

# DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Visionstream Australia Pty Ltd
Contact name <i>(only applicable for companies)</i>	Daniel Park
Postal address <i>(P.O. Box or street address)</i>	PO Box 5452
Suburb	West End
State	QLD
Postcode	4101
Country	Australia
Contact number	0437 318 759
Email address <i>(non-mandatory)</i>	<a href="mailto:Daniel.Park@visionstream.com.au">Daniel.Park@visionstream.com.au</a>
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

#### 3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		3726	Cape Tribulation Road	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	5	RP741072	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

#### 4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

Coral Sea

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Flood Storm Tide Overlay

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

**5) Are there any existing easements over the premises?**  
*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<b>6.1) Provide details about the first development aspect</b>	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Telecommunication Facility - 40 metre lattice tower	
e) Relevant plans	
<b>Note:</b> <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
<b>6.2) Provide details about the second development aspect</b>	
a) What is the type of development? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
e) Relevant plans	
<b>Note:</b> <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application	

**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

- |                        |   |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input type="checkbox"/> Yes – complete division 2  |
| Operational work       | <input type="checkbox"/> Yes – complete division 3  |
| Building work          | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>                                |

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Telecommunications Facility – 40m lattice tower	Telecommunications Facility		

**8.2) Does the proposed use involve the use of existing buildings on the premises?**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Yes           |  |  |
| <input checked="" type="checkbox"/> No |  |  |

**Division 2 – Reconfiguring a lot**

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

**9.1) What is the total number of existing lots making up the premises?****9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

- |  |  |
|--|--|
| <input type="checkbox"/> Subdivision (complete 10))          | <input type="checkbox"/> Dividing land into parts by agreement (complete 11))  |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13)) |

**10) Subdivision****10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

**10.2) Will the subdivision be staged?**

- Yes – provide additional details below
- No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

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13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- |  |                                     |  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work               | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work           | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping             | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: |                                     |  |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$	
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## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

### 17) Do any aspects of the proposed development require referral for any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

#### Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

#### Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the <b>chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to <b>the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the <b>Minister under the <i>Transport Infrastructure Act 1994</i>:</b> <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the <b>relevant port operator:</b> <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works marina ( <i>more than six vessel berths</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<p><b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> <li>• that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> <p>Further advice about information requests is contained in the <u>DA Forms Guide</u>.</p>

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application  
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application  
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached  
 No

23) Further legislative requirements

### Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below  
 No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
 No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation



23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes

No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

#### **Quarry materials from land under tidal waters**

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Referable dams**

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application  
 No

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

#### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:  
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)  
 A certificate of title  
 No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below  
 No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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#### **Brothels**

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
 No

#### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
 No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <a href="#">DA Forms Guide: Planning Report Template</a>.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued ( <i>see 21</i> )	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

## PART 9 – FOR OFFICE USE ONLY

Date received:  Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
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<b>QLeave notification and payment</b>	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

# **PLANNING ASSESSMENT REPORT**

**Development Application for a  
Material Change of Use – Impact Assessment**

Proposed Telecommunications Facility at  
3726 Cape Tribulation Road,  
Cape Tribulation QLD 4873  
Lot 5 RP741072

Prepared by **Visionstream Pty Ltd**  
On behalf of **Telstra Corporation Ltd**

Project No: 4015187.01 Cape Tribulation  
June 2019





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## EXECUTIVE SUMMARY

<b>Site Address</b>	3726 Cape Tribulation Road, Cape Tribulation QLD 4873						
<b>Real Property Description</b>	Lot 5 RP741072						
<b>Coordinates</b>	<table><tr><td><b>RT Tower</b></td><td><b>Solar Array</b></td></tr><tr><td>Latitude: -16.102260</td><td>Latitude: -16.10317</td></tr><tr><td>Longitude: 145.462871</td><td>Longitude: 145.45854</td></tr></table>	<b>RT Tower</b>	<b>Solar Array</b>	Latitude: -16.102260	Latitude: -16.10317	Longitude: 145.462871	Longitude: 145.45854
<b>RT Tower</b>	<b>Solar Array</b>						
Latitude: -16.102260	Latitude: -16.10317						
Longitude: 145.462871	Longitude: 145.45854						
<b>Site Area</b>	29.52 ha						
<b>Registered Owner/s</b>	Ivory Ridge PTY LTD						
<b>Proposal</b>	<p>Visionstream, on behalf of Telstra Corporation Ltd, seeks to establish a telecommunications facility for a mobile phone base station at the above site. The proposed works include installing:</p> <ul style="list-style-type: none"><li>• Establishing a 40m lattice tower on the site (note antennas will protrude to 43.41m above ground level);</li><li>• Installing four (4) new omni antennas mounted on a headframe attached to the lattice tower at an elevation of 40m (centerline);</li><li>• Installation of a solar panel facility (3x12 solar bank banks);</li><li>• Installing associated ancillary equipment mounted on the lattice tower headframe, including remote radio units, diplexers, combiners, feeders, cables and other ancillary equipment as required; and</li><li>• Installing new operational equipment within an equipment shelter located at the base of the lattice tower.</li></ul>						
<b>Site Selection</b>	The site has been identified as the most appropriate location for the new facility given the site-specific coverage objectives of the facility.						
<b>Planning Scheme</b>	Douglas Shire Planning Scheme 2018						
<b>Use Definition</b>	Telecommunications Facility						
<b>Zone</b>	Conservation Zone						
<b>Local Plan Area</b>	NA						
<b>Overlays</b>	Acid Sulfate Overlay Flood Storm Tide Overlay Bushfire Overlay Coastal Process Area Landscape Values Overlay Natural Areas Overlay Map						
<b>Application Seeking</b>	Development permit for a material change of use						
<b>Level of Assessment</b>	Impact assessment						
<b>Referral Agencies</b>	N/A						
<b>Applicant</b>	Telstra Corporation Ltd c/- Visionstream Australia Pty Ltd <b>Contact:</b> Daniel Park <b>Phone:</b> 0437 318 759 <b>Email:</b> daniel.park@visionstream.com.au						
<b>Reference No.</b>	4015187.01 – CAPE TRIBULATION						



# 1 INTRODUCTION

This development application has been prepared by Visionstream Australia Pty Ltd (Visionstream), on behalf of Telstra Corporation Ltd (Telstra), and seeks a development permit for a material change of use to allow the installation of a new telecommunications facility 3726 Cape Tribulation Road, Cape Tribulation QLD 4873 (Lot 5 RP741072).

Notwithstanding, Telstra is currently undertaking a 4G upgrade and expansion of their existing mobile phone infrastructure across Australia to improve customer experience through faster and more reliable voice and data services.

Telstra is building a total of 577 new mobile base stations under round 1 and 2 of the Mobile Black Spot Program. This includes an investment of more than \$229 million of our own capital, significantly contributing to the \$486 million worth of co-investment between Telstra, the Federal and State Governments as well as numerous local councils. In addition to 577 new mobile base stations, Telstra is continuing to install up to 250 small cells to deliver high speed 4G data services in some small country towns where suitable Telstra infrastructure is available.

Due to an industry-specific network requirement, Telstra have identified the need to install a telecommunications facility on the site to improve both voice and data services within the surrounding area. Furthermore, the facility will provide 4G services to the Cape Tribulation area.

Given the industry-specific network requirements, an extensive site selection process was not considered appropriate. However, the chosen site location has been made giving consideration to a variety of factors including planning scheme considerations, technical and coverage objectives, cost considerations, land tenure, visual impact and engineering/design criteria. The site was selected as the most appropriate location based on the above considerations, which are outlined in **Section 2** of the report.

To provide mobile service to the surrounding area, the proposed telecommunication installation requires the following works:

- Establishing a 40m lattice tower on the site (note antennas will protrude to 43.41m above ground level);
- Installing eight (8) new omni antennas mounted on a headframe attached to the lattice tower at an elevation of 40m (centerline);
- Installing associated ancillary equipment mounted on the lattice tower headframe, including remote radio units, diplexers, combiners, feeders, cables and other ancillary equipment as required; and
- Installing new operational equipment within an equipment shelter located at the base of the lattice tower.

All mobile phone network operators are bound by the operational provisions of the Federal *Telecommunications Act 1997* (the “Act”) and the *Telecommunications Code of Practice 1997*.



The proposed telecommunications facility installation **is not defined as a low-impact facility** and is therefore subject to relevant State and local planning provisions.

The proposal is subject to the *Douglas Shire Planning Scheme 2018*. The proposal has addressed the applicable provisions of the planning scheme in **Section 9** of this report. It is noted, that the proposal is defined as a Telecommunications Facility. The site is within the Conservation Zone and is subject to a number of overlay features. In accordance with the relevant table of assessment, the proposed Telecommunications Facility is subject to **Impact assessment**.

Based on the above, the proposed impact assessable material change of use application to install a telecommunications facility at Cape Tribulation is considered appropriate.

## 2 THE PURPOSE OF THE PROPOSAL

The primary drivers for proposing a new telecommunications facility at 3726 Cape Tribulation Road, Cape Tribulation QLD 4873 (Lot 5 RP741072) are the Federal Government’s Mobile Black Spot Program and the decommissioning of the existing Telstra exchange in the area.

### 2.1 Federal Government’s Mobile Black Spot Program

This program will deliver mobile coverage to a large number of regional and remote communities who, for the first time, will be able to access fast mobile voice and data services. The improved coverage is increasing access to new technologies for key regional sectors like agriculture, transport, mining and tourism – technologies which rely on a fast, reliable and affordable mobile network.

The Mobile Black Spot Program builds upon significant investments already undertaken by Telstra to expand and upgrade Telstra’s mobile network. Telstra’s partnership with the Federal Government will involve Telstra investing an additional almost \$260 million of their own funds to build more than 650 new sites across the three rounds of the Mobile Black Spot Program. This is over and above the billions of dollars Telstra have spent on their mobile network in recent years.

We’ve worked with State and Local Governments to attract tens of millions of dollars in additional targeted funding.

Telstra is committed to providing improved mobile coverage to regional and remote Australia. Over the past 10 years, approximately 15 per cent of Telstra’s total capital investment has been in areas which cover the remotest 2 per cent of the population.

Telstra’s network investment expenditure is almost entirely self-funded. In the 11 years to 2016, less than 1 per cent of the money spent on Telstra’s network has been government funded.

In addition to the Mobile Black Spot Program, Telstra will also be installing up to 250 small cells in selected areas where appropriate infrastructure is available, which will bring high speed 4G data



services to small country towns. These small cells also support 4G HD (VoLTE) Calling, allowing customers to make calls on supported handsets.

Telstra continues to invest significantly in maintaining and expanding our mobile network across Australia.

By way of a background:

Mobile phones and mobile broadband devices continue to play an important role in the lives of Australians. This includes providing the fundamental ability to be in contact with family and friends, operating businesses more efficiently and effectively as well as dialing triple 0 during a natural disaster or other emergency.

Because of the ever-growing demand for more data and better reception, mobile phone carriers such as Telstra continually have to upgrade and expand mobile phone networks to eliminate coverage blackspots and to keep up with the demands and expectations placed upon them by the community.

Recently Telstra has identified the need to increase the capacity of the mobile phone network in Cape Tribulation due to demands placed upon the existing network by people in the locality.

As the incumbent telco Telstra knows how important access to modern telecommunications infrastructure is and in order to remedy the lack of mobile phone coverage in the aforementioned areas Telstra wishes to establish a new mobile telecommunications base station facility at 3726 Cape Tribulation Road, Cape Tribulation QLD 4873 (Lot 5 RP741072)..

## **2.2 Decommissioning of existing Telstra exchange**

Telstra has had a presence in the region since 1988, when Telecom installed the Telecommunications facility at Cape Tribulation. Currently Telstra operates an exchange on 3812 Cape Tribulation Road, Cape Tribulation (Lot 11 on RP746567).

Telstra has been unable to negotiate a continuation of its current tenure over this land, and as a result must decommission the existing facility by mid-2020.

As a fixed phone line service facility, the facility is important to Telstra under its Universal Service Obligations (USO) to the Federal Government, ensuring that standard telephone services are reasonable accessible to all people in Australia on an equitable basis, wherever they work or live. Through the exchange, standard telephone services are provided. The existing facility is the sole communications link to around 105 residents and businesses of Cape Tribulation. The service Telstra provides forms an essential part of the Disaster Management process for many residents who rely upon our service for medical and emergency services, including 000 Emergency Calls. This is a significant consideration, when considering the remote location and the proclivity of significant weather events (including Cyclones). Further, the fixed line service is essential to the approximately 400,000 visitors to the Douglas Shire Region each year who rely on the only telecommunication services provided by the Telstra facility at this time.



Without a replacement facility which will also include wireless facilities, the options for persons wanting telecommunications is limited to NBN Fixed Wireless/Sky Muster or Mobiles. These technologies may not operate successfully due to the amount of cloud cover in this area.

Should the Telstra facility be removed and not replaced, the impact upon the community is not only limited to their ability to make phone calls, but will also impact any community members who may have medical alarms, auto-dialler, emergency call button, Fire alarm, Lift Emergency phone, monitored security alarm, fax machine or TTY devices as these are not compatible with all technologies or will require battery backup (which may only be viable for 5-6 hours during a power outage).

As evidence above, the proposed Telecommunications Facility, with its inclusion of infrastructure for standard telephone services, is critical to the Cape Tribulation community.

### **3 MOBILE TELECOMMUNICATIONS NETWORKS**

A mobile telecommunications network is made up of multiple base stations covering a geographic area. They work by sending and receiving low power radio signals from their antennas to mobile phones and other mobile devices such as tablets, wireless dongles etc. Base stations are designed to provide service to the area immediately surrounding the base station – can be up to several kilometres. Depending on the technical objectives of a base station, the physical characteristics of each telecommunications facility; such as its height, number and size of antennas, equipment, cabling etc. will vary.

As a general rule, the higher the antennas at a base station, the greater its range of coverage and its ability to relieve capacity issues. If this height is compromised, additional facilities, and thus more infrastructure will be required for any given locality. The further a facility is located away from its technically optimum position, the greater the compromise of service. This may result in coverage gaps and require additional or taller base stations to provide adequate service.

Each base station transmits and receives signals to and from mobile devices in the area. As the mobile device user moves around, their device will communicate with the nearest base station/facility to them at all times. If they cannot pick up a signal, or the nearest base station is congested (already handling the maximum number of phone calls or maximum level of data usage) the user may not be able to place a call, experience a call “drop out” or a slowing data rate while attempting to download content.

There are three main factors that can cause the above:

- You may be too far away from a facility to receive a signal, or there may be objects blocking the signal from the nearest facility; such as, hills, large trees or even trees. To ensure optimum service the radio signals transmitted between the facility antennas and mobile devices need to be unimpeded, maintaining a “line-of-sight” between them.



- The facility may be handling as much data download and calls as it can handle – call drop-outs and slower data rates can occur when too many users are connected to a facility at once.
- The depth of coverage (which affects the ability to make calls inside buildings), may be insufficient in some local areas.

The current proposal will form part of Telstra's NextG network solution to Cape Tribulation and surrounding areas and will deliver essential mobile services (voice calling, SMS), as well as live video calling, video-based content including; news, finance and sports highlights, and high-speed wireless internet – wireless broadband. With a coverage footprint of more than 2.1 million square kilometres and covering more than 99% of the Australian population. Telstra's NextG is Australia's largest and fastest national mobile broadband network and as such requires more network facilities, located closer together to ensure a high quality signal strength to achieve reliable service and the fastest possible data transfer rates.

## 4 SITE SELECTION

Telstra commences the site selection process with a search of potential sites that meet the network's technical requirements, with a view to also having the least possible impact on the surrounding area. Telstra applies and evaluates a range of criteria as part of this site selection process.

Telstra assesses the technical viability of potential sites through the use of computer modelling tools that produce predictions of the coverage that may be expected from these sites, as well as from the experience and knowledge of the radio engineers.

There are also a number of other important criteria that Telstra uses to assess options and select sites that may be suitable for a proposed new facility. These take into account factors other than the technical performance of the site, and include:

- The potential to co-locate on an existing telecommunications facility.
- The potential to locate on an existing building or structure.
- Visual impact and the potential to obtain relevant town planning approvals.
- Proximity to community sensitive locations and areas of environmental heritage.
- The potential to obtain tenure at the site.
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

Telstra is also contracted to meet objectives of the Mobile Black Spot Programme, with parameters set by the Federal Government. A number of factors determined which areas received funding, including the lack of outdoor coverage and the number of people who would benefit from a new facility.



In the Mobile Black Spot Programme Discussion Paper, the Australian Government Department of Communications 2013, it states that:

“The Mobile Black Spot Programme will improve mobile phone coverage and competition in regional and remote Australia, including along major transport routes, in small communities and in locations prone to experiencing natural disasters. The Guidelines aim to ensure the Programme is delivered as efficiently and effectively as possible, and achieve maximum value for money.”

In making the proposal for this site at Cape Tribulation, Telstra has carefully weighed all of the above criteria. This analysis is detailed in the next section.

#### 4.1 Justification for Site Selection

Telstra carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility off Cape Tribulation Road, Cape Tribulation (Lot 5 RP741072) would be the most appropriate solution to provide necessary mobile phone coverage to parts of the Cape Tribulation area as part of the Federal Government’s Mobile Black Spot Programme.

Accordingly, this section of the report will demonstrate the following:

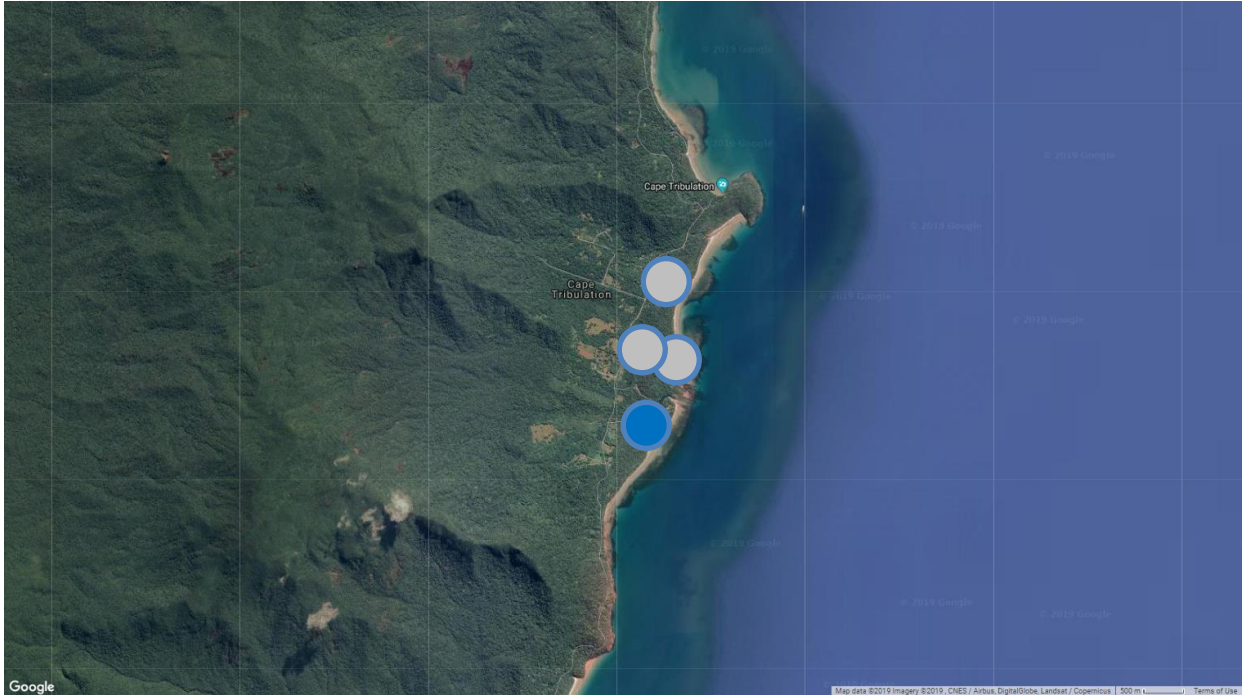
- Colocation opportunities and existing telecommunications infrastructure within proximity to the proposed installation;
- The locational constraints of the proposed facility; and
- An analysis of the locations considered when determining an appropriate location for a new telecommunications installation within the required coverage area.

#### 4.2 Colocation opportunities

The Communications Alliance Ltd. (formerly Australian Communications Industry Forum Ltd. - ACIF) *Industry Code C564:2018 – Mobile Phone Base Station Deployment* promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. It should also be noted that as a first preference, Telstra attempts to utilise, where possible, any existing infrastructure or co-location opportunities.

Below is a map of the existing and proposed telecommunications facilities surrounding the Cape Tribulation area – the blue marker indicates the location of the proposed telecommunications facility at Cape Tribulation Rd, Cape Tribulation (**Figure 1**). The grey markers indicate existing or proposed telecommunications facilities in the surrounding area.





**Figure 1:** Location of nearby existing telecommunications facilities – (Source: [www.rfnsa.com.au](http://www.rfnsa.com.au))

The closest existing or proposed telecommunications facility to that proposed as part of this development application is RFNSA site 4873009 on Lot 3 on Plan 714072. This facility is the existing Telstra Exchange which Telstra is required to vacate by mid-2020. The next nearest facility is RFNSA site 4873016, a facility that is not approved, not constructed and has no further information available as to the Carrier or type of structure proposed.

Visionstream is aware of an Optus Telecommunication Facility approved in June 2012 at 3812R Cape Tribulation Road, land described as Lot 11 on RP746567, part of the Cape Tribulation Camping Ground. Despite being approved, this facility has never been constructed and the development approval appears to have lapsed based on available information, including Optus seeking to lodge a further application in the area.

Visionstream is also aware of an Optus proposal for a Telecommunications Facility at land understood to be Lot 4 on SP219085. Visionstream understands that no development application has been lodged for this proposal and it may have an acquisition timeframe that will not allow for Telstra to locate all the necessary equipment on it prior to mid-2020. As previously stated, Telstra must acquire and construct a facility by mid-2020 or the existing phone network in the area may cease without a replacement.

Given the lack of constructed or viable facility in the area, co-location was not an option for this project.

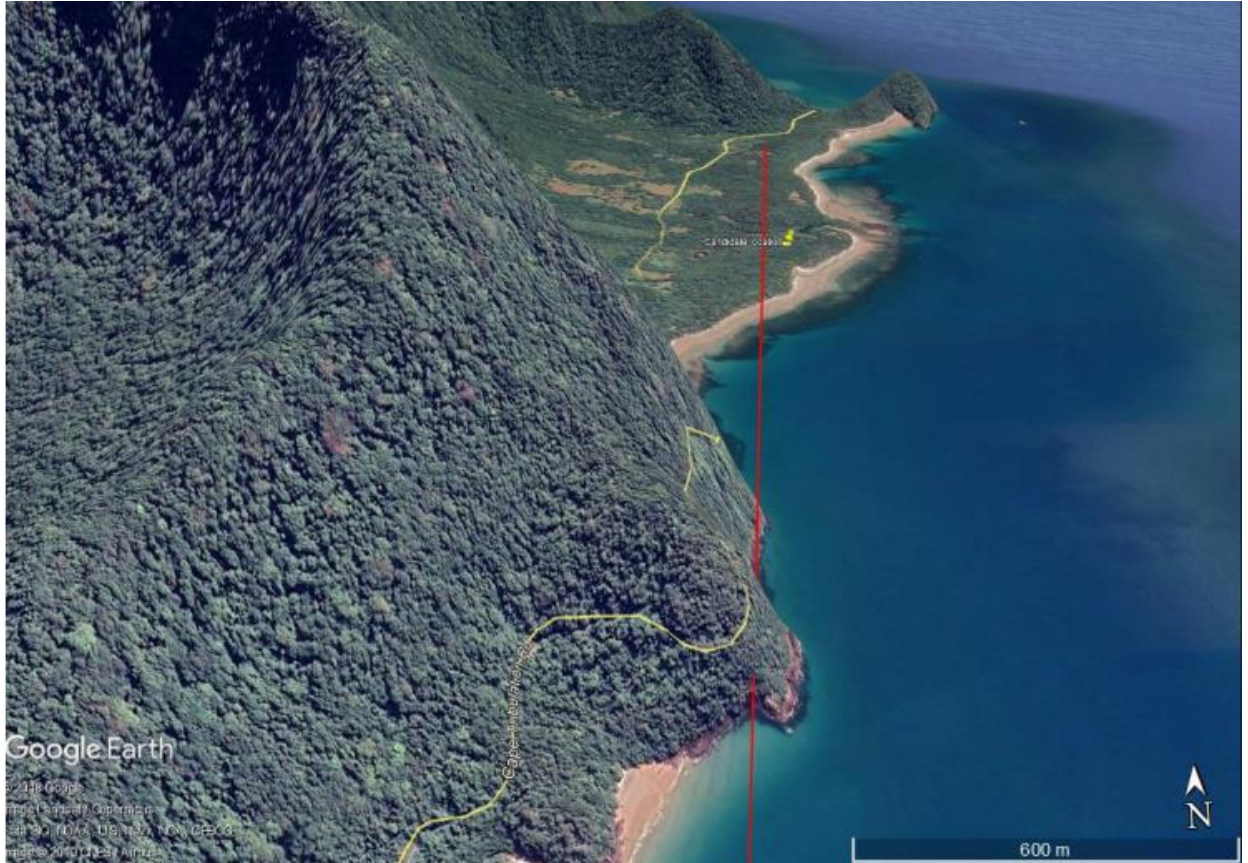
### 4.3 Locational constraints

The location of the compound is constrained largely by the technological requirements of telecommunications facilities and moderately by the need to balance amenity impacts.

