

5.2. TELECOMMUNICATIONS FACILITY AT OLD PORT ROAD, PORT DOUGLAS

REPORT AUTHOR(S)	Simon Clarke, Planning Coordinator
GENERAL MANAGER	Nicholas Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Material Change of Use Telecommunications Facility
APPLICANT	Telstra Corporation Limited C/- Service Stream PO Box 510 LUTWYCHE QLD 4030
LOCATION OF SITE	DTMR Road Reserve between Old Port Road and Port Douglas Road, Port Douglas (Site Coordinates : -16.523882 145.467985)
PROPERTY	N/A
LOCALITY PLAN	



Figure 1 - Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Residential 1
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	Department of Transport and Main Roads via SARA.
NUMBER OF SUBMITTERS	Not applicable
STATUTORY ASSESSMENT DEADLINE	9 November 2017
APPLICATION DATE	15 March 2017

RECOMMENDATION

That Council approves the development application for Telecommunications Facility over land identified as Department of Transport and Main Roads' Road Reserve between Old Port Road and Port Douglas Road, Port Douglas (Site Coordinates : - 16.523882 145.467985), 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	Q113844 SHT S1	1 February 2017
Site Layout	Q113844 SHT S1-1	1 February 2017
Antenna Layout	Q113844 SHT S1-2	1 February 2017
North East Elevation	Q113844 SHT S3	1 February 2017

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.

Limited Approval

3. The Development hereby approved lapses at the expiry of any license agreement with the Department of Transport and Main Roads or any renewal of it. 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

4. 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.

Construction Process

5. All construction and use of the premises should occur with minimal damage to existing trees and particular attention to be given to the root systems. 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.

Colours

6. 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

7. 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.

Acid Sulfate Soils – Basement / Pool Disturbance

8. The footing excavation proposed may result in disturbance of potential acid sulfate soils (PASS). Prior to excavation, 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-0417-038878	7 June 2017	816729

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 is in receipt of a development application for a telecommunications facility consisting of a 31.3 metre high monopole on road reserve at the southern side of the intersection of Port Douglas Road and Old Port Road, Port Douglas.

The location chosen for the proposed facility is within a small clearing with adjacent established vegetation, such that the proposed monopole will be unobtrusive. Approval is recommended subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

The site is a vacant area of land between Port Douglas Road and Old Port Road. The site is surrounded by residential land and tourist accommodation. The closest dwelling is located approximately 35 metres to the south.

Proposal

The proposed development is for a Telecommunications Facility tower consisting of:

- The construction of a new 30m monopole, with an overall height of 31.3m;
- One (1) Triangular Head Frame;
- Three (3) ARGUS RVVPX310.11B-T2 panel antennas (2533mm x 350mm x 208mm) at a centreline elevation of 30m;
- One (1) Telstra GPS antenna base mounted at 3100mm;
- The installation of associated equipment, including Remote Radio Units, Combiners, Feeders, Mast Head Amplifiers etc.;
- One (1) Telstra equipment shelter [3280mm (L) x 2280mm (W) x 2995mm (H)] adjacent to the proposed facility;
- Telstra compound security fence with double access gates.

The layout plan is included in Attachment 1.

The purpose of the facility is to cater for an identified need to improve 3G and 4G services to the Four Mile Beach area. The facility at Four Mile Beach will form an integral part of the Telstra NextG network and will enable Telstra to enhance and expand mobile and broad band services in the region.

Access to the site is proposed from Old Port Road via a track within the road reserve.

Telstra will enter into a License Agreement with the Department of Transport and Main Road once a development approval has been issued. This arrangement does not trigger any need for a lot reconfiguration application.

State Planning Requirements

The application was lodged with Council on the 15 March 2017 and is therefore to be assessed under the *Sustainable Planning Act 2009*.

State Planning Regulatory Provisions (SPRP)

State Planning Regulatory Provision (Adopted Charges) applies to the proposed development. However, as Council has adopted an Infrastructure Charges Resolution (No 1) 2015 in accordance with the SPRP, no further assessment of this SPRP is required.

