

5.1. MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITIES

REPORT AUTHOR(S)	Simon Clarke, Planning Consultant
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Sustainable Communities
PROPOSAL	Material Change of Use - Telecommunication Facilities
APPLICANT	Telstra Corporation Limited Land Access & Environment Locked Bag 3577 BRISBANE QLD 4000
LOCATION OF SITE	Captain Cook Highway Wangetti
PROPERTY	Road Reserve North of Lot 32 on NR7691 (Coordinates – Latitude -16.6534280, Longitude 145.562847)

LOCALITY PLAN

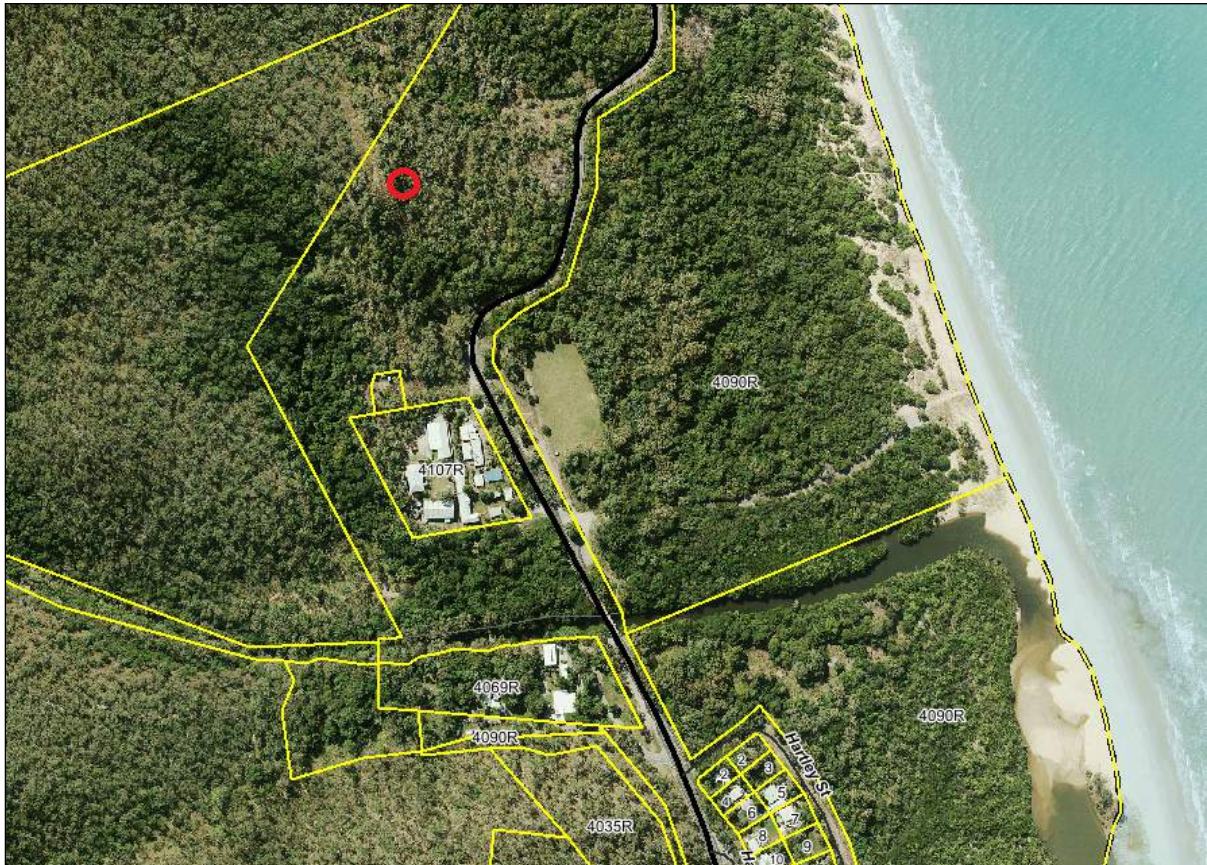


Figure 1 - Locality Plan

LOCALITY	World Heritage Areas and Environs
PLANNING AREA	Conservation
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	None
NUMBER OF SUBMITTERS	Not applicable
STATUTORY ASSESSMENT DEADLINE	6 December 2016
APPLICATION DATE	31 August 2016