For a telecommunications facility to provide services, it must be able to connect to the wider telecommunication network for that carrier. This is accomplished through either a wired fibre connection, or through transmitting a signal from another telecommunication facility. At Cape Tribulation there is no existing fibre connection, and a fibre extension to the proposed facility would be unfeasible under the Mobile Government Black Spot Program. As a result, any telecommunication facility on the subject site must be able to receive signals from the existing facility at Lot 164 NPW58, Cape Tribulation Road, Kimberley. Due to a high ridge line to the south of the subject site, there is a limited area to which the existing 44m structure at Kimberley can transmit a signal (**Figure 2, Figure 3 and Figure 4**). While a taller tower can allow for topographical obstructions to be ‘seen over’, the steep nature of the obstructing ridgeline means that moving the tower past the existing ‘line of sight’ would result in a tower up to and above 100m in height, greatly impacting on the amenity of the area and representing a greater hazard in the event of future cyclones.



**Figure 2:** Aerial image showing in red, the indicative extent of available signal transmission through ‘line of sight’ from the existing Telstra facility at Cape Tribulation Road, Kimberley, and in yellow, the ridgeline that limits ‘line of sight’



**Figure 3:** Aerial image showing a closer view of the ridgeline obstructing 'line of sight' and the line of sight in red



**Figure 4:** Aerial image showing a closer view of the candidate location and the ‘line of sight’.

Given the lack of available power supply in the area, an array of solar panels is required to provide power to the proposed facility. The solar panel array has been sited within an existing cleared area on the western section of the property to minimise environmental impacts.

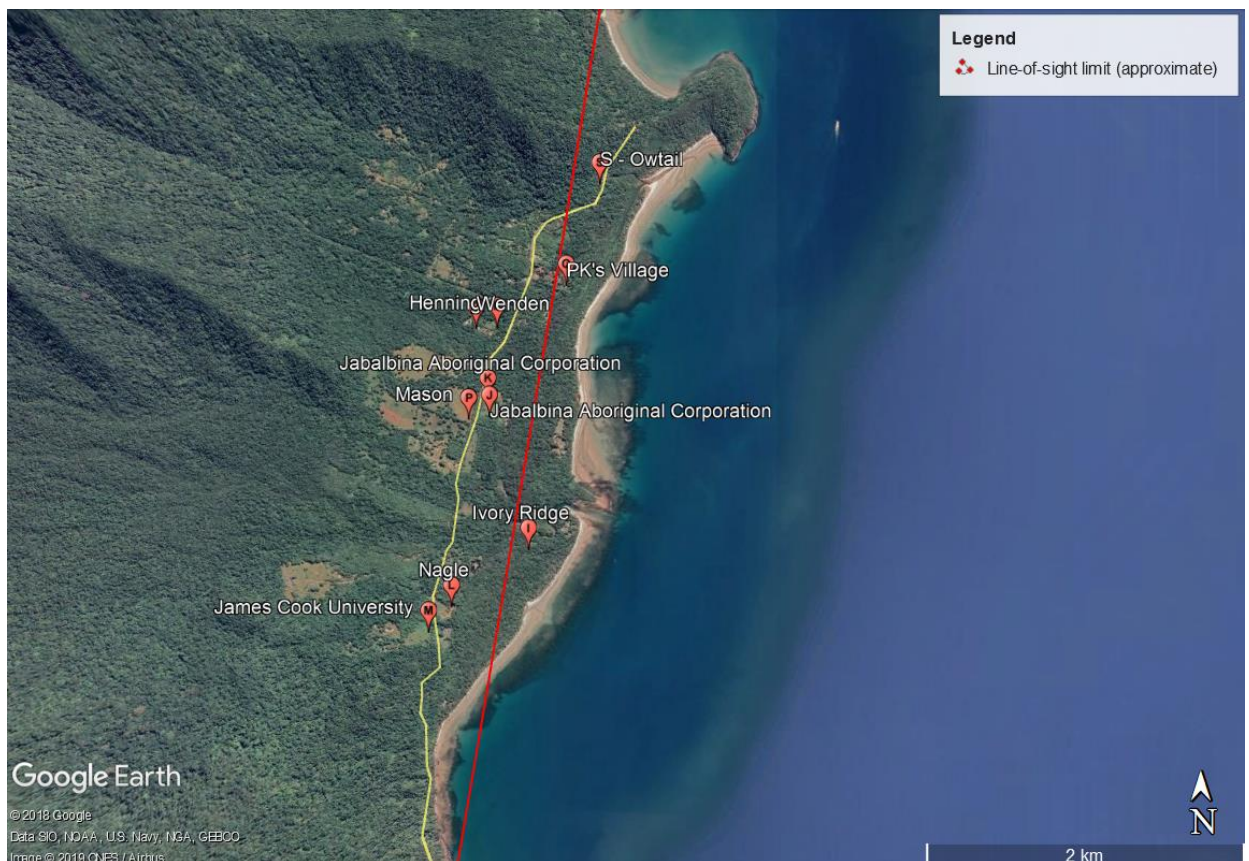
#### 4.4 Candidates considered

As no co-colocation opportunities were viable to meet the coverage requirements of the Federal Government Mobile Black Spot Program, an assessment of the area was undertaken to identify viable candidates for the construction of a new facility. A summary of the location of these candidates and their reasons for exclusion is provided in **Table 1** and **Figure 5**.

**Table 1:** Candidate assessment

Candidate	Location	Reason for exclusion
I – Ivory Ridge	5/RP741072 -16.103064, 145.458810	None, nominated candidate for project.
J–Jabalbina Aboriginal Council 1	12/SP219620 -16.094914, 145.460629	Would not meet Telstra RF objectives and would require. structure height of around 160m

K-Jabalbina Aboriginal Council 2	172/SP219620 -16.093989, 145.460542	Would not meet Telstra RF objectives and would require. structure height of around 160m
L – Nagle	4/RP740257 -16.105461, 145.458434	Landowner preferred location would require structure height of approximately 200m. Alternative location was not acceptable to landowner.
M -James Cook University	3/RP740257 -16.105909, 145.457041	Available location would require structure height of 200m +.
N-Henning	2/RP836122 -16.090016, 145.461096	Available location would require structure height of 170m +.
O-Wenden	1/RP836122 -16.090080, 145.459901	Available location would require structure height of 200m +.
P-Mason	2/RP741072 -16.095200, 145.459500	Does not meet Telstra RF objectives.
Q-PK’s Village	0/SP219085 -16.086630, 145.463364	Legal issues regarding site ownership made it unviable for Telstra due to critical project timeframes.
S-Owtail	1/RP741071 -16.082107, 145.467002	Landowner’s preferred location in densely vegetated World Heritage Area.



**Figure 5:** Aerial imagery of candidates considered and the approximate ‘line-of-sight’ limit for the project.



## 4.5 Nominated candidate

Following evaluation of all relevant factors, the **Nominated Candidate** was selected for the following reasons:

- The site is technically feasible and can achieve Telstra’s coverage and capacity objectives by installing the new lattice tower facility;
- The site will provide improved coverage to the Cape Tribulation area, which provides an important first response tool in emergency situations;
- The vegetated areas surrounding the site are identified as remnant vegetation, the nominated location ensures the retainment of existing vegetation to the highest extent possible;
- The proposed location is situated on land that was previously been cleared;
- The proposed facility maintains what is considered to be appropriate separation from surrounding sensitive land uses;
- The existing land use and surrounding vegetation will aid in screening the facility from some viewpoints and minimising the visual prominence of the facility within the landscape;
- The landowner is supportive of the Telstra proposal;
- The site is not located within an environmentally or culturally significant area;
- The site has an existing access;
- The proposed facility will not prejudice the existing or anticipated future use of the site; and
- The costs associated with delivering the site and constructing the facility are considered by Telstra to be reasonable.

## 5 SUBJECT SITE & SURROUNDS

### 5.1 Site details

Site Details	
Site address	3726 Cape Tribulation Road, Cape Tribulation QLD 4873
Real property description	Lot 5 RP741072
Coordinates	Latitude: 16.102260 Longitude: 145.462871
Site area	31.067 ha
Registered owner	Ivory Ride PTY LTD
Existing land use	The site is currently being used as rural residential
Vegetation	Site is predominantly vegetated
Topography	The subject site is generally flat, with LIDAR showing the highest points are 4.5m AHD in the west, with the proposed compound

	being between 2.5m and 3m AHD. This will be further confirmed through a survey of the area.
Services	The site will be power by a proposed solar array in an existing cleared area and will not require connection to water or sewerage.

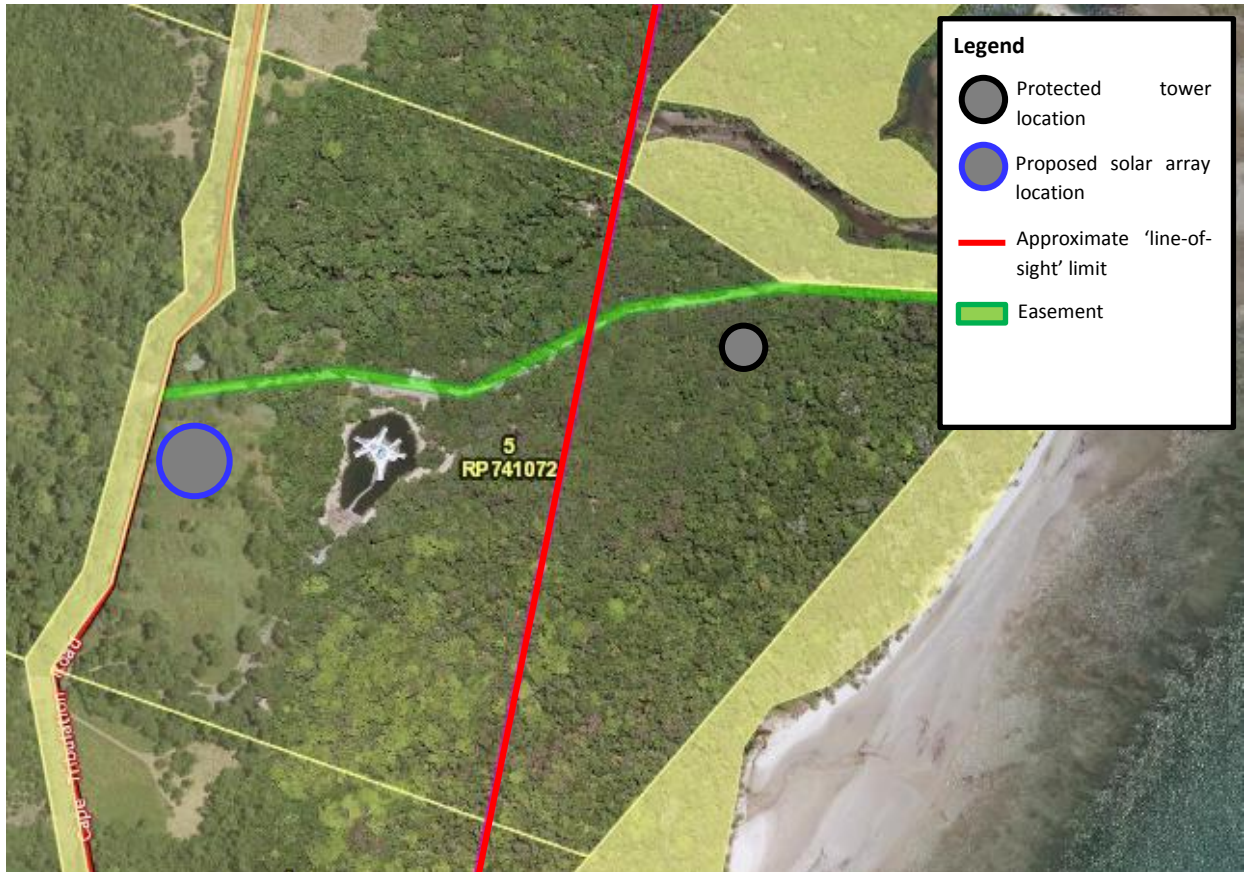


Figure 6: Proposed site (Source: Google Earth 2018)

## 5.2 Surrounding area

The proposed facility location is located within the rural area of Cape Tribulation, in the township of Cape tribulation. Entrance to the property is taken directly from Cape Tribulation Road. The surrounding properties in the area are predominantly rural uses or remnant vegetation, and the closest residents are located approximately 400m to the west of the proposed location.

<b>North</b>	The northern edge of the property borders rural land
<b>East</b>	The eastern edge of the property is the shoreline
<b>South</b>	The southern edge of the property borders rural land
<b>West</b>	The western side of the property borders rural land



## 6 PROPOSAL

The following proposal is necessary to provide improved 4G telecommunications services within the Cape Tribulation and surrounding localities.

### 6.1 Facility and Equipment Overview

The proposed telecommunication installation requires the following works:

- Establishing a 40m lattice tower on the site (note antennas will protrude to 43.41m above ground level);
- Installing four (4) new omni antennas mounted on a headframe attached to the lattice tower at an elevation of 40m (centerline);
- Installing associated ancillary equipment mounted on the lattice tower headframe, including remote radio units, diplexers, combiners, feeders, cables and other ancillary equipment as required; banks);
- Installation of a solar panel facility (3x12) solar banks; and
- Installing new operational equipment within an equipment shelter located at the base of the lattice tower.

The proposed installation will be factory grey which will integrate with other infrastructure located on the subject property and the neutral sky backdrop.

The proposal is demonstrated through the proposal plans, attached in **Appendix A**.

### 6.2 Transport, access and parking

Access to the facility will be utilised off Cape Tribulation Road. The location of the access point is indicatively shown in the proposed plans **Appendix A**. The existing access track will be upgraded using. This will include a new culvert to improve the flood resilience of the existing access track, which according to the landowner and the owner of Lot 14 on SR135, can easily become impassible during the rainfall events common to the area.

The existing access track is located within an easement that is controlled by the Ivory Ridge Pty Ltd, the owner of the subject site (the burdened lot), but does benefit the landowner of Lot 14 on SR135 (the benefited lot). In accordance with largely unchanged requirements established in the *Sustainable Planning Act 2009* and carried forward into the *Planning Act 2016*, the consent of the owner of Lot 14 on SR135 is not required for this application. Further, the use of the easement will not impact on the easement arrangements between the subject site and Lot 14 on SR135.

Mobile phone base stations require only infrequent maintenance visits (i.e. only two (2) to four (4) times per year). Furthermore, the site will operate on a continually unmanned basis. As such, the proposal will not be a significant generator of vehicular and/or pedestrian traffic.





Therefore, the proposed access will provide appropriate access to the use for the infrequent maintenance inspections. Furthermore, dedicated parking spaces are not considered necessary for the site given the very low traffic generation of the use and the unmanned nature of the site. There is sufficient space adjacent to the facility to allow for off-street parking when necessary.

During the construction of the facility, a truck will be required to deliver necessary equipment to the site and a crane will be used to establish the facility. Traffic associated with the construction phase will be temporary in nature and will not affect existing traffic flows of the surrounding area

### **6.3 Utilities**

The proposal will connect power to the facility to power by the installation of an onsite solar cell with a generator backup. The unmanned nature of the proposed mobile base station removes the need for connection to water or sewer services.

Furthermore, the proposal incorporates very minimal hard surfaces and therefore will generate insignificant stormwater runoff from the site. As such, the proposal does not require connection to the stormwater network.

### **6.4 Construction schedule**

The construction of the proposed mobile phone base station primarily consists of the following processes:

- Installation of new equipment – reflective of the scope of works outlined within this Development Application; and
- Network Integration – Ensuring that the mobile phone base station can connect with both end users and other sites within the Telstra network.

No road closures will be required for the erection and installation of equipment, as all construction equipment can be set-up on the subject property.

### **6.5 Acoustic**

Noise and vibration emissions associated with the proposed facility would be limited to the construction/demolition phase outlined above. The works are to be concluded in a timely manner, so, the residents and visitors to Cape Tribulation should not be inconvenienced in the long term.

During normal operation the noise emanating from the air- conditioning equipment would be similar to those used in domestic situations and will comply with the background noise levels given in Australian Standard AS 1055. The proposed generator will only be used for backup and will be in line with acoustic standards of AS 1055.



## 6.6 Future co-location opportunities

Douglas Shire Council requested in its pre-lodgement advice that ‘commentary’ be provided on the ability for other Carriers to co-locate on the proposed facility.

All Black Spot facilities are required by the Federal Government to allow for future co-location by other Carriers or entities such as emergency services. The proposed facility complies with this requirement, including spare structural strength and space for other antennae and headframe to be located on the tower. As the weight and other requirements of future co-location equipment cannot be known, this does not remove the requirement for other Carriers to assess the structural capacity of the proposed tower as part of their co-location due diligence.

## 7 RELEVANT FEDERAL LEGISLATION

The following information provides a summary of the Federal legislation relevant to telecommunications deployment.

As a licensed telecommunications carrier, Telstra must operate under the provisions of the *Telecommunications Act 1997* and the following supporting legislation:

- The Telecommunications Code of Practice 2018;
- The Telecommunications (Low-impact Facilities) Determination 2018 (as amended);
- *Mobile Phone Base Station Deployment Code*; and
- The Environment Protection and Biodiversity Conservation (EPBC) Act 1999

### 7.1 Telecommunications Act 1997

The *Telecommunications Act 1997* (the Act) is the principal Act that governs the activities of telecommunications carriers. The aim of the *Telecommunications Act 1997* is to provide a regulatory framework that promotes:

- The long-term interests of end users of carriage services or of services provided by means of carriage services; and
- The efficiency and international competitiveness of the Australian Telecommunications Industry.

The proposal is required to comply with the requirements of the *Telecommunications Act 1997*.

### 7.2 Telecommunications Code of Practice 2018

The *Telecommunications Code of Practice 2018* (The Code) authorizes a carrier to enter land, inspect land and install and maintain a facility. The Code emphasizes “best practice” for the installation of facilities, compliance with industry standards and minimization of adverse impacts, particularly in



terms of degradation of the environment and visual impact. The proposal is considered to comply with “best practice” given the proposal will:

- Provide improved telecommunications and wireless internet coverage in the Cape Tribulation area
- Be located on a non-residential site within the local area, which maximizes separation to residential and other sensitive uses; and
- Comprises the smallest configuration possible for the site to reduce the visual impact of the proposal, while providing appropriate coverage to the surrounding area;

### **7.3 The Telecommunications (Low-impact Facilities) Determination 2018**

*The Telecommunications (Low-impact Facilities) Determination 2018* identifies both the type of facilities that can be “Low-impact”, and the areas in which these facilities can be installed.

The proposal is for a freestanding lattice tower, associated antennas and equipment. Therefore, the facility **cannot be considered to be a Low-impact facility**. Accordingly, the proposal is not exempt from State and local planning laws and therefore the provisions of the *Planning Act 2016* and the *Douglas Shire Planning Scheme 2018* are applicable.

### **7.4 Mobile Phone Base Station Deployment Code**

The Communications Alliance Limited – *Mobile Phone Base Station Deployment C564:2018* (the Deployment Code) is an industry code of practice registered by the Australian Communications and Media Authority. All licensed telecommunications carriers must abide by the Deployment Code provisions. Note that the Deployment Code replaced the previous ACIF code in 2011.

The code does not change any regulations at a local, State or Federal level, but supplements these regulations applying to telecommunications carriers, including Telstra. The code sets guidelines for site selection, community consultation, design, installation and operation of telecommunication facilities.

Sections 4.1, 4.2 and 8.0 of the Deployment Code are specifically relevant for the new installation. These sections require completion of precautionary approach checklists for site selection, infrastructure design and site operation. Furthermore, it is a requirement for an electromagnetic energy (EME) report to be prepared for all new sites.

### **7.5 Environment Protection and Biodiversity Conservation Act 1999**

The *Environmental Protection Biodiversity Conservation Act* (the EPBC Act) controls matters of national environmental significance. The key objectives of the EPBC Act include:

- a. “To provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and



- b. To promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and
- c. To promote the conservation of biodiversity; and
- d. To provide for the protection and conservation of heritage...”

Amongst other aspects, the EPBC Act relates to matters of national environmental significance, including world heritage areas, natural heritage places (including declared RAMSAR wetland areas), listed threatened species in communities, listed migratory species, protection of environment on nuclear actions, and environment matters.

The proposal is **not** identified as having a significant impact on any of the above matters of national environmental significance. Therefore, the proposal will not require referral to the Government Minister for the Environment for assessment.

## 8 State Planning Assessment

### 8.1 Planning Act 2016

The proposed telecommunications facility is not considered a low-impact facility and is therefore subject to the Planning Act 2016 and Planning Regulation 2017. The proposal is for the start of a new use and therefore requires a development permit for a material change of use (MCU) prior to the commencement of the use on the site.

Assessment against Council’s planning scheme identifies the proposed use as requiring Impact Assessment. Pursuant to section 43 of the Planning Act 2016, the application must therefore be assessed against assessment benchmarks which include the:

- State planning policy;
- Regional plan; and
- Local planning instruments.

### 8.2 State Planning Policies

On 3 July 2017, the Queensland Government adopted its new single State Planning Policy (SPP). The SPP replaces the previous multiple policies in existence. The SPP sets out policies on matters of state interest in relation to planning and development, and provides a key framework for the government's broader commitment to planning reform.

The SPP identifies the state's interests in planning and development and how these are to be dealt with in planning instruments, Council development assessment processes and in designating land for community infrastructure.

All aspects of the SPP have been integrated with the *Douglas Shire Planning Scheme 2018*. As such, assessment against any applicable policies will be covered in the planning scheme assessment.



## 8.3 Referral Agencies

The State Assessment and Referral Agency (SARA) is the entity within the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) that is responsible for referrals of applications regarding a State interest. The State Development Assessment Provisions (SDAP) is an outcome of the SARA, which identifies State interests for development assessment.