The proposed development is not subject to any other SPRPs.

State Planning Policies

The single State Planning Policy (SPP) applies to the assessment of certain forms of development. Assessment against the SPP reveals that the Water Quality (Climatic Regions) Code is triggered. However, it is not relevant because the proposed facility is to be established on an area significantly less than 2,500m². There are negligible adverse effects on the environmental values of receiving waters.

State Referral Agencies

Schedule 7 of the *Sustainable Planning Regulation 2009* identifies referral agencies. The State Assessment and Referral Agency (SARA) is the single referral agency for all development applications where the Chief Executive of SPA has jurisdiction. In accordance with Schedule 7 of SPA, the proposed development triggers referral to SARA as the proposed development is within a State Controlled Road.

SARA has assessed the application and has provided its approval subject to conditions.

Douglas Shire Planning Scheme Assessment

The proposed Telecommunications facility is to be located within the road reserve. In these cases, the site assumes the zoning of the closest lot, which in this case is the Residential 1 Planning Area. A Telecommunications facility is Code Assessable Development within this particular Planning Area.

The following Codes apply to the development.

Table 1.

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
Locality	Port Douglas and Environs	✓	See comment below
Planning Area	Residential 1	✓	Complies
Defined Use	Telecommunications Facility	✓	Complies
Overlay Codes	Acid Sulfate Soils Code	✓	Conditioned to comply
	Cultural Heritage and Valuable Sites Code	x	-
	Natural Hazards Code	x	-
General Codes	Design and Siting of Advertising Devices Code	x	-

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✓	Complies
	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

Port Douglas and Environs Locality Code

The proposed development, because of its functionality, needs to be on a structure that exceeds the height of development nominated in the Acceptable Measure with the Locality code, which specifies a maximum height of 6.5 metres for unroofed structures. The corresponding Performance Outcome requires the development to complement the height of surrounding development. The slim-line design will assist in integrating the facility into its vegetated surroundings, which will conceal the tower from most external views. Attachment 2 includes photomontages of the proposed facility.

Despite this minor conflict, the development is considered to be consistent with the Code purpose meeting community need and consolidating Port Douglas as the major tourist accommodation and tourist service centre in the Shire.

Access

The proposal is equipped with adequate access for the purpose of the development. As the facility will be unstaffed and operated remotely, access for the operation is not required on a regular basis. Occasional access for maintenance purposes is typically required no more than 5 – 6 times per year.

Acid Sulfate Soils.

Conditions of approval will address Acid Sulfate Soil Management.

Referral Agency Requirements

Referral agency conditions apply to the proposed development and will be attached to the development approval.

Public Notification / Submissions

The application is code assessable and does not require public notification. Therefore, there is no ability to lodge submissions in relation to the proposed development.

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. Attachment 1 - Approved Plan(s) and Document(s) **[5.2.1]**
2. Attachment 2 - Photo-montages **[5.2.2]**
3. Attachment 3 - Concurrency Agency Response **[5.2.3]**

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Attachment 5.2.1
TN

EXISTING TREES (TYP.)

REFER TO SHEET S1-1
FOR SITE LAYOUT

PROPOSED TELSTRA SITE

EXISTING POWER POLE
#5089965

EXISTING POWER POLE
#5089847

EXISTING POWER POLE
#5089853

EXISTING O/H POWER LINE

EXISTING BUILDING
(TYP.)

