



Site Reference: Wonga Beach

25 July 2018

Chief Executive Officer
Attention: Development Assessment
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Dear Sir / Madam,

Development application for a material change of use for a Telecommunications Facility off Prins Road, Lower Daintree QLD 4873 (Lot 1 on RP706308).

Telstra is currently undertaking an upgrade and expansion of their existing mobile phone infrastructure across Australia to improve customer experience through faster and more reliable telecommunications services.

Due to an industry-specific network requirement, Telstra have identified the need to install a telecommunications facility at the abovementioned address to improve telecommunications services to the Lower Daintree area.

To service the identified need, Visionstream hereby submits this development application, on behalf of Telstra Corporation Limited ("Telstra"), seeking a development permit for a material change of use (code assessment) to establish a Telecommunications Facility at the abovementioned site.

The application is made under the *Planning Act 2016* and is supported by the following material attached within this application:

- DA Form 1;
- Land Owners Consent;
- Planning Assessment Report;
- Site Plans; and
- Assessment against relevant Planning Scheme Code Templates (within Planning Assessment Report).

The Council application fee will be processed via credit card. To process payment please issue fee quote. In accordance with Councils Fees and Charges 2018/2019, the Council fee for the subject application is \$6,470.00.



Should you require any clarification, please do not hesitate to contact the undersigned on (07) 3169 8336.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Elizabeth Wasiel'.

Elizabeth Wasiel
Town Planner

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 Pty Ltd
Contact name <i>(only applicable for companies)</i>	Elizabeth Wasiel
Postal address <i>(P.O. Box or street address)</i>	PO Box 5452
Suburb	West End
State	QLD
Postcode	4101
Country	Australia
Contact number	07 3169 8336
Email address <i>(non-mandatory)</i>	elizabeth.wasiel@visionstream.com.au
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
			Prins Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	RP706308	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)
145.395045	-16.278471	<input type="checkbox"/> WGS84 <input checked="" 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:

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):

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

6.1) Provide details about the first development aspect	
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 checked="" 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>	
40m monopole defined as a telecommunications facility.	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
6.2) Provide details about the second development aspect	
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	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</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 Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

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 ²) (if applicable)
Telecommunications Facility	Telecommunications Facility		

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

Yes

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)**

Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

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 ²)	Lot on plan description	Area (m ²)

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

18) Has any referral agency provided a referral response for this development application?		
<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

19) Information request under Part 3 of the DA Rules
<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>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • 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 • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <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)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			
<u>Clearing native vegetation</u>			

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 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 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 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 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 and 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 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 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 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 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 DA Forms Guide: Planning Report Template.</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 DA Forms Guide: Relevant plans.</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 checked="" 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>Privacy – 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.</p> <p>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"> 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 required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <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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QLeave notification and payment	
<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	

Owner's, **James Gregg Watson and Donald Andrew Watson**

of Hugh Crawford Pty Ltd.

as owners of premises identified as follows:

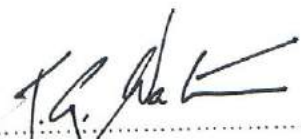
Lot 1 on RP706308

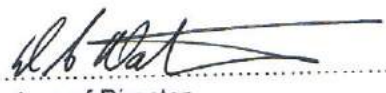
consent to the making of a development application under the *Planning Act 2016* by

Telstra Corporation Ltd C/- Visionstream Pty Ltd

on the premises described above for the purposes of

a Material Change of Use for a Telecommunications Facility


.....
Signature of Director
12/7/18
Date


.....
Signature of Director
12/7/18
Date

Owner's, **James Gregg Watson and Donald Andrew Watson**

of G Muntz Pty Ltd.

as owners of premises identified as follows:

Lot 1 on RP706308

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

Telstra Corporation Ltd C/- Visionstream Pty Ltd

on the premises described above for the purposes of

a Material Change of Use for a Telecommunications Facility



Signature of Director

12/7/18

Date



Signature of Director

12/7/18

Date

Owner's, **James Gregg Watson and Donald Andrew Watson**

of D C Watson Pty Ltd.

as owners of premises identified as follows:


Lot 1 on RP706308


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

Telstra Corporation Ltd C/- Visionstream Pty Ltd

on the premises described above for the purposes of

a Material Change of Use for a Telecommunications Facility


.....
Signature of Director
12/7/18
Date


.....
Signature of Director
12/7/18
Date

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

Owner's, **James Gregg Watson and Donald Andrew Watson**

of Brie Brie Estate Pty Ltd.

as owners of premises identified as follows:

Lot 1 on RP706308

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

Telstra Corporation Ltd C/- Visionstream Pty Ltd

on the premises described above for the purposes of

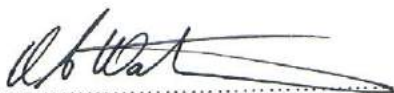
a Material Change of Use for a Telecommunications Facility



Signature of Director

Date

12/7/18



Signature of Director

Date

12/7/18

PLANNING ASSESSMENT REPORT

Development Application for a Material Change of Use – Code Assessment

Proposed Telecommunications Facility at
Prins Road, Lower Daintree QLD 4873
Lot 1 on RP706308

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

Project No: 4015657.01 Wonga Beach
July 2018





Document Quality Control

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EXECUTIVE SUMMARY

Site Address	Off Prins Road, Lower Daintree QLD 4873
Real Property Description	Lot 1 on RP706308
Coordinates	Latitude -16.278471° Longitude 145.395045 °
Site Area	31.067 ha
Registered Owner/s	Brie Brie Estate Pty Ltd., D C Watson Pty Ltd., G Muntz Pty Ltd., Hugh Crawford Pty Ltd.
Proposal	<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">• Establishing a 40m monopole 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 monopole at an elevation of 40m (centerline);• Installing associated ancillary equipment mounted on the monopole 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 monopole.
Site Selection	The site has been identified as the most appropriate location for the new facility given the site specific coverage objectives of the facility.
Planning Scheme	Douglas Shire Planning Scheme 2018
Use Definition	Telecommunications Facility
Zone	Rural Zone
Local Plan Area	NA
Overlays	Acid Sulfate Overlay Flood Storm Tide Overlay Landscape Values Overlay
Application Seeking	Development permit for a material change of use
Level of Assessment	Code assessment
Referral Agencies	N/A
Applicant	Telstra Corporation Ltd c/- Visionstream Pty Ltd Contact: Elizabeth Wasiel Phone: (07) 3169 8336 Email: Elizabeth.wasiel@visionstream.com.au
Reference No.	4015657.01 Wonga Beach



1 INTRODUCTION

This development application has been prepared by Visionstream Pty Ltd, 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 off Prins Road, Lower Daintree QLD 4873 formally described as Lot 1 on RP706308.

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 Lower Daintree 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 monopole 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 monopole at an elevation of 40m (centerline);
- Installing associated ancillary equipment mounted on the monopole 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 monopole.



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 Rural 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 **Code Assessment**.

Based on the above, the proposed code assessable material change of use application to install a telecommunications facility at Lower Daintree is considered appropriate.



2 THE PURPOSE OF THE PROPOSAL

The primary drivers for proposing a new telecommunications facility off Prins Road, Lower Daintree QLD 4873 (Lot 1 on RP706308) are as follows:

- Federal Government's Mobile Black Spot Programme

Telstra will participate in one of the largest ever expansions of mobile coverage in regional and remote Australia, through the Federal Government's Mobile Black Spot Programme, which includes the provision of necessary mobile phone coverage to Lower Daintree and surrounding areas.

Telstra will be building 429 new 3G/4G towers over the next three years, plus a further 250 new 4G data only small cells, representing a combined investment of more than \$340 million in regional and remote Australia by Telstra, the Federal Government and several State and Local Governments.

Mobile connectivity has grown in importance as the combination of smart phones and tablets with increased mobile broadband speeds and capacity are changing the way we live. Further, the availability of these services is often taken for granted in metropolitan locations.

Telstra has a heritage of nearly 35 years in providing mobile telephony to Australians, having brought every generation from 1G (that's right, there was one before Cellular started in 1987) through to the 4G networks of today. Along that journey we have been intimately involved with extending coverage through the rollout of new towers as well as creating new and innovative ways to stretch and improve mobile coverage into the far corners of the nation.

With this heritage we are acutely aware of the challenges facing communities living with limited access to a mobile network and that is why Telstra is excited to play an important role in delivering mobile coverage for the first time to a large number of regional communities as part of the Federal Government's Mobile Black Spot Programme.

Telstra has been investing in the expansion and upgrade of our wireless networks for the long term and in the past five years alone we have invested around \$5 billion in our mobile network. Since we launched our Next G[®] network almost a decade ago, more than 99% of our network has been funded by investing our own capital. With this Government partnership we are committing \$165 million of our own funds in return for the \$94.8 million allocated to Telstra by the Federal Government and we have worked with Victorian, NSW, Queensland, Tasmanian and Western Australian State Governments as well as multiple Local Governments to attract tens of millions of dollars in targeted additional funding. This means Telstra is able to deliver an investment of over \$340 million in regional telecommunications. Coupled with our unparalleled experience in building networks, this investment will bring new and improved coverage to hundreds of communities across the country. The Telstra



mobile network currently reaches over 99.3% of the population and is by far the largest network in the country; covering 2.4 million square kilometres of the Australian land mass, thanks to our long term commitment to network investment.

As the first carrier to bring 4G mobile services to regional Australia, Telstra know how important highspeed mobile can be to supporting local businesses, tourism and education, so Telstra are also continuing the expansion of our 4G and 4GX services.

Telstra will be offering other carriers the opportunity to use space on our towers to install their own equipment and offer services to their customers from these towers, in accordance with existing industry practices. Telstra competitors are well-resourced and free to invest in extending their networks into previously unserved regional areas. So this is not just good news for Telstra customers but an opportunity for all carriers to invest in expanding their coverage in regional Australia.

Telstra are proud to have put forward a strong bid for regional Australia as part of a competitive tender process, and we look forward to rolling out the new towers and expanding coverage for hundreds of communities over the next three years.

Increasing coverage across Australia

In addition to extending mobile coverage through the rollout of new towers, we have worked on new and innovate ways to stretch and improve mobile coverage in remote areas. Some of the ways we have done this include:

- powered Boomer Cells with extended range features that provide more coverage from towers located on high ground
- Low cost signal repeaters such as our Telstra Mobile Smart Antenna which boost signal into homes and buildings
- New 4G Small Cells that provide localised 4G coverage in selected small townships
- “Blue tick” phones designed for improved reception in rural areas
- Next generation solar power mobile sites that allow installations where power is not Available
- Our Satellite backhauled micro-cell that can be broken down into a few carry-bags for helicopter transport to the most remote of locations during emergencies



- Additional information on how to maximize your coverage is available here:
<https://www.telstra.com.au/coverage-networks/our-coverage#maximisecoverage>
- Reliable NextG Telstra services

Providing the depth of coverage required to enable reliable NextG Telstra cellular services for local residents, businesses and other mobile users.

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 it's 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 Lower Daintree 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 Lower Daintree, 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 Prins Road, Lower Daintree (Lot 1 on RP706308) would be the most appropriate solution to provide necessary mobile phone coverage to parts of the Lower Daintree 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; 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 C564:2011 – 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 Lower Daintree area – the blue marker indicates the location of the proposed telecommunications facility off Prins Road, Lower Daintree. The grey markers indicate existing telecommunications facilities in the surrounding area.

As indicated below (**Figure 1**), the closest existing telecommunications facility is located approximately 2.59km away from the proposed site location. Given the surrounding topography, distance and existing lattice height, the existing facility does not achieve the necessary coverage and height objectives for the site. As such colocation was not a viable option.