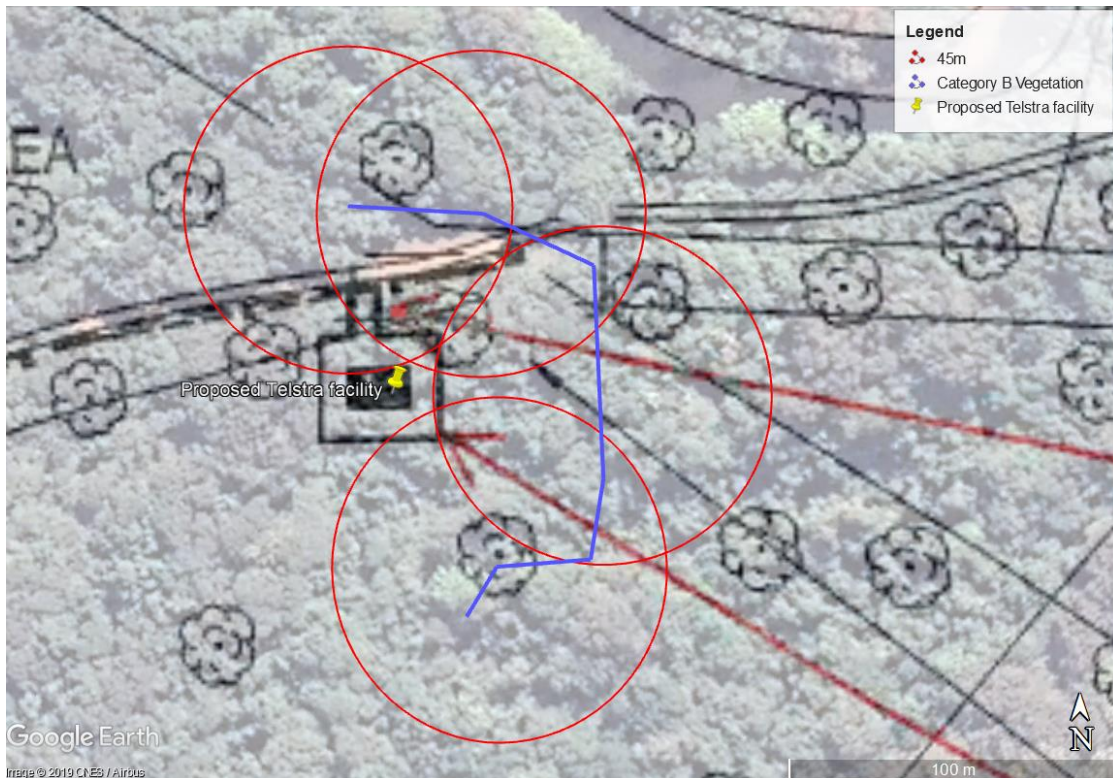
An assessment of the proposal against the State assessment criteria determines that this proposal **does** impact on matters of State Interest and does not trigger a referral to SARA under a development application lodged under the *Planning Act 2016*. These items were confirmed by SARA officers in a pre-lodgement meeting (**Appendix C**). As requested by Council in its pre-lodgement advice to Visionstream, an assessment against possible referral requirements is provided below.

### 8.3.1 Clearing vegetation

The proposed facility has been micro-sited in an area of Category C (regulated regrowth) vegetation (**Figure X**), for which referral to DSDMIP is not required as the clearing can be undertaken as accepted development in accordance with DNRME clearing codes. Noting that the proposed development is located near Category B (regulated remnant) vegetation, the proposed tower and equipment shelter, confirmed by DSDMIP to be the aspects of development around which exempt clearing is allowed, are located more than 45m or 1.5 times the height of the tallest tree according to regional ecosystem data (**Figure 7 and 8**).



**Figure 7:** Aerial imagery of vegetation on the subject site.



**Figure 8:** Aerial overlay showing the location of the proposed facility with regards to a 45m buffer from identified Category B (remnant) vegetation.

As a result, the proposed development is only undertaking clearing that is accepted development of Category R vegetation, or that does not create additional exempt operational work that is the clearing of Category B vegetation, such that it would require assessment by DSDMIP.

### **8.3.2 Wetland protection area**

While the works are taking place within a wetland protection area, the works will be limited to less than 100m<sup>3</sup> cut and fill (not including underground infrastructure as this will be returned to its previous state) and so will not trigger referral under Schedule 10, Part 20, Division 4, Table 3, Item

### **8.3.3 Waterway barrier works**

The subject site is identified as including a high (red) impact waterway to the north of the existing access track. No works will be taking place that will change the flow or alignment of the waterway and so referral for waterway barrier works is not required.

### **8.3.4 Tidal works or works within a coastal management district**

The subject site is located within a coastal management district. The proposed works do not involve more than 1000m<sup>3</sup> filling or excavation or the clearing of greater than 1000m<sup>2</sup> of native vegetation and so does not require referral to DSDMIP.

## **8.4 Regional Planning**

The Far North Queensland region is one of the most prosperous regions in the state in terms of Wet Tropics and Great Barrier Reef World Heritage areas. The region includes the six local government areas of:

- Cairns Regional Council
- Cassowary Coast Regional Council
- Douglas Shire Council
- Tablelands Regional Council
- Yarrabah Aboriginal Council
- Wujal Wujal Aboriginal Council

The site is located within the Far North Queensland Regional Plan, identified as Regional Landscape and Rural Production Area (**Figure 9**). The facility location is not within the Regional Interest Area, and given the minor footprint of the facility, it is not considered to preclude from any future rural opportunities.



Other State Planning Matters

REGIONAL PLANS

- All
- Regional land use categories (SEQ, WBB, MIW, FNQ)
  - Urban Footprint
  - Rural Living Area
  - Regional Landscape and Rural Production Area
- SEQ regional biodiversity corridor
- SEQ regional biodiversity value
- SEQ regionally significant scenic amenity
- SEQ regional greenspace network
- SEQRP 2009-2031 development area (superseded)
  - Local Development Area
  - Regional Development Area

Some regional plans (i.e. Central Queensland, Darling Downs, Cape York and SEQ plan) contain areas of regional interest for which the mapping is located under the Areas of Regional Interest tab above.

Figure 9: Regional Interest Mapping (Source: SARA Mapping 2018)

## 8.5 Local Planning Instruments

The site is subject to the requirements of the *Douglas Shire Planning Scheme 2018*. Full compliance with all Council planning instruments is detailed through **Section 9** of this report.

# 9 LOCAL PLANNING FRAMEWORK

## 9.1 Overview of Assessment

Pursuant to the *Douglas Shire Planning Scheme 2018*, the proposal is defined as a Telecommunications Facility. The site is located within the Conservation Zone and is subject to the provisions of any overlays outlined below. In accordance with the relevant table of assessment, the proposed telecommunications facility is subject to **Impact Assessment**. Proceeding lodgement of this development application Telstra will undertake community consultation with the surrounding local residents and the wider area of Cape Tribulation. This will include a notice placed in the local newspaper, sign installed on site and an information pamphlet mailed to properties that are within close proximity to the proposed facility. The purpose of the notice and pamphlet is to provide information about the proposal and give the Cape Tribulation community an opportunity to provide feedback about the proposal.

## 9.2 Use Definition

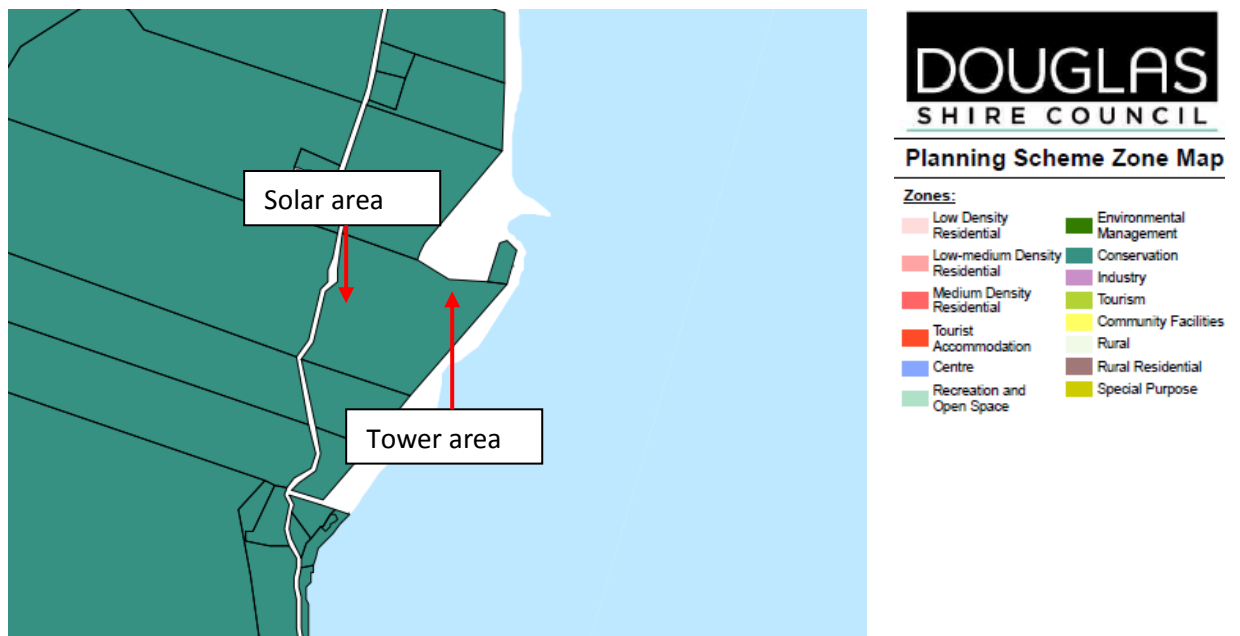
The planning scheme defines a Telecommunications Facility as:

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



### 9.3 Zone

The proposed telecommunications facility is located within the Conservation Zone (**Figure 10**). To minimise visual impact, the facility has been designed as a lattice tower rather than a more dominant guyed mast. To service the area of Cape Tribulation, a minimum height of 40m is required to meet Telstra’s coverage objectives. As outlined in **Section 4**, due care was taken in selecting the location of the facility. Adequate separation to adjoining land uses, residents and public roads has been achieved and demonstrated in **Appendix D**. As such, the facility is considered to not detrimentally impact on visual landscape amenity. The facility will provide ongoing service for local businesses and tourists with appreciation of the rural character, landscape and rural activities. The zoning is considered appropriate for the proposal, as it will not preclude from existing or future rural activities taking place over the subject site and further maintains large separation distance to residential areas.

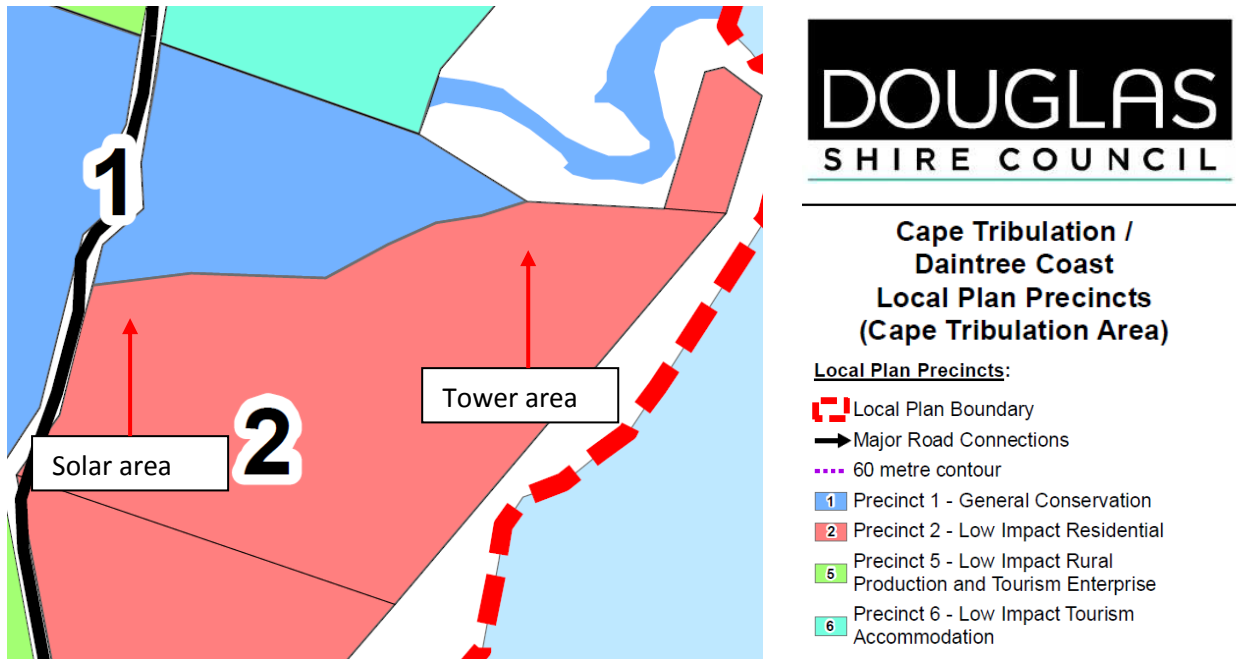


**Figure 10:** Zoning Map (Source: Douglas Shire Planning Scheme 2018)

Compliance with the relevant code provisions has been demonstrated in the completed code tables in **Appendix D**.

### 9.4 Local Plan

The proposed development is located within the Cape Tribulation/Daintree Coast Local Plan. While the subject site is located partly within the General Conservation Precinct and partly within the Low Impact Residential Precinct, all aspects of the proposed development are located entirely within the Low Impact Residential Precinct (**Figure 11**).



**Figure 11:** Local Plan Precinct Map (Source: Douglas Shire Planning Scheme 2018)

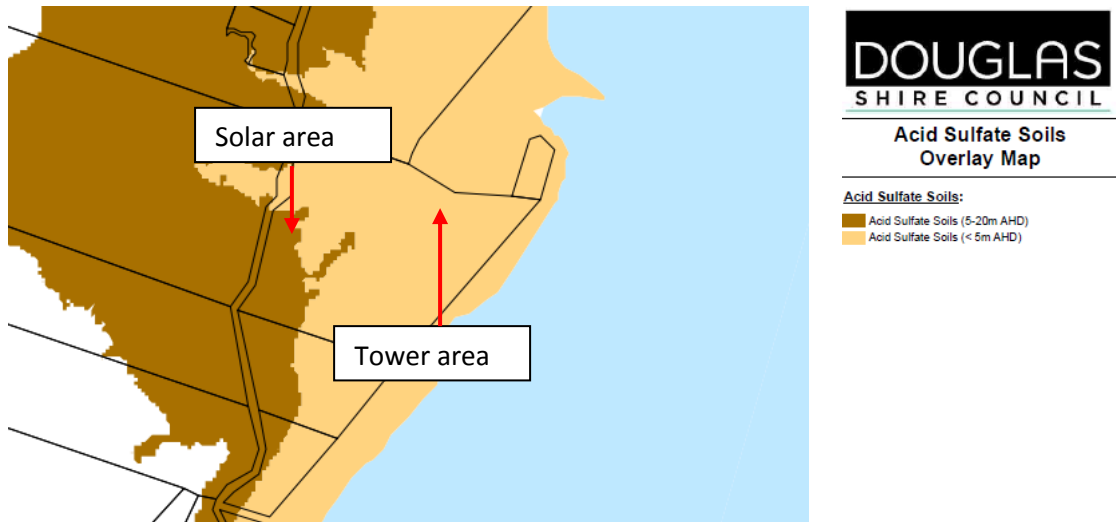
An assessment against the relevant aspects of the local plan code are provided in **Appendix D**.

## 9.5 Overlays and Codes

Following a review of the planning scheme codes, the following overlays and codes are applicable to the proposed development.

### 9.5.1 Acid Sulfate Soils Overlay

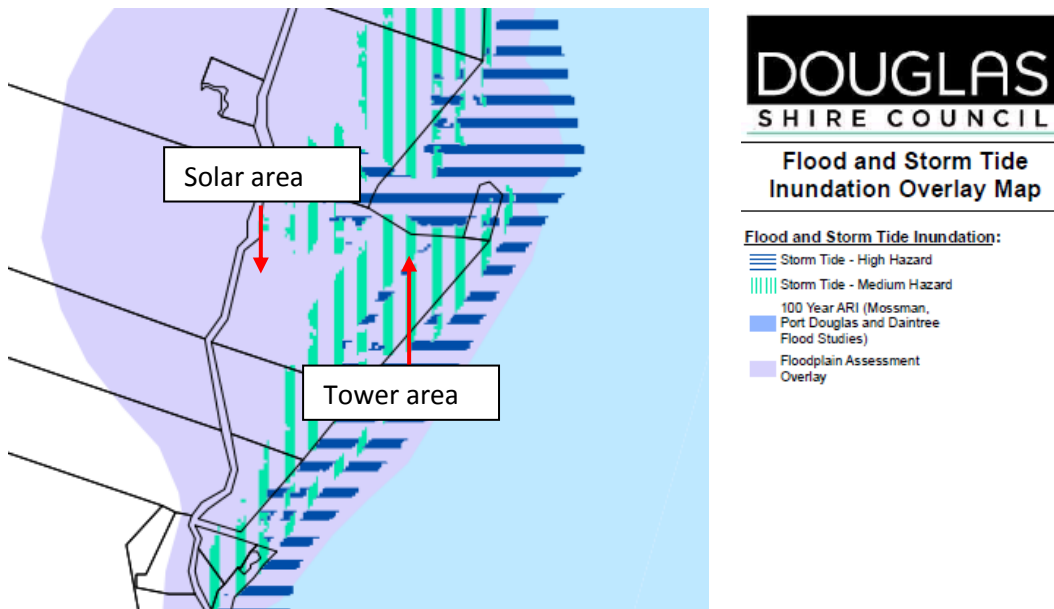
The proposed telecommunications facility is located within the Acid Sulfate Soils (<5m AHD) Overlay (**Figure 12**). As the lot is relatively flat, minimal earthworks are proposed. The facility will not impact the existing landscape values through avoiding disturbance to acid and associated contaminants. A geotechnical assessment will be performed to identify any potential soil contaminants. Any disturbance of soil at a level where acid sulfate soils are identified will comply with best practice, including keeping removed potentially contaminated soil covered, mounded, located in a suitable area to prevent leaching, and removed from the site upon completion of works. Further compliance with the overlay is demonstrated in **Appendix D** of this report.



**Figure 12:** Acid Sulfate Soils Overlay Map (Source: Douglas Shire Planning Scheme 2018)

### 9.5.2 Flood and Storm Tide Inundation Overlay

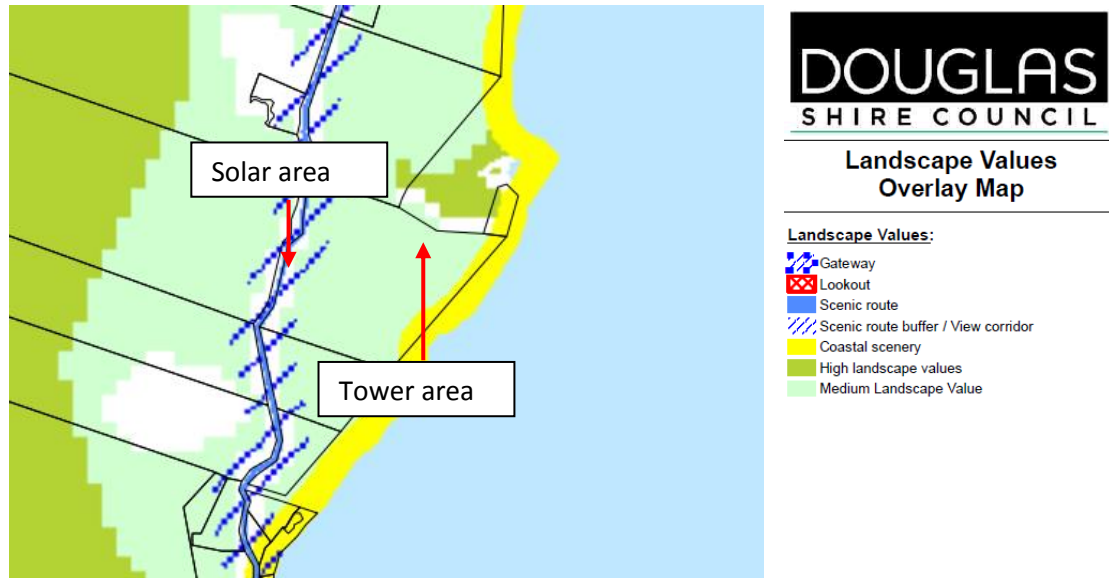
The proposal is for a telecommunications facility and is located within the Medium Hazard Storm Tide – Flood and Storm Tide Inundation Overlay (**Figure 13**). The available lidar mapping show the ground at 2.75m AHD. To comply with flood hazards over the site, the equipment shelter has been elevated 3m above the existing ground level. A comprehensive survey of the area and a flood analysis are currently being completed to determine the extent of flood hazard and required elevation above ground level for sensitive equipment. The facility is in compliance with the code and is further demonstrated in **Appendix D** of this report.



**Figure 13:** Flood and Storm Tide Inundation Overlay Map (Source: Douglas Shire Planning Scheme 2018)

### 9.5.3 Landscape Values Overlay

The proposed telecommunications facility is located within the Landscape Values Overlay (Medium Landscape Value) (**Figure X**).



**Figure 14:** Landscape Values Overlay Map (Source: Douglas Shire Planning Scheme 2018)

The facility has been sited to reduce impact on amenity within the area. The lattice tower is located such that drone footage demonstrates it cannot be seen from Cape Tribulation Road due to the extent of screening vegetation. Furthermore, as a result of discussions with Douglas Shire Council, it is understood that a condition will be imposed requiring the colour treatment of the lattice tower, headframe and antennae to mitigate visual impact to the landward views of vessels travelling through waters to the east. It is proposed that this colour treatment be of either a ‘mist green’/‘pale eucalypt’ colour or similar, or a ‘cottage green’ colour or similar (**Figure 15**).

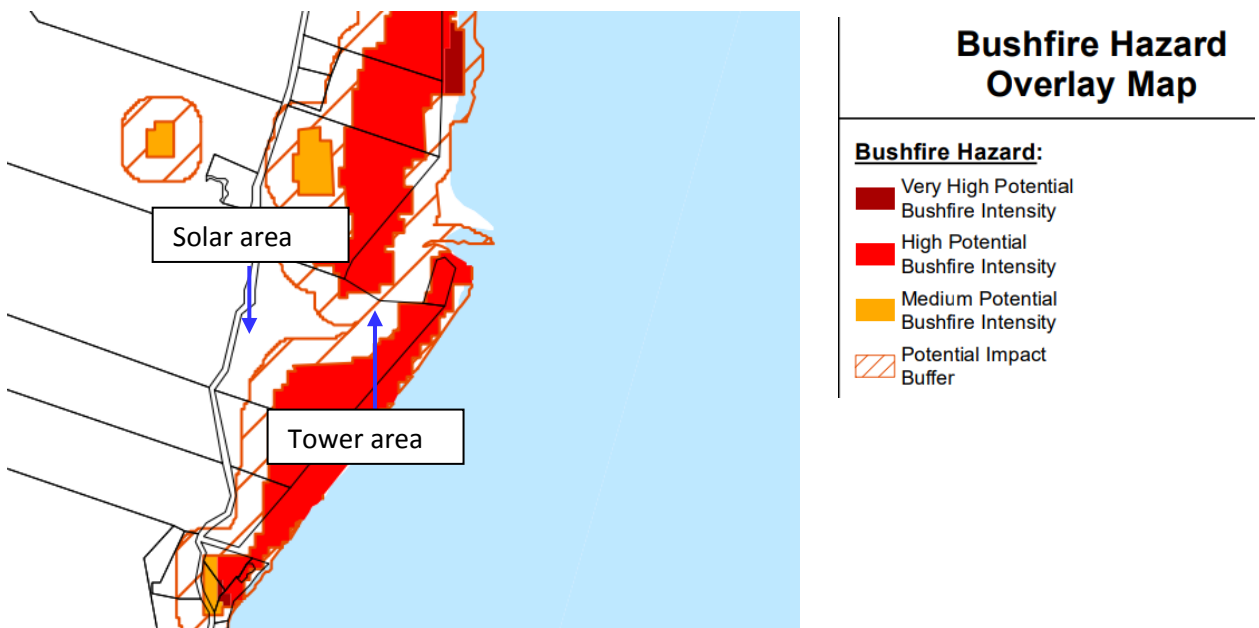


**Figure 15:** ‘Pale eucalypt’ colour (left) and ‘cottage green’ colour (right)

In accordance with pre-lodgement advice provided by Douglas Shire Council and in recognition of Cape Tribulation Road’s status as a scenic view corridor, a detailed vegetation screening plan is currently being created to appropriately screen the solar array from views on the adjacent Cape Tribulation Road. This screening will comprise native plants and include sufficient tiers to soften the screening vegetation. Accordingly, compliance with the Landscape Values Overlay Code is demonstrated in **Appendix D**.

#### 9.5.4 Bushfire Hazard Overlay

The proposed telecommunications facility is located within the bushfire hazard area Overlay (High potential and buffer) (**Figure 16**). The facility is to be an unmanned facility and will not put any extra persons at risk of bushfire. The proposal will also be able to function during and after a bushfire event to provide emergency communications. A key aspect of this is the inclusion of a 10m asset protection zone. This buffer area has been designed in accordance with the Telecommunication Towers in Bush Fire Prone Areas Practice Note 1/11, developed by the NSW Rural Fire Service (**Appendix E**). This document provides best practice on protecting telecommunication towers from bushfire hazards while minimising the extent of vegetation required to be cleared. It is noted that this document is used as Queensland does not have a similar document, and the levels of bushfire hazards between NSW and Queensland are broadly similar. In regards to the local planning scheme, compliance with the Bushfire Hazard Overlay Code is demonstrated in **Appendix D**.

