

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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**, 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>	Optus Mobile Pty Ltd C/- Urbis Pty Ltd
Contact name <i>(only applicable for companies)</i>	Grant Williams / Andrew Kennedy
Postal address <i>(P.O. Box or street address)</i>	Level 7, 123 Albert Street
Suburb	Brisbane
State	Queensland
Postcode	4000
Country	Australia
Contact number	(07) 3007 3800
Email address <i>(non-mandatory)</i>	gwilliams@urbis.com.au / akennedy@urbis.com.au
Mobile number <i>(non-mandatory)</i>	-
Fax number <i>(non-mandatory)</i>	(07) 3007 3811
Applicant's reference number(s) <i>(if applicable)</i>	BA3882

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
		441	Cape Tribulation Road	Kimberley
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	84	SR675	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

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

Not required

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

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

Name of water body, watercourse or aquifer:

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:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

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

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? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Telecommunications Facility

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

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? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*

Telecommunications Facility

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Telecommunications Facility	Telecommunications Facility	0	NA

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

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

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

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

10) Subdivision

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

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

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> 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?

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? <i>(e.g. pedestrian access)</i>	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: <input type="text"/>		

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)*

\$

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)*

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> 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 Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

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 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 (if applicable).		

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
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<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.
Further advice about information requests is contained in the DA Forms Guide .

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 – the yellow local government/private certifier's 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		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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**Environmentally relevant activities**

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

Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
----------------------	--	-------------------------	--

Proposed ERA name:	
--------------------	--

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

Hazardous chemical facilities

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

Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: See www.qld.gov.au for further information.

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.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

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*

<input checked="" type="checkbox"/> No
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>
23.15) Does this development application involve new or changed access to a state-controlled road?
<input type="checkbox"/> Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied)
<input checked="" type="checkbox"/> 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>Form 2 – Building work details</i> have been completed and attached to this development application	<input checked="" type="checkbox"/> Yes <input 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>	
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. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , Planning Regulation 2017 and the DA Rules except where: <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 Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

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	

QLeave notification and payment*Note: For completion by assessment manager if applicable*

Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

PROPOSED TELECOMMUNICATIONS FACILITY – CAPE KIMBERLEY

NOVEMBER 2017
PREPARED FOR OPTUS

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Ben Slack
Senior Consultant	Grant Williams
Consultant	Andrew Kennedy
Project Code	BA3882
Report Number	Final

TABLE OF CONTENTS

Executive Summary.....	iii
1. Introduction	1
2. Mobile Telecommunications Systems	2
2.1. What is a Mobile Base Station and how do they work.....	2
2.2. Benefits of Mobile Technologies.....	2
3. Site Selection Process	3
3.1. Justification for Site Selection.....	3
3.1.1. Co-location with an Existing Telecommunications Facility	3
3.1.2. New Telecommunications Facility Sites	4
3.1.3. Summary.....	5
4. The Site and Surrounds.....	7
4.1. Site Location and Characteristics	7
4.2. Surrounding Context.....	7
4.3. Land Ownership and Encumbrances.....	8
5. The Proposed Facility	9
6. Industry Code C564: 2011 Mobile Phone Base Station Deployment.....	11
7. EME and Health.....	12
8. Visual Impact	13
9. Relevant State Planning Provisions.....	15
9.1.1. The Planning Act 2016.....	15
9.1.2. Assessment Benchmark - State Planning Policies	15
9.2. Assessment Benchmark - Regional Plan	17
9.2.1. South East Queensland Regional Plan	17
9.3. State Assessment Referral Agency	17
10. Assessment Benchmark - Local Planning Framework.....	19
10.1. Douglas Shire Planning Scheme 2006	19
10.2. Definition	19
10.3. Zoning	19
10.4. Locality	20
10.5. Category of Development and Assessment	21
10.5.1. Category of Development	21
10.5.2. Category of Assessment.....	21
10.6. Overlays.....	21
10.7. Codes.....	22
11. Conclusion	23
Disclaimer	24
Appendix A Title Search	
Appendix B Proposal Plans	
Appendix C EME Report	
Appendix D State Planning Policy Assessment	
Appendix E State Planning Policy Code Assessment	
Appendix F Referral Agency Assessment	
Appendix G Planning Scheme Code Assessment	

