

5.2. 3 ESCAPE STREET PT DOUGLAS TELECOMMUNICATIONS FACILITY

REPORT AUTHOR(S)	Jenny Elphinstone, Senior Planning Officer
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Material Change of Use for a Telecommunication Facility
APPLICANT	Optus Mobile Pty Ltd c/- Urbis Pty Ltd Level 7, 123 Albert St BRISBANE QLD 4000
LOCATION OF SITE	3 Escape Street, Port Douglas
PROPERTY	Lot 48 on RP747344

LOCALITY PLAN



Figure 1 - Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Community & Recreation Facilities
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	State Assessment and Referral Agency (SARA) for Development Adjacent to a State-controlled Road
NUMBER OF SUBMITTERS	Not Applicable
STATUTORY ASSESSMENT DEADLINE	20 July 2017
APPLICATION DATE	18 February 2017

RECOMMENDATION

That Council approves the development application for a Material Change of Use for a Telecommunication Facility over land described as Lot 48 on RP747344, located at 3 Escape Street, Port Douglas, 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
Draft Site Layout	Huawei Drawing B1232-P1 Revision 01 dated 27 September 2017 and amended by Condition 3.	To be determined
Draft Site Elevation	Huawei Drawing B1232-P2 Revision 01	27 September 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.

Amendment to Design

3. The proposed development must be amended to accommodate the following changes:
 - a. Incorporate within the design aviation hazard lights being installed in accordance with the specifications of the Civil Aviation Safety Authority;
 - b. Incorporate a vegetation buffer of five (5) metres width surrounding the fenced compound to screen the development from the remaining park;
 - c. Incorporate into the tower design the ability to co-locate at least three (3) other telecommunications carriers; and
 - d. Incorporate screening to the gates to minimise visual impact of the use within the compound.

Details of the above amendments must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

Limited Approval

4. 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.

Health

5. 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 2003 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.

6. Light overspill must not be emitted from any source on the land so as to become an environmental nuisance.
7. Prior to the commencement of use the Applicant must establish, to the reasonable satisfaction of the Chief Executive Officer, a landscaped screening

buffer surrounding the compound and tower site, specifically comprising native species indigenous to the locality including trees that will achieve a mature height of approximately 15 metres (or greater) 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 hut.

8. The site must be kept in a neat and tidy manner at all times. Landscaping surrounding the compound, as required under Condition 7 above must be maintained to the satisfaction of the CEO and all ongoing costs associated with maintaining the vegetation buffer, including watering and mulching and future replacement replanting where required are to be the Applicant's responsibility.

Construction Process

9. No trees or tree roots are to be damaged in the process of construction or use of the premises without the authorisation of the Chief Executive Officer. Attention should be paid not only to the canopy but also to potential root disturbance from fencing and tower foot excavation. Where necessary the assistance of an arborist should be retained to ensure the health of nearby trees.

All construction should occur with minimal damage to existing trees and particular attention be given to the root systems

Colours

10. 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

11. Construct fencing for the perimeter of the facility with a minimum 1.8 metre high mesh security fence being of a dark colour. The facility is to be signed with appropriate hazard and warning signs.

Underground Connection to Electricity Supply

12. Connection to electricity supply must be provided underground.

Damage to Council Infrastructure

13. 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.

Lawful Point of Discharge

14. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties

downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Acid Sulfate Soils

15. The footing excavation proposed may result in disturbance of potential acid sulfate soils (PASS). Prior to excavation, in association with a geotechnical assessment, an acid sulfate soil investigation must be undertaken. The investigation must be performed in accordance with the latest 'Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland' produced by the Department of Natural Resources and Mines (previously DNRW), and State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils. Where it is found that PASS exist, treatment of soil must be undertaken on-site to neutralise acid, prior to disposal as fill, in accordance with the DNRW 'Queensland Acid Sulfate Soil Technical Manual'.

REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment & Referral Agency (Department of Infrastructure, Local Government & Planning)	SDA-0317-037652	18 May 2017	814603

Refer to Attachment 2: Referral Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

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 sections 339 and 341 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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

LAND USE DEFINITIONS*

In accordance with the *Douglas Shire Planning Scheme 2006*, the approved land use of Telecommunications 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

Council at its Ordinary Meeting held on 20 September 2016 resolved that Council provide in principle support for a Telecommunications Facility to be developed on part of Lot 48. Lot 48 consists of an open car park area, a landscaped park, an access driveway, pedestrian pathways an open, grass stormwater drain and a tramway line. The park land component was provided to Council as a result of a subdivision of surrounding land. The car park component was provided as land (part of lot 48) and financial contributions in lieu of providing onsite car parking on neighbouring and nearby lands. Council has no future strategic development plan for Lot 48. The functionality and amenity for the park area is compromised by the internal driveway, open drain and tramway.

The town planning assessment is limited to the extent that the particular location of the tower in the park area of Lot 48 has already been determined by Council. This location was determined on the basis of achieving the greatest distance possible away from neighbouring residential developments.

Under the Planning Scheme the development of a Telecommunications Facility in the Community and Recreation Facilities Planning Area is code assessable development. The Telecommunication facility comprises a 27m high monopole with fixed antenna together with base shelter building and car parking area. Telecommunication towers, while developed, owned and operated by commercial entities, are a necessary modern, community utility.

To minimise development impacts conditions of the approval require the design to facilitate the colocation of at least three other carriers and that due regard is to be given to health concerns that may require changes in the future.

The applicant has sought multiple lease agreements for a substantial period of time and considers the use to be of at least thirty years. This is a significant period for the park to be occupied by the tower. Through a condition the life of the approval has regard to the end of lease, whenever that may be, and requires the decommissioning and removal of the development prior to the lease expiry.

TOWN PLANNING CONSIDERATIONS

Background

The subdivision under Registered Plan 747344 by Santana in 1988 resulted in seven large residential lots and a park lot. A condition of the approval required 10% of the land be provided for park. The park was provided in the form of the freehold Lot 48 that was transferred to Council. The size of Lot 48 exceeds the 10% park provision. The park is

named Buluru Park and is maintained by Council. Council does not have a future development plan for the park. A sealed internal driveway provides access from Escape Street to the car parking area and this access bisects the Park. This sealed driveway generally runs parallel to a tramway. Pedestrian pathways traverse the park giving access between units located on adjacent land to the north and south of Lot 48. These neighbouring accommodation units are managed by a single operator who utilises the car park, internal driveway and pedestrian pathways to gain access between the properties to service the units.

The remaining surrounding lots from the original rezoning and subdivision were developed for a range of uses including medium density housing under a rezoning approval to a Special Facilities Zone. The development of Lots 44 to 46, on the east side of Escape Street, resulted in a shortfall of car parking. A condition of the approval required a financial contribution to enable car parking to be developed on part of Lot 48. The northern third of Lot 48 has hard standing area that is currently used for vehicle parking. The car park was originally sealed but this surface has deteriorated over time. The car park is not line marked. On occasions Lot 48, as is currently occurring, the car park area is used for storage by residents/ resort management for maintenance equipment and supplies, caravans and boats. A later rezoning approval for the former Reef Terraces (Stage 1) development to include a restaurant use also resulted in a shortfall of car parking that was provided as a monetary contribution to utilise the car park on lot 48.

Lot 48 contains a tramway that is used by the Bally Hooley train. The tramway line is legitimised by an easement through Lot 48. An open grass storm water drain is also sited in the park, south of the tramway.

The park has been established with a number of trees that have reached mature heights. Part of the park area is grassed and of an open nature that allows for limited active recreation.

Council at the Ordinary Meeting held on 20 September 2016 considered a pre-lodgement enquiry and request for owner's consent by Optus Mobile Pty Ltd to develop a telecommunications tower facility on part of Lot 48 and Council resolved as follows.. (Refer to meeting agenda Item 5.2.)

