

5.1. REQUEST FOR MINOR CHANGE TELECOMMUNICATION FACILITY 1 - 3 ESCAPE CLOSE, PORT DOUGLAS

REPORT AUTHOR(S)	Simon Clarke, Planning Coordinator
GENERAL MANAGER	Nicholas Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Request for a Minor Change - 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	Not applicable to this request
NUMBER OF SUBMITTERS	Not applicable
STATUTORY ASSESSMENT DEADLINE	3 November 2017
APPLICATION DATE	28 September 2017

RECOMMENDATION

That Council approves the request for a minor change to the development application for a Telecommunication facility over land described as Lot 48 on RP747344 located at 3 Escape Street as follows:

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

The term 'approved drawing(s) and/or document(s)' or other similar expression 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 metres width surrounding the fenced compound to screen the development from the remaining park; and**
 - ~~c. Incorporate into the tower design the ability to co-locate at least three other telecommunications carriers; and~~**
 - c.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 Chief Executive Officer 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 – Basement / Pool Disturbance

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 DNRM '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 has approved a development permit for a material change of use for a Telecommunications Facility at 3 Escape Street, Port Douglas subject to conditions.

The applicant has requested a minor change to the application removing the requirement to design the telecommunications facility for colocation for at least three other carriers.

The application is made on the basis of the significant visual impact that will occur as a consequence of the condition. The request to remove the condition is supported.

TOWN PLANNING CONSIDERATIONS

Background

At the Ordinary Meeting held on 11 July 2017 Council approved a development permit for a material change of use for a Telecommunications Facility. The approval, issued to Optus Mobile Pty Ltd, was subject to conditions. The land on which the Facility is to be developed is Council owned park and a separate lease agreement has been negotiated with the applicant.

The applicant had previously requested a negotiated decision. However, the requests to remove various conditions applying to the tower were not supported. The applicant now seeks a minor change to the development approval to ensure that the visual impact of the tower is not excessive as a consequence of a Council imposed condition.

Condition 3c Amendment to Design

The condition reads,

3. c. Incorporate into the tower design the ability to co-locate at least three other telecommunications carriers.

Applicant's Request

Condition 3c Amendment to Design

The applicant states:

"The condition poses an issue for the delivery of the telecommunications facility for the following reasons:

- *It is not measurable. Whilst the condition requires the ability to co-locate 3 additional carriers, it does not specify the type of equipment, nor the amount of equipment to be accommodated for each carrier. With regard to the height of the facility, Council indicated that they would be amenable to an increase in height of the facility. However, the actual height that would be accepted by Council was not quantified.*
- *It is not practical. Whilst it is possible to accommodate 4 carriers on one facility, this has occurred very rarely across Australia and typically in rural areas on significant lattice structures. Other than the difficulty for designing for the weight of the additional equipment, the main issue is that it is very unlikely that the location of this facility (and the specified heights for each carrier) would be suitable to accommodate the radio-frequency needs of all carriers. Furthermore, this information is not known until the time that a carrier is actively looking to upgrade their network in this area.*

- *The visual outcome will be significantly poorer. In order to accommodate 4 carriers on the facility within Wind Region C, a lattice tower would be required. Furthermore given that each carrier would require their own headframe or reservation, the height of the facility would need to be a minimum of 40 metres in order to adequately clear the canopy of nearby established vegetation. At the required height, there is no monopole available that would be suitable to accommodate the sail coefficient and weight of 4 carriers.*

It is considered that a lattice tower in this location would present a very poor visual outcome as depicted in Figure 2. In reality, if 4 carriers were actually accommodated on the lattice tower, it is likely that there would be significantly more ancillary equipment affixed to the structure than depicted. Finally the footprint of the facility is likely to be significantly larger and this will impact upon the usability of the open space at the base of the facility.”



Picture 1 – Proposed 25m monopole



Picture 2 – Required 40m lattice tower

Figure 2. Comparison of proposed facility to the requirements of Condition 3c

It is agreed that the outcome depicted in Figure 2 above, is a poorer outcome visually.

Therefore, the request to delete Condition 3c is supported.

Referral Agency Requirements

Not applicable.

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.

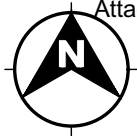
The following area outlines where Council has a clear responsibility to act:

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

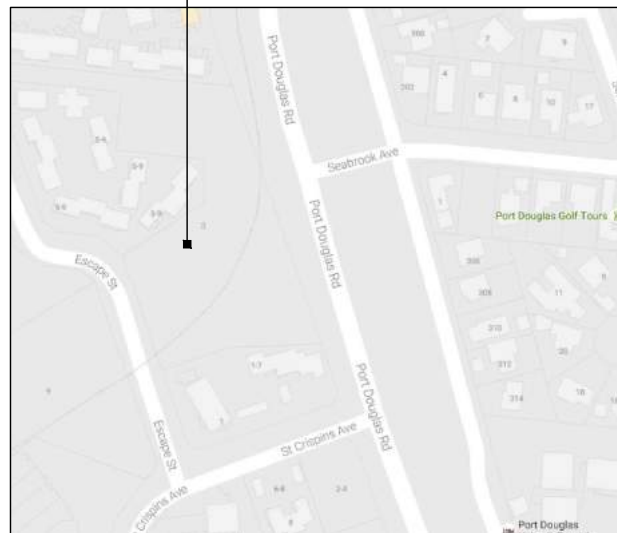
Under the *Planning Act 2016* and the *Planning Regulation 2017*, Council is the assessment manager for the application.