EXISTING POWER POLE #5089856
WITH TRANSFORMER

SITE ACCESS

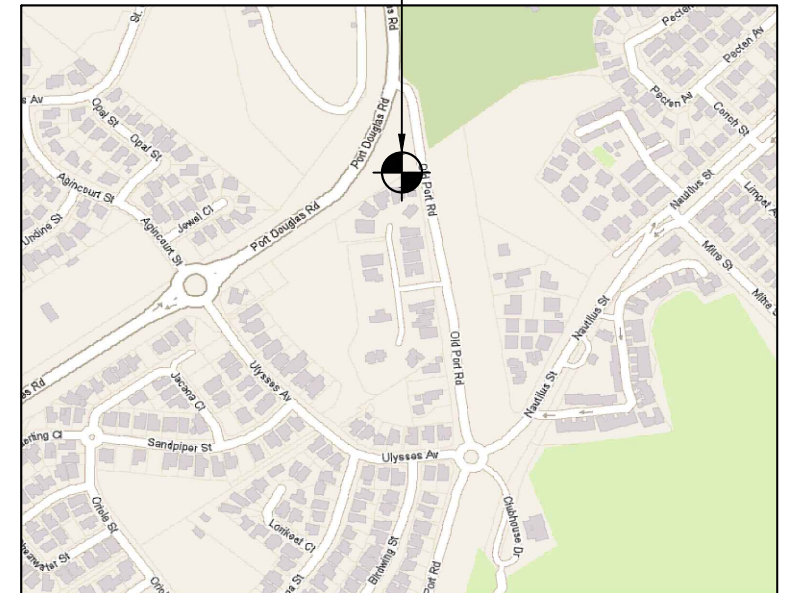
SCALE 1:2500

50m 0 50m 100m

SCALE 1:2500

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S1-2

RFNSA SITE No. 4877006



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LOCALITY PLAN

NOT TO SCALE

SERVICES LEGEND

—T—T—T—T—T—	OPTIC FIBRE BELOW GROUND
—E—E—E—E—E—	ABOVE GROUND ELECTRICAL SUPPLY
—E—E—E—E—E—	BELOW GROUND ELECTRICAL SUPPLY
—FE—FE—FE—FE—FE—	ABOVE GROUND FEEDER CABLES
—FE—FE—FE—FE—FE—	BELOW GROUND FEEDER CABLES

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

DO NOT
SCALE

F

PROPERTY DESCRIPTION

PART OF THE ROAD RESERVE
FOR OLD PORT ROAD NEAR THE
INTERSECTION WITH PORT
DOUGLAS ROAD

SITE STRUCTURE CO-ORDINATES (GDA94)
GPS READING ACCURACY: ± 10m
CENTRE OF POLE

LATITUDE

GDA 94
-16.52388

LONGITUDE

GDA 94
145.46799



Ordinary Council Meeting 31 October 2017

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1

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PRELIMINARY



MOBILE NETWORK SITE 294246

FOUR MILE BEACH

SITE LAYOUT AND ACCESS

PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877

DWG
NO.

Q113844

SHT
NO.

S1

Cad file: Q113844.dwg

Telstra Networks Wireless program Delivery Template - 017866P02 issue 11.4 XX /XX/ 2015

Attachment 5.2.1

TN

24 of 954

A

B

C

D

E

F

A

B

C

D

E

F

PROPOSED TELSTRA 30m HIGH MONOPOLE
PROPOSED TELSTRA 450W CABLE LADDER
WITH SUPPORT POSTS TO ACCOMMODATE
PROPOSED TELSTRA FEEDERS

PROPOSED TELSTRA EQUIPMENT SHELTER
TYPE ICS Mk 3.3 (3280 L x 2280 W x 2995 H)
ON CONCRETE PIERS

PROPOSED TELSTRA GPS ANTENNA (1 OFF A12)
MOUNTED ON PROPOSED ANTENNA BRACKET
NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA U/G POWER
ROUTE (SHOWN INDICATIVE ONLY)

EXISTING 20m HIGH TREE

PROPOSED TELSTRA
SITE ACCESS

EXISTING O/H
POWER LINE

PROPOSED TELSTRA MONOPOLE
FOOTING (DRAW INDICITIVELY)