RECOMMENDATION

That Council approves the development application for Telecommunication Facilities over Road Reserve north of Lot 32 on NR7691 (Coordinates – Latitude -16.6534280, Longitude 145.562847), located at Captain Cook Highway, Wangetti, 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
Site Layout and Access	Q101544 Issue 3	10 June 2016
Site Layout Detail B	Q101544 Issue 2	10 June 2016
Structure 2 – South and East Elevations	Q101544 Issue 2	10 June 2016

ASSESSMENT MANAGER CONDITIONS

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.

Colours

3. The exterior finishes and colours of the facility must be non-reflective and must blend with the natural colours of the surrounding environment.

Fencing and Signage

4. Construct fencing for the perimeter of the facility with a minimum 1.8 metre high mesh security fence painted the same or similar colour as the facility. The facility is to be signed with appropriate hazard and warning signs.

Damage to Council Infrastructure

5. In the event that any part of Council's existing infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy construction equipment, stripping, grubbing, the applicant/owner must notify Douglas Shire Council immediately of the affected infrastructure and have it repaired or replaced at the developer's cost, prior to Commencement of Use.

Health

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

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au . To access the *FNQROC Development Manual* Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

LAND USE DEFINITIONS*

In accordance with the Douglas Shire Planning Scheme 2008, the approved land use of Telecommunication Facilities is defined as:

Means the use of premises for the provision of telecommunication services.

The use excludes Low Impact Telecommunications Facilities as defined by the Telecommunications (Low Impact Facilities Determination) 1997 under the Telecommunications Act.

*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

EXECUTIVE SUMMARY

Approval is sought for the use and development of a telecommunications facility, comprising a 10.57m freestanding Telstra mast and antenna within a secure compound which measures approximately 25m² in area.

The site subject to the application is located in Road Reserve off the Captain Cook Highway, Wangetti and is included within the Conservation Planning Area under the Douglas Shire Planning Scheme 2008.

The central issue of non-compliance relates to the Acceptable Measure for height within the World Heritage and Environs Locality Code. Although exceeding the Acceptable Measure for height within the code, the nature of the facility requires a height of 10.57m to operate effectively. The excess of height is considered acceptable due to the facility having a simple lattice framework which will not compromise the surrounding environment, having a small footprint which will maintain the character of the locality, and the existing vegetation on the site will assist in screening the facility from surrounding views.

Overall the proposed facility is consistent with similar facilities scattered throughout the shire and approval is recommended subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

The site is within road reserve off the western side of the Captain Cook Highway, Wangetti. Being within road reserve, the site takes on the planning area of the adjoining land which is part of the Conservation Planning Area.

The site is at the northern end of the Wangetti township just to the north of the school. Surrounding land is generally undeveloped, steeply-graded bushland. However, a cleared strip of land also runs adjacent to the proposed telecommunications facilities site that contains overhead electricity lines.

Proposal

The layout plan is included in Attachment 1.

The proposed telecommunications facility is a 10.57m high lattice mast with circular antenna. Access to the telecommunications facility is via an existing unsealed track directly off the Captain Cook Highway that rises up to 77.0m AHD. As part of the development proposal, it is proposed to seal the last 40-50m of this track to provide all-weather access.

The proposed facility is contained within a 5m x 5m fenced compound.

The proposed facility is deemed necessary to achieve the radio extension frequencies for the required radio extension from Buchan Point.

State Planning Requirements

State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

State Planning Policy

The State Planning Policy is relevant to the assessment of this application where a State interest is not appropriately reflected in the Planning Scheme relevant to the site. 'Part E: Interim development assessment requirements' outlines the State interests and associated development requirements which are to be considered in relation to certain development applications. An assessment against part E reveals that none of the State interests apply to the proposed development.