- "1. That with respect to the pre-lodgement enquiry lodged in relation to the proposed Telecommunications Facilities located at 3 Escape Street, Port Douglas, the proponent be advised that Council provides its in principle support. The following advice is provided:*
 - a. The proposed telecommunications facility accommodates other service providers in order to co-locate their respective infrastructure from the proposed tower.*
 - b. The proposed facility be landscaped in accordance with a landscaping plan to the satisfaction of the Chief Executive Officer, in order to screen the compound from view of the Bally Hooley train line and sight lines of the surrounding park and roads.*

2. *That Council Delegate authority to the Chief Executive Officer in accordance with section 257 of the Local Government Act 2009 to provide Owner's Consent with respect to Lot 48 on RP747344 and sign IDAS Form 1 to enable the development application to be considered properly made in accordance with section 260 of the Sustainable Planning Act 2009.*
3. *That Council resolves, pursuant to section 236 of the Local Government Regulation 2012, to dispose of a valuable non-current asset being part of Lot 48 on RP 747344 at Escape Street, Port Douglas, other than by tender or auction. The disposal of this land is for the purpose of a lease for a telecommunication tower (25m Monopole), and is subject but not limited to the following:*
 - a. *Optus Mobile Pty Ltd obtaining all necessary planning and building approvals prior to the commencement of any work on site.*
 - b. *The issue of a lease to Optus Mobile Pty Ltd including the following:*
 - i. *The mandatory heads of terms contract*
 - ii. *Two consecutive lease terms of ten (10) years.*
 - iii. *Optus Mobile Pty Ltd be responsible for all rates and charges, including any costs of water usage.*
 - iv. *Lease costs as per the formal offer from Optus Mobile Pty Ltd.*
 - c. *Optus Mobile Pty Ltd to pay all reasonable costs legal costs associated with execution of the lease, any costs incurred by Council in obtaining the necessary Ministerial exemptions, all costs associated with the survey, all stamp duty incurred, and any other costs incurred by Council."*

Proposal

The Application seeks approval for a 27 metre high telecommunications tower of a single pole with fixed antenna at the top and sides. The base communications shelter building is elevated 1m above the ground. The development will be fenced and the compound provides an area for maintenance vehicle access and parking. The facility is to be positioned adjacent to the internal Park driveway. Detail of the proposed layout and elevation of the development is included in Attachment 1.

Despite the applicant seeking concurrent leases from Council for more than ten years, the applicant has not sought a reconfiguration of a lot approval for a lease of ten years or beyond. The applicant has advised that as separate leases are sought to create the ongoing lease term no further application is triggered and that the Department of Natural resources accepts this arrangement.

State Planning Requirements

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 – Current Planning Scheme

Table 1.

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
Locality	Port Douglas and Environs	✓	Refer to comment
Planning Area	Community & Recreation Facilities	✓	Satisfactory through conditions
Defined Use	Telecommunications Facilities	✓	Satisfactory through conditions, refer to comment
Overlay Codes	Acid Sulfate Soils Code	✓	Satisfactory through condition
	Cultural Heritage and Valuable Sites Code	x	-
	Natural Hazards Code	x	-
General Codes	Design and Siting of Advertising Devices Code	x	No signage proposed
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✓	Satisfactory through conditions
	Natural Areas and Scenic Amenity Code	x	
	Reconfiguring a Lot Code	x	-
	Vehicle Parking and Access Code	✓	Complies
	Sustainable Development Code	x	-
	Vegetation Management Code	x	

Compliance Issues – Current Planning Scheme

Port Douglas and Environs Locality Code

The 27.0 metre tower height exceeds the Acceptable Solution of 10m (two storeys and roof). The height conflicts with the performance criteria as it also exceeds the height of surrounding development. Despite these conflicts the development is considered consistent with the Code purpose meeting community need and consolidating Port Douglas as the major tourist accommodation and tourist service centre in the Shire.

Telecommunications Facilities Code

Over time improvements to telecommunications have resulted in new “networks” with associated requirements for new towers with improved capabilities. Concern is held with the proliferation of towers. The applicant has advised that to meet community need towers are required to be located in three general areas: close to the marina/town centre; at a position between the marina/town centre and Craiglie; and in Craiglie itself. The need for three towers relates to distance and the number of users per tower. Conditions of the approval require the tower to be designed to enable co-location by at least three other carriers. This design is to reduce the proliferation of towers in the urban area.

Unless conditioned, the *Sustainable Planning Act 2009* enables a use to continue until abandoned. To address a concern for the community being encumbered in the future with “no longer needed” towers a condition requires the decommissioning and removal of the tower at the end of the lease period.