REFER TO SHEET S1-2 FOR
ANTENNA LAYOUT

PROPOSED TELSTRA COMPOUND SECURITY
FENCE WITH DOUBLE ACCESS GATES

#13 PROPOSED SIGN TO BE FIXED TO
OUTSIDE OF TELSTRA COMPOUND GATE

PROPOSED TELSTRA U/G
FIBRE ROUTE (SHOWN
INDICATIVE ONLY)

PROPOSED TELSTRA P5 ELECTRICAL PIT


OLD PORT ROAD

FOOT PATH

SERVICES LEGEND

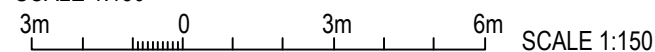
---T---T---T---	OPTIC FIBRE BELOW GROUND
---E---E---	ABOVE GROUND ELECTRICAL SUPPLY
---E---E---	BELOW GROUND ELECTRICAL SUPPLY
---FE---FE---	ABOVE GROUND FEEDER CABLES
---FE---FE---	BELOW GROUND FEEDER CABLES

NOTES:

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4. FOR EME SIGNS NOTED THUS  REFER TO 005486 FOR DETAILS.
5. EXISTING OTHER CARRIER ANTENNAS NOT SHOWN FOR CLARITY.

SITE LAYOUT

SCALE 1:150



NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2

PRELIMINARY



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1



MOBILE NETWORK SITE 294246

FOUR MILE BEACH

SITE LAYOUT

PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877

DWG
NO.

Q113844

SHT
NO.

S1-1

Cad file: Q113844.dwg

6

A3

Telstra Networks Wireless program Delivery Template - 017866P02 issue 11.4 XX /XX/ 2015

