

5.1. MATERIAL CHANGE OF USE FOR TELECOMMUNICATIONS FACILITY- CAPE TRIBULATION

REPORT AUTHOR	Daniel Lamond, Planning Officer
MANAGER	Paul Hoyer, Manager Environment and Planning
DEPARTMENT	Environment and Planning
APPLICATION NO	MCUCI 2019_3171
PROPOSAL	Telecommunications Facility
APPLICANT	Optus Mobile Pty Ltd C/- Metasite Pty Ltd PO Box 31 CROWS NEST NSW 1585
LOCATION	3910 Cape Tribulation Road, Cape Tribulation
PROPERTY	Lot 0 on SP219085 and Lot 4 on SP219085
PLANNING SCHEME	2018 Douglas Shire Council Planning Scheme Version 1.0
ZONING	Conservation Zone
LEVEL OF ASSESSMENT	Impact
PROPERLY MADE DATE	11 July 2019
STATUTORY ASSESSMENT DEADLINE	30 March 2020
REFERRAL AGENCIES	N/A

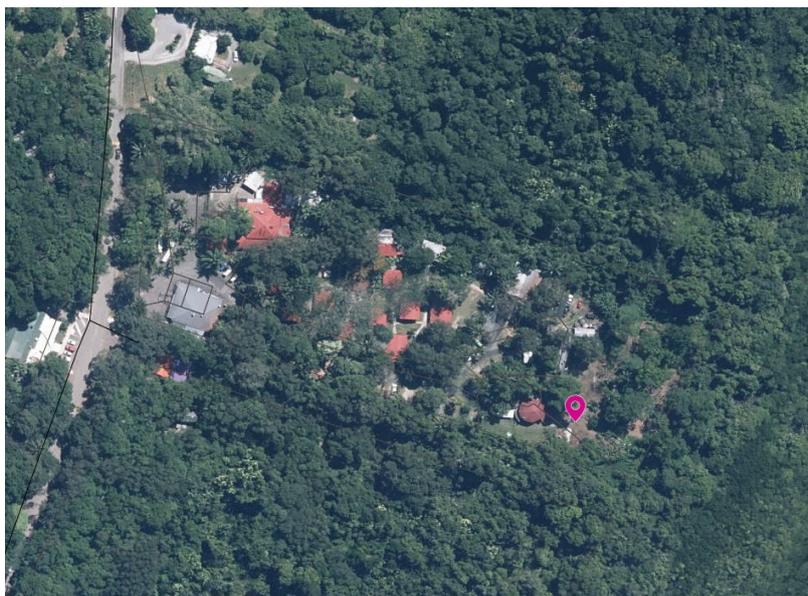


Figure 1. Locality Plan

RECOMMENDATION

That Council approves the development application for a Telecommunications Facility over land described as Lot 0 on SP219085 and Lot 4 on SP219085, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Overall Site Plan	Drawing No. B8857-P1, Revision 3.	28 January 2020
Draft Site Layout	Drawing No. B8857-P1, Revision 3.	28 January 2020
Draft Site Elevation	Drawing No. B8857-P1, Revision 3.	28 January 2020
Tree Removal Plan	Optus Mobile Site: B8857 Cape Tribulation for Metasite, Rev 1	17 February 2020

ASSESSMENT MANAGER CONDITIONS & ADVICES

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Health

3. The facility must comply with all relevant State and National Standards in relation to emission of light, vibration, odour and radiation.

The telecommunications facility must be operated in accordance with Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2014 in relation to the limits for continuous exposure of the general public to radio-frequency electromagnetic energy or other Standard of the Commonwealth of Australia more relevant at the time.

Colours

- 4. The exterior finishes and colours of the facility must be non-reflective and must blend with the natural colours of the surrounding environment. Colours must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.**

Fencing and Signage

- 5. Construct fencing for the perimeter of the facility with a minimum 2.4 metre high mesh security fence being of a dark colour. The facility is to be signed with appropriate hazard and warning signs.**

Landscaping

- 6. Prior to the commencement of use the Applicant must establish, to the satisfaction of the Chief Executive Officer, a landscaped screening buffer to the West, south and eastern side of the compound and tower site. The Landscape Plan must detail species endemic to the locality including trees that will achieve a mature height of no more than 10 metres to obscure direct view of the lower half of the tower, and additional low level trees and shrubs to screen the direct ground level view of the compound and equipment shelter.**

A landscape plan detailing the above requirements must be endorsed by the Chief Executive Officer prior to commencement of construction.

Limited Approval

- 7. The Development hereby approved lapses at the expiry of agreement to lease the land from the land owner or entity from which a lease may be attained. Prior to the lapse of the life of the approval the telecommunications tower and all associated infrastructure, buildings, structures and fencing must be decommissioned and removed and the site reinstated to its original condition to the satisfaction of the Chief Executive Officer. All costs associated with the decommissioning and final removal shall be borne by the Applicant or entity that operates the tower at the time of removal.**

Access

- 8. Construct practical access from the frontage of Cape Tribulation Road to the tower site and include a hardstand area for service vehicle set down. The access and set down area is not required to be sealed but must be constructed with a base that does not create a dust nuisance.**

Sediment and Erosion Control

- 9. All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual and must comply with the following:**
 - a. Measures nominated in the ESCP must be implemented prior to commencement of any earthworks.**

- b. The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual.