FIGURES:

Figure 1 – Location of Existing Telecommunications Facilities within the Surrounding Area	4
Figure 2 – Location of Candidates.....	5
Figure 3 – Site Location.....	7
Figure 4 – Proposal	10
Figure 5 – Visual Landscape	13
Figure 6 – Views of Site.....	14
Figure 7 – SPP Mapping.....	16
Figure 8 – Regional Plan Mapping Extract	17
Figure 9 – SDAP Mapping Extract.....	18
Figure 10 – Zoning Map.....	20
Figure 11 – Acid Sulfate Soils Overlay Map	22

PICTURES:

Picture 1 – Site Layout.....	10
Picture 2 – Site Elevation.....	10

TABLES:

Table 1 – Potential Co-location Site	3
Table 2 – List of Potential Sites	4
Table 3 – Relevant Codes	22

EXECUTIVE SUMMARY

SITE AND PROPOSAL DETAILS

Address of Site	441 Cape Tribulation Road, Kimberley QLD 4873
Real Property Description	Lot 84 on SR675
Site Area	11.99 ha
Local Authority	Douglas Shire Council
Zone	Rural
Purpose of Proposal under the Planning Scheme	Telecommunications Facilities
Land owner	Debera Jean Davis

APPLICATION DETAILS

Type of Development	Development Permit for Material Change of Use for Telecommunications Facility
Level of Assessment	Code Assessment

APPLICANT DETAILS

Applicant	Optus Mobile Pty Ltd C/- Urbis Pty Ltd Level 7, 123 Albert Street Brisbane QLD 4000
Contact details	Grant Williams/Andrew Kennedy Phone: (07) 3007 3800 Email: gwilliams@urbis.com.au akennedy@urbis.com.au
Reference Number	BA3882

1. INTRODUCTION

Urbis Pty Ltd, has prepared this development application on behalf of Optus Mobile Pty Ltd. The development is for the purpose of a Development Permit for a Material Change of Use for a Telecommunications Facility. The development is being proposed to support the Optus Telecommunications network.

The land the subject of this development application comprises 441 Cape Tribulation Road Kimberley on Lot 84 on SR675 (referred to as 'the site' hereon in).

This report addresses the merits of the development with regard to the provisions of the *Douglas Shire Council Planning Scheme 2006* and the relevant sections of the *Planning Act 2016*. For the purpose of this report, the *Douglas Shire Council Planning Scheme 2006* will be referred to as the 'Planning Scheme' and the *Planning Act 2016* will be referred to as 'the Act' hereon in.

This report is accompanied by and should be read in conjunction with the following drawings and technical reports:

- Appendix B – Proposal Plans prepared by Urbis; and
- Appendix C – EME Report prepared by Huawei.

The assessment of the application is to be undertaken in accordance with Section 45(3) of the Act. This report provides the applicant's assessment against these provisions and concludes that the development is appropriate, generally consistent with existing planning controls and intent for the area, is not anticipated to impact upon the amenity of the locality and will comprise a key piece of infrastructure for the Optus Telecommunications Network. Council's approval of the application is therefore sought, subject to relevant and reasonable conditions.

2. MOBILE TELECOMMUNICATIONS SYSTEMS

2.1. WHAT IS A MOBILE BASE STATION AND HOW DO THEY WORK

A mobile base station is a facility that provides mobile telephone services to a geographical area. A mobile phone network is made up of base stations which operate together to provide service to users moving from place to place within the coverage area. A mobile base station typically consists of the following components: antennas, support structure, base station and transmission equipment. The antennas are connected by cable to radio equipment usually housed in a room, shelter or outdoor unit. Base stations are connected to the core network by microwave or fibre. Mobile phones work by sending and receiving low power radio signals, much like 2 way radio system. The signals are sent and received from antennas that are attached to radio transmitters and receivers, commonly referred to as mobile phone base stations. The base stations are linked to the rest of the mobile and fixed phone network and pass the signal/call on into those other parts of the network.