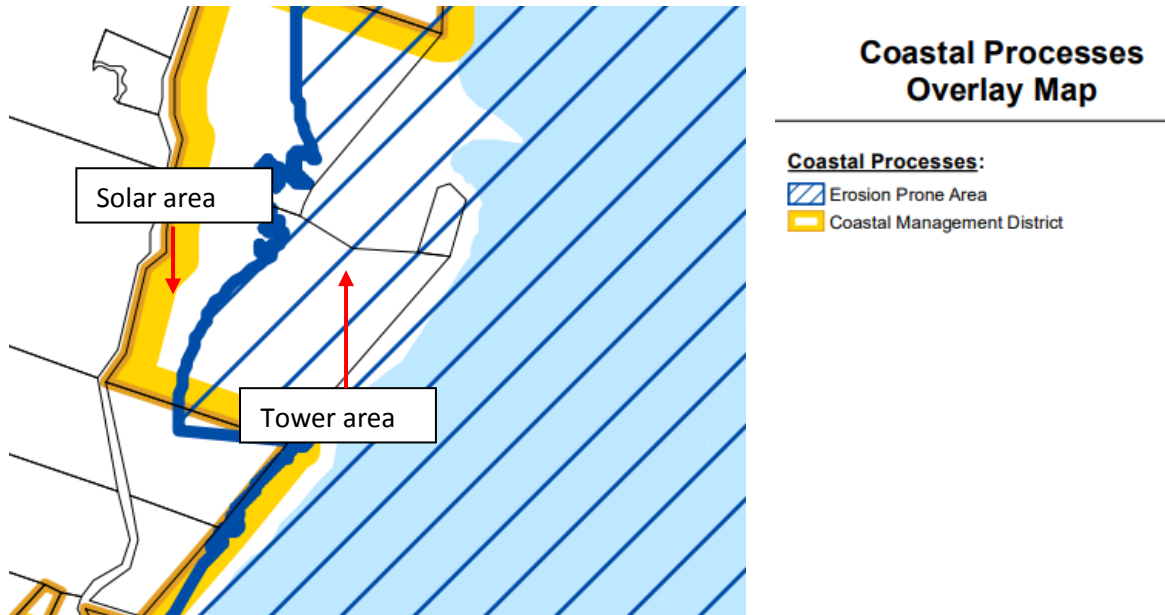


**Figure 16:** Bushfire Hazards Overlay Map (Source: Douglas Shire Planning Scheme 2018)

#### 9.5.5 Coastal Processes Overlay

The proposed telecommunications facility is located within the Coastal Processes Overlay (**Figure 17**). The facility is a community facility and must be placed near the shoreline to have a reliable line of sight to the upstream site in order to wirelessly connect to the Telstra network infrastructure.

The proposal will not induce further erosion as the proposal footprint is minor in nature. The proposal will maintain the vegetation in the area and replace any vegetation that temporarily had to be removed. Accordingly, compliance with the Landscape Values Overlay Code is demonstrated in **Appendix D**.



**Figure 17:** Coastal Processes Overlay Map (Source: Douglas Shire Planning Scheme 2018)

### 9.5.6 Telecommunications Code

The proposed telecommunications facility is subject to the Telecommunications Facility Code of the *Douglas Shire Planning Scheme 2018*. As demonstrated in **Appendix D** of this report, the proposal complies with the Telecommunications Facility Code. The facility will be located in a rural area with the closest resident approximately 650m west of the facility. The surrounding uses are identified as agricultural and rural activities. As such, the facility will not be visually prominent and will not adversely impact on the amenity of the nearby residents, community and other sensitive uses. In addition, the facility compound will be completely fenced with a standard stock fence and a 3m wide access gate, the gate will be padlocked to prevent public access. **Section 4** identifies that colocation opportunities are not feasible for Telstra’s coverage objectives for the Cape Tribulation area. As outlined, the proposed telecommunication facility will not adversely impact on resident’s amenity, or obstruct views from landmarks and vistas, and operates to maintain the public’s health and safety.

## 10 ENVIRONMENTAL ASSESSMENT

Further to the planning scheme assessment undertaken above, the proposal has addressed environmental considerations which are specific to mobile phone base station deployment, including:

- Visual considerations;
- Public safety;
- Heritage; and
- Flora and fauna;

### 10.1 Visual considerations

To ensure there are no 'dead spots' or 'drop outs' within the coverage perimeter and in order to achieve its desired coverage in the area, Telstra needs to sufficiently elevate its antennas above physical obstructions, such as built form and vegetation.

While the proposed antennas will adequately meet the required Telstra coverage objectives, due care was taken in the design and positioning of the facility so as to minimise impact on the surrounding areas. As a result, Telstra has chosen to install a 40metre lattice tower with antennas. The height of the facility is required to provide continued mobile and wireless broadband services to the surrounding area. The minimal visual impacts on the area can be attributed to the following factors:

- The proposed tower is located within a densely vegetated area and will not be visible from the existing on-site dwelling, the dwelling located on Lot 14 SR135 or from the roadway;
- The proposed tower will be painted 'Pale Eucalypt'/'Mist Green' or 'Cottage Green' or similar, subject to conditioning by Council;
- The proposed solar installation will be screened in accordance with the requirements of the *Douglas Shire Planning Scheme 2018* and pre-lodgement discussions held with Council;
- The size and configuration of the installation represents the lowest impact option available for the site while ensuring coverage is achieved in the area; and
- The proposed development will not impact on the existing use of the site or the surrounding land uses.

Drone footage taken from the subject site has shown that there are no existing views of Cape Tribulation Road from the top of the tower (**Figure 18**)



**Figure 18:** Drone footage taken from proposed tower location (red arrow indicates location of existing dwelling) showing there are no views from Cape Tribulation Road of the tower.

## 10.2 Public safety

Public safety will not be jeopardised as the facility is located away from publicly accessible areas and warning signs will be placed at appropriate locations.

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) has set limits for electromagnetic radiation (EME) exposure from mobile phone base stations. All licensed carriers must comply with the ARPANSA limits. The ARPANSA limits are consistent with the guidelines of the World Health Organisation. An EME report is being prepared by Visionstream for Council and will shortly be provided.

## 10.3 Heritage

In order to determine the likelihood of the proposal impacting on any natural, physical, cultural or Aboriginal heritage, a number of searches were conducted against the relevant heritage registers.

From the searches, it has been concluded that no known items of heritage significance have been found within the subject land holding. Aerial imagery of the proposed site for the facility shows that clearing for agriculture was undertaken in during and prior to 1974. Accordingly, under the Queensland Duty of Care Guidelines, the proposed development is considered to be in a Developed Area. Should any items of cultural heritage be discovered during any future works for the proposed



development, work will cease in accordance with the *Aboriginal Cultural Heritage Act 2003* and *Torre Strait Islander Cultural Heritage Act 2003*.

## 10.4 Environmental

### 10.4.1 High Risk Flora

The proposed site is within the high risk area of the protected plants flora survey trigger area as seen in **Figure 18**. As vegetation will be removed as part of the proposed development, a Threatened Flora Survey report is being prepared to ensure that all requirements under the Queensland *Nature Conservation Act 2006* are met.



**Figure 18: Protected Plants Flora Map** (Source: Queensland Globe)

### 10.4.2 Regulated Vegetation

The proposed facility is sited within a part of the subject site identified as Category C (high-value regrowth) vegetation and 45m from areas of Category B (regulated) vegetated (**Figure 19**). As stated under section 8.3.1, the clearing of Category C vegetation is acceptable development and will be undertaken in accordance with an accepted development code from the Department of Natural Resources, Mines and Energy. Further, as the facility is located more than 45m from Category B

regulated vegetation, no additional exempt operational work that is the clearing of this vegetation will take place.



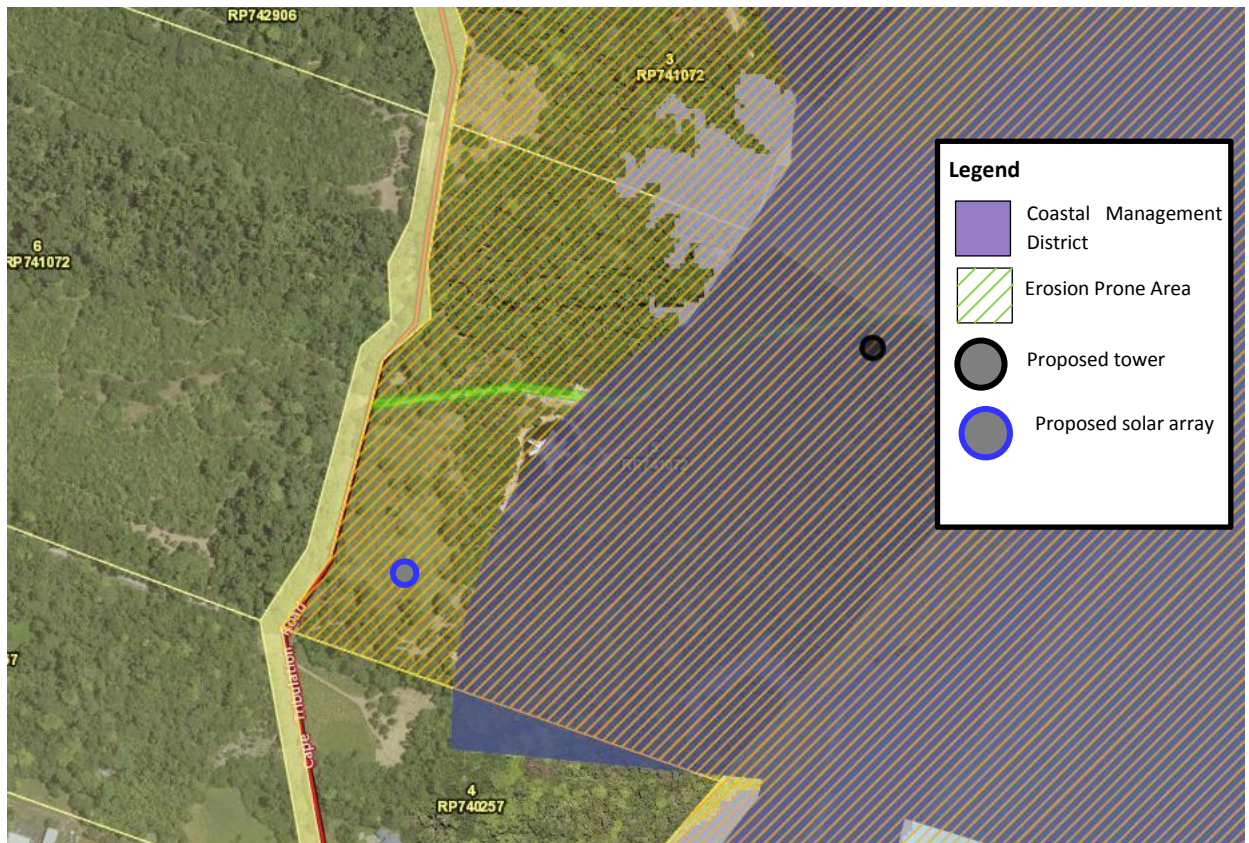
**Figure 19: Regulated Vegetation Map** (Source: Queensland Government 2018)

The proposed development and compound area has been carefully designed to ensure that clearing for the tower will not result in clearing over 1000m<sup>2</sup>. As noted under section 10.3 and identified on available mapping, only the clearing of regulated regrowth vegetation will take place. An ecological assessment of the proposed tower area is currently being prepared and will shortly be provided to Council.

### 10.4.3 Coastal Hazard

The proposed facility is sited within a part of the subject site identified being an erosion prone area and part of the coastal management district (**Figure 20**). As stated under section 8.3.4, the proposed works are not excavating or filling, or clearing native vegetation to the extent necessary to require referral to SARA. The development will however be compatible with inundation through the raising of the proposed development above the flood hazard level. This flood hazard level will be defined

through a flood assessment that is currently being prepared and will be provided to Council.



**Figure 20:** Coastal hazard areas map (diagonal lines show coastal management district, coloured overlay represents the erosion prone area. (Source: Department of Environmental and Heritage Protection)

## 11 CONCLUSION

The proposed telecommunications facility 3726 Cape Tribulation Road, Cape Tribulation QLD 4873 described as Lot 5 RP741072 will form an integral component in the enhancement of mobile telecommunications network for Telstra Corporation Limited and will provide an essential service to the existing rural area. Importantly, the proposed facility will provide enhanced mobile phone coverage to the surrounding area, to ensure quality of coverage for users.

The proposed facility is considered appropriate on the site given:

- The site is technically feasible and can achieve Telstra’s coverage and capacity objectives by installing the new lattice tower facility;
- The site will enable fill the coverage gap around the Cape Tribulation area;
- The proposal achieves appropriate separation from surrounding rural residential dwellings;



- The facility can be established in the proposed location, without requiring the removal of any trees from the site.
- The landowner is supportive of the Telstra proposal;
- The site is not located within a culturally significant area;
- The site will present a sustainable option, utilising a solar array as its main source of power;
- The proposed facility will not prejudice the existing or anticipated future use of the site; and
- The costs associated with delivering the site and constructing the facility are considered by Telstra to be reasonable.

Based on the above, the proposed Impact Assessable material change of use application, to install a telecommunications facility 3726 Cape Tribulation Road, Cape Tribulation QLD 4873 described as Lot 5 RP741072 is considered appropriate for the site and warrants favourable consideration by Council subject to reasonable and relevant conditions.



## 12 Appendix A

## Proposal Plans



## 13 Appendix B

## Title Searches



## 14 Appendix C SARA pre-lodgement advice







## 15 Appendix D

## Planning Scheme Impact Assessment



## 15.1 Conservation Zone Code

Performance Outcomes	Acceptable Outcomes	Compliance
<p><b>PO1</b> The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p><b>AO1</b> Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.</p>	<p><b>Complies</b>-The proposed use is not identified in Table 6.2.3.3.b – <i>Inconsistent uses within the Conservation Zone</i>.</p>
<p><b>PO2</b> The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.</p>	<p><b>AO2</b> Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.</p>	<p><b>Performance solution</b> – The proposed tower has been sited such that it is not visible from Cape Tribulation Road. The proposed solar array will be 3.05m in height and co complies with the acceptable outcome. Notwithstanding this, a vegetation screening plan is currently being created to ensure the screen the solar array is sufficiently screened from the views of travellers on Cape Tribulation Road.</p>
<p><b>PO3</b> Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.</p>	<p><b>AO3</b> Buildings and structures are setback not less than: a) 40 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;</p>	<p><b>Performance solution</b> – The proposed tower is setback in compliance with the setbacks included in AO3. The proposed solar array is located within 25 metres of the Cape Tribulation Road frontage. The proposed solar array is required to contribute to a greener and more sustainable telecommunications facility. The solar array has been located within an existing cleared area to lessen environmental impacts from the facility. It is recognised that without sufficient screening, the</p>



	<p>b) 25 metres from Cape Tribulation Road frontage;  c) 20 metres from any other road frontage  10 metres from side and rear boundaries.</p>	<p>solar array may have a detrimental visual impact from the scenic view corridor of Cape Tribulation Road. Accordingly, a vegetation screening plan is currently being created to ensure the screen the solar array is sufficiently screened from the views of travellers on Cape Tribulation Road.</p>
<p><b>PO4</b>  The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.</p>	<p><b>A04</b>  Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m<sup>2</sup> and is sited clear of the high bank of any watercourse. Note – The 700m<sup>2</sup> area of clearing does not include an access driveway.</p>	<p><b>Performance solution</b> – The proposed solar array is located within an existing cleared array and, subject to a survey of the area, result in only minimal clearing of Category C or Category X vegetation. The proposed telecommunications tower is located in a vegetated area and will require the clearing of approximately 950m<sup>2</sup> of regrowth vegetation. Despite this, the tower is located a sufficient extent landward that there are no scenic impacts from Cape Tribulation Road.</p>
<p><b>PO5</b>  Development is consistent with the overall outcomes sought for the Conservation zone.</p>	<p><b>A05</b>  No acceptable outcomes are prescribed.</p>	<p><b>Performance solution:</b></p> <p>A response to the overall outcomes of the Conservation zone is provided below:</p> <p><i>(a) Biological diversity, ecological integrity and scenic amenity are protected.</i></p> <p>The proposed solar array is located within an existing cleared area and subject to the provision of a survey plan, is expected to require only minimal clearing of regulated regrowth or Category X vegetation. The proposed tower has been located such that only regulated regrowth</p>



		<p>vegetation is proposed to be cleared. This clearing has been minimised by micro-siting the construction area, reducing the proposed access track to the shortest extent possible while maintaining visual separation from the access track, and using the smallest asset protection zone possible to protect the facility from ongoing bushfire hazards. As discussed in the planning report, the location of the proposed facility is constrained by the required 'line-of-sight' network solution. Reports on the ecological and biological values of the proposed tower area are currently being prepared and will shortly be provided to Douglas Shire Council. Regarding amenity, the proposed tower is located a sufficient distance from Cape Tribulation Road that travellers on the road will not be able to see the tower. Views from waters to the east will be mitigated by painting the proposed tower a suitable colour, proposed to be either 'Mist Green'/'Pale Eucalypt', or a darker 'Cottage Green' colour.</p> <p>The proposed solar array, required to provide a 'green' and sustainable method of powering the facility in a location where mains power is not available, will be 3.05m in height. This solar array is to be located adjacent to Cape Tribulation Road. In accordance with the identification of Cape Tribulation Road as a scenic view corridor, and with pre-lodgement advice provided by</p>
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		<p>Douglas Shire Council, a vegetation screening plan will be provided to Douglas Shire Council to ensure amenity impacts from Cape Tribulation Road are minimised to an appropriate extent.</p> <p><i>(b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;</i></p> <p>The proposed facility is not located on Freehold land that is in the control of the Crown, or the Council.</p> <p><i>(c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;</i></p> <p>See response to overall objective (a) above.</p> <p><i>(d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the</i></p>
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		<p><i>environmental and scenic amenity values of the site or surrounding area.</i></p> <p>The proposed facility is proposed under the Federal Government Mobile Black Spot Program, in an area that has poor wireless services. Furthermore, the proposed facility will replace the existing Telstra exchange in the area, which is required to be decommissioned by mid-2020. This facility currently provides essential fixed-line services to over 100 residences and businesses within the Cape Tribulation area. This services is essential for quality of life, businesses and for health and emergency service situations.</p> <p><i>(e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;</i></p> <p>The proposed facility is located on Freehold land, for which historic clearing for agricultural reasons has been undertaken. The proposed facility will provide additional wireless services to the entire area, including for traditional owners.</p> <p><i>(f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.</i></p>
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		The proposed facility does not require the reconfiguration or boundary realignment of any lots.
<p><b>PO6</b> Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.</p>	<p><b>AO6</b> The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.</p>	<p><b>Complies</b> – Subject to conditioning, the proposed tower will be colour treated ‘Pale Eucalypt’/‘Mist Green’ or a darker ‘Cottage Green’, subject to conditioning by Douglas Shire Council. The proposed solar array cannot be colour treated and so will be screened by vegetation under a vegetation screening plan to be provided to Douglas Shire Council.</p>
<p><b>PO7</b> Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which: (a) is informal in character and complementary to the existing natural environment; (b) provides screening; (c) enhances the visual appearance of the development. Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p>	<p><b>AO7.1</b> For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved. <b>AO7.2</b> Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p><b>Complies</b> – Layered vegetation screening will be undertaken between the proposed solar array and Cape Tribulation Road. This will be detailed in a vegetation screening plan to be shortly provided to Douglas Shire Council. This plan will not include palms, which often provide poor screening at a ground level.</p>
<p><b>PO8</b> Development is complementary to the surrounding environment.</p>	<p><b>AO8.1</b> Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.</p>	<p><b>Complies:</b> The proposed development will require minimal cut and fill, subject to a detailed survey of the area being undertaken.</p>



	<p><b>AO8.2</b> A driveway or parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"><li>(a) minimise erosion, particularly in the wet season;</li><li>(b) minimise cut and fill;</li><li>(c) follow the natural contours of the site;</li><li>(d) minimise vegetation clearing.</li></ul> <p><b>AO8.3</b> Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or On land steeper than 1 in 6 (16.6%) gradient:</p> <ul style="list-style-type: none"><li>(a) A split level building form is utilised;</li><li>(b) A single plane concrete slab is not utilised;</li><li>(c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping.</li></ul> <p>and</p> <ul style="list-style-type: none"><li>(d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works.</li></ul> <p><b>AO8.4</b></p>	<p><b>Complies:</b> The proposed facility does not include a driveway or parking area. The proposed new access track will be at or less than 14m long and require cut and fill sufficient to allow for access by construction vehicles.</p> <p><b>Complies:</b> Lidar data shows the subject site is mostly flat, with only shallow rises and falls over the total construction area. This will be confirmed through a detailed survey of the subject site.</p> <p><b>Performance solution:</b> The proposed tower must be located above the existing canopy in order for the wireless signal to propagate effectively, and to allow for a 'line-of-sight' network connection to be established. The siting of the proposed facility mitigates visual impact from Cape Tribulation Road, with visual impact from the waters to the</p>
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	Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.	east being mitigated by colour treating the facility, subject to conditioning by Douglas Shire Council.
<p><b>PO9</b> Development is located to:</p> <ul style="list-style-type: none"> <li>(a) protect the ecological values of the site and surrounding land;</li> <li>(b) maintain the scenic values of the area;</li> <li>(c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths;</li> <li>(d) avoid areas that are vulnerable to natural hazards;</li> <li>(e) minimise to the greatest extent possible on site excavation and filling;</li> <li>(f) provide buffers to cultural, historical or ecological features;</li> <li>(g) minimise visibility from external sites or public viewing points;</li> <li>(h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.</li> </ul>	<p><b>AO9</b> No acceptable outcomes are prescribed.</p>	<p><b>Performance solution:</b> The proposed facility is sited to only result in the clearing of regulated regrowth vegetation. Scenic amenity is mitigated through the siting of the tower from Cape Tribulation Road, the colour treating of the tower to reduce impacts from waters to the east, and vegetation screening of the solar array from Cape Tribulation Road.</p> <p>The proposed development will not impact on an identified wetland area.</p> <p>The proposed development reuses the construction area as an asset protection area for bushfire hazards, minimising additional clearing. Further, the equipment shelter will be raised a sufficient level above the ground level to mitigate flood hazards, subject to a flood report to be available shortly.</p> <p>The proposed development minimises the extent of vegetation being removed through the adoption of minimal, but effective, asset</p>



		protection zones and the reuse of an existing cleared area for the solar array.
<p><b>PO10</b> Development does not result in adverse impacts on:</p> <p>(a) ecological function or features; (b) on-site or surrounding waterways and wetlands.</p>	<p><b>AO10</b> No acceptable outcomes are prescribed.</p>	<p><b>Performance solution:</b> The proposed development will result in the removal of only regulated regrowth vegetation, retaining all of the more important remnant vegetation on the subject site. Further, the proposed development will not result in any impacts on identified wetland areas.</p>
<p><b>PO11</b> Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.</p>	<p><b>AO11</b> No acceptable outcomes are prescribed</p>	<p><b>Performance solution:</b> The proposed development is likely to result in minimal clearing for the solar array. The proposed tower will require the clearing of less than 1000m<sup>2</sup>. The entirety of this vegetation is regulated regrowth vegetation. This area is also required to ensure the proposed facility is safely protected from bushfire hazards identified in the area.</p>
<p><b>PO12</b> Fencing is designed to not impede the free movement of native fauna through the site.</p>	<p><b>AO12</b> No acceptable outcomes are prescribed.</p>	<p><b>Performance solution:</b> The proposed tower compound and solar array compound will include a 2.4m high security fence to ensure that the facility operates safely and cannot be easily accessed by person/s traversing the subject site. The overall minimal nature of this area is not expected to prevent the movement of fauna through the subject site as a whole.</p>
<p><b>PO13</b> New lots contain a minimum lot size of 200 hectares, unless:</p> <p>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments);</p>	<p><b>AO13</b> No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b> – The proposed development does not include any new lot.</p>