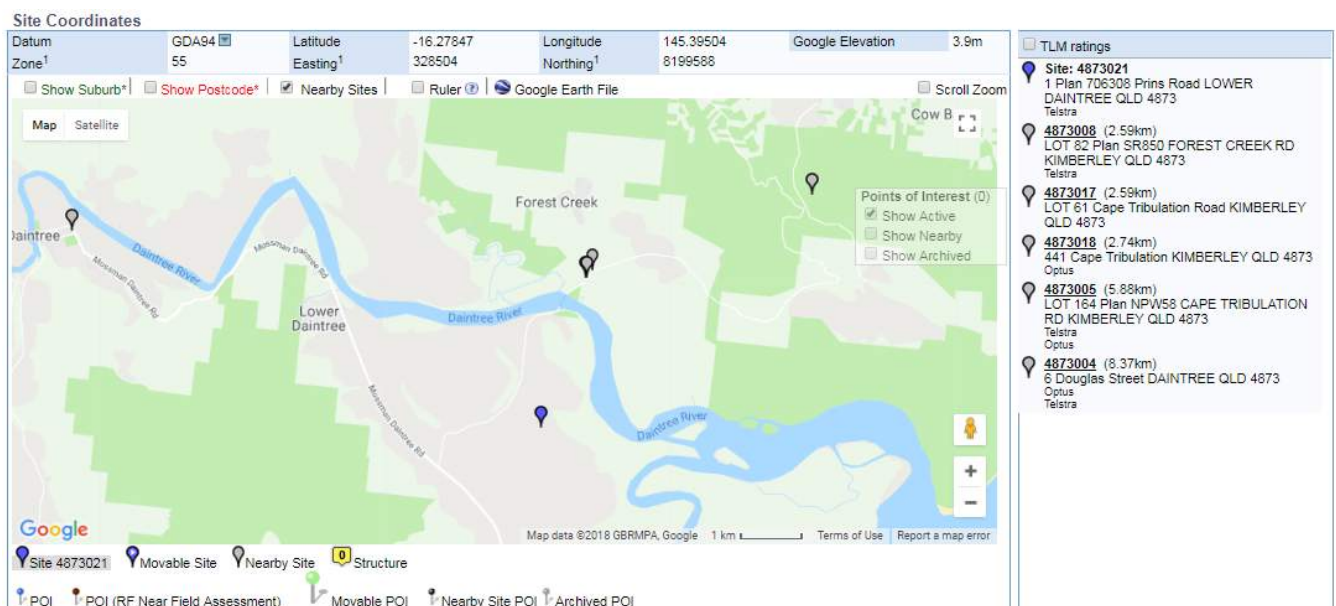


Figure 1: Location of nearby existing telecommunications facilities – (Source: www.rfnsa.com.au)

Following evaluation of the above 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 monopole facility;



- The site will provide improved coverage to the Lower Daintree area, which provides an important first response tool in emergency situations;
- The site is within the Rural zone, which is a suitable location for the proposed facility;
- The vegetated areas surrounding the site are identified as remnant vegetation, the nominated location ensures the retainment of existing vegetation;
- The proposed location is situated on sugar cane farming land;
- 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 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 an environmentally or culturally significant area;
- The site is appropriately serviced and has a readily available access to the electricity supply network and existing transport network;
- 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	Prins Road, Lower Daintree QLD 4873
Real property description	Lot 1 on RP706308
Coordinates	Latitude -16.278471 ° Longitude 145.395045°
Site area	31.067 ha
Registered owner	Brie Brie Estate Pty Ltd., D C Watson Pty Ltd., G Muntz Pty Ltd., Hugh Crawford Pty Ltd.
Existing land use	The site is currently being used as agricultural land (sugarcane farming)
Vegetation	Site is cleared
Topography	The site is relatively flat

Services	The site will be serviced by power at construction stage and will not require connection to water or sewerage.
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Figure 2: Proposed site (Source: Google Earth 2018)

5.2 Surrounding area

The proposed facility location is located within the rural area of Lower Daintree, approximately 8km east of Daintree and 5km north of Wonga Beach. The subject property (Lot 1 on RP706308) is situated off the Prins Road. Entrance to the property is taken directly from Prins Road. The surrounding properties in the area are predominantly rural agricultural uses or remnant vegetation, and the closest residents are located approximately 640m to the west of the proposed location.

North	The northern edge of the property borders agricultural land
East	The eastern edge of the property borders agricultural land
South	The southern edge of the property borders agricultural land
West	The western side of the property borders agricultural and rural residential land



6 PROPOSAL

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

6.1 Facility and Equipment Overview

The proposed telecommunication installation requires the following works:

- Establishing a 40m monopole 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 monopole at an elevation of 40m (centerline);
- Installing associated ancillary equipment mounted on the monopole 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 monopole.

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 Prins Road. The location of the access point is indicatively shown in the proposed plans **Appendix A**.

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 through running power from the existing power at the Cape Tribulation and Prins Road intersection. 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 Lower Daintree 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.

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 1997;*
- *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 1997

The *Telecommunications Code of Practice 1997* (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 Lower Daintree 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 monopole, 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 C564:2011* (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 Code 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 Infrastructure, Local Government and Planning (DILGP) 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 not** impact on matters of State Interest and does not trigger a referral to SARA under a development application lodged under the Planning Act 2016.

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 3**). 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.

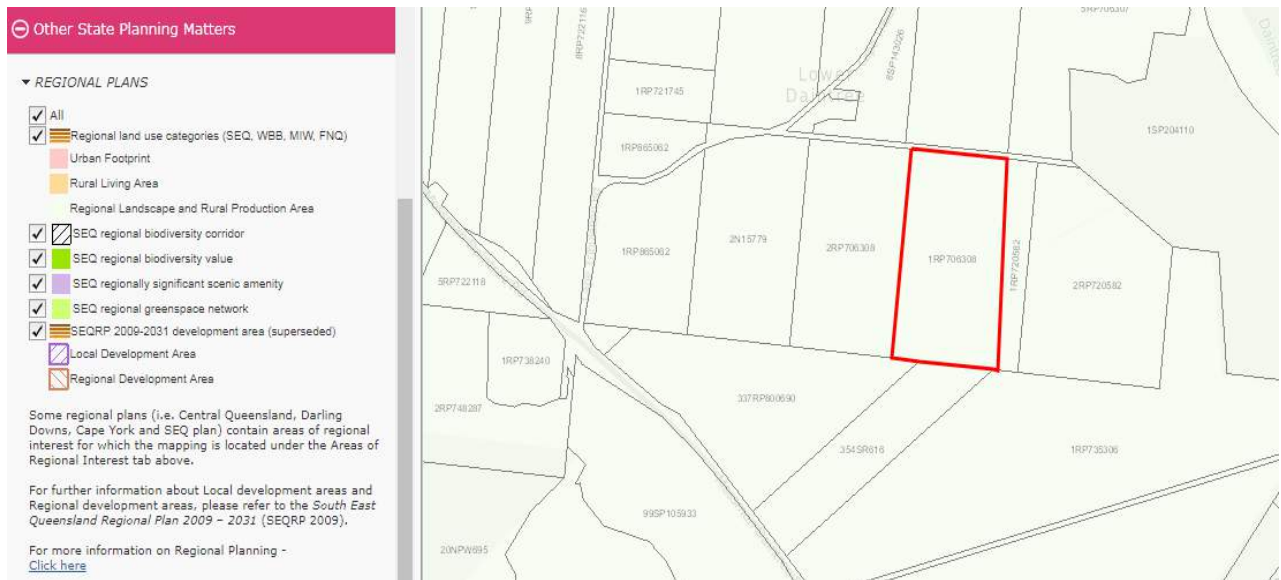


Figure 3: Regional Interest Mapping (Source: SARA Mapping 2018)

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 Rural 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 **Code Assessment**. Proceeding lodgement of this development application Telstra will undertake community consultation with the surrounding local residents and the wider area of Lower Daintree. This will include a notice placed in the local newspaper 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 Lower Daintree community an opportunity to provide feedback about the proposal. The pamphlet and notice information can be sent to Council once finalised.

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 Rural Zone (**Figure 4**). To minimise visual impact, the facility has been designed as a monopole rather than a bulky lattice tower. To service the area of Lower Daintree, 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 4: 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 site is not located within a local plan area.

9.5 Overlays and Codes

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

Acid Sulfate Soils Overlay

The proposed telecommunications facility is located within the Acid Sulfate Soils (<5m AHD) Overlay (**Figure 5**). 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. Further compliance with the overlay is demonstrated in **Appendix D** of this report.



Figure 5: Acid Sulfate Soils Overlay Map (Source: Douglas Shire Planning Scheme 2018)

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. The site will undertake a detailed survey to determine actual levels of the existing ground. As the survey has not yet been performed, the elevated shelter is proposed 1m above the existing ground level to achieve the required minimum 3.1m AHD. The supplied existing lidar levels show the ground at 2.75m AHD, demonstrating a 1m elevated platform to comply with the required levels. The facility is in compliance with the code and is further demonstrated in **Appendix D** of this report.

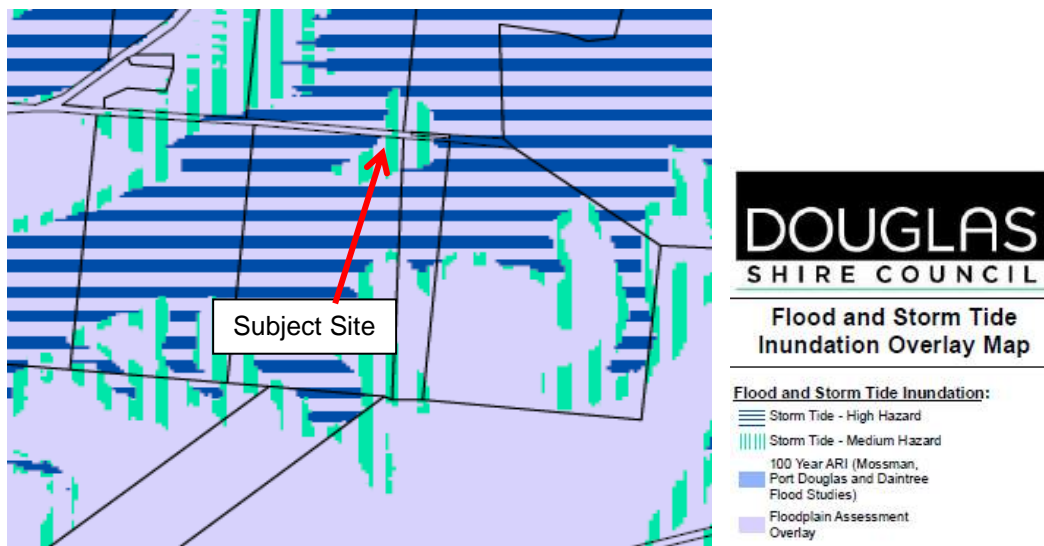


Figure 6:

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

Landscape Values Overlay

The proposed telecommunications facility is located within the Landscape Values Overlay (Medium Landscape Value) (**Figure 7**). The facility has been designed to reduce impact on amenity within the area. A slimline pole will be erected to minimum height rather than a lattice tower, to achieve coverage objectives. No parabolic dishes or overhead wires are proposed to minimise bulk and dominance of the structure. Accordingly, compliance with the Landscape Values Overlay Code is demonstrated in **Appendix D**.

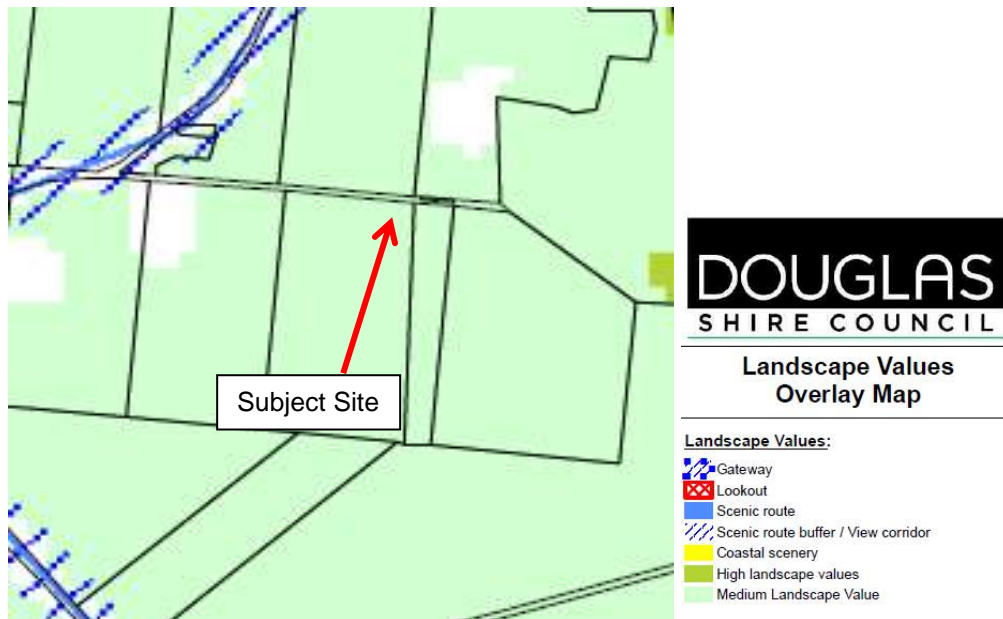


Figure 7: Landscape Values Overlay Map (Source: Douglas Shire Planning Scheme 2018)

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 Lower Daintree 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 monopole 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 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
- 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.

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.

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.

10.4 Environmental

10.4.1 High Risk Flora

The proposed site is not within the High risk area of the Protected Plants Flora Survey Trigger Map as seen in **Figure 8**. As the lot is not within this area, no further approvals are required under the Nature Conservation (Wildlife Management) Regulation 2006.