ATTACHMENTS

1. Attachment 1 - Approved Drawing(s) **[5.1.1]**



PROPOSED OPTUS
BASE STATION



LOCALITY MAP
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LOT 48
RP747344



LOT 0
BUP100390

LOT 49
SP161464

LOT 0
BUP100910

OVERALL SITE PLAN
N.T.S.

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

EXISTING O/H POWER
LINES. TYPICAL.

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

PROPOSED OPTUS MONOPOLE SUPPORT
PAD FOOTING SHOWN INDICATIVELY

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

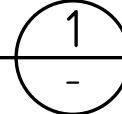
PROPOSED OPTUS SECURITY
FENCE AND ACCESS GATES

PROPOSED GRAVEL GROUND
COVER

PROPOSED OPTUS AC POWER
DRAW PIT

PROPOSED OPTUS U/G AC
POWER TO RUN TO SHELTER

DETAIL
SCALE 1:100



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 LEASE AREA
12000 PROPOSED OPTUS LEASE AREA
£ OF MONOPOLE 2650

PROPOSED OPTUS LEASE AREA
3150 SHELTER

PROPOSED OPTUS LEASE AREA
2500

PROPOSED OPTUS LEASE AREA
1250

PROPOSED OPTUS LEASE AREA
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SITE ADDRESS:
3 ESCAPE STREET,
PORT DOUGLAS, QLD, 4877

NOTES:

1. BASIS OF DESIGN

> SITE INSPECTION 05/02/2016

2. 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.

3. 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)

4. 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).

5. 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.

6. 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.

7. 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.

8. ANTENNA ACCESS

> STEP PEGS & 'LAD-SAF' PROVIDED ON MONOPOLE.

9. 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.

10. 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
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Client:



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

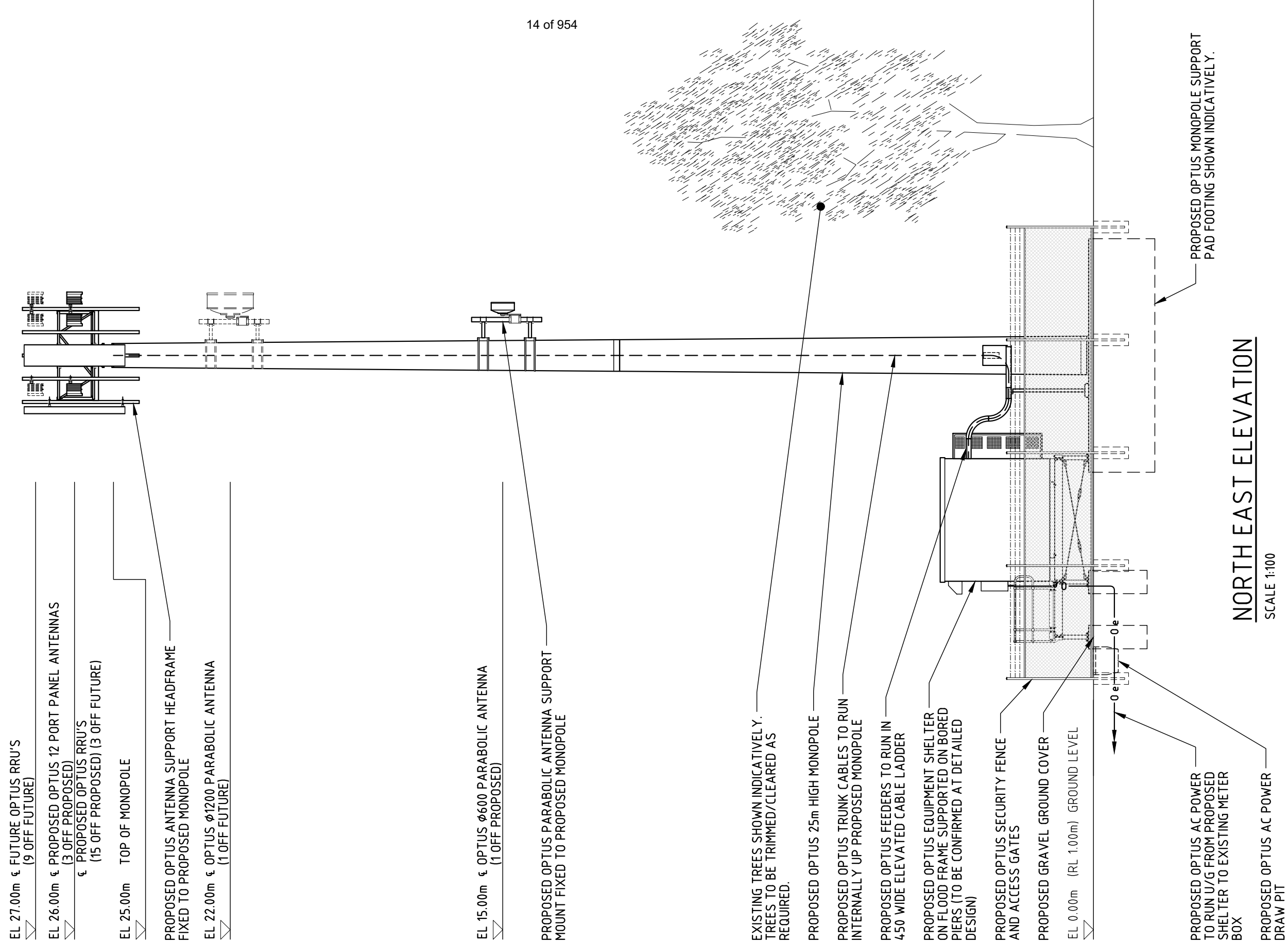
Drawing No.

B1232-P1

Revision

01

NOTE:
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AND SHOULD NOT BE SCALED.



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



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Client:



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