<p>(b) the reconfiguration is limited to one additional lot to accommodate an existing or approved:</p> <p>(i) Telecommunications facility;</p> <p>(ii) Utility installation;</p> <p>(c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</p> <p>Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.</p>		
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## 15.2 Cape Tribulation and Daintree Coast local plan code

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO1</b></p> <p>Development does not result in a demand which exceeds the capacity of:</p> <p>(a) the Daintree River ferry crossing;</p> <p>(b) Alexandra Range Road;</p> <p>(c) the local road network.</p>	<p><b>AO1</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Performance solution</b> – Post-construction, the proposed development will result in only two to four additional vehicles using the local road network each year.</p>
<p><b>PO2</b></p> <p>Development provides a suitable standard of self-sufficient service for:</p> <p>(a) potable water;</p> <p>(b) water for fire fighting purposes;</p> <p>(c) electricity supply.</p>	<p><b>AO2.1</b></p> <p>Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <p>(a) fitted with a 50mm ball valve and camlock</p>	<p><b>Performance solution</b> – The proposed development is not habitable and so does not require potable water. The proposed development will utilize an asset protection zone to protect from bushfire hazards and so does not require connection to water for fire-fighting</p>



	<p>fitting;            (b) installed and connected prior to occupation;            (c) sited so as to be visually unobtrusive.</p> <p><b>A02.2</b>            Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.</p> <p><b>A02.3</b>            An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p>	<p>purposes. The proposed development will use solar power as its main source of electricity, via a proposed solar array in an existing cleared area.</p>
<p><b>PO3</b>            On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.</p>	<p><b>A03</b>            No acceptable outcomes are prescribed.</p>	<p><b>Performance solution</b> – Post-construction, the proposed development will not result in any waste. Any waste during construction will be removed from the site and disposed of appropriately.</p>
<p><b>PO4</b>            The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p><b>A04.1</b>            If groundwater is to be used, development is limited to one bore per site and the bore is:            not located within 100 metres of a septic disposal trench (on the site or adjoining sites);            not located within 100 metres of another bore.</p> <p><b>A04.2</b>            Surface water is to be used for domestic purposes only.</p>	<p><b>Not applicable</b> – The proposed development will not use any water.</p>



<p><b>PO5</b> Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.</p>	<p><b>A05</b> No acceptable outcomes are prescribed.</p>	<p><b>Performance solution</b> – The proposed development impacts on only regrowth vegetation and will not impact on a foreshore or watercourse area.</p>
<p><b>PO6</b> Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.</p>	<p><b>A06.1</b> The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.</p> <p><b>A06.2</b> The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p><b>A06.3</b> Any fuel storage associated with an on-site generator, with storage of 20 litres or more of</p>	<p><b>Complies</b> – The proposed tower will be colour treated to a ‘Pale eucalypt’/‘Mist green’, or darker ‘Cottage Green’ colour to mitigate amenity impacts from vessels in waters to the east. The proposed tower will not be visible from Cape Tribulation Road.</p> <p><b>Complies</b> – The on-site generate will be used as a secondary source of power, with main source of electricity for the proposed development being the proposed solar array. This solar facility will include power and battery cabinets to increase its self-sufficiency. The proposed diesel generator therefore will only run as required, when existing solar energy is depleted or not accessible due to weather conditions.</p> <p><b>Complies</b> – The on-site generate will be used as a secondary source of power and there will be no storage of fuel on-site.</p>



	fuel, is enclosed with a building and provided with a bund.	
<p><b>PO7</b> Landscaping of the development ensures that the endemic character of the local area is dominant.</p>	<p><b>A07.1</b> Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;</p> <p><b>A07.2</b> All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.</p>	<p><b>Complies</b> – A vegetation screening plan to be provided to Douglas Shire Council will comply with the requirements of <i>Planning Scheme Policy 7 – Landscaping</i>.</p> <p><b>Complies</b> - All of the existing landscaping to be retained and all of the proposed landscaping will be 100% endemic or native species and will be detailed on a vegetation screening plan to be provided to Douglas Shire Council..</p>
<p><b>PO8</b> Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>	<p><b>A08.1</b> Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic;</p> <p><b>A08.2</b> Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.</p>	<p><b>Not applicable</b> – The proposed development does not include a new driveway and will reuse the existing site access.</p>
<p><b>PO9</b> The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p><b>A09.1</b> Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p>	



	<p><b>AO9.2</b> All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.</p> <p><b>AO9.3</b> This is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p><b>AO9.4</b> On-site drainage and stormwater management: (a) maintains natural flow regimes; (b) minimises impervious surfaces; (c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)</p>	
<p><b>General requirements – Dwelling house - (Not applicable)</b></p>		
<p><b>Additional requirements for Nature based tourism, being Forest stay accommodation- (Not applicable)</b></p>		
<p><b>Additional requirements for Precinct 1 – Conservation precinct- (Not applicable)</b></p>		
<p><b>Additional requirements for Precinct 2– Low impact residential precinct- (Not applicable)</b></p>		
<p><b>PO19</b> Development is for;</p>	<p><b>AO19.1</b></p>	<p><b>Not applicable</b> – The proposed development does not include a dwelling.</p>



<p>(a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure;</p> <p>(b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas;</p> <p>(c) Nature based tourism, being Forest stay accommodation where in compliance with other requirements contained within this code.</p>	<p>Development is limited to one dwelling house per lot.</p> <p><b>AO19.2</b> Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed.</p> <p><b>AO19.3</b> Bed and breakfast accommodation is limited to cleared areas on the land; or</p> <p><b>AO19.4</b> Bed and breakfast accommodation is established within an existing house, where there is no additional vegetation clearing required to accommodate the use;</p> <p><b>AO19.5</b> Bed and breakfast accommodation occurs on a site with a minimum area of 1 hectare, and thereafter occurs at a rate of 1 bedroom (2 beds) per hectare, up to a maximum of 4 bedrooms (8) beds per site.</p> <p><b>AO19.6</b> Development is setback a minimum of 100</p>	<p><b>Not applicable</b> – The proposed development does not include a bed and breakfast.</p> <p><b>Not applicable</b> – The proposed development does not include a bed and breakfast.</p> <p><b>Not applicable</b> – The proposed development does not include a bed and breakfast.</p> <p><b>Complies</b> – The proposed development is setback more than 100m from an Esplanade or foreshore frontage.</p>
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	metres to an Esplanade or a foreshore frontage.	
<b>Additional requirements for Precinct 3 – Low impact commercial precinct – Not applicable</b>		
<b>Additional requirements for Precinct 4 – Low impact community purpose precinct – Not applicable</b>		
<b>Additional requirements for Precinct 5 – Low impact rural production and tourism enterprise precinct – Not applicable</b>		
<b>Additional requirements for Precinct 6 – Low impact tourist accommodation precinct – Not applicable</b>		

### 15.3 Acid sulfate soils overlay code

Performance outcomes	Acceptable outcomes	Compliance
<p>PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1 No excavation or filling occurs on the site.</p> <p>Or</p> <p>AO1.2 An acid sulfate soils investigation is undertaken.</p> <p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>	<p><b>Alternative Solution</b> – Minor works for foundation work and pad leveling is proposed. A geotechnical assessment will be performed to assess on whether acid sulfate soils are evident. Works will reflect recommendation from geotechnical assessment.</p>
<p>PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</p>	<p><b>Alternative Solution</b> – Minor foundation works are proposed. A geotechnical assessment will be performed to assess on whether acid sulfate soils are evident. Works will reflect recommendation from geotechnical assessment.</p>



	<p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p>	
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	Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	<b>Alternative Solution</b> – If acid soils are identified, the soil investigation will provide mitigation strategies to prevent harm to the environment or acid soils.

### 15.4 Flood and storm tide hazard overlay code

Performance outcomes	Acceptable outcomes	Compliance
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses,</p> <p>AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p>	<p><b>Performance Solution</b> – The whole lot is within the Flood and Storm tide hazards overlay and there is no alternative location outside of the overlay for the facility. As such, at an interim stage it is proposed to elevate the equipment shelter will be elevated on a platform at the minimum 3.1m AHD to protect property and minimise damage to equipment associated with the facility. A flood assessment report is being prepared to identify the exact extent of flood impacts on the subject site to ensure the equipment shelter is raised to an appropriate level to ensure the proposed facility can function during and after a flood or storm tide hazard event. The flood assessment report is currently</p>



	<p>AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>being completed and will be provided to Douglas Shire Council shortly.</p>
<p>PO2 The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.</p>	<p><b>Not Applicable</b> - Proposal is for a telecommunications facility.</p>
<p>PO3 Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>AO3.1 New buildings are: (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>Or</p>	<p><b>Performance solution</b> – There is no area of the subject site that will meet the identified network and location constraints for the facility that is not within an identified flood or storm tide hazard area. The proposed facility is not habitable and the equipment shelter is the only aspect that is susceptible to floor and storm tide hazard impacts. As an interim solution, the equipment shelter has been designed on an elevated platform at 2.8m AHD plus 300mm, to equal a minimum 3.10m AHD. While the height of the</p>



	<p>AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>Or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m<sup>2</sup> gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot AO3.4 Additional lots:</p>	<p>equipment shelter will be redesigned once the flood assessment report is available, the equipment shelter will continue to adopt a level of flood hazard plus 300mm freeboard.</p> <p><b>Not applicable</b> -The proposed facility is not a habitable structure. Maintenance of the facility will not occur in poor weather and so there will not be a time when somebody is at the facility during a hazard even. The proposed facility will include an equipment shelter to be raised above the flood hazard level to be identified in a flood assessment report that will shortly be available and provided to Douglas Shire Council.</p> <p><b>Not applicable</b> -The proposed development does not include reconfiguring a lot.</p>
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	<p>(a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975.</p> <p>AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways</p> <p>AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site</p>	<p>Performance solution: The proposed development will substantially reuse an existing access track through the subject site. This access track is proposed to be upgraded with a new culvert to assist with the flood proofing of the access track.</p>
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	<p>contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>Or</p> <p>AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p> <p>For Material change of use (Residential uses) AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <ul style="list-style-type: none"><li>(a) parking and other low intensive, nonhabitable uses at ground level;</li></ul> <p>Note – The high-set ‘Queenslander’ style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only nonhabitable room</p>	
<p>PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses) AO4.1 Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p>	<p><b>Complies</b> – The proposed development will be constructed on steel beams that will largely allow for floodwaters to flow unimpeded through the subject site.</p>



	<p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.2 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes – (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides</p>	<p><b>Not Applicable</b> – The proposal is for a telecommunications facility. No materials will be stored on site.</p>
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	<p>information about water resilient products and building techniques.</p>	
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).</p> <p>AO5.2 Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m<sup>3</sup> ; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</p> <p>For Material change of use AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and</p>	<p><b>Performance solution</b> – The proposed development will result in the clearing of a relatively minor area of vegetation when compared to the overall subject site area. The proposed development will not include any berms or mounds, with cutting and filling minimised to create a level area for the proposed facility, and sufficient to allow for the establishment of tower footings. The finished ground level will largely meet that of the surrounding area, preventing damming or ponding of water on the subject site and resulting in a largely unchanged hydrological condition as the area pre-development. The proposed development will not result in a reduced flood storage level on the subject site.</p>



	<p>hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that</p>	<p><b>Not Applicable</b> – The proposal is for a telecommunications facility. No hazardous material will be stored on site.</p>



	<p>may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>Or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to</p>	
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	the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	AO7 Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	<b>Complies</b> – The proposed facility will operate on an unmanned basis and will not increase the number of people to be at risk of flooding. The facility will provide service to the area and provide available connection to emergency services. As the facility only requires maintenance checks 2 – 4 times annually, no impact to traffic for evacuation will occur.
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).  Or AO8.2 The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service	<b>Not Applicable</b> – The proposal is for a telecommunications facility and not community infrastructure. Notwithstanding, the proposed development will include an equipment shelter that is raised to an appropriate level to ensure that the functionality of the proposed telecommunication facility will not be adversely impacted by a flood hazard. The appropriate level for the equipment shelter will be verified by a flood assessment report currently being undertaken and to be provided to Douglas Shire Council shortly.



	<p>under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted,</p> <ul style="list-style-type: none"><li>(b) community centres;</li><li>(c) meeting halls;</li><li>(d) galleries;</li><li>(e) libraries.</li></ul> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"><li>(a) emergency shelters;</li><li>(b) police facilities;</li><li>(c) sub stations;</li><li>(d) water treatment plant</li></ul> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"><li>(a) correctional facilities;</li><li>(b) emergency services;</li><li>(c) power stations;</li><li>(d) major switch yards.</li></ul> <p>and/or</p> <p>AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <ul style="list-style-type: none"><li>(a) community residence; and</li><li>(b) emergency services; and</li><li>(c) hospitals; and</li></ul>	
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	<p>(d) residential care facility; and          (e) sub stations; and          (f) utility installations involving water and sewerage treatment plants.</p> <p>AO8.4          Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:          (a) located above DFE/Storm tide or the highest known flood level for the site;          (b) designed and constructed to exclude floodwater intrusion / infiltration.</p> <p>AO8.5          Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	
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### 15.5 Telecommunications facility code

Performance outcomes	Acceptable outcomes	Compliance
PO1 Development does not cause human exposure to electromagnetic radiation beyond limits outlined in the 'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003' and	AO1 Development is designed and operated to restrict human exposure to electromagnetic radiation in accordance with:	<b>Complies</b> – The facility is designed and operated to restrict human exposure to electromagnetic radiation in accordance with: (a) 'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003';



<p>'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields' – 3kHz to 300GHz.</p>	<p>(a) 'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003'; (b) 'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'.</p>	<p>(b) 'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'. This will be demonstrated through an EME report to be shortly provided to Douglas Shire Council.</p>
<p>If for a telecommunications tower</p>		
<p>PO2 Telecommunication towers are limited to a reasonable height to achieve their coverage objectives while minimising impacts on visual amenity and the character of the area.</p>	<p>AO2.1 The maximum height of the tower is 30 metres;  AO2.2 The tower is a colour and width that minimises visual recognition in the landscape.</p>	<p><b>Alternative Solution</b> – To ensure there are no 'dead spots' or 'drop outs' within the coverage perimeter and in order to achieve its desired coverage in the area, Telstra needs to sufficiently elevate its antennas above physical obstructions, such as built form and vegetation. While the proposed antennas will adequately meet the required Telstra coverage objectives, due care was taken in the design and positioning of the facility so as to minimise impact on the surrounding areas. The proposal is located within a previously cleared area, the natural topography of the land and distance to the closest resident provides adequate separation to ensure visual amenity is retained. Furthermore, the size and configuration of the installation represents the lowest impact option available for the site while ensuring coverage is achieved in the area, and will not impact on the existing use of the site or the surrounding land uses.</p>
<p>PO3 Telecommunication towers and associated structures are setback from property boundaries</p>	<p>AO3.1 Where telecommunication towers are located near to a sensitive land use, they are setback a</p>	<p><b>Complies</b> – The proposal is setback more than the required 40m (the height of the tower) to sensitive land uses.</p>



<p>to maintain clear separation to neighbouring properties and roads.</p>	<p>minimum of 1:1 (height to the setback of the common boundary).</p> <p>AO3.2 Where telecommunication towers are not located near to a sensitive land use, they are setback a minimum of 6 metres to the common boundary.</p> <p>AO3.3 Telecommunication towers and associated structures are setback from a road frontage to align with the setbacks provided on the adjoining land (if no setback on adjoining land, a minimum of least 6 metres).</p>	<p><b>Complies</b> – The proposal is not located near sensitive land uses and is setback approximately 60 metres from the nearest lot boundary to the north.</p> <p><b>Complies</b> – The proposed solar array will be located for than 6m from the Cape Tribulation Road frontage. Notwithstanding, screening of the solar array will be provided as part of a vegetation screening plan.</p>
<p>PO4 Development ensures: (a) the facility is inaccessible to the general public; and (b) safety and warning signage are displayed where necessary.</p>	<p>AO4.1 To discourage public access, the site is enclosed by a 1.8 metre high black security fence.</p> <p>AO4.2 The site is appropriately signed with warning signs.</p>	<p><b>Complies</b> - The facility compound will be completely fenced as illustrated on the proposed plans in <b>Appendix A</b>.</p> <p><b>Complies</b> – The facility will be appropriately signed as illustrated on the proposed plans in <b>Appendix A</b>.</p>
<p>PO5 Development that is a new telecommunications facility is designed to facilitate co-location.</p>	<p>AO5 Development ensures the design facilitates comasting or co-siting with other carriers.</p>	<p><b>Complies</b> – The proposed facility is designed for future co-location opportunities for Telstra and other carriers.</p>
<p>PO6 Development ensures that the telecommunications facility and associated</p>	<p>AO6 Development provides a vegetative buffer between buildings and structures and adjoining</p>	<p><b>Complies</b> – Existing vegetation and agricultural farming provides vegetative buffers between adjoining land uses.</p>





buildings are adequately screened from the view of any adjoining land use or street.	land uses and the street, consisting of a minimum of two tier planting.	
PO7 Adequate access and a vehicle standing area are provided to facilitate the required level of servicing and maintenance.	AO7.1 A vehicular driveway of no more than 4 metres in width is provided, which is constructed to provide an all-weather surface and designed to accommodate drainage. AO7.2 A vehicle standing area is provided within the fenced site of the facility.	<b>Complies</b> – A crossover no more than 4m in width will be constructed to standard to provide access off Prins Road.  <b>Not Applicable</b> – No vehicle standing area proposed.

### 15.6 Access, parking and servicing code

Performance outcomes	Acceptable outcomes	Compliance
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building	AO1.2 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.  Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.  AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.  AO1.3	<b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year. As such, vehicle parking spaces is not required.



<p>(g) whether or not the use involves a heritage building or place of local significance;  (h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4  For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate</p>	
<p>PO2  Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2  Vehicle parking areas are designed and constructed in accordance with Australian Standard:  (a) AS2890.1;  (b) AS2890.3;  (c) AS2890.6.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year. As such, vehicle parking areas is not required.</p>
<p>PO3  Access points are designed and constructed:  (a) to operate safely and efficiently;  (b) to accommodate the anticipated type and volume of vehicles  (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;  (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;  (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;  (f) so that they do not adversely impact current and future on-street parking arrangements;</p>	<p>AO3.1  Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:  (a) Australian Standard AS2890.1;  (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2  Access, including driveways or access crossovers: (a) are not placed over an existing:  (i) telecommunications pit;  (ii) stormwater kerb inlet;</p>	<p><b>Complies</b> – The proposed development will reuse the existing site access and crossover from Cape Tribulation Road.</p> <p><b>Complies</b> – The proposed development will reuse the existing site access and crossover from Cape Tribulation Road.</p>



<p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1</p> <p>AO3.3 Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	<p><b>Not Applicable</b> – The proposed development will reuse the existing site access and crossover from Cape Tribulation Road.</p>
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	<p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p><b>Not Applicable</b> – No adjacent footpath in area.</p>
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>
<p>PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building’s main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.</p>	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>



<p>PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.</p>	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> <p>AO9.2 Service and loading areas are contained fully within the site.</p> <p>AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>



	<p>services are proposed as part of the use, including, but not limited to, the following land uses:</p> <p>(a) car wash;          (b) child care centre;          (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility;          (e) hardware and trade supplies, where including a drive-through facility;          (f) hotel, where including a drive-through facility; (g) service station.</p> <p>AO10.2          Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	
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### 15.7 Environmental performance code

Performance outcomes	Acceptable outcomes	Compliance
<b>Lighting</b>		
<p>PO1            Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p>	<p>AO1.1            Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO1.2            Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p>	<p><b>Not Applicable</b> – No lighting proposed.</p>



	<p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	
<b>Noise</b>		
<p>PO2 Potential noise generated from the development is avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance;</p> <p>or</p> <p>AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p>AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</p>	<p><b>Complies</b> - Noise and vibration emissions associated with the proposed facility would be limited to the construction/demolition phase outlined in <b>Section 6</b>. The works are to be concluded in a timely manner, so, the residents and visitors to Cape Tribulation should not be inconvenienced in the long term.</p> <p>During normal operation the noise emanating from the air- conditioning equipment would be similar to those used in domestic situations, and will comply with the background noise levels given in Australian Standard AS 1055.</p>



	<p>(d) buffered with dense landscaping.</p> <p>Editor’s note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Airborne particles and other emissions</b>		
<p>PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p>	<p><b>Complies</b> – The proposed facility will not admit airborne particles or emissions.</p>





	The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	
<b>Odours</b>		
<p>PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO4.1 The development does not involve activities that create odorous emissions;</p> <p>Or</p> <p>AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p><b>Not Applicable</b> – The proposed telecommunications facility will not create odorous emissions.</p>
<b>Waste and recyclable material storage</b>		
<p>PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p> <p>AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;</p>	<p><b>Not Applicable</b> – The proposal is for a telecommunications facility and will not produce waste or recyclable material.</p>



	<p>(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</p> <p>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</p> <p>(d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>Editor's note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Sensitive land use activities</b>		
<p>PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>Or</p> <p>AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p><b>Not Applicable</b> – The proposal is for a telecommunications facility not a sensitive use.</p>
<b>Stormwater quality</b>		
<p>PO7</p>	<p>AO7.1</p>	<p><b>Not Applicable</b> - The proposal incorporates very minimal hard surfaces and therefore will</p>



<p>The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <p>(a) the amount and type of pollutants borne from the activity;</p> <p>(b) maintaining natural stream flows;</p> <p>(c) the amount and type of site disturbance;</p> <p>(d) site management and control measures.</p>	<p>Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p> <p>AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p> <p>AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality</p>	<p>generate insignificant stormwater runoff from the site. As such, the proposal does not require connection to the stormwater network.</p>
<p><b>Pest plants (for material change of use on vacant land over 1,000m<sup>2</sup>)</b></p>		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing</p>	<p>AO8.1</p>	<p><b>Not Applicable</b> – The proposed facility will be located on land that is used for sugarcane farming. Pest plants are not identified.</p>



<p>measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor’s note - This does not remove or replace all land owner’s obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p>AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	
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### 15.8 Vegetation management code

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO1</b> Vegetation is protected to ensure that: (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats;</p>	<p><b>AO1.1</b> Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;</p> <p>or</p>	<p><b>Not applicable</b> – The proposed development is occurring on freehold land/</p>



<p>(c) vegetation damage is undertaken in a sustainable manner;</p> <p>(d) the Shire's biodiversity and ecological values are maintained and protected;</p> <p>(e) vegetation of historical, cultural and / or visual significance is retained;</p> <p>(f) vegetation is retained for erosion prevention and slope stabilisation.</p>	<p><b>AO1.2</b> Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;</p> <p>Or</p> <p><b>AO1.3</b> Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <p>(a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or</p> <p>(b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or</p> <p>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</p> <p>(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence;</p> <p>or</p> <p><b>AO1.4</b> Vegetation damage that is reasonably necessary for carrying out work that is:</p>	<p><b>Not applicable</b> – The proposed development is occurring on freehold land that is not controlled, owned or operated by the local government.</p> <p><b>Performance solution</b> – The vegetation to be removed is located within the Conservation zone.</p> <p>The proposed development has been micro-sited and designed to ensure that the extent of vegetation being removed is as minimal as possible. This includes siting the solar array in an existing cleared area, and designing the construction and compound area such that the area does not include additional clearing dimensions beyond that required for the ongoing bushfire protection of the facility, or to retain an appropriate visual setback from the existing access track. Of the vegetation being removed, all vegetation is identified as regulated regrowth vegetation. Additional information on vegetation removal will be included as part of further reports to be provided to Council shortly. Given the area of vegetation being removed is on an existing level surface and is several hundred metres inland, additional erosion or slope stabilization impacts are not considered likely. This is further evidenced by the proposed development not undertaking clearing or cut and fill sufficient to</p>
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	<p>(a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority;</p> <p>or</p> <p><b>AO1.5</b> Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;</p> <p>or</p> <p><b>AO1.6</b> Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p> <p><b>AO1.7</b> Vegetation damage is essential to the maintenance of an existing fire break; or</p> <p><b>AO1.8</b> Vegetation damage is essential to prevent interference to overhead service cabling;</p>	<p>require referral to the Department of State Development, Manufacturing, Infrastructure and Planning as a matter of state interests. It is noted that the proposed clearing is being undertaken as part of an acceptable clearing code provided by the Department of Natural Resources, Mines and Energy.</p>
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	<p>or</p> <p><b>AO1.9</b> Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p> <p><b>AO1.10</b> Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i>.</p> <p><b>AO1.11</b> Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p><b>AO1.12</b> Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its</p>	
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	records, a minimum of seven business days prior to the vegetation damage work commencing.	
<b>PO2</b> Vegetation damaged on a lot does not result in a nuisance	<b>A02.1</b> Damaged vegetation is removed and disposed of at an approved site;  or <b>A02.2</b> Damaged vegetation is mulched or chipped if used onsite.	<b>Complies</b> – Damaged vegetation will either be mulched or chipped on site or more likely, removed and disposed of at a different location.
<b>PO3</b> Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site’s heritage values.	<b>A03</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> – The proposed development will not result in vegetation damage to a Place of Local Significance on the <i>Places of Local Significance Overlay</i> .