2.2. BENEFITS OF MOBILE TECHNOLOGIES

Mobile telecommunications play a central role in society and are becoming more deeply integrated into our day to day lives. Mobile communications networks shape how and when people communicate and how we access information on a daily basis. Today, improved connectivity means that mobile devices are used for everything from commerce and research to location-based services and social media. Individuals, families, businesses and society are all benefiting from the improved connectivity facilitated by mobile technologies.

In addition to its personal and social value, the evolution of mobile technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement. Since its introduction, mobile technology has played a key role in stimulating labor productivity growth by allowing employees to be more efficient, with more productive use of time. According to Deloitte (2016), the Australian economy is approximately \$34 billion larger in 2015 than it would otherwise be due to the long-term productivity of mobile technologies.

Mobile technology's economic contribution is not limited to improving productivity. It improves connectivity and participation in the workforce. Mobile technology also provides employees with the flexibility to work from home, promoting sustainable commuting and also reducing traffic congestion. According to the Australian Mobile Telecommunications Association (AMTA), two decades ago only 4% of Australians owned a mobile device. According to the Australia Bureau of Statistics, there are now over 21 million subscribers with internet access connections via a mobile handset in Australia (ABS, 2015). Mobile technology's continual development has allowed it to become the preferred channel to access the internet for most people in Australia and the rest of the world.

3. SITE SELECTION PROCESS

Optus 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. Optus applies and evaluates a range of criteria as part of this site selection process.

Optus 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 Optus uses to assess and select potential site options. 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 cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

During the detailed site selection process for the new facility, Optus carefully considered all of the above criteria. This analysis is detailed in the following section.

3.1. JUSTIFICATION FOR SITE SELECTION

Optus carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility located at *441 Cape Tribulation Road, Kimberley* would be the most appropriate solution (see Figure 1).

3.1.1. Co-location with an Existing Telecommunications Facility

The Communications Alliance Industry Code – Mobile Phone Base Station Deployment promotes the use of existing sites in order to mitigate the effects of facilities on the landscape.

The suitability for co-location at the following nearby sites was explored:

Table 1 – Potential Co-location Site

Candidate	Details
A	<p>441 Cape Tribulation Road, Kimberley - Lot 84 on SR675</p> <p>Proposal Type: Existing 23m Telstra Lattice Tower</p> <p>An existing 23 metre Telstra tower is located on the site surrounded by dense vegetation and zoned as rural. This candidate was not pursued due to the small size of the structure and inability to adequately clear established vegetation to meet coverage objectives. The site is also quite constrained and it would be difficult to both accommodate Optus’ equipment shelter and also a power solution onsite.</p>

Figure 1 – Location of Existing Telecommunications Facilities within the Surrounding Area