Douglas Shire Planning Scheme Assessment

The proposed facility is defined as 'Telecommunication facilities' in the Planning Scheme. Telecommunication facilities are code assessable development in the Conservation Planning Area. The following codes apply:

Douglas Shire World Heritage and Environs Locality		Code Applicability	Compliance
Locality	World Heritage and Environs	✓	See below
Planning Area	Conservation	✓	Complies
Defined Use	Telecommunications Facilities	✓	See below
General	Vehicle Parking and Access Code	✓	See below

Compliance Issues

World Heritage and Environs Locality Code:

A1.1 of the World Heritage and Environs Locality Code identifies that in all Planning Areas in this locality the maximum height of buildings/structures is 6.5m and 2 storeys.

The proposed facility (10.57 metre mast) would be defined as a structure under the Douglas Shire Planning Scheme 2008. Notwithstanding this, the proposed Telecommunications facility is not consistent with A1.1 as it exceeds 6.5m in height. It is noted the height of the proposed tower is necessary in order to ensure that there is adequate radio frequency delivered from the Buchan Point facility as part of the extension of radio coverage in the area.

Despite non-compliance with the acceptable solution, it is considered that the proposed height of the facility will not adversely affect the character of the locality by means of the following:

- The facility is relatively slim and will be a simple lattice structure that will help blend the mast into the background.
- The facility will have a small footprint which will maintain the character of the locality and will not result in the degradation of the environment.
- The existing vegetation and surrounding undulating topography on the site and in surrounding areas will assist in screening the facility from surrounding views. The site is above immediate views from the Captain Cook Highway and at 10m in height will be reasonably indistinct when viewed from the Highway.

Based on the above and given the nature of the facility, the excess of 4.00m in height is considered acceptable in this case.

Telecommunication Facilities Code:

The Telecommunication Facilities Code identifies that Telecommunication Facilities are located so as to minimise their impact on the landscape or townscape.

Acceptable Measure A1.1 of the Telecommunication Facilities Code identifies that Telecommunication Facilities are located underground; OR Telecommunication Facilities are co-located with other telecommunication Facilities; OR Telecommunication Facilities are located in or on an existing structure AND Telecommunication Facilities are not located on the exterior of any Building identified on any relevant Cultural Heritage/Valuable Site Overlay on any relevant Locality Map.

The proposed facility is not compliant with A1.1. The applicant proposes to construct a new telecommunication facility at this location specifically to extend radio frequency coverage in this part of the Shire.

The facility is not excessive in height and will be visually unobtrusive in this particular location. Given the nature of the facility, the proposal is likely to have a minimal impact on the landscape and townscape and is considered acceptable in this case.

A Performance Criteria of the Telecommunication Facilities Code identifies that Telecommunication Facilities are sited and designed such that they are visually integrated, as much as possible, with the landscape or townscape so as not to be visually obtrusive. The subsequent Acceptable Measures identifies that:

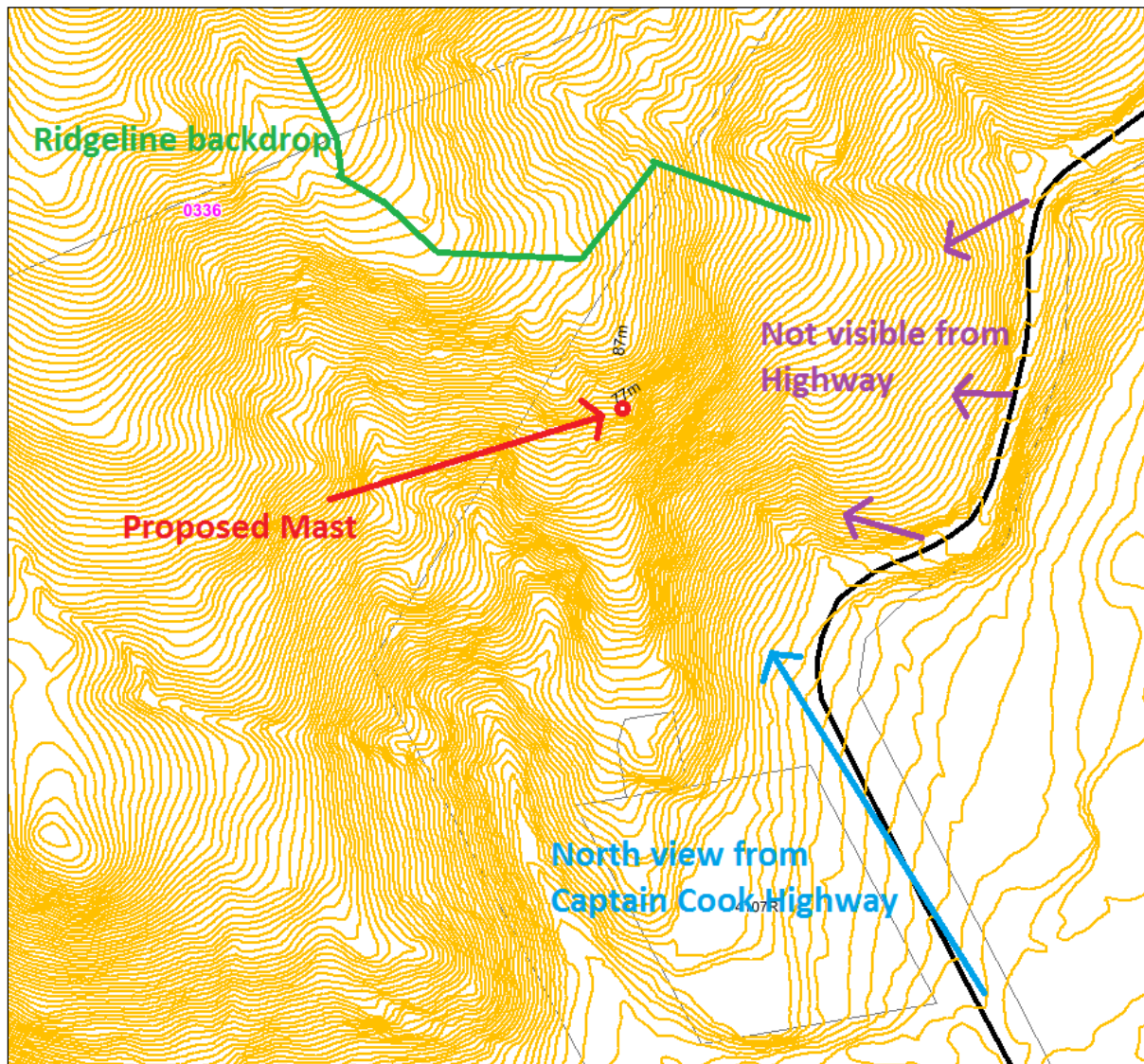
- (A2.1) The height of any Telecommunication facility does not protrude more than 1m above the level of existing tree canopy or ridgelines or the Building rooftops in the townscape
- (A2.2) The Telecommunication Facilities are painted a colour which blends in with the surrounding landscape/townscape.
- (A2.3) Telecommunication Facilities are sited to minimise the potential of over shadowing on adjoining and nearby land uses.
- (A2.4) Telecommunication Facilities are located predominantly in industrial, commercial and rural areas.

The proposed Telecommunications facility will not extend above the background ridgeline when viewed from the south and will be well-elevated above line of sight for northbound travellers. The mast will not be visible for south bound travellers due to the configuration of the road and adjoining steep ridge face (see Figure 2 below). The proposed monopole is to be located in an area surrounded by dense vegetation. This location has been selected based on its ability to screen the proposed facility.

With respect to A2.2, conditions can be imposed on the facility so that it can blend with the surrounding environment.

With respect to A2.4, the proposed Telecommunication facility is located in a rural setting which is a preferred location. Impacts on the continued use of the site are considered to be minimal.

Based on the above and given the nature of the facility the proposal is likely to have a minimal impact on the landscape and townscape and is considered acceptable in this case.

Figure 2: Visual analysis of proposed telecommunications facility

With reference to Community Safety, A4.1 of the code identifies that emission of light, vibration, smell or radiation beyond the site meets the State and national standards. The applicant has indicated that the telecommunications facility will be operated in compliance with the mandatory standard, for human exposure to Electromagnetic Frequency (EME), using methodology used by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). Given the remote location of the facility, no concerns are raised in relation to community safety.