## 15.9 Filling and excavation code

Performance outcomes	Acceptable outcomes	Compliance
<b>Filling and excavation - General</b>		
<b>PO1</b> All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	<b>A01.1</b> The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.  And  Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	<b>Complies</b> – Based on existing LIDAR data, the heights of cut and fill across the site for the proposed tower will not be in excess of 1m at their greatest extent.





	<p><b>AO1.2</b> Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p><b>AO1.3</b> Cuts are screened from view by the siting of the building/structure, wherever possible.</p> <p><b>AO1.4</b> Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p><b>AO1.5</b> No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p><b>AO1.6</b> Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p><b>Complies</b> – The heights of cut and fill across the site will only normalize the existing ground level to create a suitable base for the proposed telecommunication installation. The area around the compound will be battered to finish at the existing ground level.</p> <p><b>Complies</b> – Cuts and fill on the proposed tower site will not be visible from any publicly accessible area.</p> <p><b>Not applicable</b> – The proposed development will not include any benches or terraces.</p> <p><b>Complies</b> No cut or fill, or any retaining wall or structure, will occur within 600mm of a property boundary.</p> <p><b>Performance solution</b> – The area around the proposed tower that is to be cleared will be repurposes as an asset protection zone, protecting the proposed facility from the identified bushfire hazard in the area. In order for this asset protection zone to be as effective as possible, revegetation is not recommended.</p>
<b>Visual Impact and Site Stability</b>		



<p><b>PO2</b> Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised</p>	<p><b>AO2.1</b> The extent of filling and excavation does not exceed 40% of the site area, or 500m<sup>2</sup> whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p> <p><b>AO2.2</b> Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p><b>Complies</b> – The extent of filling and excavation will not exceed 40% of the site area or 500m<sup>2</sup>.</p> <p><b>Complies</b> – Filling and excavation will occur approximately 60m from the closest site boundary, that to the north of the proposed tower.</p>
<b>Flooding and drainage</b>		
<p><b>PO3</b> Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p><b>AO3.1</b> Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p><b>AO3.2</b> Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p> <p><b>AO3.3</b> Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p><b>AO3.4</b> Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p><b>Complies</b> Based on LIDAR data and to be confirmed by a detailed site survey, the proposed development will only require minimal cutting and filling, sufficient to create a level base for the area and to allow for the tower footings to be established. This extent of cut and fill is not expected to impact on the hydrology of the area, and due to the creation of a level area that meets the surrounding ground level, will not result in ponding or similar.</p>
<b>Water quality</b>		
<p><b>PO4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p><b>AO4</b> Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p><b>Complies</b> – The proposed development will result in minor cut and fill, only that sufficient to create a level base for the proposed facility and to install the tower footings. This work is proposed to be</p>



		undertaken in winter months when rainfall events are far less likely, mitigating impacts of sedimentation. Further, the facility is sited over 100m from the water channel to the north and nearly 300 metres from the foreshore.
<b>Infrastructure</b>		
Excavation and filling does not impact on Public Utilities.	<b>AO5</b> Excavation and filling is clear of the zone of influence of public utilities.	<b>Complies</b> – The proposed development is not located in or near the zone of influence for public utilities.

### 15.10 Landscaping code

Performance outcomes	Acceptable outcomes	Compliance
<b>Landscape design</b>		
<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> <li>(a) promoting the Shire’s character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</li> <li>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</li> </ul>	<p>AO1 Development provides landscaping:</p> <ul style="list-style-type: none"> <li>(a) in accordance with the minimum area, dimensions and other requirements of applicable development codes;</li> <li>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</li> <li>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</li> </ul> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan</p>	<p><b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road. The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i>.</p>



<p>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>	<p>submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1 No acceptable outcomes are specified.</p> <p>Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p> <p>AO2.2 Tropical urbanism is incorporated into building design.</p> <p>Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting</p>	<p><b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road. The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i>.</p> <p><b>Not applicable</b> – The proposed tower cannot incorporate tropical urbanism in its design due to the nature of its use.</p>



	and vegetation incorporated into the design of a building.	
<p>PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p> <p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species</p> <p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Performance solution</b> – The proposed development has been sited to retain existing vegetation to the greatest extent possible, whilst dealing with site and networks locations constraints. The siting of the facility allows for the proposed tower to be effectively screened by existing mature vegetation within the surrounding area.</p> <p><b>Performance solution:</b> The proposed development will result in the removal of regulated regrowth vegetation.</p> <p><b>Performance solution</b> – There will be no removal of vegetation adjacent to Cape Tribulation Road. Where possible, vegetation screening will attempt to incorporate elements from existing character on Cape Tribulation Road.</p>
<p>PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road.</p>



		The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i> .
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road. The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i>
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.  AO6.2 Tree maintenance is to have regard to the ‘Safe Useful Life Expectancy of Trees (SULE).  Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	<b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road. The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i> .
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.  AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	<b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road. The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i> .



<p>PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p>AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>	<p><b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road. The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i></p>
<p>PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>AO9 No acceptable outcomes are specified.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p><b>Complies</b> – The proposed screening will ensure where possible, that the proposed vegetation incorporates relevant elements of CPTED. It is however noted that the adjoining land is freehold and does not include any areas such as parks or similar where persons would normally traverse or loiter for recreation.</p>
<p>PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Complies</b> – The proposed development will include appropriate landscaping to effectively screen views of the proposed solar array from the views of motorists from Cape Tribulation Road. The screening will be undertaken in accordance with <i>Planning Scheme Policy SC6.7 – Landscaping</i></p>

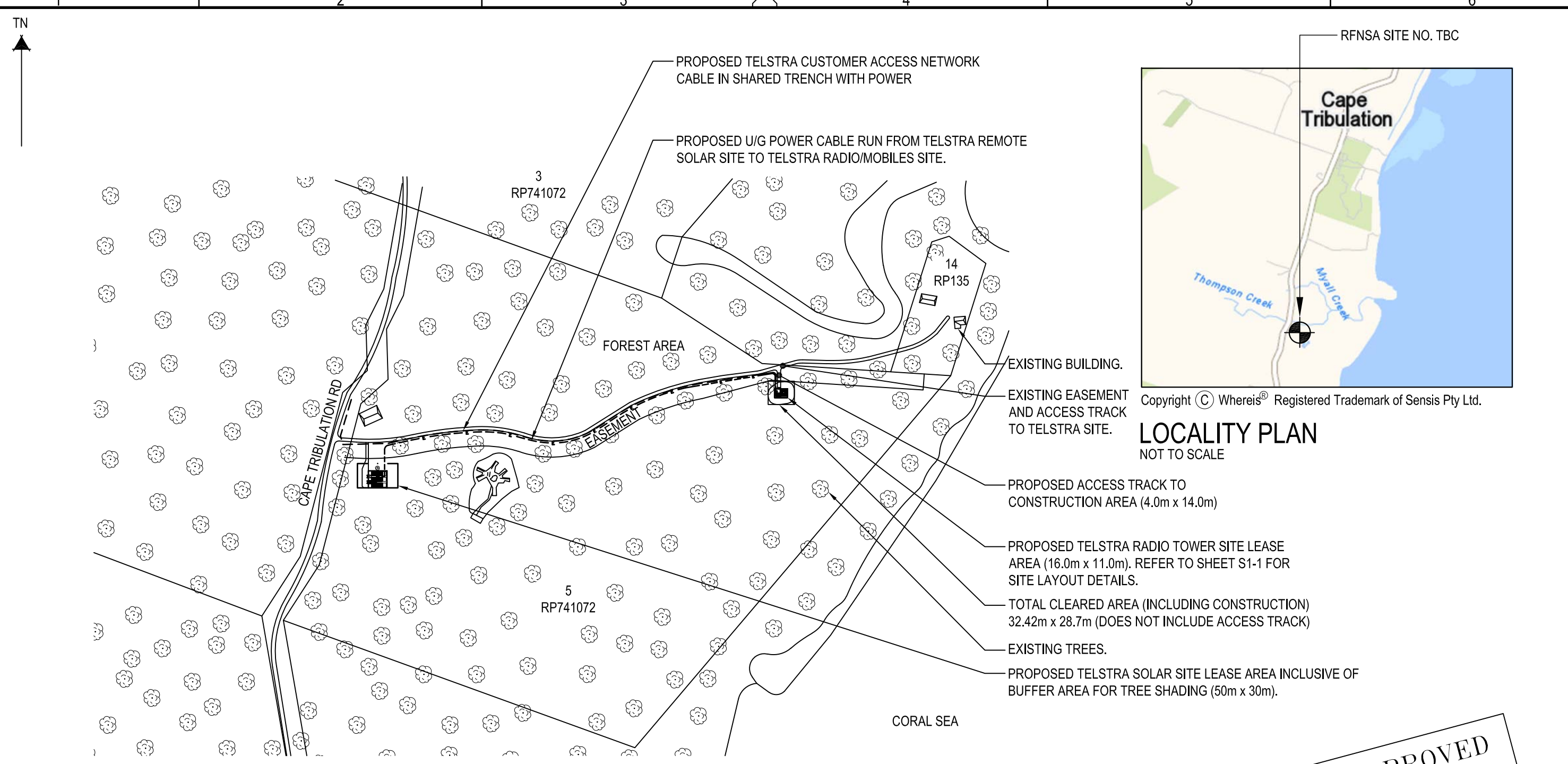


## **16 Appendix E NSW Rural Fire Service Practice Note – Telecommunications Towers in Bush Fire Prone Areas**



Plot dates: 21 May 2019 - 11:10 AM

Telstra Networks Wireless Program Delivery Template - 017866P02 Issue 12 11/04/2016

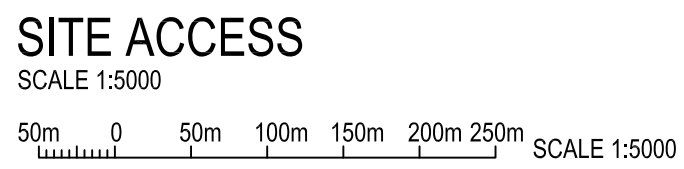


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**LOCALITY PLAN**  
NOT TO SCALE

- PROPOSED ACCESS TRACK TO CONSTRUCTION AREA (4.0m x 14.0m)
- PROPOSED TELSTRA RADIO TOWER SITE LEASE AREA (16.0m x 11.0m). REFER TO SHEET S1-1 FOR SITE LAYOUT DETAILS.
- TOTAL CLEARED AREA (INCLUDING CONSTRUCTION) 32.42m x 28.7m (DOES NOT INCLUDE ACCESS TRACK)
- EXISTING TREES.
- PROPOSED TELSTRA SOLAR SITE LEASE AREA INCLUSIVE OF BUFFER AREA FOR TREE SHADING (50m x 30m).

CENTRE OF SOLAR PANEL ARRAY SITE	
LATITUDE	-16.10317° (GDA94)
LONGITUDE	145.45854° (GDA94)



**UNAPPROVED DRAWING**

**PRELIMINARY**

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S1-3, S3, S3-1 & S3-2.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015187.02	MH	MR	PRELIMINARY - 300755281W0015 VPL - LTE700 / WCDMA850	SC	RO	28.10.18	1

PROPERTY DESCRIPTION		SITE STRUCTURE CO-ORDINATES (GDA94)	
PART OF LOT 5 / RP741072 DOUGLAS SHIRE COUNCIL		GPS READING ACCURACY: ±10m CENTRE OF TOWER	
LATITUDE	-16.102271° (GDA94)	LATITUDE	-16.102271° (GDA94)
LONGITUDE	145.462860° (GDA94)	LONGITUDE	145.462860° (GDA94)

**COMPLIANCE BOX**  
COMPLETED AS PER DESIGN   
ALTERATIONS IN RED   
NAME (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



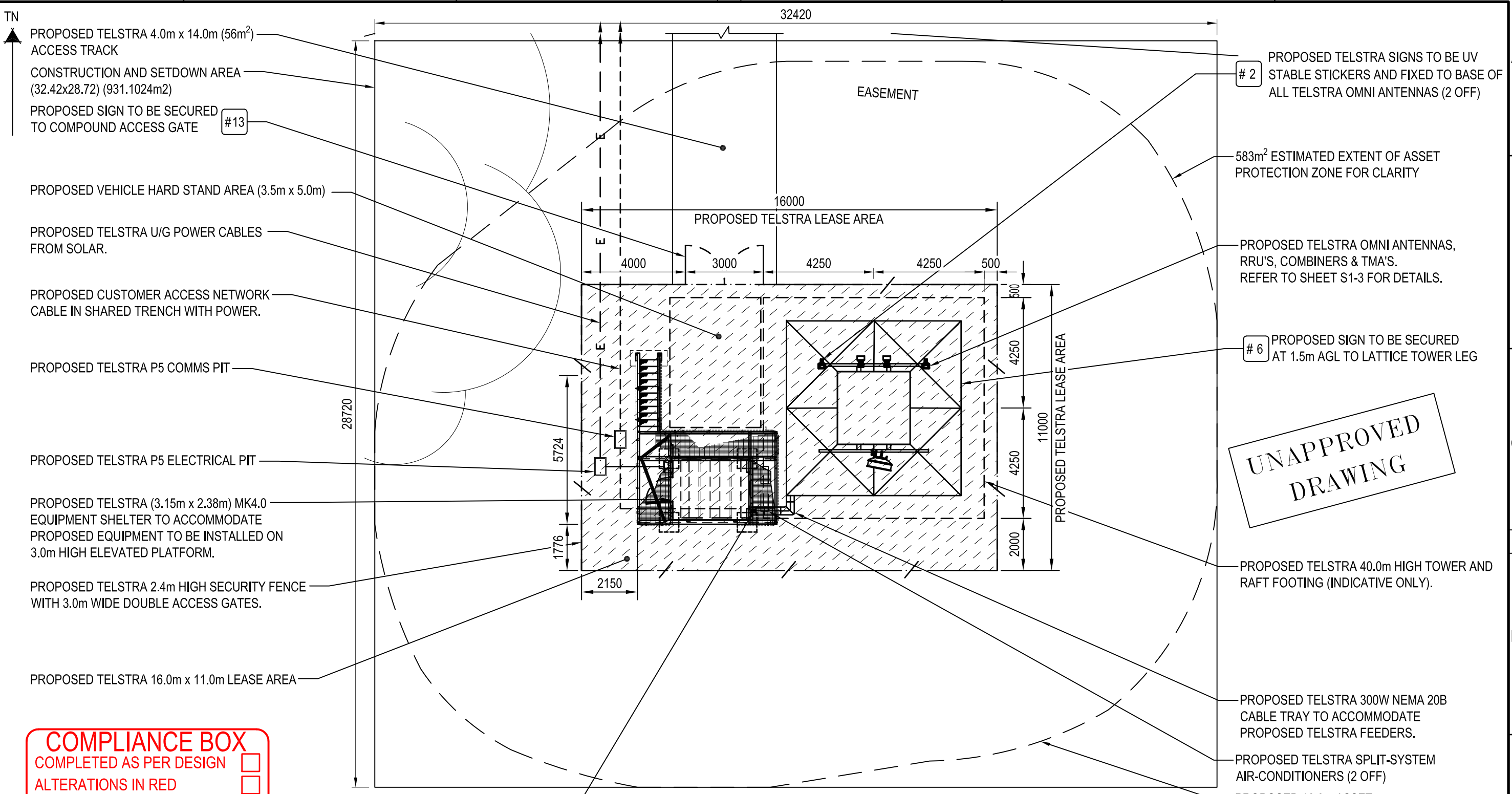
**Telstra**

**MOBILE NETWORK SITE 317746**  
**CAPE TRIBULATION**  
SITE ACCESS AND LOCALITY PLAN  
3726 CAPE TRIBULATION RD, CAPE TRIBULATION, QLD 4873

DWG NO. **Q115639** SHT NO. S1

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Plot dates: 21 May 2019 - 11:17 AM  
Telstra Networks Wireless Program Delivery Template - 017866P02 Issue 12 11/04/2016

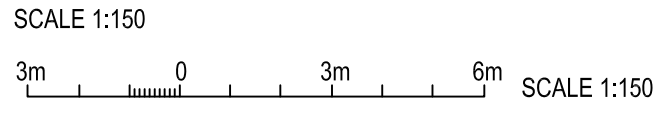


**COMPLIANCE BOX**  
 COMPLETED AS PER DESIGN   
 ALTERATIONS IN RED   
 NAME (PRINT) \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**UNAPPROVED DRAWING**

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF) TO BE INSTALLED ON SHELTER USING STANDARD MOUNT.

**SITE LAYOUT**



**NOTES :**

1. ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS (#) REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4.  PROPOSED TELSTRA LEASE AREA.
5. TOWER, HEADRAME AND ANTENNAE TO BE PAINTED MIST GREEN.

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-2, S1-3, S3, S3-1 & S3-2.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015187.02	MH	MR	PRELIMINARY - 30075528W0015 VPL - LTE700 / WCDMA850	SC	RO	28.10.18	1

**PRELIMINARY**



**MOBILE NETWORK SITE 317746**  
**CAPE TRIBULATION**  
 SITE LAYOUT  
 3726 CAPE TRIBULATION RD, CAPE TRIBULATION, QLD 4873



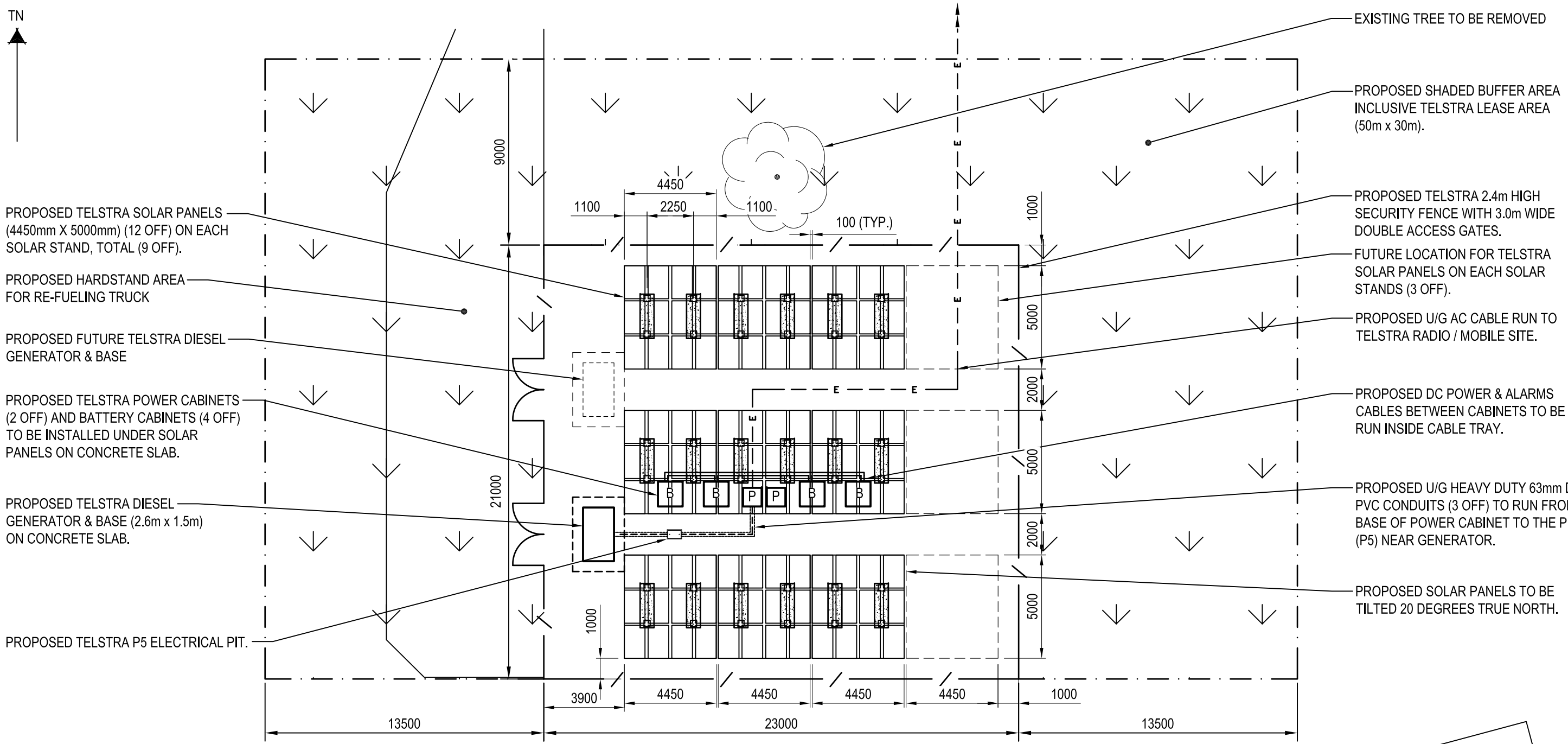
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DWG NO. **Q115639** SHT NO. S1-1

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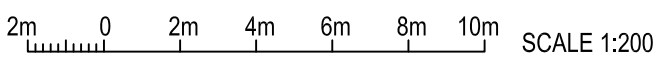
Plot date: 21 May 2019 - 10:37 AM

Telstra Networks Wireless Program Delivery Template - 017866P02 Issue 12 11/04/2016



**SITE LAYOUT (SOLAR ARRAY SITE)**

SCALE 1:200



**UNAPPROVED  
DRAWING**

**PRELIMINARY**

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-3, S3, S3-1 & S3-2.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015187.02	MH	MR	PRELIMINARY - 30075528W0015 VPL - LTE700 / WCDMA850	SC	RO	28.10.18	1

**COMPLIANCE BOX**  
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 ALTERATIONS IN RED   
 NAME (PRINT) \_\_\_\_\_  
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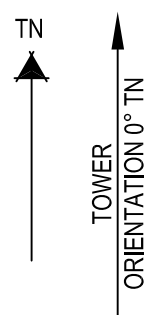
**Telstra**

**MOBILE NETWORK SITE 317746**  
**CAPE TRIBULATION**  
 SITE LAYOUT (SOLAR ARRAY SITE)  
 3726 CAPE TRIBULATION RD, CAPE TRIBULATION, QLD 4873

DWG NO. **Q115639** SHT NO. S1-2

Plot dates: 21 May 2019 - 10:37 AM

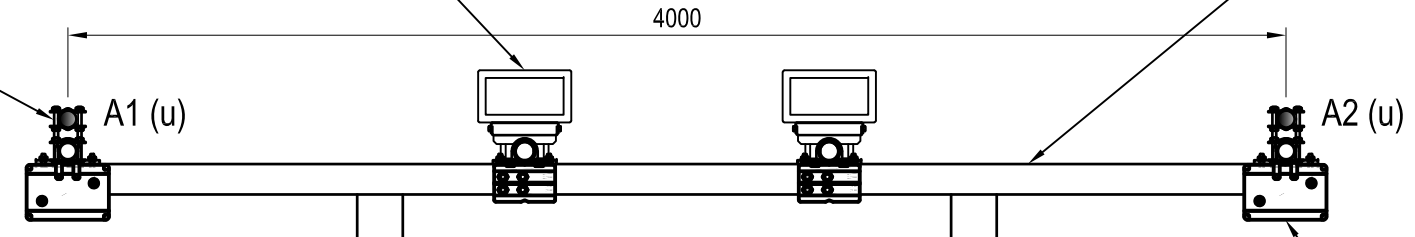
Telstra Networks Wireless Program Delivery Template - 017866P02 Issue 12 11/04/2016



PROPOSED TELSTRA LTE700 / WCDMA850 UPRIGHT OMNI ANTENNAS (2 OFF A1 & A2) TO BE INSTALLED ON PROPOSED FACE MOUNT.