Flood Immunity

10. All equipment shelters must have a finished floor level of no less than 4.74 metres AHD.

REASONS FOR DECISION

The reasons for this decision are:

Sections 60, 62 and 63 of the *Planning Act 2016*:

- a) to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
- b) to ensure compliance with the *Planning Act 2016*.

Findings on material questions of fact:

- a) the development application was properly lodged to the Douglas Shire Council on 11 July 2019 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
- b) the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.

Evidence or other material on which findings were based:

- a) the development triggered assessable development under the Assessment Table associated with the Conservation Zone Code;
- b) Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
- c) the applicant's reasons have been considered and subject to the development complying with conditions of the Development Permit, the development satisfactorily meets the Planning Scheme benchmarks.

EXECUTIVE SUMMARY

Council is in receipt of a development application for a material change of use for a telecommunications facility at 3910 Cape Tribulation Road, Cape Tribulation, known as PK's Jungle Village.

The application is being made by Optus Mobile Pty Ltd and allows for the co-location of Telstra infrastructure for mobile reception and land line relay to the Alexandra Range tower.

It must be noted that the Cape Tribulation locality is serviced by land line communications which rely on the current tower established at another site in Cape Tribulation. This tower relays land line signals to the Alexandra lookout tower which relays the signals down the coast. The lease for the existing tower site is coming to an end and there is no provision for further use of the existing site for telecommunications. The existing tower will be demolished at the end of the lease. This highlights the necessity for a new tower approval for the locality if the land line service is to continue.

The proposed development is impact assessable within the Conservation Zone and does not comply with the height limits in place under the 2018 Douglas Shire Planning Scheme version 1.0 (the Planning Scheme) for this zone. This element is discussed further in the body of the report.

Public notification of the proposal was carried out in accordance with section 17 and Schedule 3 of the Development Assessment Rules. One submission was received in relation to the tower proposal and the content of the submission has been addressed in the body of the report.

Notwithstanding the non-compliance with height provisions of the Planning Scheme and content of the submission, the proposed development is found to be an acceptable and integral form of development for the site and locality and is therefore recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

Telstra has been searching for a new site to establish a new telecommunications tower to service Cape Tribulation since 2015 as the existing lease is coming to an end with no provision to extend. The key site criterion for a tower to function is siting with a line of sight to the Alexandra Range tower which relays signal to the next repeater. This rules out just about all of the properties in Cape Tribulation with the exception of approximately three (3) sites.

Tenure issues, contract and physical site constraints have lead to the PK's site being the preferred site to service the locality.

Optus Mobile Pty Ltd and Telstra both received Commonwealth blackspot funding to service the area and Optus have contracted with the owner of PK's Jungle Village to be the applicant for this application. There has been extensive negotiation between Optus and Telstra with regard to the supply of adequate space on the tower to accommodate both providers.

The lack of reliable mobile coverage for the locality has historically presented significant communication challenges to businesses, visitors and residents.

Proposal

It is proposed to construct a 50.5 metre high three sided lattice tower to provide Optus 3 G and 4G mobile coverage, Telstra 3G and 4G mobile coverage and Telstra land line telephone service for the Cape Tribulation locality.

The tower and compound is proposed to be sited within an existing cleared lawn area at the eastern end of the PK's Jungle Village property located approximately 235 metres back from Cape Tribulation Road. There is a need to remove five trees for the construction of the tower.

Plans of the proposal are included in Attachment 1.

State Planning Requirements

State Planning Policy

The State Planning Policy ('SPP') was introduced on 3 July 2017 as part of the State's planning system. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development, and provides direction for the preparation of local planning instruments and assessment of development applications.

The 2018 Douglas Shire Planning Scheme version 1.0 reflects the applicable State interests to the extent relevant to the proposed development. Therefore further assessment against the SPP is not necessary.

Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009-2031 ('FNQ Regional Plan') provides the framework for the sustainable management of growth and development in Far North Queensland.

The site is contained within the Regional Landscape and Rural Production Area of the FNQ Regional Plan. The proposed development is not in conflict with the FNQ Regional Plan.

State Assessment and Referral Agency

A review of Schedule 10 of the Planning Regulation revealed that the proposed development does not trigger referral to the State Assessment and Referral Agency (SARA) within the Department of State Development, Manufacturing Infrastructure and Planning.

The development application therefore was not referred to any state agencies for assessment.

DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT

Definition

The proposed use is defined as Telecommunications Facility in the Douglas Shire Planning Scheme 2018, as follows:

“Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.”

Planning Area

The site is included in the Conservation Zone under the Douglas Shire Planning Scheme 2018. Telecommunications Facility is identified as impact assessable development in the Conservation Zone.