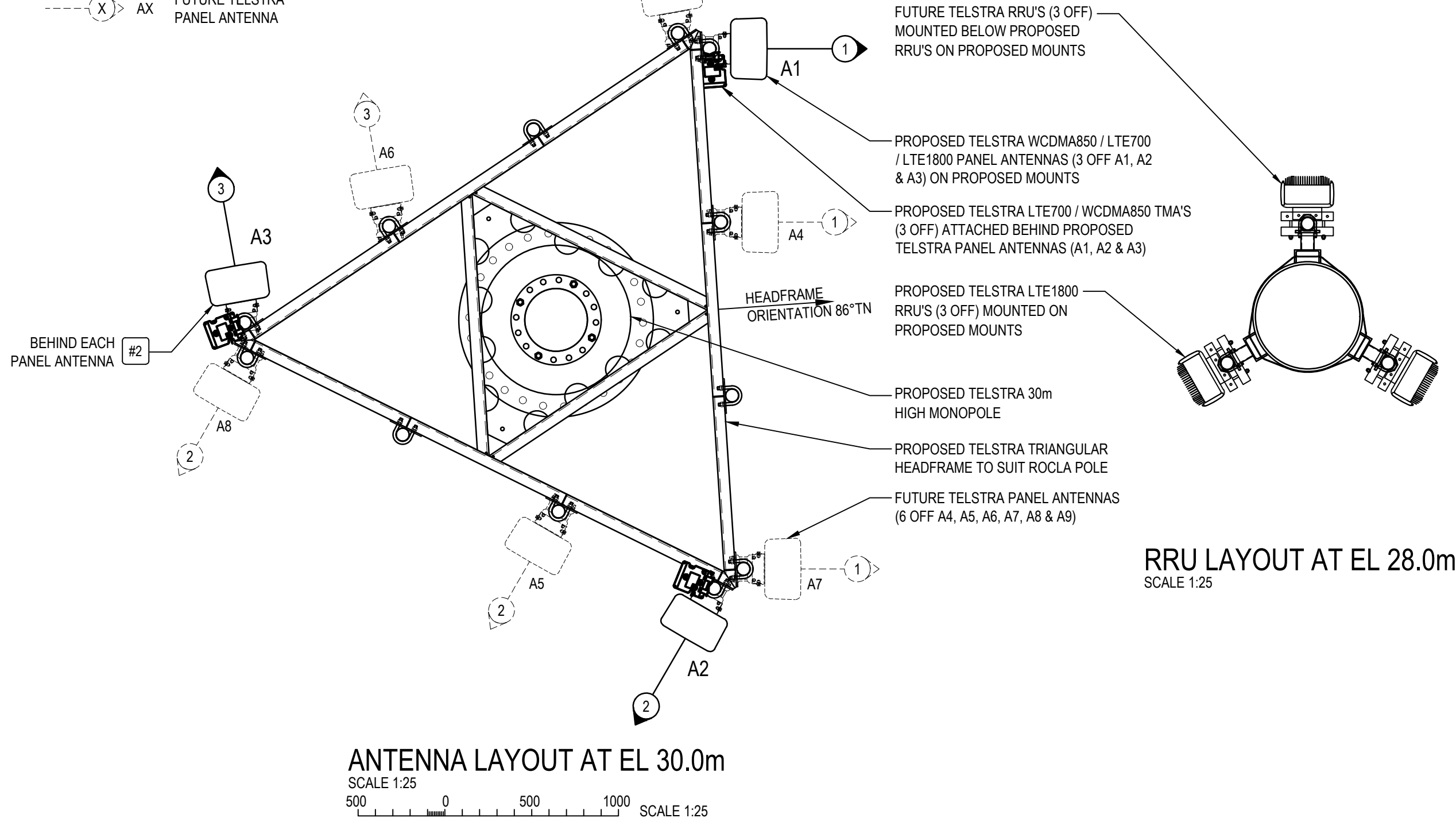
Attachment 5.2.1

TN

ANTENNA LEGEND

- (X) — AX PROPOSED TELSTRA PANEL ANTENNA
- - - (X) - - - AX FUTURE TELSTRA PANEL ANTENNA

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NOTES:

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4. FOR EME SIGNS NOTED THUS (X) REFER TO 005486 FOR DETAILS.



NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1



MOBILE NETWORK SITE 294246
FOUR MILE BEACH
ANTENNA LAYOUT
PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877

DWG NO.	Q113844	SHT NO.	S1-2
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Cad file: Q113844.dwg

NOTES:

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4. FOR EME SIGNS NOTED THUS (#X) REFER TO 005486 FOR DETAILS.

SITE EME SIGNAGE

- #2 EME TELSTRA #2 SIGN
SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (3 OFF)
- #6 EME TELSTRA #6 SIGN
PROPOSED SIGN SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
- #13 EME TELSTRA #13 SIGN
PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

BEHIND EACH
PANEL ANTENNA #2

PROPOSED TELSTRA TRIANGULAR
HEADFRAME TO SUIT POLE

PROPOSED TELSTRA LTE700 / WCDMA850
TMA'S (3 OFF) ATTACHED BEHIND PROPOSED
TELSTRA PANEL ANTENNAS (A1, A2 & A3)

▽ E.L. 31.3m (±100mm) R.L. 43.1m AHD
OVERALL HEIGHT

▽ E.L. 30.0m (±100mm) R.L. 41.8m AHD
C/L PROPOSED TELSTRA WCDMA850 / LTE700 / LTE1800
PANEL ANTENNAS (3 OFF A1, A2 & A3)
C/L FUTURE TELSTRA PANEL ANTENNAS (6 OFF A4, A5,
A6, A7, A8 & A9)
TOP OF PROPOSED TELSTRA CONCRETE MONOPOLE

▽ E.L. 28.0m (±100mm) R.L. 39.8m AHD
C/L PROPOSED TELSTRA LTE1800 RRU'S (3 OFF)

▽ E.L. 27.0m (±100mm) R.L. 38.8m AHD
C/L FUTURE TELSTRA RRU'S (3 OFF)