Telecommunication facilities are an expected development in the environment. Concerns regarding health and amenity issues are addressed through the conditions of the approval.

In order to minimise the impact of the tower a five metre wide landscape buffer is to be provided to the compound and a condition requires the Applicant to maintain the landscaped buffer.

Douglas Shire Planning Scheme Assessment –Proposed 2017 Planning Scheme

The proposed Planning Scheme was developed under the *Sustainable Planning Act 2009* with a twenty year horizon and an intended periodical review. Section 5.4 states that code assessable development is to be assessed in this instance against the codes as identified in Column 3 of the relevant Zone table. The scheme states [Section 5.4(1)(c)(iii)] where development complies with: (A) the purpose and overall outcomes of the code; and (b) the performance and the associated acceptable outcomes, the development complies with the code. SPA requires appropriate consideration be given to this proposed instrument. The Applicable codes are as follows.

Table 2.

Proposed 2017 Douglas Shire Planning Scheme		Code Applicability	Compliance
Zone	Recreation and Open Space Zone Code	✓	Complies through conditions of approval, refer to comment.
Local Plan	Port Douglas / Craiglie	✓	Complies through condition of approval.
Precinct / Sub Precinct	None Specified	✓	
State Codes	Community Residence Code	x	
	Forestry For Wood Production Code	x	
	Reconfiguring A Lot (Subdividing One Lot Into Two Lots) And Associated Operational Work Code	x	
Overlay Codes	Acid Sulfate Soils Code	✓	<ul style="list-style-type: none"> Part ASS <5m AHD Part ASS 5-20m AHD. Satisfactory through condition.
	Bushfire Hazard Code	x	Not mapped
	Coastal Environment Overlay Code	x	Not mapped
	Flood And Storm Tide Hazard Overlay Code	x	Not mapped
	Hillslopes Overlay Code	x	Not mapped
	Landscape Values Overlay Code	x	

Proposed 2017 Douglas Shire Planning Scheme		Code Applicability	Compliance
	Natural Areas Overlay Code	x	
	Places Of Significance Overlay Code	x	
	Potential Landslide Hazard Overlay Code	x	Not mapped
	Transport Network Overlay Code: (Pedestrian and Cycle) Overlay	✓	<ul style="list-style-type: none"> Port Douglas Road is a Principal Route () Complies through referral agency conditions.
	Transport Network Overlay Code: (Road Hierarchy) Overlay	✓	<ul style="list-style-type: none"> Port Douglas Road – Arterial Road Escape Street – Access Street Complies through referral agency conditions.
	Transport Network Overlay Code: (Transport Noise Corridor) Overlay	✓	<ul style="list-style-type: none"> Part Category 1: 58 dB(A) =< Noise Level < 63 dB Part Category 2: 63 dB(A) < Noise Level < 68 dB Part Category 3: 68 dB(A) =< Noise Level < 73 dB Considered by referral agency
	Land Use Code: Telecommunications Facility Code.	✓	Refer to comment.
Other Development Codes	Access, Parking And Servicing Code	✓	Complies.
	Advertising Devices Code	x	
	Environment Performance Code	✓	Complies through conditions of approval
	Filling And Excavation Code	x	
	Infrastructure Works Code	✓	Complies through conditions of approval.
	Landscaping Code	x	
	Reconfiguring A Lot Code	x	
	Ship-Sourced Pollutants Reception Facilities In Marina Code	x	
	Vegetation Management Code	✓	Protected through conditions of approval.

Compliance Issues – Proposed Planning Scheme

Recreation and Open Space Code

The use of Telecommunications Facilities is code assessable development in the Recreation and Open Space Zone. The proposed tower is in excess of the ten metre height nominated for AO1. Through conditions that require a vegetation buffer and the position of the tower adjacent to existing large trees the development respects the low-scale character of the area. The use is consistent with the Strategic Outcome under 'Theme 4 – Strong communities and identity' of maintaining a prosperous economy and reflect outcomes 3.7.1 (3), (4) and (8).

Telecommunications Facility Code

The Tower, of a height of 27metres, is to be sited 26.3 metres from the common boundary to the neighbouring sensitive use to the north and some 40 metres to the common boundary to the neighbouring sensitive use to the south. This distance is just short of the AO3.1 but meets the PO3 setback to achieve a clear separation from the sensitive uses. The other requirements of the Code are addressed through conditions of the approval.