Vehicle Parking and Access Code:

Access to the site will be via an existing access track off the Captain Cook Highway. The proposed Telecommunications facility is self-contained and operates on a continuous un-staffed basis. Once operational, and integrated within the network, the facility typically requires only minimal maintenance inspections. However, this would not likely be for a prolonged period and is not anticipated to be frequent enough to require designated parking spaces.

As the proposed development requires minimal car parking and access, the existing facilities are considered sufficient. Overall, the proposal is compliant with the code.

Referral Agency Requirements

There are no referral agencies for this application.

Public Notification / Submissions

Not applicable.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development does not trigger Adopted 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 *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

ATTACHMENTS

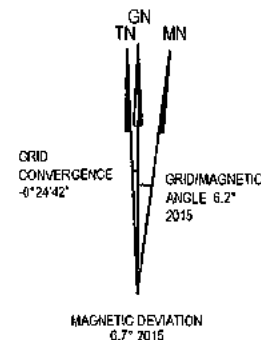
Attachment 1 – Approved Plan(s) & Document(s)

PROPOSED TELSTRA 10 x 10m LEASE,
REFER DETAIL B ON SHEET S1-2

PROPOSED TELSTRA
FEEDERS IN P100 CONDUITS

PROPOSED TELSTRA SITE ACCESS
VIA EXISTING POWERLINE
MAINTENANCE TRACK

RFNSA SITE No. 4871001



Copyright © Whereis® Registered Trademark of Sensis Pty Ltd.

LOCALITY PLAN

NOT TO SCALE

PROPOSED TELSTRA
10 x 10m LEASE

EXISTING TELSTRA
SITE

174
NPW930
NATIONAL PARK

2
AP19233
STATE LAND

39
SP129117
RESERVE

12
NR7187
FREEHOLD

39
SP129117
RESERVE

WANGETTI

Coral Sea

SITE ACCESS

SCALE 1:10,000

PRELIMINARY

SITE LAYOUT

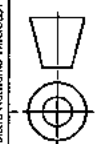
SCALE 1:1250



1:1250

DO NOT
SCALE

F



PROPERTY DESCRIPTION

PROPOSED LEASE IN ROAD
&
LOT 32 ON NR7691
(FREEHOLD TO TELSTRA)
PARISH OF DULANBAN
COUNTY OF NARES
LGA - DOUGLAS SHIRE

SITE STRUCTURE CO-ORDINATES (GDA94)
SURVEYED ACCURACY: ±0.1m
CENTRE OF POLE (STRUCTURE 1)

LATITUDE -16.6534280° (GDA94)

LONGITUDE 145.5628547° (GDA94)

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
16/479	GDW	GDW	SP30057009 W0001	GGS	GGS	30.05.16	1
16/479	GDW	GDW	POLE & GANTRY REVISED SP30057009 W0001	GGS	GGS	06.06.16	2
16/551	GDW	GDW	REMOVE ANTI-CLIMB SP30057009 W0001	GGS	GGS	10.06.16	3

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

Telstra

MOBILE NETWORK SITE - 57516

WANGETTI RT

SITE LAYOUT AND ACCESS
CAPTAIN COOK HWY WANGETTI

DWG NO. Q101544

SHT NO. S1 INDEX

A

PROPOSED TELSTRA
10 x 10m LEASE

PROPOSED TELSTRA MAST
FOUNDATION 1850mm SQ
REFER CF-14234 SHEET 1

PROPOSED TELSTRA 610mm FW
FREE STANDING MAST
REFER CF-14234 SHEET 1

B

PROPOSED TELSTRA ANTENNA
MOUNT REFER CF-14234 SHEET 2

PROPOSED TELSTRA DISH ANTENNA
1 x SCX3-W71ASIA1

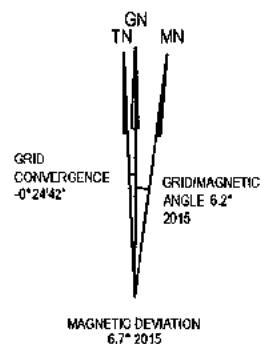
PROPOSED TELSTRA 75 MIN THICK
GRAVEL TOPPING ON WEED MAT WITH
TREATED PINE TIMBER EDGING