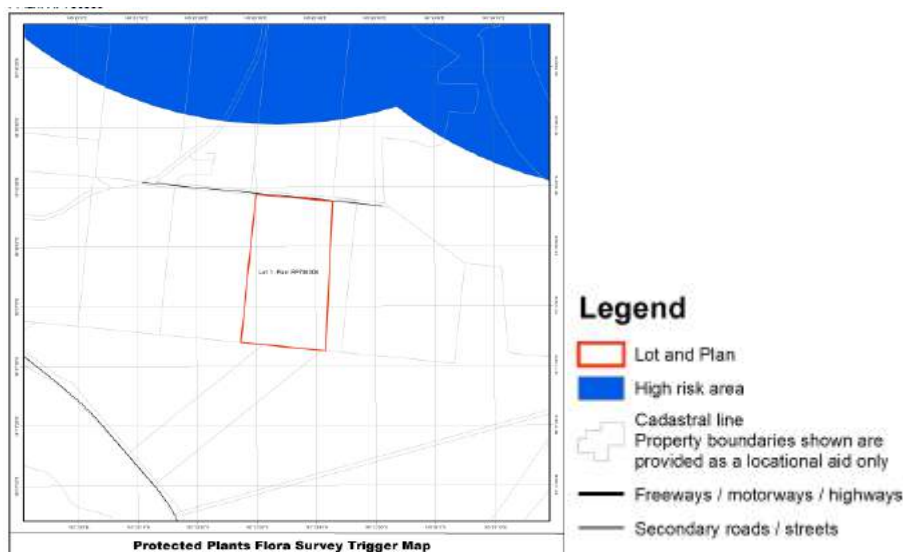


Figure 8: Protected Plants Flora Map (Source: Department of Environmental and Heritage Protection)

10.4.2 Regulated Vegetation

The proposed site location is not mapped as being Regulated Vegetation Management Area as shown in **Figure 9**. Therefore, assessment against the *Planning Regulation 2017* is not required.

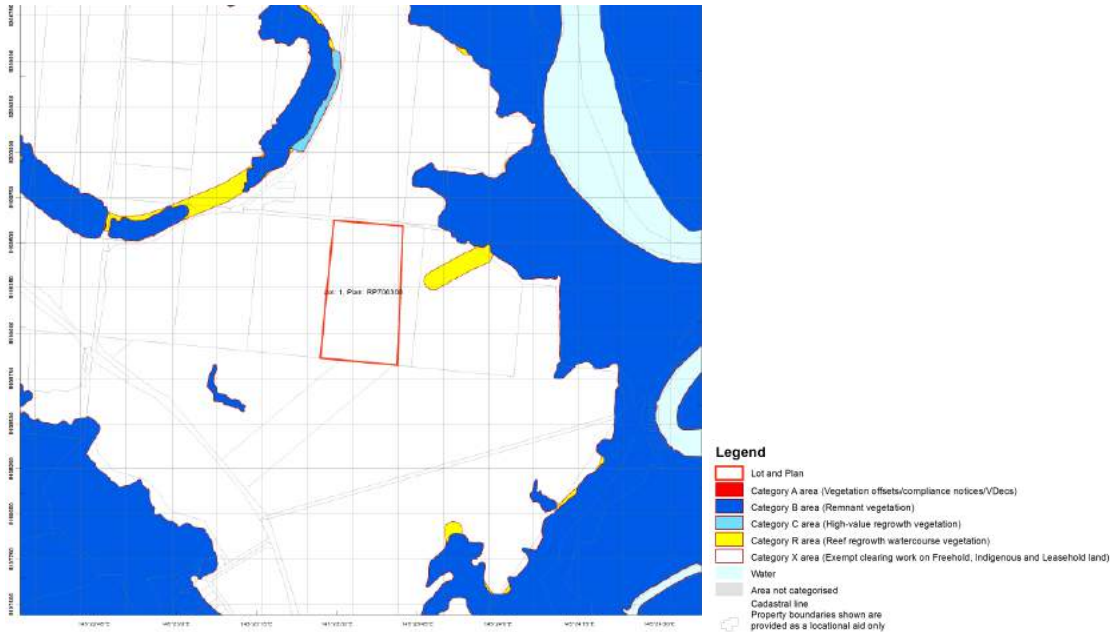


Figure 9: Regulated Vegetation Map (source: Queensland Government 2018)

10.4.3 Coastal Hazard

The proposed site location is not mapped as being Coastal Hazard Area as shown in **Figure 10**. Therefore, assessment against the *Coastal Protection and Management Act 1995* is not required.

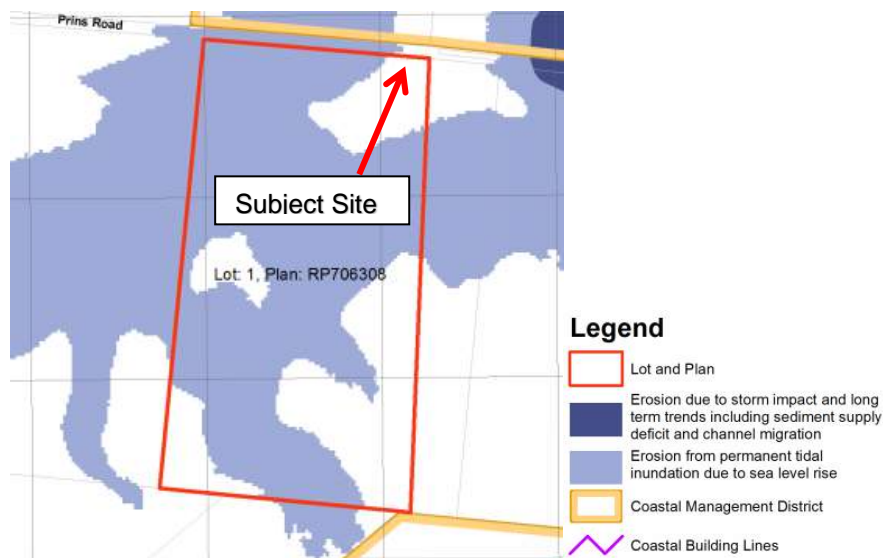


Figure 10: Coastal Hazard Areas Map (Source: Department of Environmental and Heritage Protection)



11 CONCLUSION

The proposed telecommunications facility off Prins Road, Lower Daintree QLD 4873 described as Lot 1 on RP706308 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:

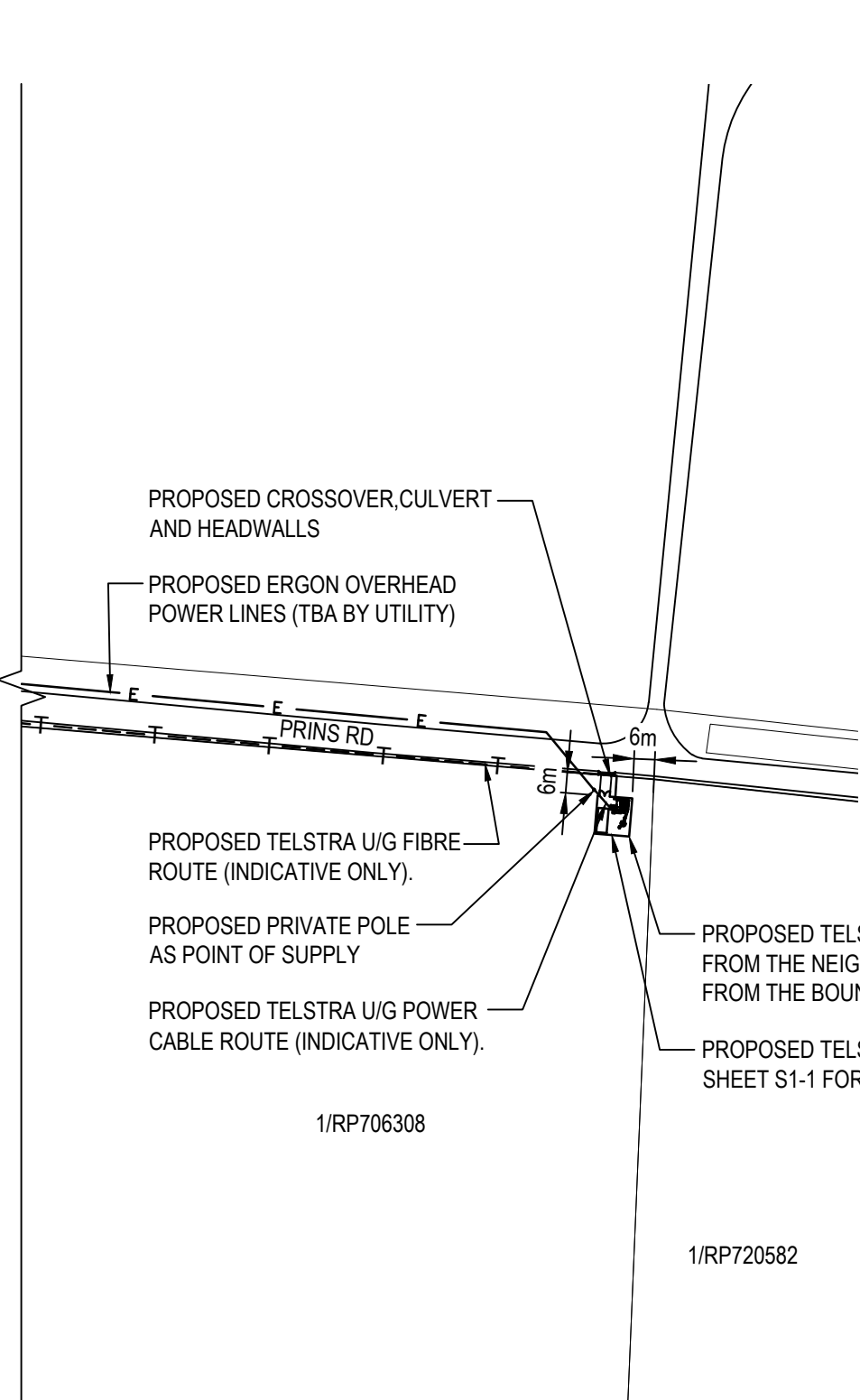
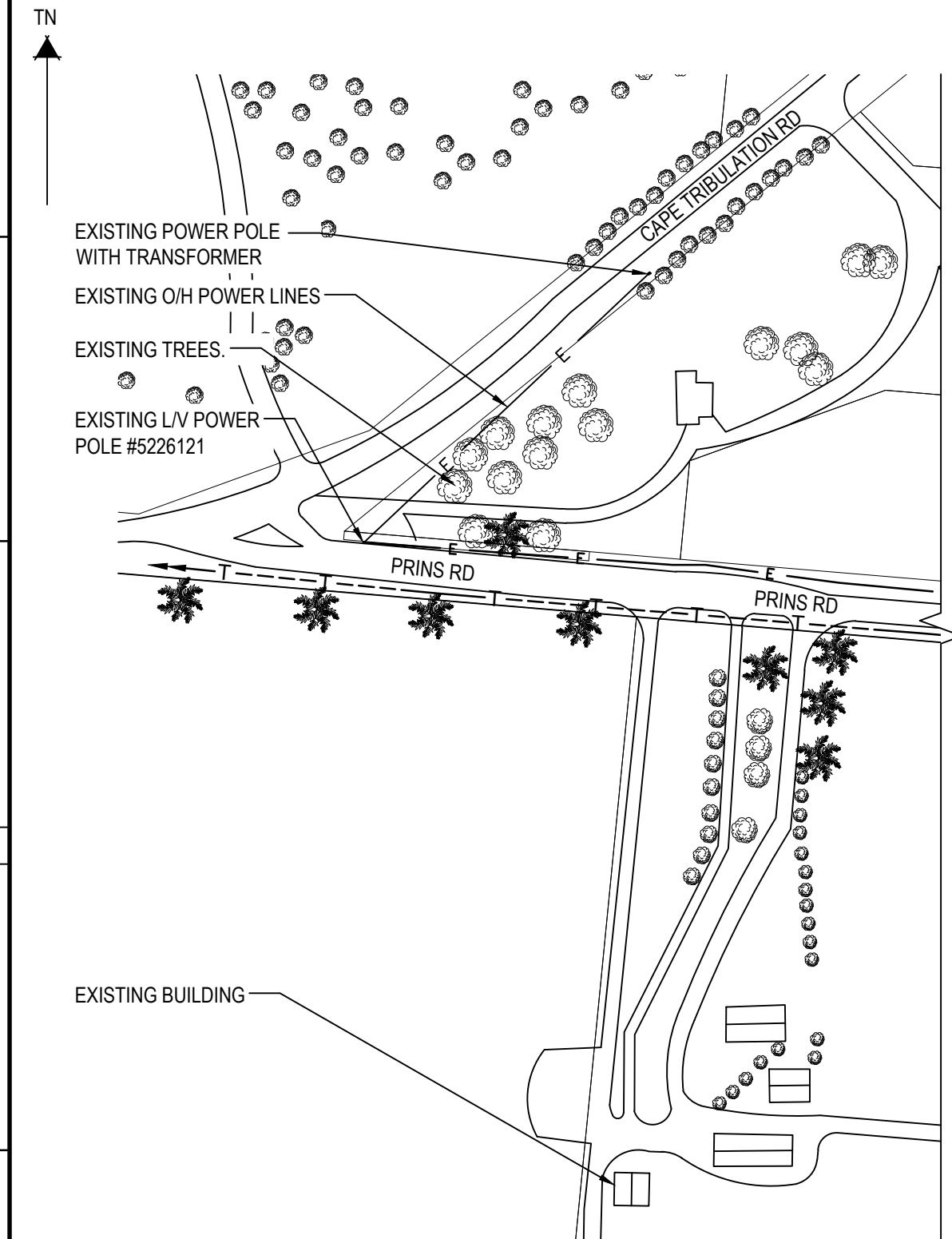
- The site is technically feasible and can achieve Telstra's coverage and capacity objectives by installing the new monopole facility;
- The site will enable fill the coverage gap around the Lower Daintree area;
- The site is within the Rural Zone, which is a suitable location for the proposed facility.
- 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 is appropriately serviced and has a readily available access to the electricity supply network and existing transport network.
- The proposed facility will not prejudice the existing or anticipated future use of the site.
- The costs associated with delivering the site and constructing the facility are considered by Telstra to be reasonable.