The following benchmarks are applicable to the proposed development:

Table 1.

Douglas Shire Planning Scheme Codes	Comment
Planning Zone	
Conservation Zone Code	See comment below
Local Plan	
Cape Tribulation & Daintree Coast	See comment below
Overlay Codes	
Acid sulphate soils overlay	Complies
Bushfire hazard overlay	See comment below
Coastal environment overlay	Complies
Flood and storm tide hazard overlay	See comment below
Landscape values overlay	See comment below
Natural Areas Overlay Code	Complies
Other Development Codes	
Access, parking and servicing code	Complies
Environmental performance code	Complies
Filling and excavation code	Complies
Landscaping code	See comment below
Vegetation management code	Complies

Compliance Issues

Conservation Zone Code

AO2 of the Code requires that buildings and structures are not more than 8.5 metres in height.

The proposed tower is 50.5 metres in height but is an unavoidable consequence to the scenic amenity of the area due to the need for adequate signal transfer to the Alexandra Range relay tower.

Officers have reviewed test metrics which the applicant has supplied and it has been determined that the tower cannot be any lower. Views of the tower will be partially blocked by the significant vegetation surrounding the site with a canopy height of around 23 metres.

The tower is sited approximately 235 metres away from Cape Tribulation Road. It is expected that the tower will not be visible from most prominent public locations within Cape Tribulation due to the surrounding canopy heights and extent of existing established vegetation. This being considered together with the condition imposed to landscape the boundaries of the compound, the scenic amenity of the area is not significantly compromised.

AO6 of the code requires that structures are non-reflective and consist of colours that blend easily with the surrounding viewshed. A condition has been imposed to require that the external colour of the tower is consistent with this requirement and also requires the applicant to have a colour approved by Council.

Overall, the proposal is not in conflict with the purpose of the Conservation Zone code as the compound is being sited in an existing clearing with the need to remove five regrowth trees to allow for construction, constituting a negligible impact.

Cape Tribulation and Daintree Coast Local Plan Code

AO6.1 of the code requires that external colours are consistent with the surrounding viewshed. A condition has been imposed to require compliance with this as stated above.

AO7.1 of the code requires that landscaping is implemented. Landscaping has not been proposed, however, a condition for landscaping to be implemented to Councils satisfaction has been imposed.

AO9.1 requires that sediment and erosion control measures are implemented for all exposed surfaces. A condition has been imposed to require that sediment and erosion control measures are installed in accordance with the FNQROC Development Manual prior to any works commencing on site.

PO29 requires that development results in a small scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.

The proposed facility will support the existing community and tourism industry by providing a reliable and operational telecommunications service to the area. This service will assist the business operators, residents, and visitors of the area and will support the small scale expansion of existing tourism businesses in the area.

Flood and Storm Tide Hazard Overlay Code

AO1.3 requires that development is not sited within the floodplain overlay area. The compound is proposed for siting within the medium hazard storm tide area. The applicants proposal plan shows the Optus equipment shelter with a finished floor level of 4.74 metres AHD which provides the recommended freeboard with wave run-up effects from the Q100 storm tide event. The Telstra equipment shelter is not proposed with an immune finished floor level. A condition has been imposed to require that all equipment shelters have a finished floor level of no less than 4.74 metres AHD.

Bushfire Hazard Overlay

The site is within the high potential bushfire intensity overlay area of the code. This is likely an oversight in the overlay mapping given the type and extent of vegetation present at this location on site.

The proposed facility is not a 'vulnerable activity' in accordance with Note 1 of the overlay code. The facility will operate as an unmanned facility with approximately 6 monthly site visits and works. The proposal is located with separation from buildings and other uses, and in an area that has been cleared of vegetation. The facility will be constructed of fire resilient materials and poses minimal risk to the other occupants of the land and the surrounding environment. No hazardous materials or contaminants are to be held on site. The facility will assist in the response and recovery of any potential bushfire risk by providing the area with a much needed telecommunications service.

An additional Asset Protection Zone (APZ) is not considered to be required at this facility as there is no legislative basis for an APZ in Queensland and there is already acceptable separation for surrounding vegetation. It is considered that the proposal meets the overall outcomes of the overlay code.

Landscape Values Overlay Code

The proposal is within the medium landscape values overlay area. The compound is surrounded on all sides by mature vegetation to a significant height, blocking views of the proposed facility from all sides. There are no points along Cape Tribulation Road or in the township which would provide significant views of the proposed facility due to this vegetation.

Furthermore, due to the significant vegetation that encroaches all the way up to the beach at Myall Beach, there would be no views of the facility from the beach front. As such, the only locations where the proposed facility should be visible from is from boat or from a viewing area of height further inland. Any such facility along this stretch of coast would incur these impacted views, and it is considered that this impact is unavoidable for such a facility and therefore acceptable.

The condition imposed regulating the towers colour and the condition requiring a landscaping plan is the only reasonable approach to reducing impacts on scenic amenity for necessary infrastructure of this nature.