PROPOSED TELSTRA COMPOUND
SECURITY FENCE WITH SINGLE
ACCESS GATE

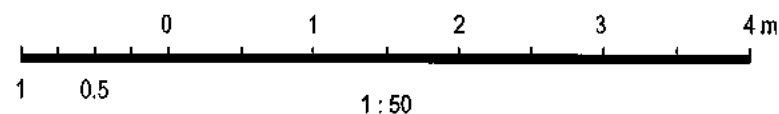
PROPOSED TELSTRA
FEEDERS IN P100 CONDUITS

PROPOSED TELSTRA SITE ACCESS
VIA EXISTING POWERLINE
MAINTENANCE TRACK

D



E



SITE LAYOUT
SCALE 1:50

DO NOT
SCALE

PROPERTY DESCRIPTION

PROPOSED LEASE IN ROAD
NEAR
LOT 32 ON NR7691
PARISH OF DULANBAN
COUNTY OF NARES
LGA - DOUGLAS SHIRE

SITE STRUCTURE CO-ORDINATES (GDA94)
SURVEYED ACCURACY: ± 0.1 m
CENTRE OF MAST (STRUCTURE 2)

LATITUDE -16.6519264° (GDA94)

LONGITUDE 145.5626699° (GDA94)

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
16/479	GDW	GDW	SP30057009 W0001	GGG	GGG	30.05.16	1
16/551	GW	GDW	REMOVE ANTI-CLIMB SP30057009 W0001	GGG	GGG	10.06.16	2

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

PRELIMINARY

Telstra

MOBILE NETWORK SITE - 57516

WANGETTI RT

SITE LAYOUT DETAIL B
CAPTAIN COOK HWY WANGETTI

DWG
NO. Q101544

SHT
NO. S1-2
INDEX

A

B

C

D

E

DO NOT
SCALE

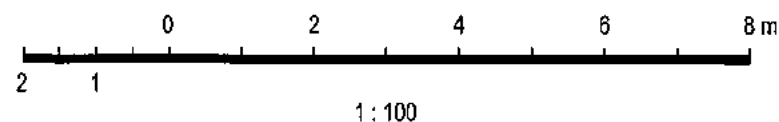
F



QUEENSLAND LIDAR DATA - EXTRACTION DATE 01/03/2011
 © COPYRIGHT STATE OF QUEENSLAND (DEPARTMENT OF ENVIRONMENT
 AND RESOURCE MANAGEMENT) 2011

EAST ELEVATION

SCALE 1:100



PROPOSED TELSTRA ANTENNA
 MOUNT REFER CF-14234 SHEET 2

PROPOSED TELSTRA DISH ANTENNA
 1 x SCX3-W71ASIA1

PROPOSED TELSTRA 610mm FW
 FREE STANDING MAST
 REFER CF-14234 SHEET 1

PROPOSED TELSTRA MAST
 FOUNDATION 1850mm SQ
 REFER CF-14234 SHEET 1

PROPOSED TELSTRA SITE ACCESS
 VIA EXISTING POWERLINE
 MAINTENANCE TRACK

PROPOSED TELSTRA HAUL PIT AND
 FEEDERS IN P100 CONDUITS

▽ E.L. 10.57m (±0.1m) RL 87.7m A.H.D. (T.B.C.)
 TOP OF MAST

▽ E.L. 9.0m (±0.1m)
 C/L PROPOSED TELSTRA DISH ANTENNA

RL 77.1m A.H.D. (T.B.C.)
 ▽ E.L. 0.0m (±0.1m)
 GROUND LEVEL

SOUTH ELEVATION

SCALE 1:100

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
16/479	GDW	GDW	SP30057009 W0001	GGG	GGG	30.05.16	1
16/551	GW	GDW	REMOVE ANTI-CLIMB SP30057009 W0001	GGG	GGG	10.06.16	2

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

MOBILE NETWORK SITE - 57516

WANGETTI RT

STRUCTURE 2 - SOUTH & EAST ELEVATIONS

CAPTAIN COOK HWY WANGETTI

DWG
NO.

Q101544

SHT
NO.S3-2
INDEX