Based on the above, the proposed Code Assessable material change of use application, to install a telecommunications facility off Prins Road, Lower Daintree QLD 4873 described as Lot 1 on RP706308 is considered appropriate for the site and warrants favourable consideration by Council subject to reasonable and relevant conditions.



Appendix A

Proposal Plans



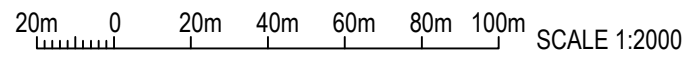
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LOCALITY PLAN
NOT TO SCALE

EXISTING BUILDING

SITE ACCESS

SCALE 1:2000



**UNAPPROVED
DRAWING**

PRELIMINARY

PROPERTY DESCRIPTION

PART OF LOT 1/RP706308
DOUGLAS SHIRE COUNCIL

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

LATITUDE	-16.278471° (GDA94)
LONGITUDE	145.395045° (GDA94)

COMPLIANCE BOX
COMPLETED AS PER DESIGN
ALTERATIONS IN RED
NAME (PRINT) _____
SIGNATURE _____ DATE _____



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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1

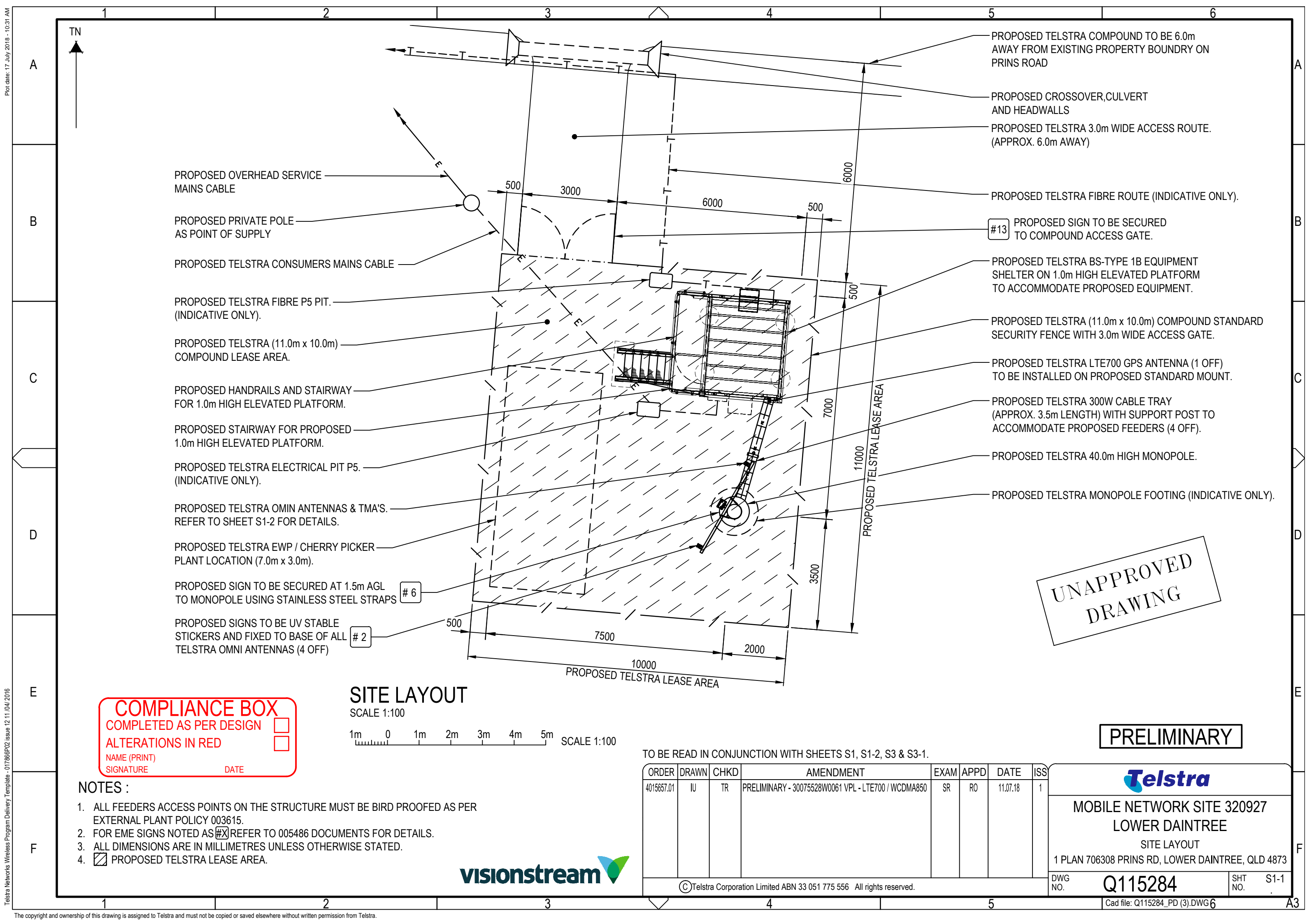
Telstra

**MOBILE NETWORK SITE 320927
LOWER DAINTREE**

SITE ACCESS AND LOCALITY PLAN
1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

DWG NO.	Q115284	SHT NO.	S1
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PROPOSED OVERHEAD SERVICE MAINS CABLE

PROPOSED PRIVATE POLE AS POINT OF SUPPLY

PROPOSED TELSTRA CONSUMERS MAINS CABLE

PROPOSED TELSTRA FIBRE P5 PIT. (INDICATIVE ONLY).

PROPOSED TELSTRA (11.0m x 10.0m) COMPOUND LEASE AREA.

PROPOSED HANDRAILS AND STAIRWAY FOR 1.0m HIGH ELEVATED PLATFORM.

PROPOSED STAIRWAY FOR PROPOSED 1.0m HIGH ELEVATED PLATFORM.

PROPOSED TELSTRA ELECTRICAL PIT P5. (INDICATIVE ONLY).

PROPOSED TELSTRA OMIN ANTENNAS & TMA'S. REFER TO SHEET S1-2 FOR DETAILS.

PROPOSED TELSTRA EWP / CHERRY PICKER PLANT LOCATION (7.0m x 3.0m).

PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS # 6

PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF) # 2

PROPOSED TELSTRA COMPOUND TO BE 6.0m AWAY FROM EXISTING PROPERTY BOUNDARY ON PRINS ROAD

PROPOSED CROSSOVER, CULVERT AND HEADWALLS

PROPOSED TELSTRA 3.0m WIDE ACCESS ROUTE. (APPROX. 6.0m AWAY)

PROPOSED TELSTRA FIBRE ROUTE (INDICATIVE ONLY).

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

PROPOSED TELSTRA BS-TYPE 1B EQUIPMENT SHELTER ON 1.0m HIGH ELEVATED PLATFORM TO ACCOMMODATE PROPOSED EQUIPMENT.

PROPOSED TELSTRA (11.0m x 10.0m) COMPOUND STANDARD SECURITY FENCE WITH 3.0m WIDE ACCESS GATE.

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

PROPOSED TELSTRA 300W CABLE TRAY (APPROX. 3.5m LENGTH) WITH SUPPORT POST TO ACCOMMODATE PROPOSED FEEDERS (4 OFF).

PROPOSED TELSTRA 40.0m HIGH MONOPOLE.

PROPOSED TELSTRA MONOPOLE FOOTING (INDICATIVE ONLY).

SITE LAYOUT
SCALE 1:100

SCALE 1:100

COMPLIANCE BOX
COMPLETED AS PER DESIGN
ALTERATIONS IN RED
NAME (PRINT) _____
SIGNATURE _____ DATE _____

- NOTES :**
- ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 - FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - PROPOSED TELSTRA LEASE AREA.

UNAPPROVED DRAWING

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1

Telstra

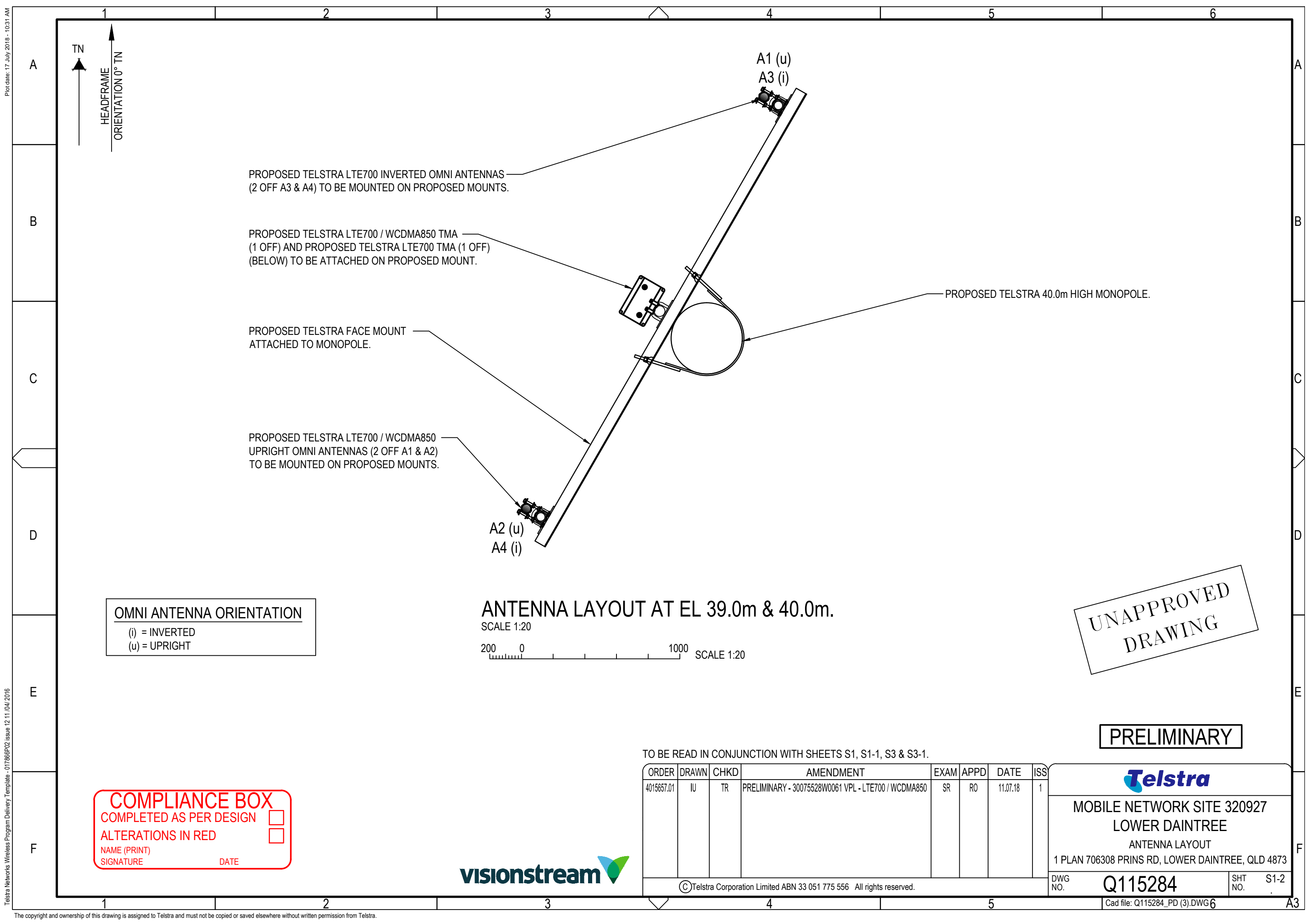
MOBILE NETWORK SITE 320927
LOWER DAINTREE
SITE LAYOUT
1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

DWG NO. **Q115284** SHT NO. S1-1



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Cad file: Q115284_PD (3).DWG6



PROPOSED TELSTRA LTE700 INVERTED OMNI ANTENNAS
(2 OFF A3 & A4) TO BE MOUNTED ON PROPOSED MOUNTS.