Referral Agency Requirements

State Assessment and Referral Agency (SARA) has nominated conditions that must be included on the approval and a copy of the conditions is included in Attachment 2.

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.

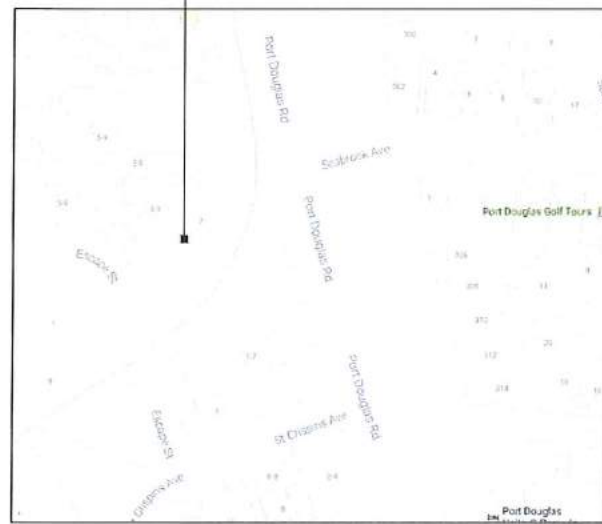
Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

ATTACHMENTS

1. Telecommunications Tower Attachment 1 **[5.2.1]**
2. Telecommunications Tower Attachment 2 **[5.2.2]**



PROPOSED OPTUS
BASE STATION



LOCALITY MAP
COPYRIGHT © GOOGLE MAPS

LOT 48
RP747344

LOT 0
BUP100390

LOT 49
SP161464

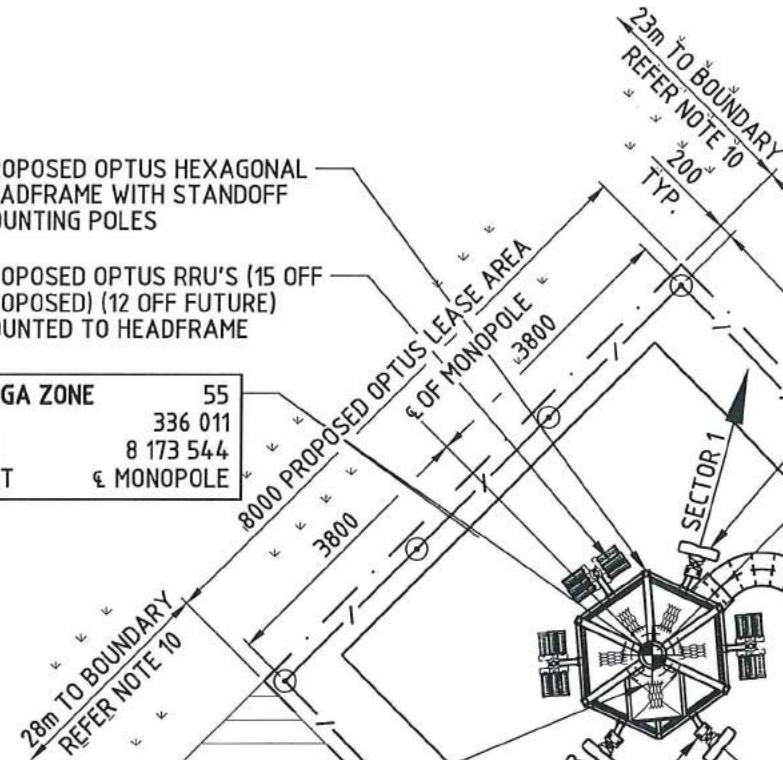
LOT 0
BUP100910

LOT 0
BUP100910

PROPOSED OPTUS HEXAGONAL
HEADFRAME WITH STANDOFF
MOUNTING POLES

PROPOSED OPTUS RRU'S (15 OFF
PROPOSED) (12 OFF FUTURE)
MOUNTED TO HEADFRAME

MGA ZONE 55
E 336 011
N 8 173 544
AT £ MONOPOLE



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

PROPOSED OPTUS PANEL ANTENNAS
(3 OFF PROPOSED)