PROPOSED TELSTRA LTE700 / WCDMA850 RRU'S (2 OFF) AND COMBINERS (2 OFF) TO BE INSTALLED ON PROPOSED FACE MOUNTS.

PROPOSED TELSTRA FACE MOUNT TO ACCOMMODATE PROPOSED ANTENNAS, RRU'S, COMBINERS & TMA'S.

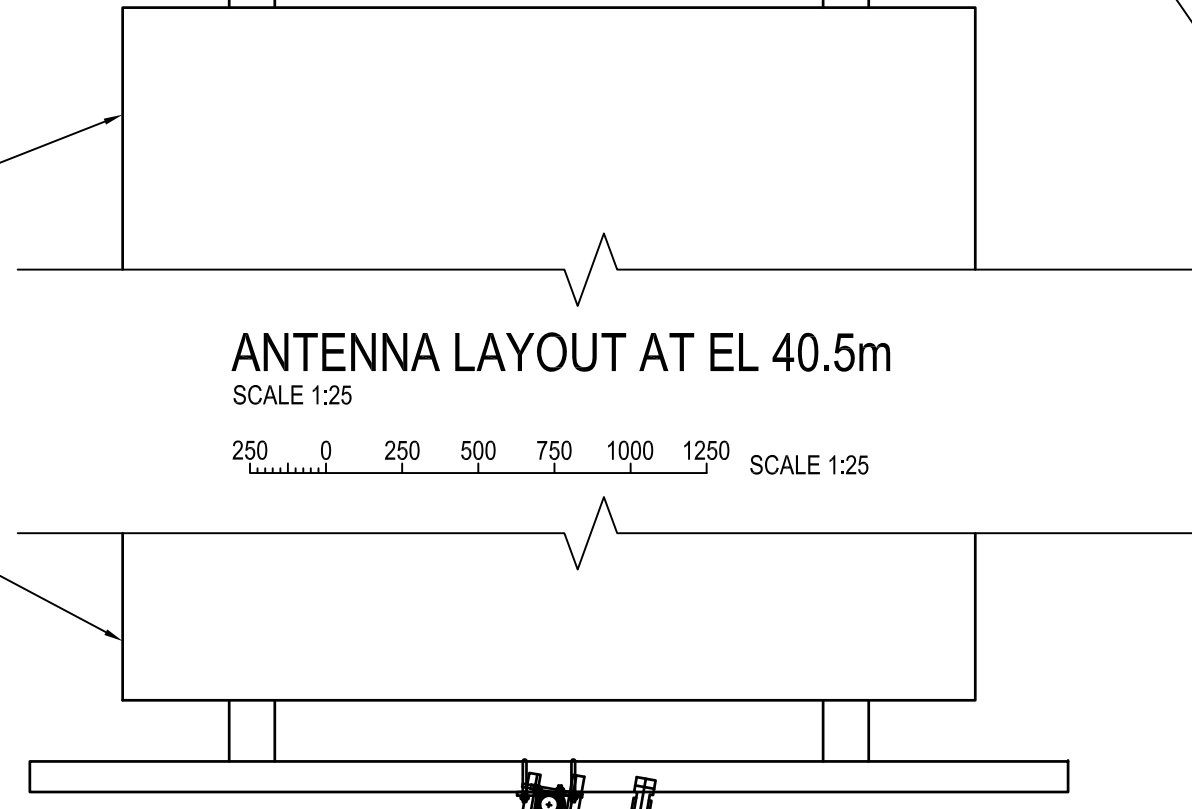
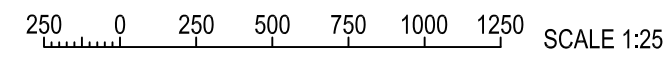


PROPOSED TELSTRA LTE700 / WCDMA850 TMA'S (2 OFF) ATTACHED ON FACE MOUNT BELOW OMNI ANTENNAS (A1 & A2)

PROPOSED TELSTRA 40.0m HIGH TYPE 195 SQUARE TOWER.

### ANTENNA LAYOUT AT EL 40.5m

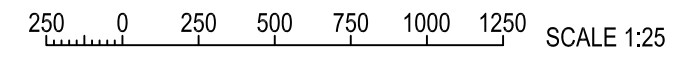
SCALE 1:25



PROPOSED TELSTRA Ø900mm DRS PARABOLIC DISH ANTENNAS (2 OFF A3 & A4) TO BE INSTALLED ON PROPOSED FACE MOUNTS.

### ANTENNA LAYOUT AT EL 30.0m & 37.0m

SCALE 1:25



**UNAPPROVED  
DRAWING**

**PRELIMINARY**

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, S3, S3-1 & S3-2.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015187.02	MH	MR	PRELIMINARY - 30075528W0015 VPL - LTE700 / WCDMA850	SC	RO	28.10.18	1

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**MOBILE NETWORK SITE 317746**  
**CAPE TRIBULATION**  
 ANTENNA LAYOUT  
 3726 CAPE TRIBULATION RD, CAPE TRIBULATION, QLD 4873

DWG NO. **Q115639** SHT NO. S1-3

Cad file: Q115639\_PD.dwg

P:\p\2019 - 1038 AM  
Telstra Networks Wireless Program Delivery Template - 077866P02 Issue 12 11/04/2016

PROPOSED TELSTRA LTE700 / WCDMA850 UPRIGHT OMNI ANTENNAS (2 OFF A1 & A2) TO BE MOUNTED ON PROPOSED FACE MOUNT.

PROPOSED TELSTRA SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (2 OFF) # 2

PROPOSED TELSTRA FACE MOUNT TO ACCOMMODATE PROPOSED ANTENNAS, RRU'S, COMBINERS & TMA'S.

PROPOSED TELSTRA LTE700 / WCDMA850 RRU'S (2 OFF) AND COMBINERS (2 OFF) TO BE INSTALLED ON PROPOSED FACE MOUNTS.

UNAPPROVED DRAWING

PROPOSED TELSTRA LTE700 / WCDMA850 TMA'S (2 OFF) ATTACHED ON FACE MOUNT BELOW OMNI ANTENNAS (A1 & A2)

▽ E.L. 40.5m  
BASE OF PROPOSED TELSTRA LTE700 / WCDMA850 OMNI ANTENNAS (2 OFF, A1 & A2)

▽ E.L. 40.0m  
TOP OF PROPOSED TOWER

▽ E.L. 38.0m  
WORK PLATFORM

▽ E.L. 37.0m  
C/L TELSTRA DRS MAIN ANTENNA (900mm PARABOLIC MICROWAVE DISH FACING ALEXANDRA RANGE)

▽ E.L. 30.0m  
C/L TELSTRA DRS DIVERSITY ANTENNA (900mm PARABOLIC MICROWAVE DISH FACING ALEXANDRA RANGE)

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT) \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES :**

1. ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. TOWER, HEADRAME AND ANTENNAS TO BE PAINTED MIST GREEN.

PROPOSED TELSTRA FEEDERS TO RUN ON PROPOSED TOWER FEEDER BRACKETS

PROPOSED TELSTRA 40.0m HIGH TYPE 195 SQUARE TOWER.

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF) TO BE INSTALLED ON PROPOSED STANDARD MOUNT.

PROPOSED TELSTRA (3.15m x 2.38m) MK4.0 EQUIPMENT SHELTER TO ACCOMMODATE PROPOSED EQUIPMENT TO BE INSTALLED ON 3.0m HIGH ELEVATED PLATFORM.

PROPOSED TELSTRA SPLIT-SYSTEM AIR-CONDITIONERS (2 OFF)

#13 PROPOSED SIGN TO BE SECURED TO COMPOUND ACCESS GATE.

▽ E.L. 3.0m  
BASE LEVEL OF ELEVATED SHELTER AND PLATFORM

PROPOSED CUSTOMER ACCESS NETWORK CABLE IN SHARED TRENCH WITH POWER.

▽ E.L. 0.0m  
GROUND LEVEL

PROPOSED TELSTRA U/G POWER CABLES FROM SOLAR.

PROPOSED TELSTRA P5 ELECTRICAL PIT

PROPOSED TELSTRA P5 COMMS PIT

PROPOSED TELSTRA 300W NEMA 20B CABLE TRAY TO ACCOMMODATE PROPOSED TELSTRA FEEDERS.

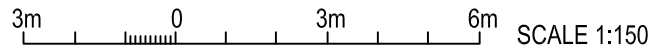
PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO LATTICE TOWER LEG # 6

PROPOSED TELSTRA 2.4m HIGH SECURITY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATE.

PROPOSED TELSTRA 8500 SQUARE RAFT FOOTING (INDICATIVE ONLY).

**NORTH ELEVATION**

SCALE 1:150



PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, S1-3, S3-1 & S3-2.

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4015187.02	MH	MR	PRELIMINARY - 30075528W0015 VPL - LTE700 / WCDMA850	SC	RO	28.10.18	1



**MOBILE NETWORK SITE 317746**  
**CAPE TRIBULATION**  
NORTH ELEVATION  
3726 CAPE TRIBULATION RD, CAPE TRIBULATION, QLD 4873

DWG NO. **Q115639** SHT NO. **S3**



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A3V

Plot date: 21 May 2019 - 10:38 AM

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**UNAPPROVED  
DRAWING**



EXISTING TREE TO BE REMOVED.

PROPOSED TELSTRA SOLAR PANELS (5040mm x 5040mm) (12 OFF) ON EACH SOLAR STAND, TOTAL (9 OFF).

PROPOSED FUTURE SOLAR ARRAY STANDS (3-OFF) (12-OFF PANELS) EACH.

PROPOSED TELSTRA 2.4m HIGH SECURITY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATES.

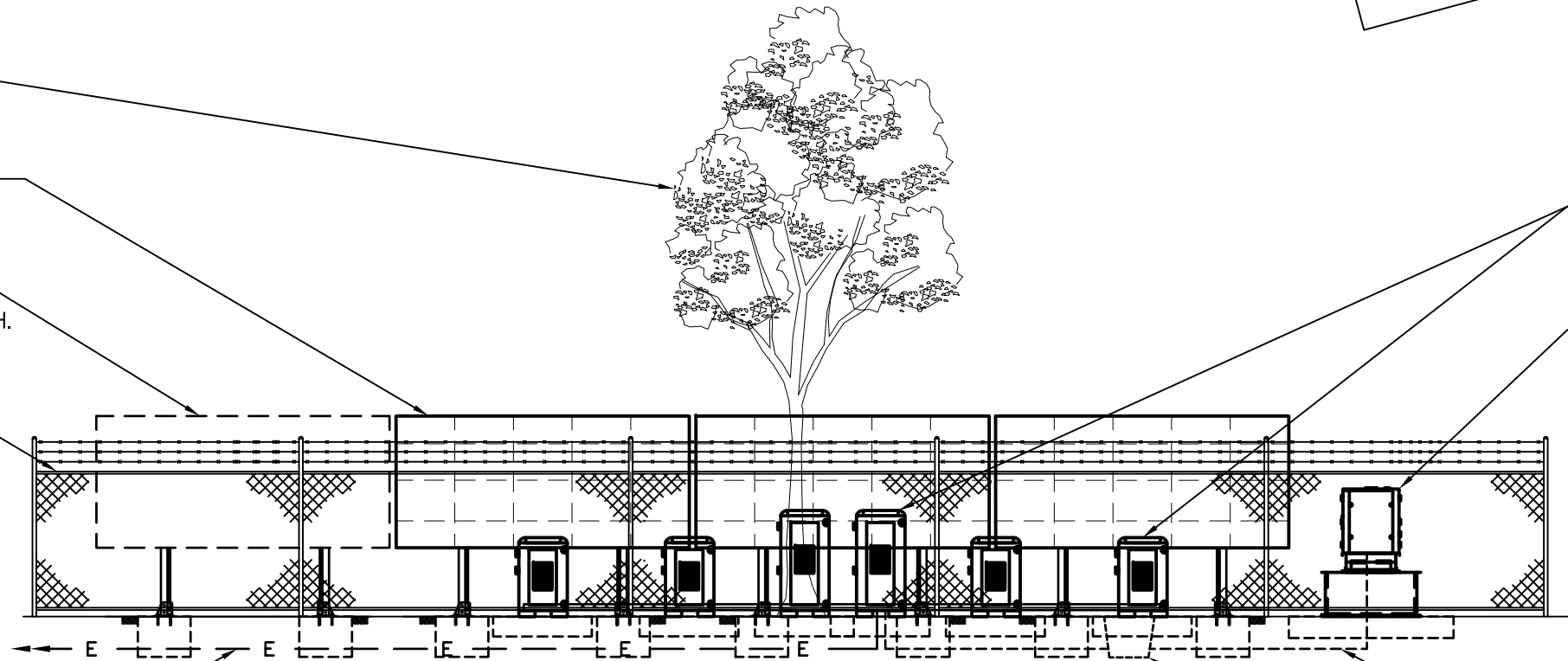
PROPOSED U/G AC CABLE RUN TO TELSTRA RADIO / MOBILE SITE.

PROPOSED TELSTRA POWER CABINETS (2 OFF) AND BATTERY CABINETS (4 OFF) TO BE INSTALLED UNDER SOLAR PANELS ON CONCRETE SLAB.

PROPOSED TELSTRA DIESEL GENERATOR & BASE (3.6m x 2.5m) ON CONCRETE SLAB

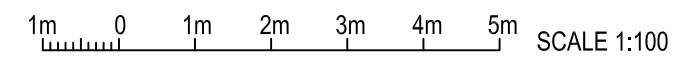
PROPOSED U/G HEAVY DUTY 63mm DIA PVC CONDUITS (3 OFF) TO RUN FROM BASE OF POWER CABINET TO THE PIT (P5) NEAR GENERATOR.

PROPOSED TELSTRA P5 ELECTRICAL PIT.



### NORTH ELEVATION (SOLAR ARRAY SITE)

SCALE 1:100



**PRELIMINARY**

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, S1-3, S3 & S3-2.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015187.02	MH	MR	PRELIMINARY - 300755281W0015 VPL - LTE700 / WCDMA850	SC	RO	28.10.18	1



**MOBILE NETWORK SITE 317746**  
**CAPE TRIBULATION**  
 NORTH ELEVATION (SOLAR ARRAY SITE)  
 3726 CAPE TRIBULATION RD, CAPE TRIBULATION, QLD 4873

**COMPLIANCE BOX**  
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DWG NO. **Q115639** SHT NO. S3-1

Cad file: Q115639\_PD.dwg

Pkt dslr: 21 May 2019 - 10:38 AM  
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TELSTRA ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS UNA010F-0 OMNI Ø56 x 3414mm	INSTALL	40.5m	0°	S0: LTE700 / S0: WCDMA850
A2	ARGUS UNA010F-0 OMNI Ø56 x 3414mm	INSTALL	40.5m	0°	S0: LTE700 / S0: WCDMA850
A3	TELSTRA DRS PARABOLIC DISH ANTENNA (900mm)	INSTALL	37.0m	190°	DRS TO ALEXANDRA RANGE RT
A4	TELSTRA DRS PARABOLIC DISH ANTENNA (900mm)	INSTALL	30.0m	190°	DRS TO ALEXANDRA RANGE RT
A200	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	BASE OF GPS 5.9m	0°	-

**COMPLIANCE BOX**

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT) \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

UNAPPROVED  
DRAWING

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, S1-3, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015187.02	MH	MR	PRELIMINARY - 30075528W0015 VPL - LTE700 / WCDMA850	SC	RO	28.10.18	1

**MOBILE NETWORK SITE 317746**  
**CAPE TRIBULATION**  
ANTENNA CONFIGURATION TABLE  
3726 CAPE TRIBULATION RD, CAPE TRIBULATION, QLD 4873

DWG NO. **Q115639** SHT NO. S3-2



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# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26322517

Search Date: 30/06/2017 14:38

Title Reference: 21306090

Date Created: 17/12/1985

Previous Title: 20906061

## REGISTERED OWNER

Dealing No: 718070238 07/06/2017

IVORY RIDGE PTY LTD A.C.N. 006 985 039

TRUSTEE

UNDER INSTRUMENT 718070238

## ESTATE AND LAND

Estate in Fee Simple

LOT 5 REGISTERED PLAN 741072  
Local Government: DOUGLAS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20906061 (POR 5)
2. SURVEY PLAN No 601009934 (T758970C) 04/05/1994 at 10:44 surveys part of the land into PROPOSED EASEMENT A ON RP 860983
3. EASEMENT No 601009937 (T758973J) 04/05/1994 at 10:45 burdening the land to LOT 14 ON SR135
4. MORTGAGE No 718070239 07/06/2017 at 12:28 NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

## ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
714102846	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	10/10/2011 11:09	CURRENT
714160421	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	14/11/2011 13:13	CURRENT

UNREGISTERED DEALINGS - NIL

## CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]  
Requested By: D-ENQ CITEC CONFIRM



Our reference: 1903-10321 SPL  
Your reference: Cape Tribulation CJTU 4015187.01

15 April 2019

Telstra Corporation Limited  
C/- Visionstream Australia Pty Ltd  
Level 1, 10 Browning Street  
West End QLD 4101  
daniel.park@visionstream.com.au

Attention: Daniel Park

Dear Sir/Madam

### **Pre-lodgement meeting record**

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting in addition to providing further advice prepared subsequent to the meeting. This record provides advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this advice is provided in good faith, if the proposal is changed from that which was discussed with the department during the pre-application meeting, this advice is not binding.

### **Reference information**

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Departmental role:	Referral agency
Departmental jurisdiction:	<p><b>Schedule 10, Part 3, Division 4, Table 3, Item 1</b> – Native vegetation clearing</p> <p><b>Schedule 10, Part 17, Division 3, Table 6, Item 1</b> –Coastal management district (if applicable)</p> <p><b>Schedule 10, Part 20, Division 4, Table 3, Item 1</b> – Wetland protection area (if applicable)</p>

Pre-lodgement meeting date: 4 April 2019

## Meeting attendees:

Name	Position	Organisation
Joanne Manson	Principal Planning Officer	Department of State Development, Manufacturing, Infrastructure and Planning
Bec Turner	Student Planning Officer	Department of State Development, Manufacturing, Infrastructure and Planning
Dan Garnett (via teleconference)	Principal Environmental Officer	Department of Environment and Science
Gus McLaurin	Natural Resource Management Officer	Department of Natural Resources, Mines and Energy
Daniel Park (via teleconference)	Senior Planner	Visionstream Australia Pty Ltd
Elizabeth Wasiel (via teleconference)	Planner	Visionstream Australia Pty Ltd
Ryan O'Leary (via teleconference)	Regional SAED Manager	Visionstream Australia Pty Ltd
Patrick Kerruish (via teleconference)	Property Consultant	Visionstream Australia Pty Ltd
Gail Lennox (via teleconference)	Senior Compliance Analyst Land Access	Telstra

**Location details**

Street address:	3726 Cape Tribulation Road, Cape Tribulation
Real property description:	Lot 5 on RP741072
Local government area:	Douglas Shire Council

**Details of proposal**

Development type:	Material change of use
Development description:	Telecommunications facility

**Supporting information**

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Pre-lodgement request report	Visionstream Australia Pty Ltd	March 2019	Cape Tribulation CJTU 4015187.01	1.1
Mobile Network Site 317746 Cape Tribulation, Site Access and Location Plan	Visionstream Australia Pty Ltd	28.10.18	Q115639 S1	1
Mobile Network Site 317746 Cape Tribulation, Site Layout	Visionstream Australia Pty Ltd	28.10.18	Q115639 S1-1	1

Mobile Network Site 317746 Cape Tribulation, Site Layout (Solar Array Site)	Visionstream Australia Pty Ltd	28.10.18	Q115639 S1-2	1
Mobile Network Site 317746 Cape Tribulation (Antenna Layout)	Visionstream Australia Pty Ltd	28.10.18	Q115639 S1-3	1
Mobile Network Site 317746 Cape Tribulation (North Elevation)	Visionstream Australia Pty Ltd	28.10.18	Q115639 S3	1
Mobile Network Site 317746 Cape Tribulation (North Elevation – Solar Array Site)	Visionstream Australia Pty Ltd	28.10.18	Q115639 S3-1	1
Mobile Network Site 317746 Cape Tribulation (Antenna Configuration Table)	Visionstream Australia Pty Ltd	28.10.18	Q115639 S3-2	1
State Assessment and Referral Agency Lot plan report	Queensland Government (Department of State Development, Manufacturing, Infrastructure and Planning)	21/03/2019	Lot Plan 5RP741072	-

### Meeting minutes

Item	Topics	Action
<b>Proposal</b>		
1.	<p>The proposed development is being undertaken under the Federal Government Mobile Black Spot Program.</p> <p>The proposed telecommunications facility provides essential community services to the residents of Cape Tribulation. The subject site will also provide for wired phone connections in the area through a standard copper network, required due to the decommissioning of a nearby Telstra exchange in mid-2020.</p> <p>The location of the compound is constrained largely by the technological requirements of telecommunications facilities and moderately by the need to balance amenity impacts.</p> <p>Proposal involves:</p> <ul style="list-style-type: none"> <li>• Solar panel array</li> <li>• 40 metre lattice tower</li> <li>• New access track between the tower and an existing access track</li> </ul>	
<b>Meeting discussion</b>		
2.	<p><b>Proponent</b></p> <ul style="list-style-type: none"> <li>• Base stations need to be connected to the wider telecommunications network.</li> <li>• To connect via 'line-of-sight'.</li> <li>• Only one tower to the south provides line-of-sight, due to mountainous/coastal area, few options for location.</li> <li>• Solar panel array has been located to avoid regulated vegetation.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Critical project for the area to maintain communications in the area.</li> </ul>	
3.	<p><b>Department of Environment and Science</b> <i>Interest: Coastal management district</i></p> <ul style="list-style-type: none"> <li>• Tower is within erosion prone area, important that it is designed to withstand erosion, will require extensive footings.</li> <li>• The final preferred location should be as far landward (within erosion prone area) as possible.</li> <li>• If the proposal involves more than 1,000m<sup>3</sup> filling or excavation, or greater than 1000m<sup>2</sup> of native vegetation clearing the proposed application will trigger referral agency assessment.</li> <li>• Proponent indicated that more than 1000m<sup>2</sup> of vegetation may be required.</li> <li>• Development application will be assessed against the State Development Assessment Provisions, State code 8: Coastal management district and tidal works.</li> <li>• Trenching for cables is not considered tidal works.</li> <li>• Filling on land above the high water mark it is not considered reclamation.</li> <li>• Excavation of land under the high water mark is not considered reclamation.</li> <li>• Refer to the definitions for tidal waters, tidal works and reclamation under the Coastal Management Act.</li> <li>• Erosion and sediment control measures are likely to be conditioned.</li> <li>• Proposed development is in a high-risk area for protected plants. May require a permit under the Nature Conservation Act.</li> </ul> <p><i>Interest: Wetland protection area</i></p> <ul style="list-style-type: none"> <li>• If operational work is high impact earthworks will trigger referral agency assessment.</li> <li>• Development application will be assessed against State Development Assessment Provisions, State code 9: Wetland protection area.</li> <li>• Solar array is outside the erosion prone area and outside main areas of matters of environmental significance.</li> <li>• Proponent indicated the extent of cut and fill will be under 100m<sup>3</sup> and therefore not considered high impact earthworks.</li> <li>• Tower is not in wetland however is located within the wetland buffer area.</li> <li>• If triggered for referral, will need to demonstrate the impacts on the wetland have been firstly avoided, minimised and mitigated.</li> <li>• Need to consider the change in flow of water in relation to the wetland caused by structures.</li> </ul>	
4.	<p><b>Department of Natural Resources, Mines and Energy</b> <i>Interest: Native vegetation clearing</i></p> <ul style="list-style-type: none"> <li>• Premises is mapped as containing: <ul style="list-style-type: none"> <li>o least concern, of concern and endangered regional ecosystems</li> <li>o essential habitat</li> <li>o watercourse/drainage feature and wetland</li> </ul> </li> <li>• The tallest tree heights in the mapped regional ecosystems (REs) ranges from 25m to 30m, requiring a firebreak/safety buffer distance of between 39m and 45m (1.5 times the height of vegetation).</li> <li>• This may result in potential clearing within a category B area, requiring referral for assessment of impacts on native vegetation.</li> <li>• Require a relevant purpose determination (section 22A of the Vegetation Management Act) prior to lodging development application.</li> </ul>	<p>SARA to include advice on the 22A relevant purpose application process in its final</p>

<ul style="list-style-type: none"> <li>• Application will be assessed against State Development Assessment Provisions, State code 16: Native vegetation clearing.</li> <li>• Application should include evidence of the tallest adjacent tree to the proposed infrastructure.</li> <li>• If recorded tree heights measure less than the above-mentioned heights, a reduced firebreak/safety buffer is required.</li> <li>• If this reduced buffer can be outside category B area, referral would not be required.</li> <li>• DNRME confirmed that buffers are calculated from built infrastructure, not from footprint or fencing.</li> <li>• Application should address impacts on essential habitat, wetlands, salinity and endangered and of concern vegetation in response to State code 16.</li> <li>• Salinity testing of soils can be done through geotechnical assessment. Soil salinity management manual may assist.</li> </ul>	<p>meeting record.</p> <p>DNRME to provide link to Soil salinity management manual link to SARA.</p>
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It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

The following information is provided as further advice prepared subsequent to the meeting and is valid for a period of nine months from the date of issue, unless a change in legislation or policy occurs that would affect the pre-lodgement advice.