PROPOSED TELSTRA LTE700 / WCDMA850 TMA
(1 OFF) AND PROPOSED TELSTRA LTE700 TMA (1 OFF)
(BELOW) TO BE ATTACHED ON PROPOSED MOUNT.

PROPOSED TELSTRA FACE MOUNT
ATTACHED TO MONOPOLE.

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

PROPOSED TELSTRA 40.0m HIGH MONOPOLE.

A1 (u)
A3 (i)
A2 (u)
A4 (i)

OMNI ANTENNA ORIENTATION

(i) = INVERTED
(u) = UPRIGHT

ANTENNA LAYOUT AT EL 39.0m & 40.0m.

SCALE 1:20

200 0 1000 SCALE 1:20

**UNAPPROVED
DRAWING**

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015667.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1



**MOBILE NETWORK SITE 320927
LOWER DAINTREE**
ANTENNA LAYOUT
1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____



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DWG NO. **Q115284** SHT NO. S1-2

Cad file: Q115284_PD (3).DWG6

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

PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF) # 2

PROPOSED TELSTRA LTE700 / WCDMA850 TMA (1 OFF) ATTACHED TO PROPOSED MOUNT.

PROPOSED TELSTRA FACE MOUNT ATTACHED TO MONOPOLE.

PROPOSED TELSTRA LTE700 INVERTED OMNI ANTENNAS (2 OFF A3 & A4) TO BE MOUNTED ON PROPOSED MOUNTS.

PROPOSED TELSTRA 40.0m HIGH MONOPOLE.

PROPOSED TELSTRA FEEDERS LCF78-50JA (4 OFF) TO RUN INTERNALLY THE MONOPOLE.

NOTES :

1. ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.

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

PROPOSED TELSTRA BS-TYPE 1B EQUIPMENT SHELTER ON 1.0m HIGH ELEVATED PLATFORM TO ACCOMMODATE PROPOSED EQUIPMENT.

PROPOSED PRIVATE POLE AS POINT OF SUPPLY

PROPOSED OVERHEAD SERVICE MAINS CABLE

PROPOSED SIGN TO BE SECURED TO COMPOUND ACCESS GATE #13

PROPOSED TELSTRA COMPOUND TO BE 6.0m AWAY FROM EXISTING PROPERTY BOUNDARY ON PRINS ROAD

PROPOSED TELSTRA U/G FIBRE ROUTE.

PROPOSED TELSTRA CONSUMERS MAINS CABLE

PROPOSED TELSTRA P5 FIBRE PIT.

PROPOSED TELSTRA P5 ELECTRICAL PIT.

A2 (u) A1 (u)

A4 (i) A3 (i)

E.L. 43.41m OVERALL HEIGHT

E.L. 40.0m BASE OF PROPOSED TELSTRA LTE700 / WCDMA850 OMNI ANTENNAS (2 OFF, A1 & A2) TOP OF PROPOSED MONOPOLE

E.L. 39.0m BASE OF PROPOSED TELSTRA LTE700 OMNI ANTENNAS (2 OFF, A3 & A4)

PROPOSED TELSTRA LTE700 TMA (1 OFF) ATTACHED TO PROPOSED MOUNT.

OMNI ANTENNA ORIENTATION

(i) = INVERTED
(u) = UPRIGHT

COMPLIANCE BOX
COMPLETED AS PER DESIGN
ALTERATIONS IN RED
NAME (PRINT) _____
SIGNATURE _____ DATE _____

UNAPPROVED DRAWING

PROPOSED TELSTRA 300W CABLE TRAY (APPROX. 3.5m LENGTH) WITH SUPPORT POST TO ACCOMMODATE PROPOSED FEEDERS (4 OFF).

PROPOSED HANDRAILS AND STAIRWAY FOR 1.0m HIGH ELEVATED PLATFORM.

PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS # 6

PROPOSED TELSTRA (11.0m x 10.0m) COMPOUND STANDARD SECURITY FENCE WITH 3.0m WIDE ACCESS GATE.

E.L. 1.0m BASE LEVEL OF ELEVATED SHELTER AND PLATFORM

E.L. 0.00m GROUND LEVEL

PROPOSED TELSTRA MONOPOLE FOOTING (INDICATIVE ONLY).

WEST ELEVATION

SCALE 1:150

1.5m 0 1.5m 3m 4.5m 6m 7.5m SCALE 1:150

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1



**MOBILE NETWORK SITE 320927
LOWER DAINTREE**

WEST ELEVATION

1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

DWG NO. **Q115284** SHT NO. S3



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Cad file: Q115284_PD (3).DWG

A3V

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-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 40.0m	0°	S0: LTE700 / WCDMA850
A2	ARGUS UNA010F-0-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 40.0m	0°	S0: LTE700 / WCDMA850
A3	ARGUS UNA010FI-0-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 39.0m	0°	S0: LTE700
A4	ARGUS UNA010FI-0-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 39.0m	0°	S0: LTE700
A200	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	BASE OF GPS 3.0m	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 & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1



MOBILE NETWORK SITE 320927
LOWER DAINTREE
 ANTENNA CONFIGURATION TABLE
 1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

DWG NO.	Q115284	SHT NO.	S3-1
---------	----------------	---------	------



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Appendix B

EME Report

Environmental EME Report

Location	1 Plan 706308 Prins Road, LOWER DAINTREE QLD 4873		
Date	23/07/2018	RFNSA No.	4873021

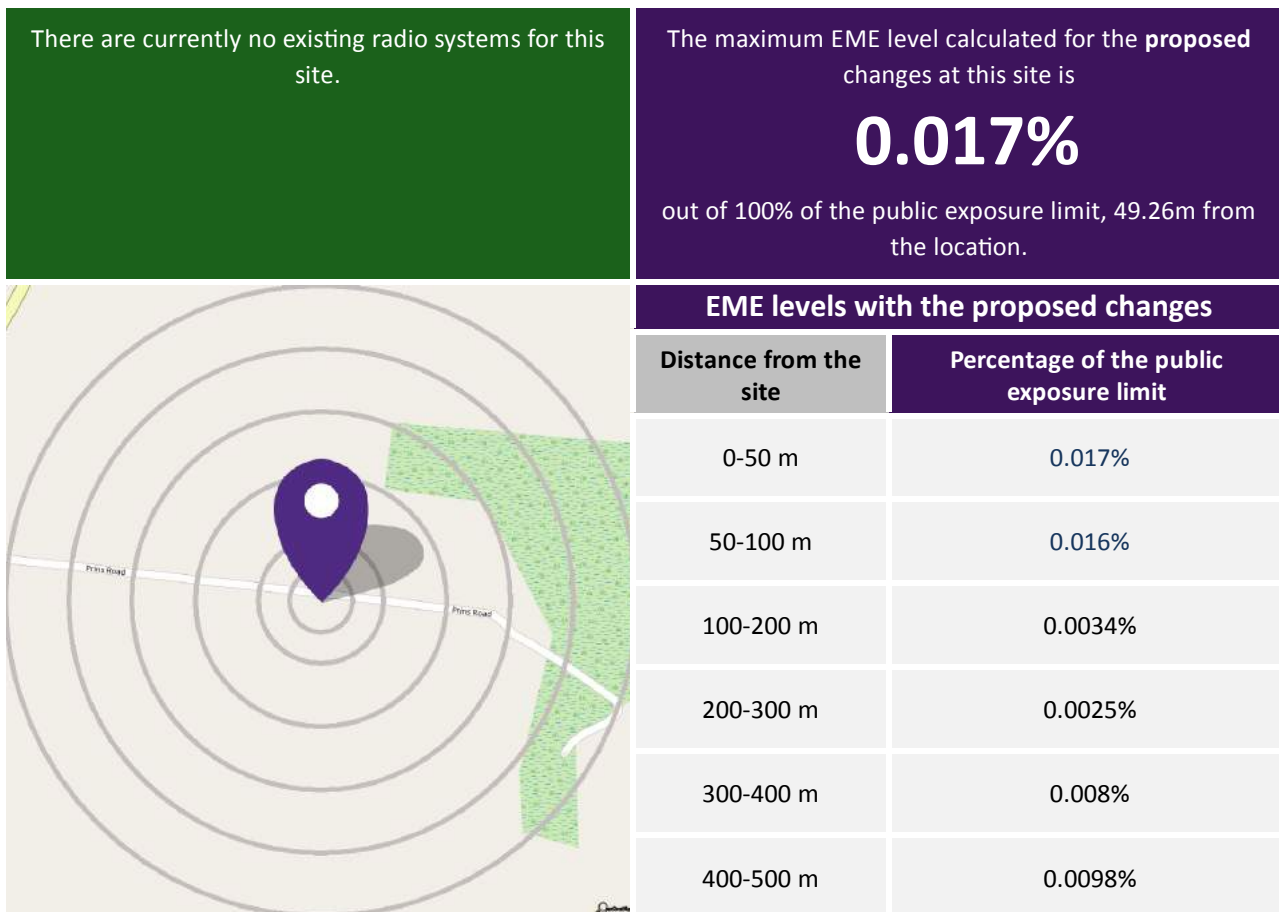
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 1 Plan 706308 Prins Road, LOWER DAINTREE QLD 4873. These levels have been calculated by Visionstream using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/4873021>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra			3G, 4GX	WCDMA850 (proposed), LTE700 (proposed)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				0.51	0.68	0.017%
50-100m				0.48	0.61	0.016%
100-200m				0.23	0.14	0.0034%
200-300m				0.19	0.095	0.0025%
300-400m				0.34	0.31	0.008%
400-500m				0.38	0.38	0.0098%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2011](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
No locations identified				



Appendix C

Title Searches

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 28956551

Search Date: 27/06/2018 09:13

Title Reference: 20879243

Date Created: 09/11/1972

Previous Title: 20406190
20685216
20711183

REGISTERED OWNER

Interest

BRIE BRIE ESTATE PTY LTD TENANT IN COMMON 1/4

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 706308
 Local Government: DOUGLAS
LOT 2 REGISTERED PLAN 706308
 Local Government: DOUGLAS
LOT 1 REGISTERED PLAN 720582
 Local Government: DOUGLAS
LOT 2 REGISTERED PLAN 720582
 Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10723008 (POR 264)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes

Certificate No. 1

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 28956555

Search Date: 27/06/2018 09:13

Title Reference: 20879246

Date Created: 09/11/1972

Previous Title: 20406190
20685216
20711183

REGISTERED OWNER

Interest

D C WATSON PTY LTD

TENANT IN COMMON

1/4

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 706308
Local Government: DOUGLAS
LOT 2 REGISTERED PLAN 706308
Local Government: DOUGLAS
LOT 1 REGISTERED PLAN 720582
Local Government: DOUGLAS
LOT 2 REGISTERED PLAN 720582
Local Government: DOUGLAS

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CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 28956554

Search Date: 27/06/2018 09:13

Title Reference: 20879244

Date Created: 09/11/1972

Previous Title: 20406190
20685216
20711183

REGISTERED OWNER

Interest

HUGH CRAWFORD PTY LTD TENANT IN COMMON 1/4

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 706308
 Local Government: DOUGLAS
LOT 2 REGISTERED PLAN 706308
 Local Government: DOUGLAS
LOT 1 REGISTERED PLAN 720582
 Local Government: DOUGLAS
LOT 2 REGISTERED PLAN 720582
 Local Government: DOUGLAS

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Appendix D Planning Scheme Code Assessment



Rural zone code

Performance Outcomes	Acceptable Outcomes	Compliance
<p>PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO1.1 Dwelling houses are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of roof height.</p> <p>AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.</p>	<p>Not Applicable – The proposal is not for a dwelling house.</p> <p>Alternative Solution – The proposed facility will be an addition to the locality and has been designed at the minimum height necessary to meet coverage objects. Existing vegetation and the natural topography of the land will provide significant screening to the proposed facility and will reduce its visual bulk when viewed from the wider area.</p>
<p>PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.</p>	<p>AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.</p>	<p>Not Applicable – The proposal is not a building and complies with the setbacks set out in the Telecommunications code.</p>
<p>PO3 Buildings/structures are designed to maintain the rural character of the area.</p>	<p>AO3 White and shining metallic finishes are avoided on external surfaces of buildings.</p>	<p>Complies - The proposed facility will be factory grey which will integrate with surrounding rural use and the neutral sky backdrop.</p>
<p>PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses</p>	<p>AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.</p>	<p>Complies – A telecommunications facility is not identified as an inconsistent use.</p>
<p>PO5</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>Complies – The proposed facility will be an addition to the Lower Daintree area and will</p>



