APPLICATION FOR PLACEMENT OF TRANSMISSION FACILITIES ON COUNCIL RESERVOIR SITES AT JANETT STREET, YORKEYS KNOB AND DE JARLAIS STREET, EARLVILLE – APPLICANT: UCB AUSTRALIA LTD – DIVISIONS 4 & 8

Allan Simpson: 19/3/3-83: #2329396

RECOMMENDATION:

That Council advise UCB Australia Ltd that it supports in principle the use of its reservoir facilities at Janett Street, Yorkeys Knob and De Jarlais Street, Earlville (Henley’s Hill) for the purpose of FM radio facilities, subject to the issues raised by Council’s Water & Waste Services in the body of this report being addressed to the satisfaction of the Chief Executive Officer.

Furthermore, the Mayor and Chief Executive Officer being delegated authority pursuant to section 472 of the Local Government Act 1993 to negotiate, determine and finalise any and all matters associated with the matter.

INTRODUCTION:

UCB Australia Ltd (United Christian Broadcasters Australia) has written seeking the use of Council’s reservoir facilities at Janett Street, Yorkeys Knob and De Jarlais Street, Earlville for the purpose of FM radio broadcasting (Vision Radio). A copy of their letter is at Attachment 1 which includes technical details of the required facilities.

The required facilities include the placement of a 2.5m antenna, 90cm satellite dish and a transmitter with access to power.

BACKGROUND:

The subject sites are Council freehold land and are described as follows:

**Janett Street, Yorkeys Knob**

Lots 11 (215m²) & 14 (1,606m²) on RP726429, 29 & 31 Janett Street, Yorkeys Knob.

Lot 11 contains the reservoir structure and Lot 14 has associated telemetry facilities.
De Jarlais Street, Earlville “Henley’s Hill”

Lot 1 on SP198079 (12.1463 ha) and Lot 1 on RP718420 (1.6628 ha), De Jarlais Street, Earlville.

COMMENT:

Water and Waste

Water and Waste as Asset Owner of the subject sites advises that the request by UCB is not acceptable as currently proposed for safety and security reasons. However, Water & Waste would consider alternate proposals and suggest that the UCB in consultation with operation staff further discuss the proposed locations and associated issues.

The following comments have been made by Water & Waste that would require addressing prior to any further consideration of the proposal:

1. The proposal to locate the satellite dish on the roof of the elevated water tank would not be permitted due to concerns about security of supply and the health and safety of the drinking water. Other locations could be considered on their merit.

2. There is no benefit to Council in return for granting such permission whilst Council assumes a degree of risk that otherwise would not exist.

3. Liability for any damage to any installation caused by acts of vandalism.

4. Council is open to potential damage claims by UCB Australia should equipment be damaged or services interrupted by Council activity at the site.

5. Access to Council infrastructure is no longer unhindered and free of liability.

6. Any design of the proposal will need to be assessed by Council and design drawings are to be submitted for approval prior to any construction taking place.

7. The position of the transmitter and associated power point would also need to be made in consultation with Council officers. The issue of possible interference with other Council electronic equipment is to be further assessed along with access for any repairs and maintenance.

8. Location of the Satellite receiver is to be made in consultation with Council officers.

9. Issues relating to the supply of electricity and associated works are to made in consultation with Council.

10. It is expected that all construction, documentation, legal costs and power consumption are to be at the applicant's expense.
CONSIDERATIONS:

Corporate and Operational Plans:

This report was prepared in accordance with Corporate Plan goal 4 (Delivering Services and Infrastructure).

Statutory:

Any approved tenure agreement would be prepared in accordance with the requirement of the Land Title Act 1994 and the Water Act 2000.

UCB is a company limited by guarantee and a non-profit company and as such is covered by the Section 492(1)(a)(v) of the Local Government Act 1993 and therefore exempt from the tendering provisions.

Policy:

Council officers are currently reviewing the process associated with telecommunication/broadcasting tenancies due to the number of current and proposed facilities on Council land, with the view to formulating a policy in due course.

As part of the process a standard terms lease document for telecommunication facilities will also be progressed.

Financial and Risk:

N/A

Sustainability:

UCB’s Vision Radio network delivers a mix of adult contemporary Christian music, news and talk to the communities throughout Australia. Vision Radio is seen to be a catalyst for positive change and the restoration of Christian values by encouraging, teaching and challenging the community to apply these values.

CONSULTATION:

As per the comments section of the report.

OPTIONS:

1. That Council advise UCB Australia Ltd that it supports in principle the use of its reservoir facilities at Janett Street, Yorkeys Knob and De Jarlais Street, Earlville (Henley’s Hill) for the purpose of FM radio facilities, subject to the issues raised by Council’s Water & Waste Services in the body of this report being addressed to the satisfaction of the Chief Executive Officer.
Furthermore, the Mayor and Chief Executive Officer being delegated authority pursuant to section 472 of the Local Government Act 1993 to negotiate, determine and finalise any and all matters associated with the matter.

2. That Council approve the use of its reservoir facilities at Janett Street, Yorkeys Knob and De Jarlais Street, Earlville by UCB Australia Ltd (UCB) in a form to be agreed for the purpose of FM radio facilities (Vision Radio), subject but not limited to the following:

- For an initial term of ten (10) years from a date to be agreed;
- Design and location of facilities to be in consultation with Council’s Chief Executive Officer;
- UCB being responsible for all rates and charges, including any costs of water usage;
- At a rental to be determined in consultation with Council’s Chief Executive Officer;
- UCB being responsible for all reasonable costs associated with the preparation, negotiation, execution and registration of the lease.