PROPOSED OPTUS FEEDERS TO RUN IN
450 WIDE ELEVATED CABLE LADDER

PROPOSED OPTUS EQUIPMENT
SHELTER ON 1m FLOOD FRAME
SUPPORTED ON BORED PIERS.
(TO BE CONFIRMED AT
DETAILED DESIGN)

PROPOSED OPTUS 25m
HIGH MONOPOLE

EWP/ CRANE
SET-UP

PROPOSED OPTUS ANCILLARIES
(6 OFF PROPOSED) (15 OFF FUTURE)

PROPOSED OPTUS MONOPOLE SUPPORT
PAD FOOTING SHOWN INDICATIVELY

GENERATOR
PARKING

PROPOSED OPTUS SECURITY
FENCE AND ACCESS GATES

PROPOSED GRAVEL GROUND
COVER

PROPOSED OPTUS AC POWER
DRAW PIT

PROPOSED OPTUS U/G AC
POWER TO RUN TO SHELTER

PROPOSED OPTUS
ACCESS TRACK

EXISTING ACCESS TRACK

EXISTING O/H POWER
LINES. TYPICAL.

PROPOSED OPTUS AC METER TO BE
INSTALLED IN EXISTING METER BOX.
PROPOSED U/G AC POWER TO RUN
IN CONDUIT FROM EXISTING METER
BOX TO PROPOSED OPTUS SHELTER.

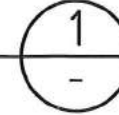
EXISTING RESIDENTIAL
APARTMENTS. TYPICAL.

EXISTING BALLY HOOLEY
TRAMWAY LINE

EXISTING SITE ACCESS
TRACK

OVERALL SITE PLAN
N.T.S.

DETAIL
SCALE 1:100



SITE ADDRESS:
3 ESCAPE STREET,
PORT DOUGLAS, QLD, 4877

NOTES:

- BASIS OF DESIGN**
 - SITE INSPECTION 05/02/2016
- PANEL ANTENNAS**
 - 1-OFF PROPOSED HUAWEI ASI4517R1 12 PORT ANTENNA PER SECTOR (EACH 2.8m MAX. LONG) AT EL 26.00m.
 - SECTOR 1 - 15°, SECTOR 2 - 130°, SECTOR 3 - 220°
 - MOUNTED ON A HEXAGONAL HEADFRAME.
- TRANSMISSION**
 - Ø600 PARABOLIC ANTENNA AT EL 15.00m (1 OFF PROPOSED)
 - LINK SITE - B0093 PORT DOUGLAS (TO BE CONFIRMED VIA L.O.S. AT DETAILED DESIGN)
 - Ø1200 PARABOLIC ANTENNA AT EL 22.00m (1 OFF FUTURE)
- EQUIPMENT SHELTER**
 - PROPOSED VOS 1.3 (3.15m x 2.38m) SANDWICH PANEL.
 - CYCLONIC RATED SHELTER.
 - PROVIDED WITH A 1m FLOOD FRAME SUPPORTED ON BORED PIERS (TO BE CONFIRMED AT DETAILED DESIGN).
- OPTUS MONOPOLE**
 - 25m HIGH MONOPOLE WITH HEXAGONAL HEADFRAME.
 - FOUNDATION TYPE TO BE CONFIRMED AT DETAILED DESIGN.
 - MONOPOLE MAY REQUIRE ADJUSTMENT. ADJUSTING EXPECTED <2m TO BE CONFIRMED AT DETAILED DESIGN.
- FEEDER CABLES**
 - SIZE: 3 OFF 9/18 TRUNK CABLES
 - LENGTH: 35m ALL SECTORS
 - FEEDERS TO RUN FROM SHELTER IN 450 WIDE ELEVATED HORIZONTAL CABLE LADDER THEN RUN INTERNALLY UP MONOPOLE.
- SITE ACCESS**
 - SITE ACCESS OFF ESCAPE STREET VIA EXISTING ACCESS TRACK. PROPOSED OPTUS ACCESS TRACK OFF EXISTING ACCESS TRACK.
 - 5m PROPOSED OPTUS ACCESS TRACK LENGTH.
- ANTENNA ACCESS**
 - STEP PEGS & 'LAD-SAF' PROVIDED ON MONOPOLE.
- POWER SUPPLY**
 - PROPOSED 3-PHASE AC POWER TO BE PROVIDED FROM PROPOSED OPTUS METER INSTALLED IN EXISTING METER BOX FIXED TO EXISTING PROPERTY POLE.
 - PROPOSED AC POWER SUBMAINS TO RUN FROM EXISTING METER BOX TO PROPOSED OPTUS SHELTER IN U/G PVC CONDUIT.
 - PROPOSED U/G OPTUS AC POWER RUN >120m
 - DETAILS TO BE CONFIRMED AT DETAILED DESIGN.
- OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - EWP HARDSTAND AREA TO BE DESIGNED, INSPECTED, AND MAINTAINED BY CONTRACTOR PRIOR TO EACH USE.
 - SETOUT OF COMPOUND TO BE AGREED ON SITE WITH SURVEYOR PRIOR TO LEASE PEGGING.
 - SURROUNDING TREES TO BE TRIMMED/CLEARED AS REQUIRED. TRIMMING/CLEARING TO BE KEPT TO A MINIMUM.