Strategic Outcomes

The proposal is partly consistent and partly inconsistent with the strategic outcomes presented within the planning scheme. Overall, the proposal is consistent with the strategic outcomes aligned with provision of infrastructure for community building and economy development and ecological conservation, however the outcomes aligned with protecting the landscape values of the area are not necessarily complied with given the height of the tower as it would stand around 20 metres higher than the surrounding canopy.

Ultimately, the cost to landscape values is out-weighted by the benefits that the proposed telecommunications facility provides to the community.

Public Notification / Submissions

Public notification was carried out in accordance with section 53 of the *Planning Act 2016* for the proposed development. A 15 business day public notification period was carried out with 1 submission received.

The submission received is a properly made submission in accordance with the development assessment rules. The intent of the submission was to object to the grant of approval for the application on the basis that the environment would be negatively impacted and that Cape Tribulation provides as a location to get away from mobile phone reception. There is no evidence at hand that there will be any environmental impacts as a consequence of the tower being established, other than the removal of five trees.

The argument for a location where the use of mobile phones is stifled due to the lack of service also achieved by simply turning your mobile phone off. Ultimately the proposal provides for significant increases in community safety and business continuity.

It should be noted that the community experiences extremely unreliable land line service due to water encroachment of underground services. The addition of mobile coverage is expected to alleviate this to some extent. Further, the proposal includes the only land line service option for the locality, which is undeniably necessary for a community to function.

Referral Agency Requirements

The application did not trigger referral to the State Assessment and Referral Agency.

ADOPTED INFRASTRUCTURE CHARGES

The development did not trigger Infrastructure Charges.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance.

The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

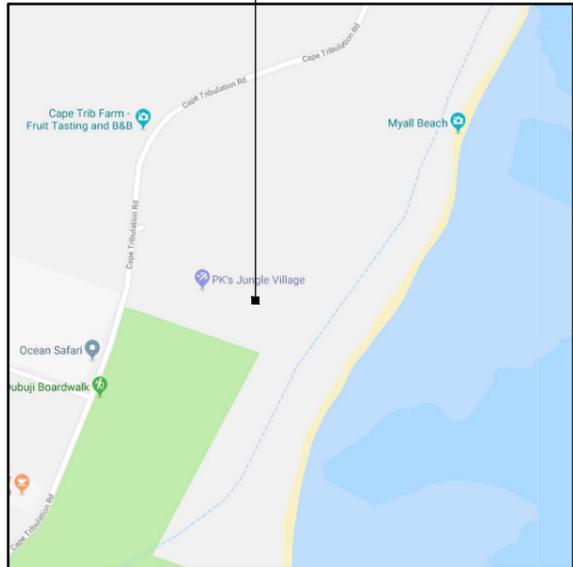
Under the *Planning Act 2016* and the *Planning Regulation 2017*, Council is the assessment manager for the application.

ATTACHMENTS

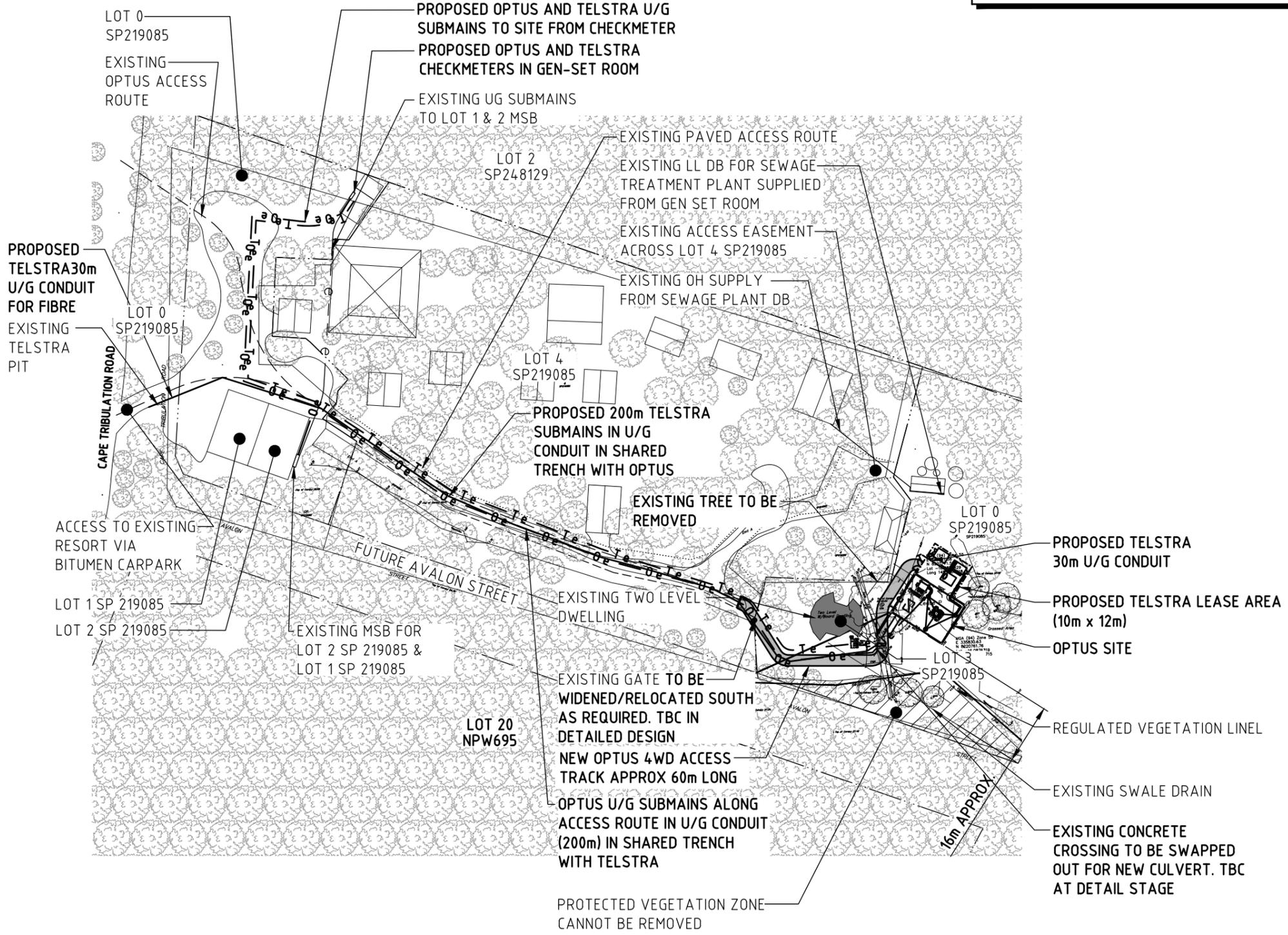
1. Attachment 1- Approved Plans [5.1.1 - 4 pages]



NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.



LOCALITY MAP
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OVERALL SITE PLAN
SCALE 1:1250

LEGEND:

- LOT BOUNDARIES
- 0 e - 0 e - OPTUS SUBMAINS
- T e - T e - TELSTRA SUBMAINS
- SURVEY MARKER
- - - e - - - e - EXISTING ELECTRICAL CABLES
- OPTUS SITE ACCESS ROUTE
- - - - - EXISTING PAVED ACCESS ROUTE
- EXISTING EASEMENT
- █ PROPOSED ACCESS TRACK

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
03	28.01.20	ISSUED FOR APPROVAL	METASITE	AU	RT	RT	PJ
02	28.06.19	ISSUED FOR APPROVAL	HUAWEI	BL	AP	BC	JH
01	22.12.17	ISSUED FOR APPROVAL	OPUS	AW	AP	BC	JH



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Client:



Project:
MOBILE NETWORK AUSTRALIA
SITE No. B8857 - Q
CAPE TRIBULATION
CAPE TRIBULATION ROAD, CAPE TRIBULATION

Drawing Title:
ACCESS TRACK PLAN

Drawing Status:
FOR APPROVAL

Drawing No.
B8857-P1

Revision
03

CAD File: G:\My Drive\MP5124_HUAWEI\OPTUS\Site Specific Data\NH\B8857_Cape Tribulation\6 Civil Design\2. Engineering & SDV Docs\Existing Drawings\MS Int-CAD Only (Do not Send)\B8857_CAPE TRIBULATION_DSL_Backdrafted



PROPOSED TELSTRA 3m WIDE 4WD ACCESS TRACK

PROPOSED OPTUS EQUIPMENT SHELTER SUPPORTED ON STEEL SUPPORT PLATFORM ABOVE 1:100 FLOOD LEVELS. (TO BE CONFIRMED AT DETAILED DESIGN)

PROPOSED OPTUS AC POWER DRAW PIT

PROPOSED RECYCLED CONCRETE GROUND COVER

PROPOSED OPTUS GENERATOR PARKING 3m x 2m

PROPOSED OPTUS SECURITY FENCE AND ACCESS GATES

PROPOSED OPTUS U/G POWER SUBMAINS TO RUN TO PROPOSED OPTUS SHELTER

PROPOSED OPTUS 3m WIDE 4WD ACCESS TRACK

PROPOSED OPTUS 50m HIGH LATTICE TOWER

PROPOSED TELSTRA STANDBY GENERATOR SUPPORTED ON CONCRETE SLAB, GENERATOR TYPE & SIZE, TBC AT DETAILED DESIGN

PROPOSED TELSTRA NETWORK CABLE IN U/G CONDUIT IN NEW TRENCH (30m)

PROPOSED TELSTRA U/G SUMAINS IN CONDUIT IN NEW U/G TRENCH (30m)