Furthermore, the Mayor and Chief Executive Officer being delegated authority pursuant to section 472 of the Local Government Act 1993 to negotiate and finalise any and all matters associated with the proposed usage.

CONCLUSION:

That Council concur with the recommendation of this report

ATTACHMENTS:

1. Letter from UCB Australia Ltd.
2. Locality map/aerial photographs.

L. Kirchner  
Manager Corporate Performance

B. Grosser  
General Manager Corporate Services
08 October 2008

The Chief Executive Officer
Cairns Regional Council
PO Box 359
Cairns QLD 4870

Dear Sir/Madam,

The Vision Radio Network is currently represented in over 330 locations across Australia and we are now able to offer this service to the Cairns Community. The station is operated by United Christian Broadcasters Australia Ltd (UCBA) which is a registered non-profit charity.

Listener feedback indicates that the professional non-denominational Christian FM radio format that we provide has been well received. Failing standards and growing uncertainty has attracted many people to the wholesome programming and encouragement that we provide.

The low-power FM radio systems that we use must be located as high as possible to provide effective coverage of the surrounding area. In many towns the local Council hosts our equipment as a community service. UCBA is seeking Council’s permission to locate a small low-power FM radio relay on Council reservoir (or other suitable structures) near James St Yorkeys Knob and at Henleys Hill in Earlville.

We have installations on reservoirs, towers and other Council-owned buildings in most states, so we are confident that we can meet your safety and technical requirements without affecting Council operations at these sites.

Supporters and potential listeners from Ellis Beach in the north to Gordonvale in the south of Cairns are keen to access Vision Radio, so we appreciate your assistance and cooperation in obtaining suitable sites from which to broadcast.

Sincerely,

Harvey Gardner
Project Manager Network Development
UCB Australia Ltd

God Reaching People Through People
TECHNICAL DETAILS

The installation would be arranged and funded by United Christian Broadcasters Australia.

Vision radio programs are delivered 24/7 by satellite link from the Optus C1 satellite. The footprint of the satellite signal covers the entire continent (including Tasmania) and can be accessed using a domestic satellite dish similar to those used for pay TV systems. A small FM transmitter rebroadcasts the audio signal to the surrounding suburbs through a fibreglass collinear whip antenna. The maximum in-car reception radius will be up to 5 to 10 km. Effective in-house coverage radius should be at least 2km, but actual coverage is more difficult to predict because it can be affected by variables such as the type of radio receiver and aerial, the terrain, the location of the receiver, and building construction materials.

The broadcast system consists of the following items:

1. 90cm Satellite Dish

We use a domestic type offset satellite dish similar to those commonly used for pay TV services. It can be located on a roof, or almost anywhere on the broadcast site, provided that it is safe from vandals and there are no obstructions between the satellite in the north-eastern sky, and the receiving dish. It would be positioned, in consultation with Council officers, to minimise visual impact and best preserve the aesthetic qualities of the building or structure where required. The dish could be hidden behind a facade or positioned out of site on the back of a building.

2. Antenna and Mount Bracket

A 2.5m whip antenna is fixed to a steel tube mast and braced by light steel stay tubes. The mast is single section tube of 35mm diameter. The transmit antenna is totally encased in fibreglass and contains no live elements. Care would be taken, in consultation with Council officers, to design and place the antenna so that visual impact is minimised and the aesthetics of the structure preserved where required.

3. Transmitter

The transmitter is similar in size to a VCR and broadcasts at about 1 watt on the 87.6, 87.8 or 88.0 MHz FM frequency. The transmitter would be positioned on a shelf or in a rack nearby. A 240V power point is required. A low-power system shouldn’t cause interference to any other electronic equipment at the broadcast site, however if a problem did arise the system would be shut down until repairs were completed.

4. Satellite Receiver

The satellite receiver is smaller in size than a VCR unit and could be positioned with the transmitter close to a power point.

5. Cables

We use:

- RG6 quadshield coaxial cable (8mm dia.)
- RC213 radio transmitter feeder cable (12mm dia.)

6. Electricity

A 240 volt general purpose electrical outlet is required at the site. All necessary electrical work would be carried out at the expense of UCBA by qualified technicians, and in accordance with industry standards. The power consumption cost for the station would be less than $100 per year. Many organisations that host our equipment are happy to absorb this cost as a community service, but UCBA can cover this cost so that there is no ongoing cost to your organisation.

This installation will be low-impact, and should not interfere with the ongoing operations of your organisation in any way.

I have included some additional technical information sheets that may also be helpful in understanding the nature of this request. If you have any questions please let me know.
Satellite Receiver and Transmitter Installation

Types of Receivers & Transmitters Used

The satellite receiver and transmitter should be mounted on a shelf or in a rack-unit close to the power point. The space required to store the equipment will vary with the brand and model of equipment used, but for a side-by-side installation (as illustrated below), a shelf 50cm wide by 35cm deep should be more than adequate for the largest combination of equipment.

If you need to stack the equipment to save space make sure that there is plenty of space between the units to maximize airflow and prevent overheating.

The larger transmitter is designed for rack mounting but can also be used on a shelf.