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MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:

OPTUS *Yes*

Project:

**MOBILE NETWORK
AUSTRALIA**
SITE No. B1232 - F
PORT DOUGLAS RAMADA
3 ESCAPE STREET, PORT DOUGLAS

Drawing Title:

DRAFT SITE LAYOUT

Drawing Status:

FOR APPROVAL

Drawing No.

B1232-P1

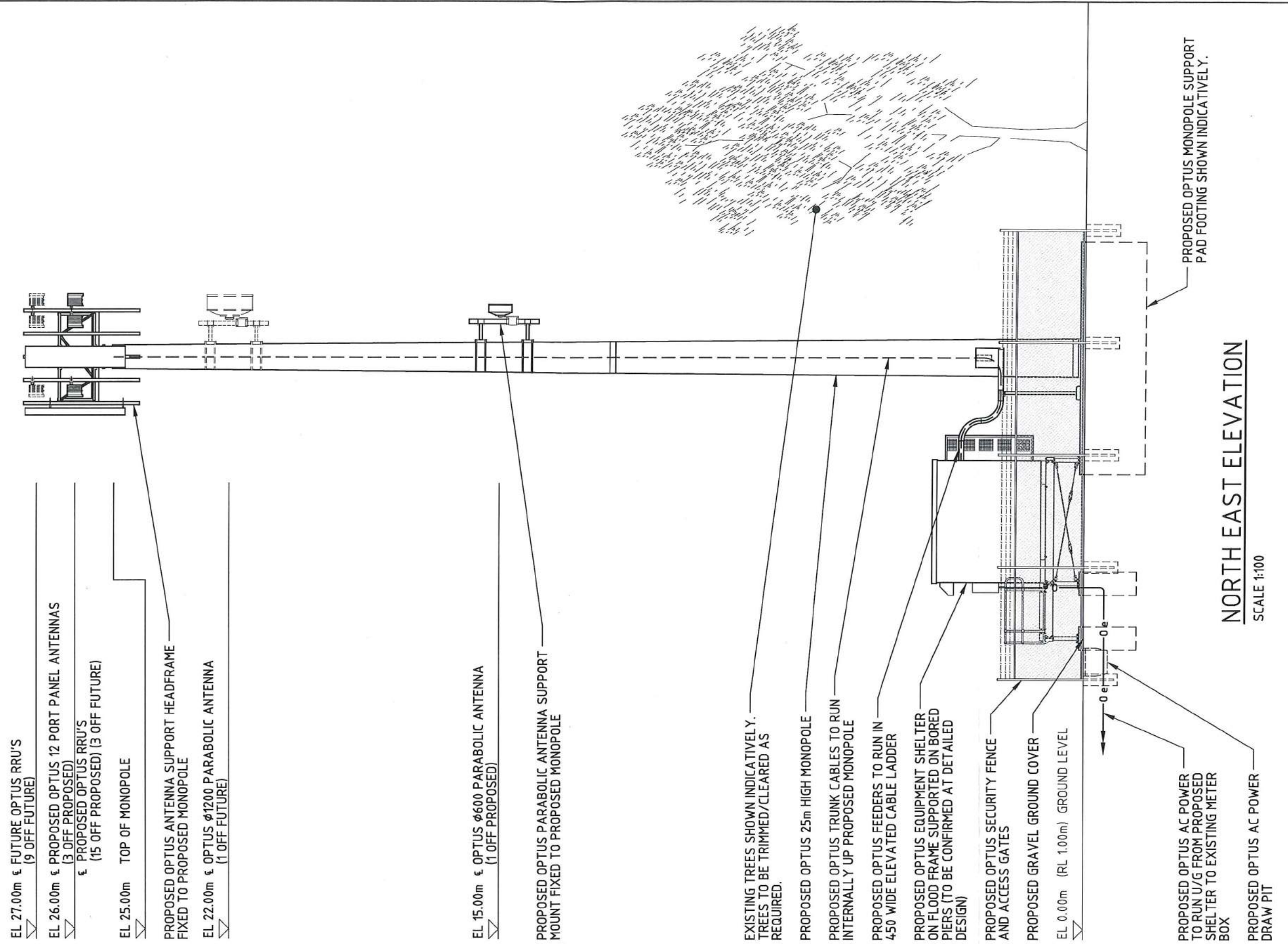
Revision

01

Rev	Date	Revision Details
01	27.09.16	ISSUED FOR APPROVAL

Consultant	CAD	Designer	Verifier	Approver
URBIS	AW	AP	BC	JH

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



Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	27.09.16	ISSUED FOR APPROVAL	URBIS	AW	AP	BC	JH



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Client:

OPTUS 4es

Project:

MOBILE NETWORK
AUSTRALIA
SITE No. B1232 - F
PORT DOUGLAS RAMADA
3 ESCAPE STREET, PORT DOUGLAS

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:

FOR APPROVAL

Drawing No.

B1232-P2

Revision

01

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A3



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0317-037652
Your reference: MCUC 1932/2017
Applicant reference: BA3882

18 May 2017

Chief Executive Officer
Douglas Shire Council
PO Box 732
Mossman Qld 4873

Attention: Jenny Elphinstone

Dear Madam,

Concurrence agency response—with conditions

3 Escape Street, Port Douglas - Lot 48 on RP747344

(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 21 April 2017.

Applicant details

Applicant name: Optus Mobile Pty Ltd C/- Urbis Pty Ltd
Applicant contact details: Level 7, 123 Albert St
Brisbane QLD 4000
tprigg@urbis.com.au

Site details

Street address: 3 Escape Street, Port Douglas
Lot on plan: Lot 48 on RP747344
Local government area: Douglas Shire Council

Application details

Proposed development: Development permit for material change of use for Telecommunication Facilities, comprising a 25m monopole and ancillary equipment shelter