PROPOSED TELSTRA MK4.0 SHELTER ON STEEL ELEVATED PLATFORM

PROPOSED TELSTRA NETWORK CABLE DRAW PIT

PROPOSED TELSTRA 1.8m SATELLITE DISH AND ODU SUPPORTED ON SKID STEEL BASE FRAME

PROPOSED TELSTRA 300mm CABLE TRAY ON SUPPORT POSTS

PROPOSED OPTUS FEEDERS TO RUN IN 450 WIDE ELEVATED CABLE LADDER ON SUPPORT POSTS

OPTUS RRU'S (16-OFF PROPOSED)

OPTUS ANCILLARIES (8-OFF PROPOSED)

PROPOSED OPTUS PANEL ANTENNAS (4-OFF)

MGA ZONE 55
E 335 830
N 8 220 762
AT € LATTICE TOWER

PROPOSED OPTUS (1800mm) PARABOLIC ANTENNA (1 OFF PROPOSED)

SITE ADDRESS:
LOT 0 / SP219085
CAPE TRIBULATION ROAD,
CAPE TRIBULATION, QLD 4873

- NOTES:**
- BASIS OF DESIGN**
 - > SITE INSPECTION 19/06/2019
 - PANEL ANTENNAS**
 - > 1-OFF PROPOSED HUAWEI ASI4517R1 12 PORT ANTENNA PER SECTOR (EACH 2.8m MAX. LONG) AT EL 49.00m.
 - > SECTOR 1 - 20°, SECTOR 2 - 110°, SECTOR 3 - 210°, SECTOR 4 - 290°
 - > MOUNTED TO STAND OFF MOUNTS ON HEADFRAME.
 - TRANSMISSION**
 - > Ø1800 PARABOLIC ANTENNA AT EL 45.00m (1 OFF PROPOSED)
 - EQUIPMENT SHELTER**
 - > PROPOSED ICS TYPE A2 SHELTER (2.5m x 1.8m WITH AIRCONS).
 - > SUPPORTED ELEVATED STEEL PLATFORM ABOVE 1:100 LEVEL.
 - OPTUS LATTICE TOWER**
 - > PROPOSED 50m HIGH LATTICE TOWER WITH OPTUS SQUARE HEADFRAME AT EL 49.00m.
 - FEEDER CABLES**
 - > SIZE: 6/12 (4 OFF) TRUNK CABLE
 - > LENGTH: 60m
 - > PROPOSED TRUNK CABLES TO RUN FROM SHELTER IN 450 WIDE ELEVATED CABLE LADDER THEN RUN UP LATTICE TOWER UTILISING FEEDER SUPPORT BRACKETS.
 - SITE ACCESS**
 - > SITE ACCESS VIA EXISTING BITUMEN CARPARK AND THEN VIA NEW 50m APPROX. 4WD ACCESS TRACK. ENTRY OFF CAPE TRIBULATION ROAD.
 - > OPTUS SITE 250m FROM CAPE TRIBULATION ROAD ENTRY.
 - ANTENNA ACCESS**
 - > CLIMBING LADDER AND DOUBLE LANYARD ACCESS PROVIDED ON LATTICE TOWER.
 - POWER SUPPLY**
 - > PROPOSED OPTUS CHECK METER TO BE INSTALLED IN LANDLORDS' GEN SET ROOM AND 3-PHASE AC POWER TO BE PROVIDED FROM THE GEN SET. OPTUS AC POWER SUBMAINS TO TAKE SHORTEST ROUTE TO OPTUS SHELTER.
 - > PROPOSED U/G OPTUS AC POWER SUBMAINS >320m APPROX.
 - > DETAILS TO BE CONFIRMED AT DETAILED DESIGN.
 - OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - > PROPOSED OPTUS EQUIPMENT INCLUDES, LATTICE TOWER, HEADFRAME, MOUNTS, SHELTER, SHELTER PLATFORM, ANTENNAS, RRUS, ANCILLARIES TO BE PAINTED BLACK.

SITE LAYOUT
SCALE 1:100

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
03	28.01.20	ISSUED FOR APPROVAL	METASITE	AU	RT	RT	PJ
02	28.06.19	ISSUED FOR APPROVAL	HUAWEI	BL	AP	BC	JH
01	22.12.17	ISSUED FOR APPROVAL	OPUS	AW	AP	BC	JH