<b>Native vegetation clearing</b>	
1.	<p>The proposed development area is mapped as containing the following features:</p> <ul style="list-style-type: none"> <li>• Category B area (containing least concern, of concern, endangered regional ecosystems)</li> <li>• Category C area (containing least concern, of concern, endangered regional ecosystems)</li> <li>• Category R area (regrowth watercourse and drainage feature area)</li> <li>• Category X area</li> <li>• Essential Habitat as shown on the essential habitat map for: <ul style="list-style-type: none"> <li>o southern cassowary</li> <li>o Australian laceid [frog]</li> <li>o spotted-tailed quoll</li> <li>o <i>Tristellateia australasiae</i> (shower of gold [plant]); and</li> <li>o orange cling goby [fish]</li> </ul> </li> <li>• A watercourse/drainage feature as shown on the vegetation management watercourse and drainage feature map; and</li> <li>• Wetlands as shown on the vegetation management wetlands map.</li> <li>• There are numerous mapped regional ecosystems on the lot.</li> </ul> <p>Information on the premises is available through:</p> <ul style="list-style-type: none"> <li>• <a href="#">Queensland Globe</a></li> <li>• A vegetation management report which includes relevant property information and a series of maps and supporting information outlining the requirements for clearing vegetation on this land. The report can be requested <a href="#">online</a>.</li> <li>• The <a href="#">Regional Ecosystem Database</a>.</li> </ul> <p>A material change of use for a development application which involve native vegetation clearing are made up of two stages.</p>

	<p><u>Stage 1</u></p> <p>Prior to submitting the development application to clear native vegetation, the proponent must first obtain written confirmation from the Department of Natural Resource, Mines and Energy that the proposed development is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i>.</p> <p>An application for the relevant purpose determination must be made directly to the Department of Natural Resources, Mines and Energy. The <a href="#">Relevant Purpose Determination Application Form</a> can be emailed to <a href="mailto:northvegetation@dnrme.qld.gov.au">northvegetation@dnrme.qld.gov.au</a>. There is no fee for a relevant purpose determination.</p> <p>The written request should include the following information:</p> <ul style="list-style-type: none"> <li>• the purpose and details of the vegetation clearing</li> <li>• where the proposed development is to be located and why this location was chosen</li> <li>• why the development is necessary, and</li> <li>• evidence that the clearing associated with the development cannot be reasonably avoided or minimised.</li> </ul> <p>For more information or assistance in applying for a section 22A relevant purpose determination, please contact the Department of Natural Resources, Mines and Energy on 4447 9153.</p> <p><u>Stage 2</u></p> <p>Once the Department of Natural Resources, Mines and Energy has determined that the section 22A of the <i>Vegetation Management Act 1999</i> requirements have been met, the development application can be lodged with the assessment manager. Evidence of the relevant purpose determination must be submitted with the development application.</p>
2.	<p>The proposed development application will be assessed against the current State Development Assessment Provisions, State code 16: Native vegetation clearing, Table 16.2.2: PO1 – PO4, Table 16.2.3: PO7, PO11, PO16, PO20, PO22 – PO24, PO27. <b>Attachment 1</b> provides information on how a material change of use application is assessed for native vegetation clearing.</p> <p>The Department of Natural Resources, Mines and Energy has prepared <a href="#">guidance material</a> to assist applicants in addressing the State code 16. Particular attention should be paid to the following performance outcomes:</p> <p><b>PO1</b> – Clearing and adverse impacts of clearing has been reasonably avoided or reasonably minimised</p> <p>The development application must be able to demonstrate:</p> <ul style="list-style-type: none"> <li>• The development has first reasonably avoided, and then reasonably minimised the impacts of development</li> <li>• Why the clearing is necessary; and,</li> <li>• Why the clearing is proposed in the regulated vegetation if there are suitable alternative sites available.</li> </ul> <p><b>PO7</b> – Wetlands</p> <p>Wetlands shown on the vegetation management wetlands map are located on the premises. In addressing this performance outcome the application should either:</p>

<ul style="list-style-type: none"> <li>• Address AO7.1 by demonstrating that clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• Address AO7.2 by demonstrating that clearing within 100 metres of any natural wetland:             <ol style="list-style-type: none"> <li>1. Does not occur within 50 metres of the defining bank of any natural wetland; and</li> <li>2. Does not exceed widths in table 16.3.1 in this code.</li> </ol> </li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• Address AO7.3 by demonstrating that where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland (matter of state environmental significance).</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• Provide evidence to demonstrate that the development can meet PO7 by demonstrating that clearing maintains the current extent of vegetation associated with any natural wetland to protect:             <ol style="list-style-type: none"> <li>1. Bank stability by protecting against bank erosion</li> <li>2. Water quality by filtering sediments, nutrients and other pollutants</li> <li>3. Aquatic habitat; and</li> <li>4. Terrestrial habitat.</li> </ol> </li> </ul> <p><b>PO16</b> – the proposed development may impact on landscape connectivity. In addressing this performance outcome the development application should either:</p> <ul style="list-style-type: none"> <li>• Address AO16.1 by providing evidence to demonstrate that clearing occurs in accordance with Table 16.3.3 of State code 16: Native Vegetation Clearing.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• Provide evidence to demonstrate that the development can meet PO16. In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes.</li> </ul> <p><b>PO22</b> – In addressing this performance outcome the development application must provide evidence to demonstrate that the development does not contribute to or accelerate land degradation through waterlogging, or through the salinisation of groundwater, surface water or soil.</p> <p>The Salinity management handbook is available on Queensland Government publications <a href="#">website</a>.</p> <p><b>PO23</b> – of concern regional ecosystems are mapped on the premises. In addressing this performance outcome the development application should either:</p> <ul style="list-style-type: none"> <li>• Address AO23.1 by demonstrating that clearing does not occur in an of concern regional ecosystem.</li> </ul>
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	<p>OR</p> <ul style="list-style-type: none"> <li>Address AO23.2 by demonstrating that clearing in an of concern regional ecosystem does not exceed the width or area prescribed in table 16.3.1 of this code.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Address AO23.3 by demonstrating that where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of, of concern regional ecosystems (a matter of state environmental significance).</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Provide evidence to demonstrate that the proposed development maintains the current extent of, of concern regional ecosystems.</li> </ul> <p><b>PO24</b> – Essential habitat for the following species is mapped on the premises:</p> <ul style="list-style-type: none"> <li>southern cassowary</li> <li>Australian laceid [frog]</li> <li>spotted-tailed quoll</li> <li><i>Tristellateia australasiae</i> (shower of gold [plant])</li> <li>orange cling goby [fish]</li> </ul> <p>In addressing this performance outcome the development application should either:</p> <ul style="list-style-type: none"> <li>Address AO24.1 by demonstrating that clearing does not occur in essential habitat.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Address AO24.2 by demonstrating that clearing in essential habitat does not exceed the widths or areas prescribed in table 16.3.1 of this code.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Address AO24.3 by demonstrating that where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Provide evidence to demonstrate that the development can meet PO24 where clearing does not occur in essential habitat, or where this is not reasonably possible, the proponent rehabilitates the cleared area.</li> </ul>
<b>Coastal management district</b>	
3.	<p>The proposed material change of use involving operational work in the coastal management district will trigger referral agency assessment if the operational work involves:</p> <p>(a) operational work that—</p> <ol style="list-style-type: none"> <li>is carried out completely or partly in an erosion prone area in a coastal management district; and</li> <li>is extracting, excavating or filling 1,000m<sup>3</sup> or more, or clearing native vegetation from an area of 1,000m<sup>2</sup> or more.</li> </ol> <p>If the proposal triggers referral agency assessment, the proposed development will be</p>



	<p>assessed against the current State Development Assessment Provisions, State code 8: Coastal development and tidal works.</p> <p>The Department of Environment and Science has prepared <a href="#">guidance material</a> to assist applicants in addressing the relevant provisions of State code 8.</p> <p>The proposed telecommunications tower site is within the erosion prone area and within close proximity to a high ecological significant wetland. When addressing performance outcomes 3, 4 and 16 of State code 8, the development application should provide a justification for the location of the telecommunications tower and why it cannot be located further landward.</p> <p><b>Matters of state environmental significance</b></p> <p>Matters of state environmental significance have been identified within premises, specifically Category C regulated vegetation and essential habitat.</p> <p>To address performance outcome 16 of State code 8, you will be required to determine if there are any matters of state environmental significance on or adjacent to the proposed development site.</p> <p>Where matters of state environmental significance are identified:</p> <ul style="list-style-type: none"> <li>• provide a targeted assessment to ground truth any matters of state environmental significance identified;</li> <li>• demonstrate how the development avoids adverse impacts on each matters of state environmental significance to the greatest extent practicable;</li> <li>• where the above is not reasonably possible, demonstrate how impacts on matters of state environmental significance have or will be minimised and/or mitigated to the greatest extent practicable;</li> <li>• demonstrate whether the development will have a significant residual impact on any identified matters of state environmental significance using the department's <a href="#">Significant Residual Impact Guideline</a>. An assessment will need to be undertaken for each matter of state environmental significance to determine whether the proposed development will result in a significant residual impact; and</li> <li>• identify any potential offset obligation in accordance with performance outcome 16(3).</li> </ul> <p>The following tools may be helpful for a desktop analysis and assessment:</p> <ul style="list-style-type: none"> <li>• <a href="#">DES Environmental Reports Online</a></li> <li>• <a href="#">Regulated Vegetation Mapping</a></li> <li>• <a href="#">Map of Referable Wetlands</a></li> <li>• <a href="#">WetlandInfo</a></li> <li>• <a href="#">Protected Plants Flora Survey Trigger Map</a></li> <li>• <a href="#">Species List</a></li> <li>• <a href="#">Queensland Wetland Buffer Guideline</a></li> <li>• <a href="#">State Planning Policy interactive mapping</a></li> </ul>
<b>Wetland protection area</b>	
4.	<p>The proposed material change of use involving operational works in the wetland protection area will trigger referral agency assessment if:</p> <ol style="list-style-type: none"> <li>(a) all or part of the premises are in a wetland protection area; and</li> <li>(b) the material change of use involves operational work that is high impact earthworks in a wetland protection area.</li> </ol>

	<p>High impact earthworks means operational work that changes the form of land, or involves placing a structure on land, in a way that diverts water to or from a wetland in a wetland protection area and involves excavating or filling—</p> <ol style="list-style-type: none"> <li>i. if the work is carried out in the wetland or within 200m of the wetland—more than 100m<sup>3</sup>; or</li> <li>ii. otherwise—more than 1,000m<sup>3</sup>.</li> </ol> <p>As described in Schedule 24 of the <a href="#">Planning Regulation 2017</a>, high impact earthwork does include operational work in tidal water . All efforts should be made to avoid development in tidal water.</p> <p>At the development application stage, it is recommended you include relevant plans showing the levels of the premises with respect to mean high water springs. Any excavation work that impacts tidal waters will likely require an operational work tidal works approval. The <a href="#">Coastal Protection and Management Act 1995</a> defines tidal works.</p> <p>If the proposal triggers referral agency assessment for high impact earthworks in the wetland protection area, the proposed development will be assessed against the current State Development Assessment Provisions, State code 9: Great Barrier Reef wetland protection areas.</p> <p>The Department of Environment and Science has prepared <a href="#">guidance material</a> to assist applicants in addressing the relevant provisions of State code 9.</p>
<b>Relevant plans and information (coastal and wetland protection area)</b>	
5.	<p>The development application should include a detailed description of the proposed development, including a clear explanation detailing why the works are proposed and a description of the existing site conditions of the proposed development location. In particular, the following documentation should be provided:</p> <ul style="list-style-type: none"> <li>• description of the land intended to be developed, including the property address, tenure and real property description of the land; and</li> <li>• description of the development, including: <ul style="list-style-type: none"> <li>o location of all built structures, or structures to be modified or demolished, as a result of the proposed development</li> <li>o description of any operational works occurring on site including expected timeframes</li> <li>o any machinery to be used or stored on the site</li> <li>o staging of the development if applicable</li> </ul> </li> <li>• detailed and appropriately scaled drawings and/or plans which clearly identify the location of proposed development, including: <ul style="list-style-type: none"> <li>o adjacent real property boundaries;</li> <li>o adjacent riverbanks, walls, sandbanks, structures, the limit of vegetation, and/or other principal features of the immediate area;</li> <li>o relevant tidal planes (e.g. Highest Astronomical Tide, Mean High Water Springs);</li> <li>o the location and setting out details for cross-sections; and</li> </ul> </li> </ul>

	<p>o any other information required to accurately define the area and to allow the site to be readily identified from the plan.</p> <p>All plans/drawings should include title, date and numbering suitable to identify the plan and should be mapped to GDA94 projection.</p>
<b>State Development Assessment Provisions</b>	
6.	<p><a href="#">State Development Assessment Provisions</a> version 2.4 took effect on 16 November 2018. To assist applicants in preparing a development application the department has prepared <a href="#">SDAP version 2.4 response templates</a>.</p> <p>An application that complies with all applicable acceptable outcomes is considered to satisfy the corresponding performance outcome. If an application does not comply with one or more of the applicable acceptable outcomes, compliance with the performance outcome should be demonstrated.</p>
<b>Development assessment fees</b>	
7.	<p>The <a href="#">Planning Regulation 2017</a> prescribes the current assessment fees where SARA is the assessment manager and/or referral agency.</p> <ul style="list-style-type: none"> <li>• Schedule 10, Part 3, Division 4, Table 3, Item 8(b) – Native vegetation clearing, the current assessment fee is \$6,479.00.</li> <li>• Schedule 10, Part 17, Division 3, Table 6, Item 8(b) –Coastal management district (if applicable), the current fee is \$3,240.00</li> <li>• Schedule 10, Part 20, Division 4, Table 3, Item 8 – Wetland protection area (if applicable), the current fee is \$3,240.00</li> </ul> <p>As fees are subject to change, it is recommended you check the current Planning Regulation prior to lodging the development application with the department.</p>
<b>Further pre-lodgement advice</b>	
8.	<p>To request further pre-lodgement advice please use the 'related actions' tab in the 1903-10321 SPL MyDAS2 record and select 'Request more pre-lodgement advice from SARA'. You will be given an option to select either a meeting or written advice.</p>
<b>Other advice – Outside of SARA's jurisdiction</b>	
<b>Regulated vegetation - Category C and Category R areas</b>	
9.	<p>Clearing vegetation to the extent the clearing is in any Category C or Category R areas is not for a relevant purpose under the <i>Vegetation Management Act 1999</i>. Accordingly clearing of vegetation in these areas cannot be approved under a development approval.</p> <p>If your proposed development includes clearing vegetation in any Category C or Category R areas you should ensure this clearing can be undertaken as exempt clearing work or in accordance with an Accepted Development Vegetation Clearing Code (ADVCC).</p> <p>Clearing vegetation in any Category C or Category R areas that is not exempt or in accordance with an ADVCC is prohibited development.</p> <p>Information on exempt clearing work or ADVCCs is available online at <a href="http://www.qld.gov.au">www.qld.gov.au</a> (search 'exempt clearing work' or 'accepted development vegetation clearing codes').</p>
<b>Nature Conservation Act 1992</b>	
10.	<p>In Queensland, all native plants are considered "protected plants" under the <i>Nature</i></p>

	<p><i>Conservation Act 1992</i>. Anyone proposing to clear protected plants 'in the wild' for any reason may require a permit from the Department of Environment and Science.</p> <p>Prior to any clearing of protected plants, a person must check the flora survey trigger map to determine if the clearing is within a high risk area. This trigger map is available as part of the Vegetation Management Report which can be accessed on Queensland Government's <a href="#">website</a>.</p> <p>In a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants ('EVNT plants') and their supporting habitat.</p> <p>The Department of Environment and Science can be contacted via email at <a href="mailto:palm@des.qld.gov.au">palm@des.qld.gov.au</a> or by contacting 1300 130 372 for information regarding clearing requirements under the <i>Nature Conservation Act 1992</i> protected plant framework.</p> <p>Further information on protected plants can be found in the Department of Environment and Science's <a href="#">Operational Policy</a>.</p>
<b><i>Environment Protection and Biodiversity Conservation Act 1999</i></b>	
11.	<p>Approval may be required under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> for certain actions or activities that affect the environment.</p> <p>For further information visit the Australian Government Department of Environment and Energy website at <a href="http://www.environment.gov.au/epbc/do-you-need-approval">www.environment.gov.au/epbc/do-you-need-approval</a>, or alternatively, contact the Department of Environment and Energy on 1800 803 772 for more information.</p>

For further information please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 40373228 or via email [CairnsSARA@dsgmip.qld.gov.au](mailto:CairnsSARA@dsgmip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)

Enc: **Attachment 1** – Native vegetation clearing assessment

## Attachment 1 - Native vegetation clearing assessment

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The following matters are considered in the assessment of a material change of use application:

- (1) Clearing that will result from the change of use, consisting of any of the following:
  - (a) Clearing to construct built infrastructure—including buildings, stormwater management systems, water supply and sewerage systems—that are proposed as part of the material change of use application
  - (b) Clearing for roads, vehicle parking, vehicle and pedestrian access, utilities corridors, services, fences, fire breaks and fire management lines
  - (c) Clearing that may not be necessary for developing infrastructure but is associated with the use applied for.
- (2) Clearing that will become exempt if the development application is approved. This includes any of the following examples:
  - (a) Clearing for routine management and essential management purposes associated with the approved development including clearing to maintain proposed infrastructure, facilities, roads, access routes, utilities, services and fences, and clearing to maintain the safety of persons and property that will be associated with the development
  - (b) Clearing for necessary firebreaks and fire management lines and safety buffers associated with the development. This will be assessed as follows:
    - (i) All built infrastructure other than underground services, roads and fences will be assessed as requiring clearing for firebreaks and safety buffers with a width of 20 metres or 1.5 times the height of the tallest adjacent tree to the infrastructure, whichever is the greater. The extent of the clearing assessed will include any vegetation that may be cleared for fire breaks distances and safety buffers on adjoining land. Data from CORVEG shows that the tallest tree heights in the mapped regional ecosystems ranges from 25m to 30m, requiring a firebreak/safety buffer distance of between 39m and 45m. If the applicant can demonstrate that the tallest adjacent tree to the proposed infrastructure measures less than the above mentioned heights, a reduced firebreak/safety buffer would be required.
    - (ii) All proposed allotment boundaries will be assessed as requiring clearing for fire management lines with a width of 10 metres constructed on either side of the allotment boundary unless written evidence from the relevant Area Commander of the Queensland Fire and Emergency Service which confirms an alternative fire management line width is required or is acceptable
    - (iii) In the case of evidence being presented which demonstrates constraints on clearing for fire management lines as being reasonably imposed in accordance with written evidence from the relevant Area Commander of the Queensland Fire and Emergency Service, the development may be conditioned so that the full extent of exempt clearing prescribed for essential management under Schedule 21 of the Planning Regulation 2017 cannot be carried out by current or future landholders.

## Telecommunication Towers in Bush Fire Prone Areas

This Practice Note provides direction on the application of bush fire protection measures to Telecommunication Towers in Bush Fire Prone Areas.

Towers in Bush Fire Prone Areas are critical infrastructure for fire fighting communications and for providing warnings, information and communication channels for people in bush fire prone areas during bush fire emergencies.

Telecommunications sites support wide range of communications services, broadly they are those sites that have infrastructure associated with mobile phones, internet, microwave radio links, trunk mobile radio or private mobile radio (PMR). In some instances, a number of users establish autonomous sites adjacent to one another at the same geographic location. This is variable depending on the size, purpose, complexity and remoteness of the site and could be one hut connected to a shared antenna on a tower alternatively, It could be multiple huts on a location and connected to multiple towers.

As such, a 'precautionary approach' should be taken with respect to critical infrastructure associated with communications during emergencies.

Actions should be taken by owners/ operators to reduce the risk of loss of such infrastructure and associated infrastructure from the effects of bush fire attack.

The asset protection zone is only concerned with the underlying infrastructure required to support such services which are predominately structures and buildings. Essential equipment should be designed and housed in such a way as to minimise the impact of bush fires on the capabilities of the infrastructure to provide communications capability during bush fire emergencies.

When the RFS is asked for comment on new towers or for existing towers, a 10 metre APZ from the tower/ buildings/ infrastructure associated with the tower shall be provided.

Infrastructure does not include:

- road access to the site;
- power or other services to the site;
- associated fencing;

The APZ must be free of surface fuel and elevated fuel and should have minimum canopy.

When RFS provides comments on critical telecommunications infrastructure a recommendation to the owner of the critical infrastructure is made that the materials be designed to withstand 40kWm<sup>2</sup> of radiant heat and to withstand ember penetration into the structure and associated infrastructure.



When considering notices to manage fuel, distances should be consistent with the above criteria.

Owners/operators of critical telecommunications infrastructure may accept the risk of loss of the structure from the effects of bush fire.

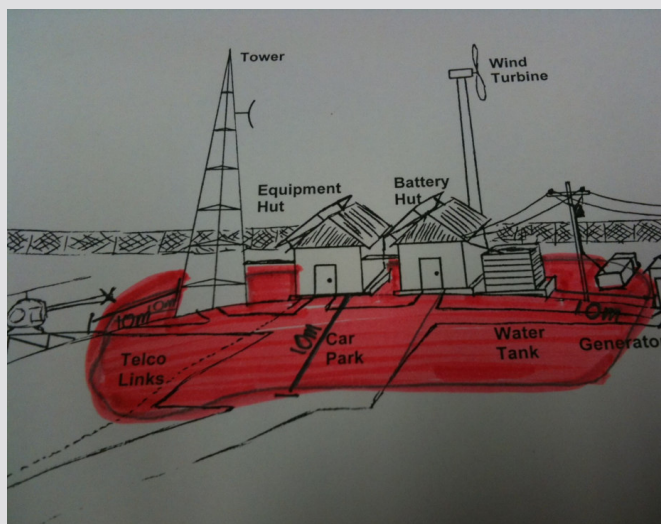
However, the RFS does not accept loss of such structures as it will have a direct impact on life safety within the fire ground.

## Definitions

**Critical telecommunications infrastructure** is identified in a Bush Fire Risk Management Plan.

A **location** is defined as the area of land which includes one or more co located Telecommunications sites.

**Figure 1:** 10 metre APZ from the tower/ buildings/ infrastructure



Disclaimer: Any representation, statement opinion, or advice expressed or implied in this publication is made in good faith on the basis that the State of New South Wales, the NSW Rural Fire Service, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.

**Company owner's consent to the making of a development application under the *Planning Act 2016***

1. *TINA BRANDI*

Sole Director/Secretary of the company mentioned below.

Of  
IVORY RIDGE PTY LTD A.C.N. 006 985 039

the company being the owner of the premises identified as follows:

Lot 5 RP 741072

consent to the making of a development application under the *Planning Act 2016* by

Telstra c/- Visionstream Australia Pty Ltd

on the premises described above for:

a material change of use for a Telecommunications Facility

Company seal *[if used]*

Company Name and ACN: Ivory Ridge Pty Ltd A.C.N. 006 985 039

*T Brandi*  
.....  
Signature of Sole Director/Secretary

*15/11/18*  
.....

Date