PROPOSED TELSTRA 30m
HIGH MONOPOLE

PROPOSED TELSTRA FEEDER CABLES
TO RUN INTERNALLY TO MONOPOLE

▽ E.L. 20.0m (±100mm) R.L. 31.8m AHD
TOP OF EXISTING TREE

EXISTING 20m HIGH TREE

EXISTING 10m HIGH TREE BEYOND

▽ E.L. 10.0m (±100mm) R.L. 21.8m AHD
TOP OF EXISTING TREE

PROPOSED TELSTRA 450W CABLE LADDER
WITH SUPPORT POSTS TO ACCOMMODATE
PROPOSED TELSTRA FEEDERS (8 OFF)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A12)
MOUNTED ON PROPOSED ANTENNA BRACKET
NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA EQUIPMENT SHELTER
TYPE ICS Mk 3.3 (3280 L x 2280 W x 2995 H)
ON CONCRETE PIERS

PROPOSED TELSTRA COMPOUND
SECURITY FENCE WITH DOUBLE
ACCESS GATES

▽ E.L. 3.1m (±100mm) R.L. 423.7m AHD
BASE OF PROPOSED TELSTRA GPS ANTENNA (1 OFF A12)

#6 1.5m AGL

PROPOSED SIGN TO BE
FIXED TO OUTSIDE OF
TELSTRA COMPOUND GATE #13

▽ E.L. 0.0m
GROUND LEVEL
(R.L. 11.8m AHD)

PROPOSED TELSTRA U/G POWER
ROUTE (SHOWN INDICATIVE ONLY)

PROPOSED TELSTRA U/G FIBRE
ROUTE (SHOWN INDICATIVE ONLY)

PROPOSED TELSTRA MONOPOLE
FOOTING DRAWN INDICATIVELY

PROPOSED TELSTRA P5 FIBRE PIT

NORTH EAST ELEVATION

SCALE 1:125

2m 0 5m SCALE 1:125

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

PRELIMINARY



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1

MOBILE NETWORK SITE 294246	
FOUR MILE BEACH	
NORTH EAST ELEVATION	
PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877	
DWG NO.	SHT NO.
Q113844	S3

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Ordinary Council Meeting - 31 October 2017

Cad file: Q113844.dwg


A3V




View from Road Reserve near the intersection of Port Douglas Road and Old Port Road

EXISTING

PROPOSED

**servicestream**
MOBILE COMMUNICATIONS
Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030
T +61 7 3068 6913 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT		EXAM	APPD	DATE	ISS
							13-09-17	1

**MOBILE NETWORK SITE 294246**
FOUR MILE BEACH
SITE ACCESS AND LOCALITY PLAN
16542 OLD PORT DOUGLAS ROAD, PORT DOUGLAS, QLD 4877

Montage No: TWO

SHT NO 1



EXISTING

View from Old Port Road Reserve

PROPOSED

Ordinary Council Meeting - 31 October 2017

Attachment 5.2.2



servicestream
MOBILE COMMUNICATIONS

Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030
T +61 7 3068 6915 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS	Telstra	
								MOBILE NETWORK SITE 294246	
								FOUR MILE BEACH	
								SITE ACCESS AND LOCALITY PLAN	
								16542 OLD PORT DOUGLAS ROAD, PORT DOUGLAS, QLD 4877	
						13-09-17	1	Montage No:	THREE
								SHT NO	1

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Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0417-038878
Applicant reference: 4011839.01 - Four Mile Beach
Council reference: MCUC 1972/2017

07 June 2017

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873
enquiries@douglas.qld.gov.au

Dear Madam / Sir

Concurrence agency response—with conditions

Material Change of Use for a telecommunications facility within the road reserve adjacent to 24L Old Port Road, Port Douglas, QLD 4877 – Lot 24 on SP168542
(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 3 May 2017.