<p>Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.</p>		<p>provide service to connect and maintain rural and tourist activities within the area. The facility will provide ongoing service for local businesses and tourists with appreciation of the rural character, landscape and rural activities.</p>
<p>PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p>A06 No acceptable outcomes are prescribed.</p>	<p>Complies – The facility does not propose vegetation clearing and all existing vegetation will be retained.</p>
<p>PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.</p>	<p>A07 No acceptable outcomes are prescribed.</p>	<p>Not Applicable – The proposal is for a telecommunications facility not a reconfiguration.</p>



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>Alternative Solution – 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; (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>Alternative Solution – 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>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</p> <p>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p> <p>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</p> <p>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</p> <p>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>Alternative Solution – If acid soils are identified, the soil investigation will provide mitigation strategies to prevent harm to the environment or acid soils.</p>



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>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>Alternative Solution – 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, 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.</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>Not Applicable - Proposal is for a telecommunications facility.</p>
<p>PO3</p>	<p>For Material change of use</p>	



<p>Development siting and layout responds to flooding potential and maintains personal safety</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>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 70m² 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</p> <p>AO3.4 Additional lots: (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>Complies – The equipment shelter will be elevated on a platform at 2.8m AHD plus 300mm, to equal a minimum 3.10m AHD.</p>
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	<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 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)</p>	
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	<p>AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, nonhabitable uses at ground level;</p> <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>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>Complies – The equipment shelter will be elevated on a platform at a minimum of 3.1m AHD to allow for flow through of flood waters on ground floor.</p> <p>Not Applicable – The proposal is for a telecommunications facility. No materials will be stored on site.</p>



	<p>Notes –</p> <p>(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).</p> <p>(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides 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</p> <p>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 50m³ ; 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</p> <p>AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified</p>	<p>Not Applicable – The proposal is for a telecommunications facility. No operational works is proposed.</p>



	<p>professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (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 (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</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that 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</p>	<p>Not Applicable – The proposal is for a telecommunications facility. No hazardous material will be stored on site.</p>



	<p>(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 the manufacture and storage of hazardous materials.</p>	
<p>PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>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.</p>	<p>Complies – 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.</p>
<p>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</p>	<p>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</p>	<p>Not Applicable – The proposal is for a telecommunications facility and not community infrastructure.</p>

<p>infrastructure, facilities or access and egress routes;</p> <p>(c) retains essential site access during a flood event;</p> <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p>(e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).</p> <p>Or</p> <p>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 under the Education and Care Services National Law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards.</p> <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>	
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	<p>(a) community residence; and (b) emergency services; and (c) hospitals; and (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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Landscape values overlay code

Performance outcome	Acceptable outcome	Compliance
<p>PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;</p> <p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided.</p>	<p>AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of roof height</p> <p>AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <p>AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p>AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p>	<p>Alternative Solution – The proposed facility will be an addition to the locality and has been designed at the minimum height necessary to meet coverage objects. The facility location has been carefully selected to provide adequate separation to surrounding residents. The use of the existing sugarcane farms and surrounding mature vegetation provides a natural buffer between the facility and surrounding residents. The proposal avoids detrimental impacts on landscape values through vegetation retainment, separation from sensitive land uses and a monopole design to reduce visual bulk.</p> <p>Prins Road is identified as a road that services the agricultural land use. Minimal public use is identified as the road is not a thoroughfare or destination point for the public. As such, the sugarcane farms and mature vegetation provide a natural buffer from the facility to Cape Tribulation Road.</p> <p>The facility is not near a ridgeline, or on steep land, or contain external features, or accommodation, or advertising.</p> <p>Complies – The proposed facility will be factory grey and non-reflective to blend in with the neutral surroundings.</p>



<p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p> <p>AO1.7 Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p> <p>AO1.8 Advertising devices do not occur.</p>	<p>Complies – No clearing proposed.</p> <p>Not Applicable – The proposal is not for accommodation activities or reconfiguration.</p> <p>Complies – The proposal is not for an advertising device.</p>
<p>Development within the Medium landscape values area</p>		
<p>PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</p>	<p>AO2.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p> <p>AO2.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site;</p>	<p>Alternative Solution – The proposed facility will be an addition to the locality, and has been designed at the minimum height necessary to meet coverage objects. The facility location has been carefully selected to provide adequate separation to surrounding residents. The use of the existing sugarcane farms and surrounding mature vegetation provides a natural buffer between the facility and surrounding residents. The proposal avoids detrimental impacts on landscape values through vegetation retainment, separation from sensitive land uses and slim line design to reduce visual bulk.</p> <p>Prins Road is identified as a road that services the agricultural land use. Minimal public use is</p>



<p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes</p>	<p>(b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p>AO2.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p>AO2.6 Advertising devices do not occur.</p>	<p>identified as the road is not a thoroughfare or destination point for the public. As such, the sugarcane farms and mature vegetation provide a natural buffer from the facility to Cape Tribulation Road.</p> <p>The facility is not near a ridgeline, or on steep land, or contains external features, or advertising.</p> <p>Complies – The proposed facility will be factory grey and non-reflective to blend in with the neutral surroundings</p> <p>Complies – No clearing proposed.</p> <p>Complies – The proposal is not for an advertising device.</p>
Development within a Scenic route buffer / view corridor area		
<p>PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p>	<p>AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p>AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p>AO3.3 Where within a Scenic route buffer / view corridor area development is set back and screened from</p>	<p>Not Applicable – Not within the Scenic route buffer / view corridor area.</p>



<p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) minimises visual impacts on the setting and views in terms of:</p> <p>(i) the scale, height and setback of buildings;</p> <p>(ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;</p> <p>(iii) the scale, extent and visual prominence of advertising devices.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p> <p>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	
Development within the Coastal scenery area		
<p>PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p>AO4.2 Where located adjacent to the foreshore buildings and structures are setback:</p> <p>(a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p> <p>AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public</p>	<p>Not Applicable – Not within the Coastal scenery area.</p>



	<p>open space), buildings and structures area setback:</p> <p>(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or</p> <p>(b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p>	
<p>PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p>A05 No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code</p>	<p>Not Applicable – Not within the Coastal scenery area.</p>



Telecommunications facility code

Performance outcomes	Acceptable outcomes	Compliance
<p>PO1 Development does not cause human exposure to electromagnetic radiation beyond limits outlined in the <i>'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003'</i> and <i>'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields' – 3kHz to 300GHz.</i></p>	<p>AO1 Development is designed and operated to restrict human exposure to electromagnetic radiation in accordance with: (a) <i>'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003'</i>; (b) <i>'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'</i>.</p>	<p>Complies – The facility is designed and operated to restrict human exposure to electromagnetic radiation in accordance with: (a) <i>'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003'</i>; (b) <i>'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'</i>. As demonstrated in Appendix B EME Report.</p>
If for a telecommunications tower		
<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;</p> <p>AO2.2 The tower is a colour and width that minimises visual recognition in the landscape.</p>	<p>Alternative Solution – 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>Complies – The proposal is setback more than the required 40m 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>Complies – The proposal is not located near sensitive land uses and is setback 6 metres to all common boundaries.</p> <p>Complies – There is no setbacks on adjoining land and the proposal is setback 6 metres from the road frontage.</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>Complies - The facility compound will be completely fenced as illustrated on the proposed plans in Appendix A.</p> <p>Complies – The facility will be appropriately signed as illustrated on the proposed plans in Appendix A.</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>Complies – 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 buildings are adequately screened from the view of any adjoining land use or street.</p>	<p>AO6 Development provides a vegetative buffer between buildings and structures and adjoining land uses and the street, consisting of a minimum of two tier planting.</p>	<p>Complies – Existing vegetation and agricultural farming provides vegetative buffers between adjoining land uses.</p>
<p>PO7 Adequate access and a vehicle standing area are provided to facilitate the required level of servicing and maintenance.</p>	<p>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.</p> <p>AO7.2 A vehicle standing area is provided within the fenced site of the facility.</p>	<p>Complies – A crossover no more than 4m in width will be constructed to standard to provide access off Prins Road.</p> <p>Not Applicable – No vehicle standing area proposed.</p>



Access, parking and servicing code

Performance outcomes	Acceptable outcomes	Compliance
<p>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:</p> <ul style="list-style-type: none"> (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 (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>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.</p> <p>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.</p> <p>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.</p> <p>AO1.3 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>Not Applicable – 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>
<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:</p> <ul style="list-style-type: none"> (a) AS2890.1; (b) AS2890.3; (c) AS2890.6. 	<p>Not Applicable – 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; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (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>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; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1</p> <p>AO3.3 Driveways are: (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; (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>Complies – One crossover for access is proposed and will be designed and constructed in accordance with the Australian Standard AS2890.1 and Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>Complies – Access crossover will not be near or over any Council infrastructure.</p> <p>Not Applicable – No driveway proposed.</p>
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	<p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> <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>	Not Applicable – No adjacent footpath in area.
<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>	Not Applicable – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.
<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>	Not Applicable – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.
<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>	Not Applicable – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.
<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>	Not Applicable – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.
<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,</p>	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p>	Not Applicable – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.



<p>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>(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>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>Not Applicable – 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 services are proposed as part of the use, including, but not limited to, the following land uses: (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>	<p>Not Applicable – The proposed telecommunications facility will be unmanned and only require visits for maintenance 2-4 times a year.</p>



Environmental performance code

Performance outcomes	Acceptable outcomes	Compliance
<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>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	<p>Not Applicable – No lighting proposed.</p>
<p>Noise</p>		
<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:</p>	<p>Complies - Noise and vibration emissions associated with the proposed facility would be limited to the construction/demolition phase outlined in Section 6. The works are to be concluded in a timely manner, so, the residents and visitors to Lower Daintree 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>(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; (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>	
Airborne particles and other emissions		
<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>The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality</p>	<p>Complies – The proposed facility will not admit airborne particles or emissions.</p>



	objectives to ensure environmental harm (including nuisance) is avoided.	
Odours		
<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>Not Applicable – The proposed telecommunications facility will not create odorous emissions.</p>
Waste and recyclable material storage		
<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:</p> <ul style="list-style-type: none"> (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. <p>Editor’s note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers</p>	<p>Not Applicable – The proposal is for a telecommunications facility and will not produce waste or recyclable material.</p>



	(receptacles) to ensure environmental harm (including nuisance) is avoided.	
Sensitive land use activities		
<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>Not Applicable – The proposal is for a telecommunications facility not a sensitive use.</p>
Stormwater quality		
<p>PO7 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; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.</p>	<p>AO7.1 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>Not Applicable - 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.</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>Pest plants (for material change of use on vacant land over 1,000m2)</p>		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing 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>AO8.1 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>	<p>Not Applicable – The proposed facility will be located on land that is used for sugarcane farming. Pest plants are not identified.</p>



Infrastructure works code

Performance outcomes	Acceptable outcomes	Compliance
High speed telecommunications infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not Applicable – The proposal is for a telecommunications facility.
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Not Applicable – The proposal is for a telecommunications facility.
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not Applicable – The proposal is for a telecommunications facility and does not require a fire hydrant.



<p>PO20 Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</p>	<p>AO20 No acceptable outcomes are prescribed.</p>	<p>Not Applicable – The proposal is for a telecommunications facility and does not require a fire hydrant.</p>
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Landscaping code

Performance outcomes	Acceptable outcomes	Compliance
Landscaping design		
<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"> (a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (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; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat 	<p>AO1 Development provides landscaping:</p> <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (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. <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<p>Not Applicable – A telecommunications facility does not require landscaping as part of the code.</p>



<p>absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.</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 and vegetation incorporated into the design of a building.</p>	<p>Not Applicable – A telecommunications facility does not require landscaping as part of the code.</p>
<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</p>	<p>Not Applicable – A telecommunications facility does not require landscaping as part of the code.</p>