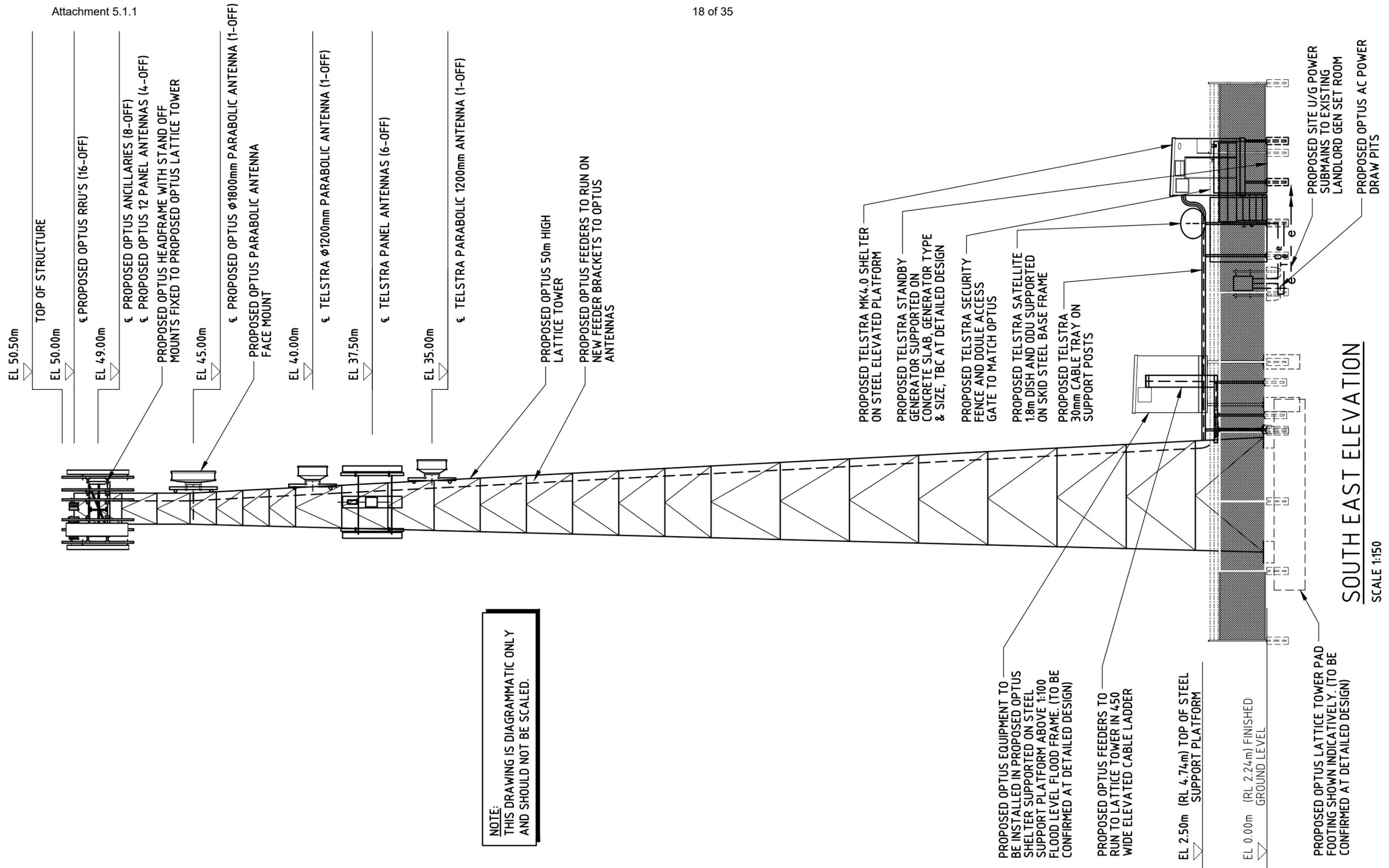


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Client: **OPTUS**
Project: **MOBILE NETWORK AUSTRALIA**
SITE No. B8857 - Q
CAPE TRIBULATION
CAPE TRIBULATION ROAD, CAPE TRIBULATION

Drawing Title: **DRAFT SITE LAYOUT SHEET 1**
Drawing Status: **FOR APPROVAL**
Drawing No. **B8857-P1**
Revision **03**



SOUTH EAST ELEVATION
SCALE 1:150

NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY
AND SHOULD NOT BE SCALED.

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03	28.01.20	ISSUED FOR APPROVAL	METASITE	AU	RT	RT	PJ
02	28.06.19	ISSUED FOR APPROVAL	HUAWEI	BL	AP	BC	JH
01	22.12.17	ISSUED FOR APPROVAL	OPUS	AW	AP	BC	JH



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Client:

Project:

MOBILE NETWORK AUSTRALIA
SITE No. B8857 - Q
CAPE TRIBULATION
CAPE TRIBULATION ROAD, CAPE TRIBULATION

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:

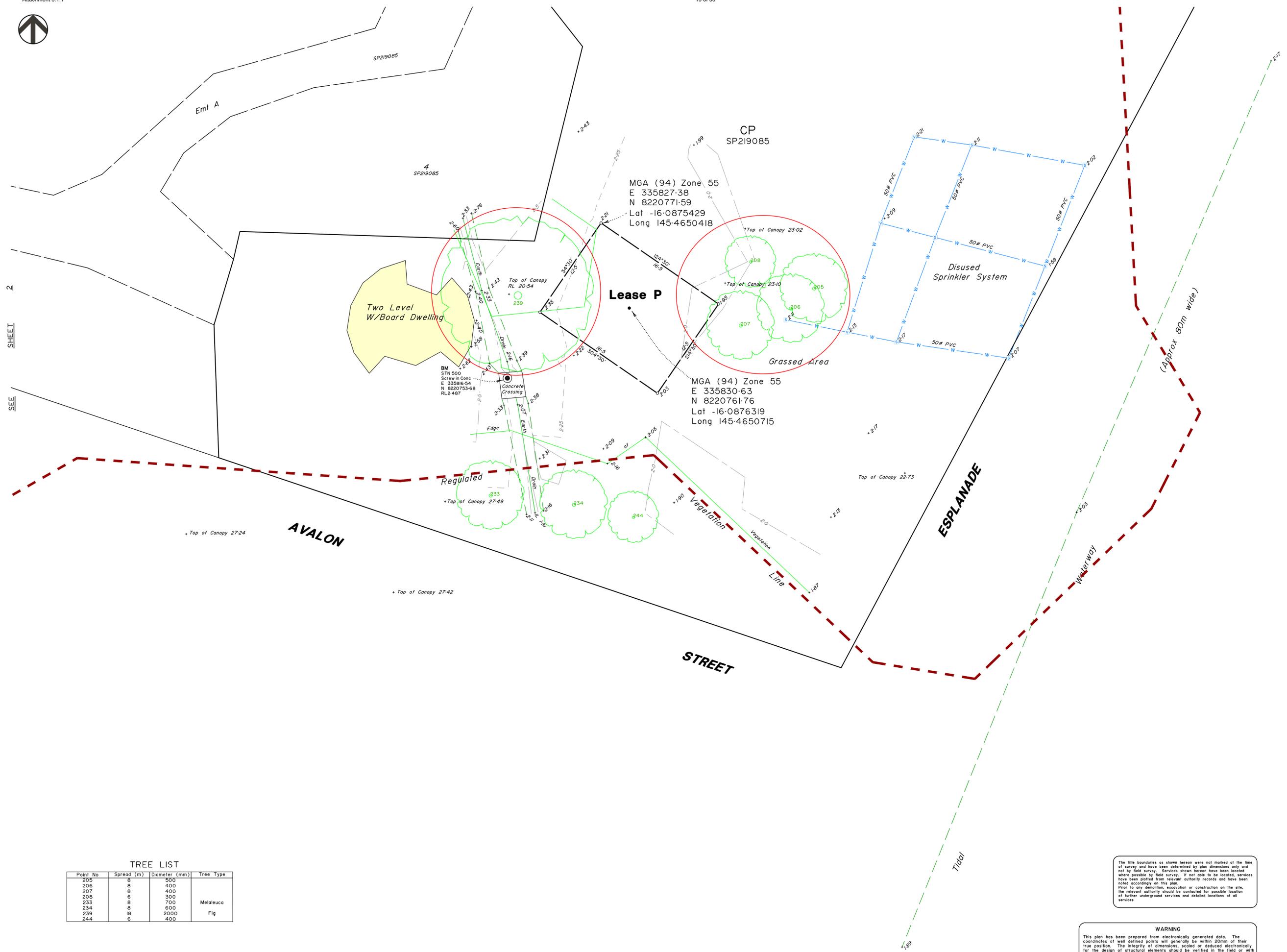
FOR APPROVAL

Drawing No.

B8857-P3

Revision

03



LEGEND

- Bench Mark
- ⊕ Sprinkler
- ⊖ Sprinkler Valve
- SW — Drain
- W — Water

Symbols indicated on this plan are representative only and do not relate to the actual attributes of the physical object.

Contour Interval: 0.25m

Optus Mobile Site: B8857
Cape Tribulation
 For
Metasite

IMPORTANT NOTES:
 (These notes are an integral part of this plan)
 This plan has been prepared for Metasite for the purposes of Design. It is not to be used by any other person or corporation or for any other purpose.

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 9/10/2019

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Data Sources	Survey
Cadastral Boundaries	Survey
Contours / Topographic	Survey
Aerial Images	-
Flood Level	-
Engineering Design	-
Architectural Design	-
Landscape Design	-

Issue	Revisions	Date	Drawn
B	Add Regulated Vegetation	14/10/2019	RCS
A	Original	09/10/2019	RCS

Locality: Cape Tribulation
 Local Authority: Douglas Shire Council
 Projection: MGA Zone 55
 Horizontal Meridian: AHD
 Vertical Level Datum: AHD
 Level Origin: PM53554 RL 6.496
 Scale: 1:200 @ A1
 Surveyed: KET 2/10/19
 Designed: RCS 9/10/19
 Drawn: KJU 22/10/19
 Checked: 28 Oct, 2019
 Computer File Ref: 431900-028-DS01_RevB.dwg

Tree Removal Plan
 Rev1 17/02/2020

Metasite Pty Ltd

TREE LIST

Point No	Spread (m)	Diameter (mm)	Tree Type
205	8	500	Melaleuca
206	8	400	
207	8	400	
208	6	300	
233	8	700	
234	8	600	
239	18	2000	Fig
244	6	400	

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from relevant authority records and have been noted accordingly on this plan. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

WARNING
 This plan has been prepared from electronically generated data. The coordinates of well defined points will generally be within 20mm of their true position. The integrity of dimensions, scaled or deduced electronically for the design of structural elements should be verified in the field or with the authors.