Applicant details

Applicant name:	Telstra Corporation Ltd
Applicant contact details:	C/- Service Stream PO Box 510 Lutwyche QLD 4030 caitlin.spencer@servicestream.com.au

Site details

Street address:	Road Reserve adjacent to Old Port Road and Port Douglas Road, Port Douglas QLD 4877 Adjacent to 24L Old Port Road, Port Douglas QLD 4877
Lot on plan:	Adjacent to Lot 24 on SP168542
Site Coordinates:	-16.523882, 145.467985
Local government area:	Douglas Shire

Application details

Proposed development: Development application for material change of use for telecommunications facility (30m high monopole, frame and antennas, ancillary equipment within a shelter, a security fence and access gates)

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	Telecommunications Facility	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.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

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 – telecommunications facility				
Telstra - Mobile Network Site 294246 Four Mile Beach - Site Layout and Access	ServiceStream - Mobile Communications	01.02.17	Q113844 S1	1
Telstra - Mobile Network Site 294246 Four Mile Beach - Site Layout	ServiceStream - Mobile Communications	01.02.17	Q113844 S1-1	1
TMR Layout Plan – Old Port Road	Queensland Government Transport and Main	18/05/2017	TMR17-21216 (500-146)	B

	Roads			
Rural Allotment Accesses	FNQROC	26/11/14	Standard Drawing S1105	E

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

For further information, please contact Tony Croke, Principal Planning Officer, SARA Far North QLD on 4037 3205, or email tony.croke@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Telstra Corporation Ltd C/- Service Stream, caitlin.spencer@servicestream.com.au

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0417-038878
 Applicant reference: 4011839.01 - Four Mile Beach
 Council reference: MCUC 1972/2017

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development: material change of use – telecommunications facility		
Schedule 7, Table 3, Item 1 – 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 the 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):		
In accordance with approved plans		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> Telstra - Mobile Network Site 294246 Four Mile Beach - Site Layout and Access prepared by ServiceStream - Mobile Communications, dated 01.02.17, DWG No. Q113844, SHT No 1, Issue 1. Telstra - Mobile Network Site 294246 Four Mile Beach - Site Layout prepared by ServiceStream - Mobile Communications, dated 01.02.17, DWG No. Q113844, SHT No 1-1, Issue 1. TMR Layout Plan – Old Port Road prepared by Queensland Government Transport and Main Roads, dated 18/05/2017, Reference TMR17-21216 (500-146), Issue B. 	Prior to the commencement of use and to be maintained at all times.
Vehicular access to the state-controlled road		
2.	<p>(a) The road access location is to be located at approximately 113m from Port Douglas Road generally in accordance with TMR Layout Plan prepared by Queensland Government Transport and Main Roads, dated 18/05/2017, Reference TMR17-21216 (500-146), Issue B.</p> <p>(b) Road access works comprising of a sealed rural access must be provided at the road access location.</p> <p>(c) The road access works must be designed and constructed in accordance with Far North Queensland Regional Organisation of Councils (FNQROC), Standard Drawing S1105 - Rural Allotment Accesses, dated 26/11/14, Issue E.</p>	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use and to be maintained at all times.</p>
Design vehicle and traffic volume		
3.	The permitted road access location is restricted to vehicles not exceeding a single body truck as detailed in TMR Layout Plan prepared by Queensland Government Transport and Main Roads, dated 18/05/2017, Reference TMR17-21216 (500-146), Issue B.	At all times.

Our reference: SDA-0417-038878
Your reference: 4011839.01 - Four Mile Beach
Council reference: MCUC 1972/2017

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To ensure the turning movements of vehicles entering and exiting the premises via the road access maintains the safety and efficiency of the state-controlled road.

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 Your reference: 4011839.01 - Four Mile Beach
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Attachment 3—Further advice

General advice	
Ref.	Co-location opportunities
1.	The applicant should seek and pursue opportunities for co-location with another telecommunication provider in the general vicinity. Co-location would facilitate in the consolidation of access locations and traffic movements.
Further development permits, compliance permits or compliance certificates	
Ref.	Road access works approval
2.	<p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Cairns district office of the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

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Attachment 4—Approved plans and specifications