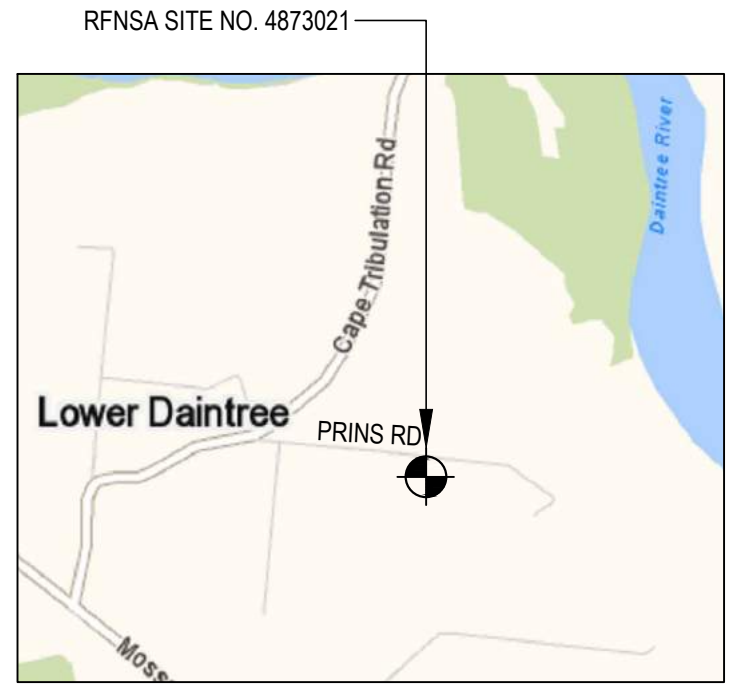
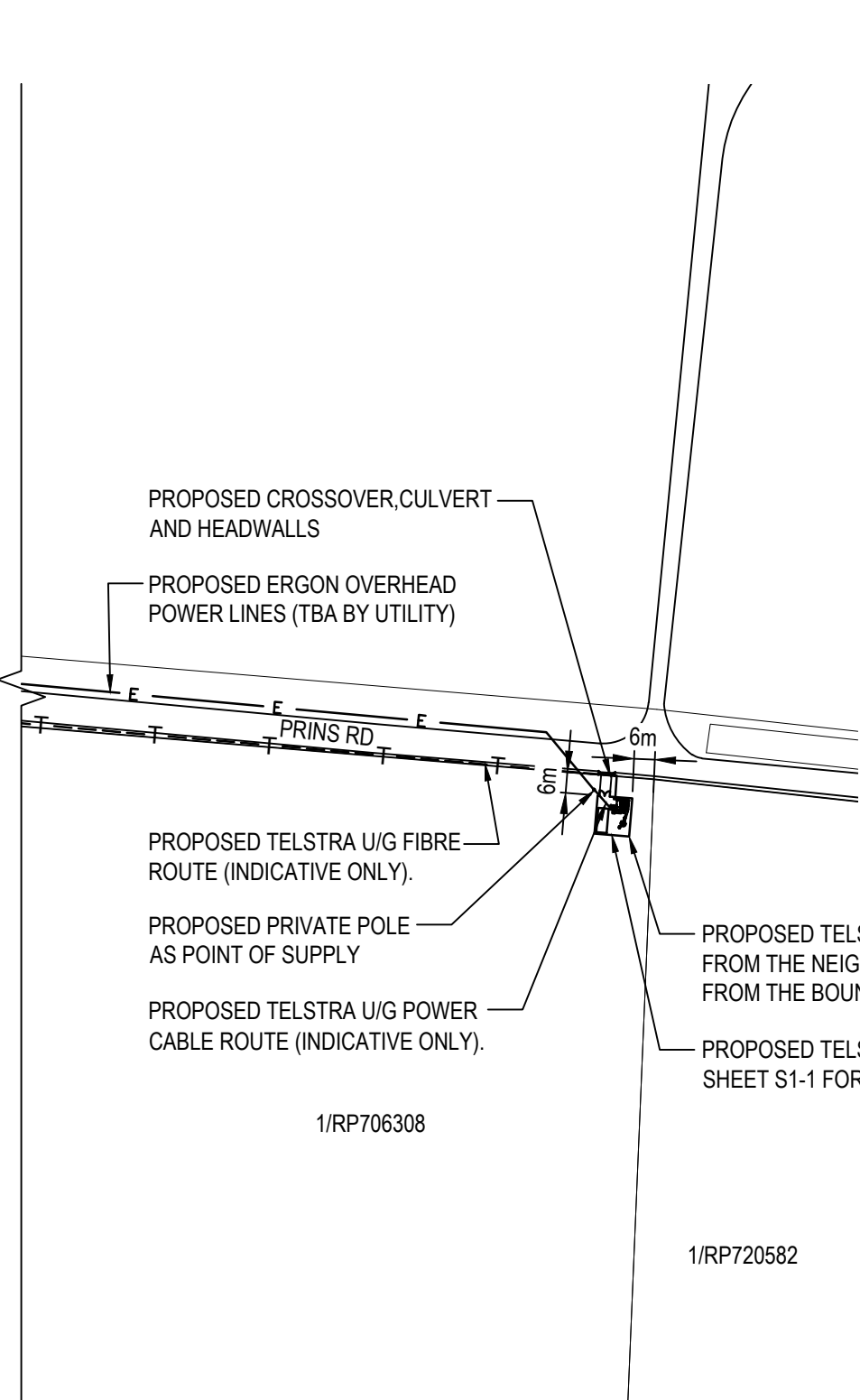
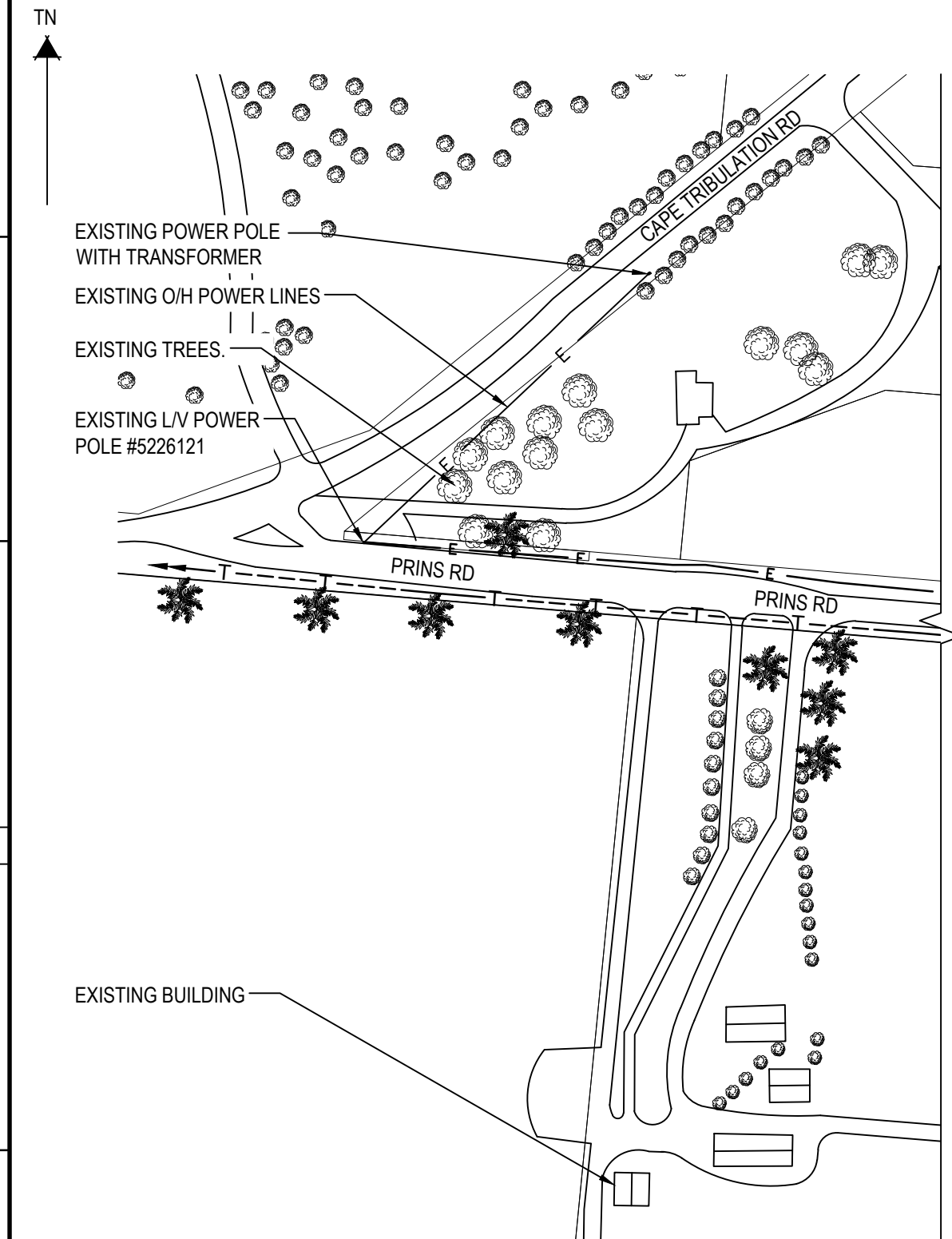


	<p>Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>A03.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	
<p>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>A04 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not Applicable – A telecommunications facility does not require landscaping as part of the code.</p>
<p>PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>A05 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not Applicable – A telecommunications facility does not require landscaping as part of the code.</p>
<p>PO6 Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p>A06.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</p> <p>A06.2 Tree maintenance is to have regard to the ‘Safe Useful Life Expectancy of Trees (SULE).</p> <p>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.</p>	<p>Not Applicable – A telecommunications facility does not require landscaping as part of the code.</p>
<p>PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>A07.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p> <p>A07.2 Species of plants are selected for long term performance designed to suit the degree of</p>	<p>Not Applicable – A telecommunications facility does not require landscaping as part of the code.</p>



	access to podiums and roof tops for maintenance.	
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.	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Not Applicable – A telecommunications facility does not require landscaping as part of the code.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	Not Applicable – A telecommunications facility does not require landscaping as part of the code.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Not Applicable – A telecommunications facility does not require landscaping as part of the code.





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LOCALITY PLAN
 NOT TO SCALE



**UNAPPROVED
 DRAWING**

PRELIMINARY

PROPERTY DESCRIPTION		SITE STRUCTURE CO-ORDINATES (GDA94)	
PART OF LOT 1/RP706308 DOUGLAS SHIRE COUNCIL		GPS READING ACCURACY: ±10m CENTRE MONOPOLE	
LATITUDE	-16.278471° (GDA94)	LONGITUDE	145.395045° (GDA94)

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____



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

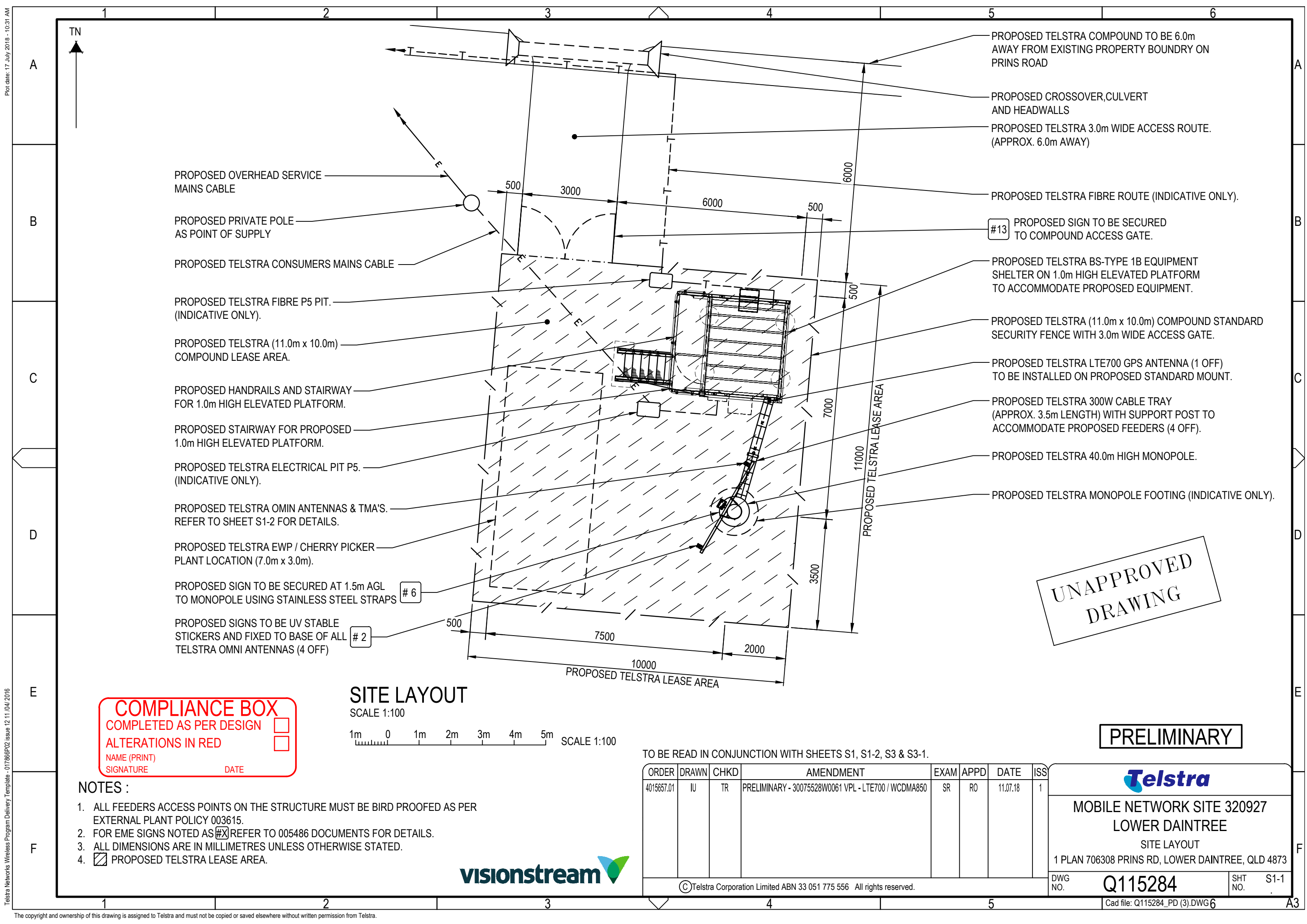
ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1

Telstra

**MOBILE NETWORK SITE 320927
 LOWER DAINTREE**

SITE ACCESS AND LOCALITY PLAN
 1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

DWG NO. **Q115284** SHT NO. S1



PROPOSED OVERHEAD SERVICE MAINS CABLE

PROPOSED PRIVATE POLE AS POINT OF SUPPLY

PROPOSED TELSTRA CONSUMERS MAINS CABLE

PROPOSED TELSTRA FIBRE P5 PIT. (INDICATIVE ONLY).