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Material Change of Use - Telecommunication Facilities, comprising a 25m monopole and ancillary equipment shelter	Code Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1 – State Controlled Road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material Change of Use				
Draft Site Layout	Huawei Technologies (AU) Pty Ltd	27.09.16	B1232-P1	01

A copy of this response has been sent to the applicant for their information.

For further information, please contact Julie Colman, Senior Planning Officer, SARA Far North QLD on 4037 3233, or email julie.colman@dilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Optus Mobile Pty Ltd C/- Urbis Pty Ltd, tprigg@urbis.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Approved Plans and Specifications

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit – Material Change of Use (Telecommunication Facilities)		
Schedule 7, Table 3, Item1: State-controlled road —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> Draft Site Layout, prepared by Huawei Technologies (AU) Pty Ltd, dated 27.09.16, Drawing Number B1232-P1 and Revision 01. 	Prior to the commencement of use and to be maintained at all times
2.	Direct access is not permitted between the Port Douglas Road and the subject site. Access will be gained via Escape Street, a lower order road.	At all times

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plan of development submitted with the application.
- To ensure access to the State-controlled road from the site does not compromise the safety and efficiency of the State-controlled road. Direct access to the State-controlled road is prohibited.
- To ensure the development achieves the applicable provisions and outcomes of Module 19 – State transport network functionality of the State Development Assessment Provisions (version 1.10).

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Attachment 3—Approved plans and specifications

