does not grant approval to enter private property or private easements to undertake works.*

3. ATTACHMENTS

1. Planning Report [↓](#)
2. Locality Plan [↓](#)
3. Proposed Plans [↓](#)
4. EME Report [↓](#)
5. Vegetation Management Report [↓](#)
6. Bushfire Hazard Management Report [↓](#)

1. APPLICATION DETAILS

1.1. Proposal

The application seeks a development permit for a Material Change of Use to establish a Telecommunications Facility in the form of a mobile telephone base station at Craignish Road, Craignish and more formally described as Lot 68 on MCH4841.

The proposal seeks a planning approval for the installation of:

- One new 30m monopole with an overall height of 31.76m;
- One square headframe;
- Twelve (12) Telstra panel antennas;
- One Telstra equipment shelter at the base of the monopole; and
- A 10m x 10m compound enclosed in a 2.4m high chain-link security fence, with a 3.0m wide double access gate.

Refer Attachment 2 – Proposal plans.

Other ancillary equipment will be generally mounted within the proposed headframes or behind proposed antennas. All cables connecting the antennas will be internal to the monopole, except where they exit the monopole to connect to the relevant antennas. The applicant advises the monopole does not have any provision to allow it to be climbed and the equipment cabinets are secure and vandal-proof.

The area required for the facility is currently used for Council Reserve however, the proposal aims to take advantage of some of the cleared land to minimise the amount of vegetation removal required. Seven (7) trees are required to be removed in order to facilitate the proposed Telecommunications Facility due to being within the required Asset Protection Zone (APZ) and to remove any canopy over the proposed compound. Access is to be obtained via a new driveway crossover via Petersen Road.

The proposed monopole is located approximately 89.0m from Hamilton Drive and 20.0m from Petersen Road. The equipment cabinet is located approximately 16.5m from Petersen Road and approximately 96.0m from Hamilton Drive.

The facility is to be used by Telstra to provide reliable mobile and data coverage to the Craignish and Toogoom area to ensure residents and businesses have access to the latest 4GX and 5G services.

The applicant has provided four (4) photomontages that present the anticipated view of the proposed tower. Location 1 shows the view from Petersen Road viewing directly at the proposed location of the facility compound. Location 2 shows the view from the ridgeline on Petersen Road approximately 385m from the subject site. Location 3 shows the view from the neighbouring lot road frontage on Hamilton Drive. Location 4 shows the view from the ridgeline of Straits Outlook approximately 1.14 km from the subject site.

27 August 2025

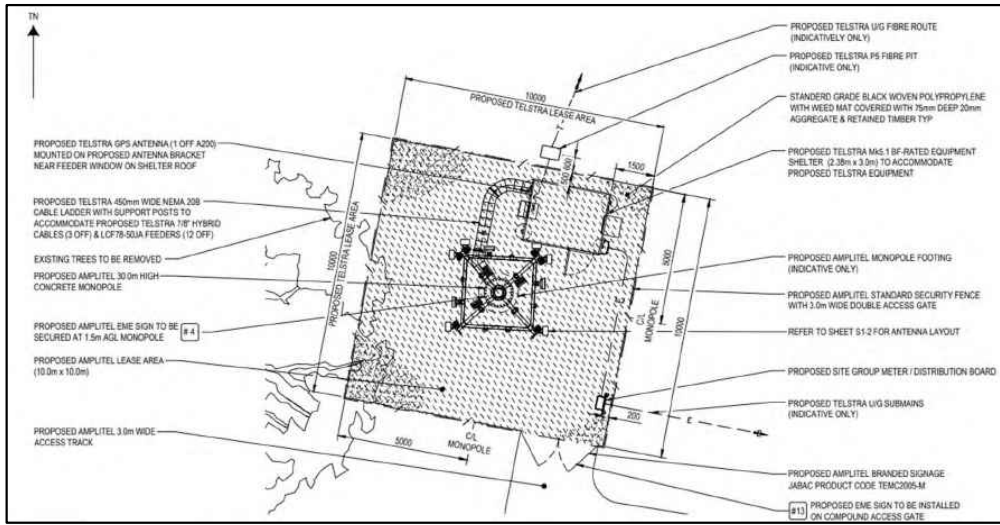


Figure 1 - Proposed Site Layout

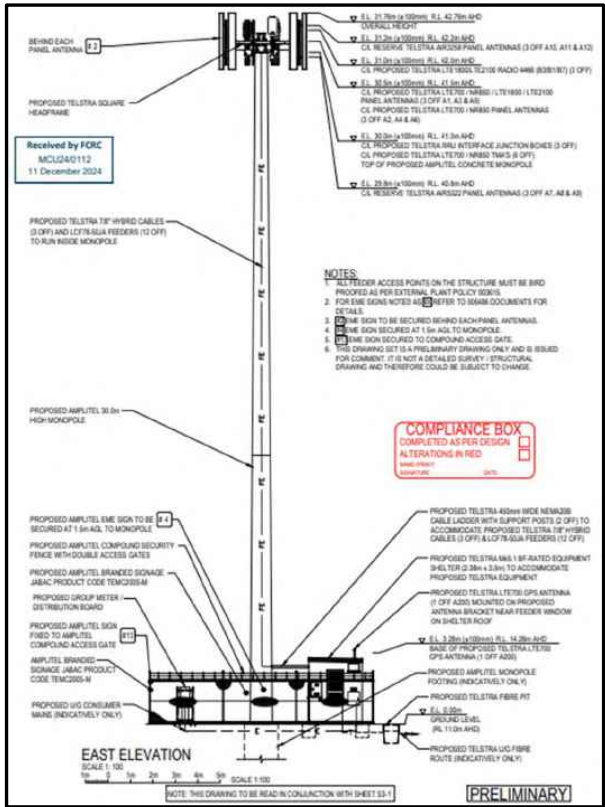


Figure 2 - Proposed East Elevation

27 August 2025



Figure 3 - Location 1 - View from Petersen Road viewing directly at the proposed location of the facility compound



Figure 4 - Location 2 - View from the ridgeline on Petersen Road, approximately 385m from the subject site

27 August 2025



Figure 5 - Location 3 - View from the neighbouring lot road frontage on Hamilton Drive



Figure 6 - Location 4 - View from the ridgeline of Straits Outlook, approximately 1.14 km from the subject site

27 August 2025