PROPOSED TELSTRA (11.0m x 10.0m) COMPOUND LEASE AREA.

PROPOSED HANDRAILS AND STAIRWAY FOR 1.0m HIGH ELEVATED PLATFORM.

PROPOSED STAIRWAY FOR PROPOSED 1.0m HIGH ELEVATED PLATFORM.

PROPOSED TELSTRA ELECTRICAL PIT P5. (INDICATIVE ONLY).

PROPOSED TELSTRA OMIN ANTENNAS & TMA'S. REFER TO SHEET S1-2 FOR DETAILS.

PROPOSED TELSTRA EWP / CHERRY PICKER PLANT LOCATION (7.0m x 3.0m).

PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS # 6

PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF) # 2

PROPOSED TELSTRA COMPOUND TO BE 6.0m AWAY FROM EXISTING PROPERTY BOUNDARY ON PRINS ROAD

PROPOSED CROSSOVER, CULVERT AND HEADWALLS

PROPOSED TELSTRA 3.0m WIDE ACCESS ROUTE. (APPROX. 6.0m AWAY)

PROPOSED TELSTRA FIBRE ROUTE (INDICATIVE ONLY).

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

PROPOSED TELSTRA BS-TYPE 1B EQUIPMENT SHELTER ON 1.0m HIGH ELEVATED PLATFORM TO ACCOMMODATE PROPOSED EQUIPMENT.

PROPOSED TELSTRA (11.0m x 10.0m) COMPOUND STANDARD SECURITY FENCE WITH 3.0m WIDE ACCESS GATE.

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

PROPOSED TELSTRA 300W CABLE TRAY (APPROX. 3.5m LENGTH) WITH SUPPORT POST TO ACCOMMODATE PROPOSED FEEDERS (4 OFF).

PROPOSED TELSTRA 40.0m HIGH MONOPOLE.

PROPOSED TELSTRA MONOPOLE FOOTING (INDICATIVE ONLY).

SITE LAYOUT
SCALE 1:100

SCALE 1:100

COMPLIANCE BOX
COMPLETED AS PER DESIGN
ALTERATIONS IN RED
NAME (PRINT) _____
SIGNATURE _____ DATE _____

- NOTES :**
- ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 - FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - PROPOSED TELSTRA LEASE AREA.

UNAPPROVED DRAWING

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1

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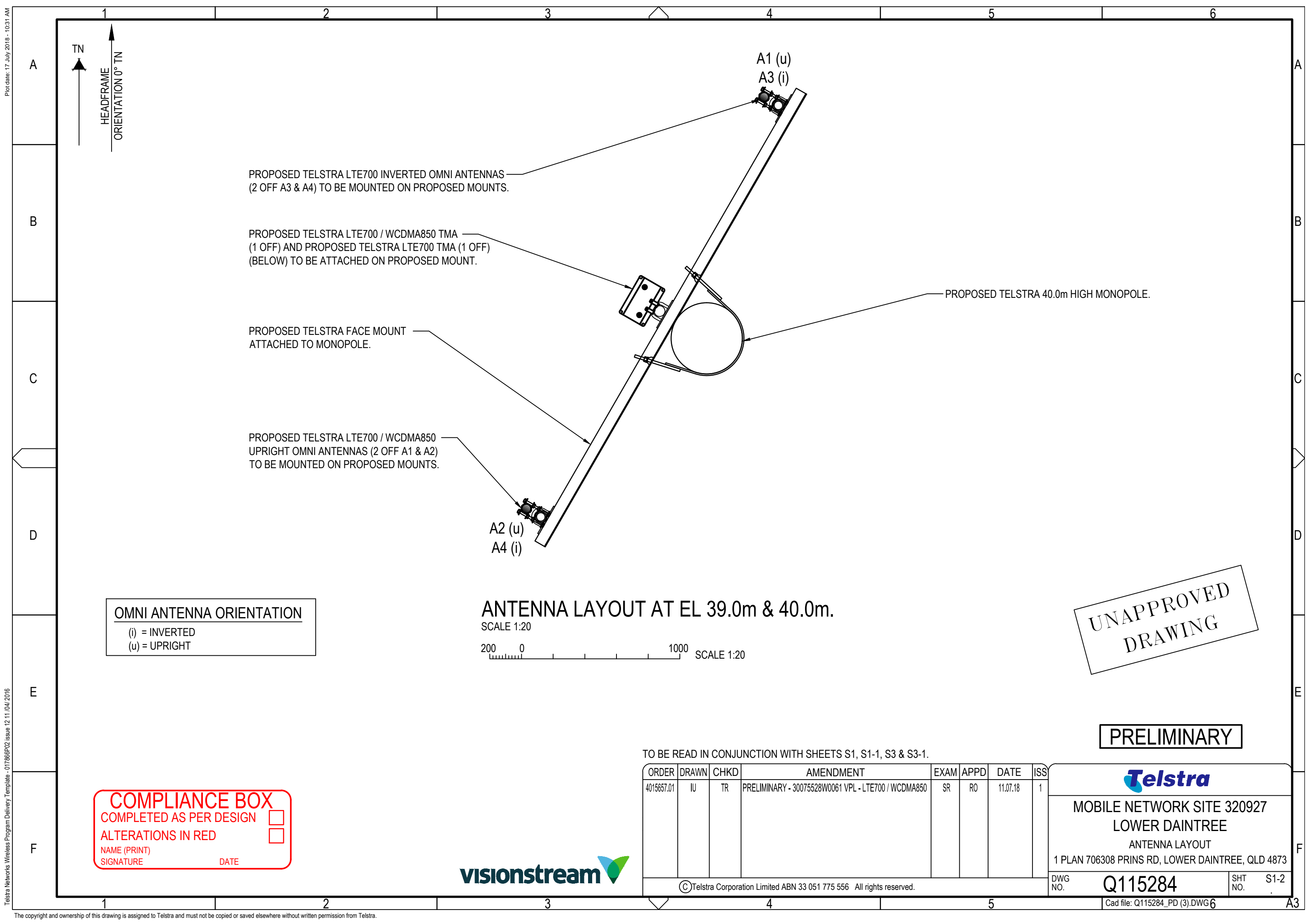
MOBILE NETWORK SITE 320927
LOWER DAINTREE
SITE LAYOUT
1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

DWG NO. **Q115284** SHT NO. S1-1



Plot date: 17 July 2018 - 10:31 AM

Telstra Networks Wireless Program Delivery Template - 017866902 issue 12 11/04/2016



PROPOSED TELSTRA LTE700 INVERTED OMNI ANTENNAS
(2 OFF A3 & A4) TO BE MOUNTED ON PROPOSED MOUNTS.

PROPOSED TELSTRA LTE700 / WCDMA850 TMA
(1 OFF) AND PROPOSED TELSTRA LTE700 TMA (1 OFF)
(BELOW) TO BE ATTACHED ON PROPOSED MOUNT.

PROPOSED TELSTRA FACE MOUNT
ATTACHED TO MONOPOLE.

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

PROPOSED TELSTRA 40.0m HIGH MONOPOLE.

A1 (u)
A3 (i)
A2 (u)
A4 (i)

OMNI ANTENNA ORIENTATION

(i) = INVERTED
(u) = UPRIGHT

ANTENNA LAYOUT AT EL 39.0m & 40.0m.

SCALE 1:20

200 0 1000 SCALE 1:20

**UNAPPROVED
DRAWING**

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015667.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1



**MOBILE NETWORK SITE 320927
LOWER DAINTREE**
ANTENNA LAYOUT
1 PLAN 706308 PRINS RD, LOWER DAINTREE, QLD 4873

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____



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DWG NO. **Q115284** SHT NO. S1-2

Cad file: Q115284_PD (3).DWG6

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 MOUNTED ON PROPOSED MOUNTS.

PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF) # 2

PROPOSED TELSTRA LTE700 / WCDMA850 TMA (1 OFF) ATTACHED TO PROPOSED MOUNT.

PROPOSED TELSTRA FACE MOUNT ATTACHED TO MONOPOLE.

PROPOSED TELSTRA LTE700 INVERTED OMNI ANTENNAS (2 OFF A3 & A4) TO BE MOUNTED ON PROPOSED MOUNTS.

PROPOSED TELSTRA 40.0m HIGH MONOPOLE.

PROPOSED TELSTRA FEEDERS LCF78-50JA (4 OFF) TO RUN INTERNALLY THE MONOPOLE.

NOTES :

1. ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.

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

PROPOSED TELSTRA BS-TYPE 1B EQUIPMENT SHELTER ON 1.0m HIGH ELEVATED PLATFORM TO ACCOMMODATE PROPOSED EQUIPMENT.

PROPOSED PRIVATE POLE AS POINT OF SUPPLY

PROPOSED OVERHEAD SERVICE MAINS CABLE

PROPOSED SIGN TO BE SECURED TO COMPOUND ACCESS GATE #13

PROPOSED TELSTRA COMPOUND TO BE 6.0m AWAY FROM EXISTING PROPERTY BOUNDARY ON PRINS ROAD

PROPOSED TELSTRA U/G FIBRE ROUTE.

PROPOSED TELSTRA CONSUMERS MAINS CABLE

PROPOSED TELSTRA P5 FIBRE PIT.

PROPOSED TELSTRA P5 ELECTRICAL PIT.

A2 (u) A1 (u)

A4 (i) A3 (i)

E.L. 43.41m OVERALL HEIGHT

E.L. 40.0m BASE OF PROPOSED TELSTRA LTE700 / WCDMA850 OMNI ANTENNAS (2 OFF, A1 & A2) TOP OF PROPOSED MONOPOLE

E.L. 39.0m BASE OF PROPOSED TELSTRA LTE700 OMNI ANTENNAS (2 OFF, A3 & A4)

PROPOSED TELSTRA LTE700 TMA (1 OFF) ATTACHED TO PROPOSED MOUNT.

OMNI ANTENNA ORIENTATION

(i) = INVERTED
(u) = UPRIGHT

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

UNAPPROVED DRAWING

PROPOSED TELSTRA 300W CABLE TRAY (APPROX. 3.5m LENGTH) WITH SUPPORT POST TO ACCOMMODATE PROPOSED FEEDERS (4 OFF).

PROPOSED HANDRAILS AND STAIRWAY FOR 1.0m HIGH ELEVATED PLATFORM.

PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS # 6

PROPOSED TELSTRA (11.0m x 10.0m) COMPOUND STANDARD SECURITY FENCE WITH 3.0m WIDE ACCESS GATE.

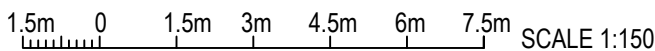
E.L. 1.0m BASE LEVEL OF ELEVATED SHELTER AND PLATFORM

E.L. 0.00m GROUND LEVEL

PROPOSED TELSTRA MONOPOLE FOOTING (INDICATIVE ONLY).

WEST ELEVATION

SCALE 1:150



PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1



MOBILE NETWORK SITE 320927
LOWER DAIN TREE
 WEST ELEVATION
 1 PLAN 706308 PRINS RD, LOWER DAIN TREE, QLD 4873

DWG NO. **Q115284** SHT NO. **S3**



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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-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 40.0m	0°	S0: LTE700 / WCDMA850
A2	ARGUS UNA010F-0-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 40.0m	0°	S0: LTE700 / WCDMA850
A3	ARGUS UNA010FI-0-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 39.0m	0°	S0: LTE700
A4	ARGUS UNA010FI-0-V2 OMNI Ø56 x 3414mm	INSTALL	BASE OF OMNI 39.0m	0°	S0: LTE700
A200	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	BASE OF GPS 3.0m	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 & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4015657.01	IU	TR	PRELIMINARY - 30075528W0061 VPL - LTE700 / WCDMA850	SR	RO	11.07.18	1



MOBILE NETWORK SITE 320927
LOWER DAIN TREE
 ANTENNA CONFIGURATION TABLE
 1 PLAN 706308 PRINS RD, LOWER DAIN TREE, QLD 4873

DWG NO. **Q115284** SHT NO. S3-1