Source: Queensland Globe

3.1.2. New Telecommunications Facility Sites

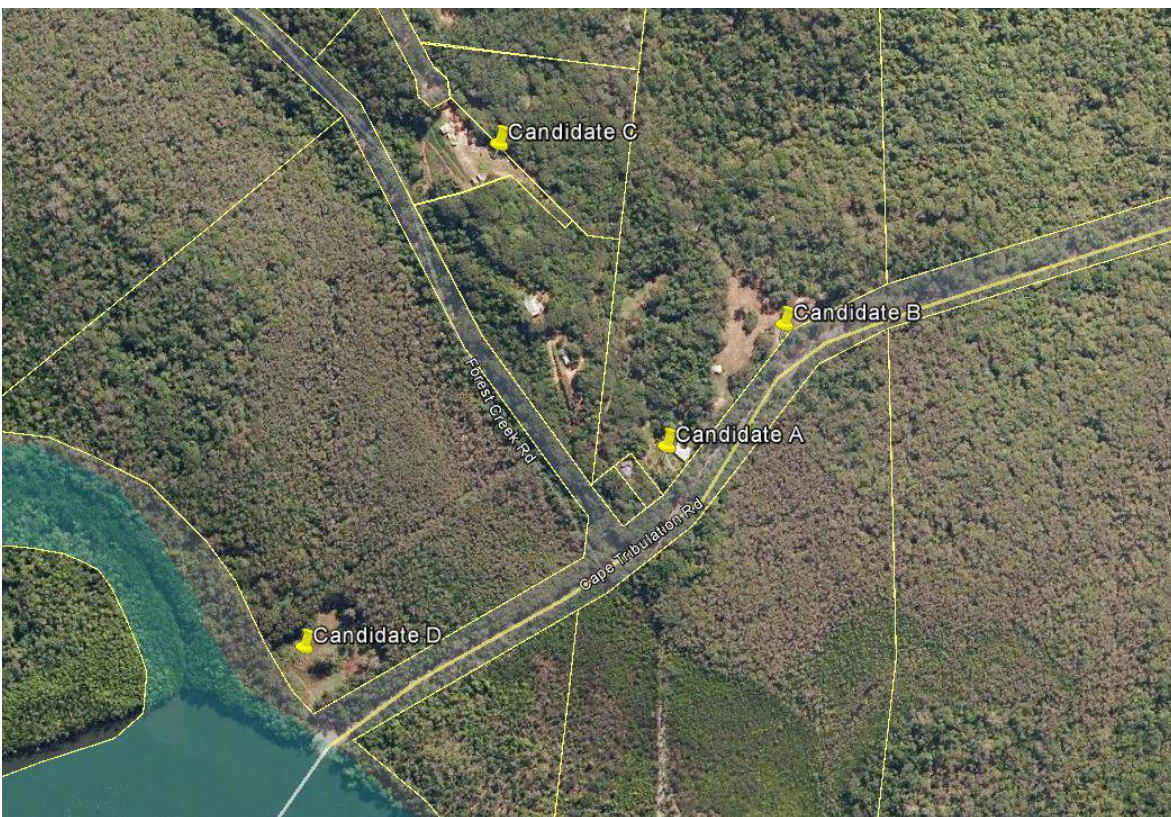
Optus initially identified a range of potential sites within the area, as listed in Table 2. The locations of the potential sites are indicated in Figure 2.

Table 2 – List of Potential Sites

Candidate	Details
A	441 Cape Tribulation Road, Kimberley - Lot 84 on SR675 Refer to Co-location assessment in Section 3.1.1.
B	441 Cape Tribulation Road, Kimberley - Lot 84 on SR675 Proposal Type: Greenfield 40m Lattice Tower This candidate site presents a partially cleared area surrounded by dense vegetation that is included within the rural zone. This candidate was selected due to the site location being situated in an open area with clear access via a sealed road. Whilst there is an existing telecommunications facility on the same land parcel, this particular site offers both appropriate separation from nearby residential dwellings and also adequate space to accommodate solar panels to power the facility.
C	147 Ronald Road, Forest Creek - Lot 1 on SP113394 Proposal Type: Greenfield 30m Pole This candidate presents a partially cleared area surrounded by dense vegetation that is included within the rural zone. This candidate was not pursued due to close proximity to

Candidate	Details
	existing residential dwellings and constraints such as vegetation as tree clearing would be necessary to pursue further development.
D	<p>Corner of Cape Tribulation and Forest Creek Road, Kimberley – Lot 1 on RP 738241</p> <p>Proposal Type: Greenfield 30m Pole</p> <p>This candidate presents a cleared area surrounded by dense vegetation zoned as rural. This site was not pursued due a number of factors including proximity to the nearby Daintree Vehicle Ferry which may present issues as to visual amenity, and environmental factors such as significant wetlands and potential flooding. Further, an additional access track would likely be required to be constructed as well as vegetation clearing.</p>

Figure 2 – Location of Candidates



(Source: Queensland Globe)

3.1.3. Summary

Optus has undertaken a thorough examination of potential sites for a telecommunications base-station in the surrounding area. However, the majority of these sites have been ruled out due to their inability to meet the technical requirements necessary to provide improved service within the Cape Kimberley area.

Following the failure to find a suitable site for co-location, suitable sites for a new facility in the Cape Kimberley area were identified. As demonstrated in the preceding section, a number of different locations and proposals were explored. However, most were ruled out due to one or more of the following reasons:

- Sufficient coverage and capacity to meet the objectives of the project would not be obtained;
- Optus was unable to agree a lease for the site;
- Site access was inadequate and/or the cost associated with building the facility would be unreasonable;

- The location was not adequate due to environmental factors or proximity to sensitive land uses.

Optus has concluded that Candidate B is the most appropriate location for the installation of a new facility. Therefore, on behalf of Optus, we submit this Development Application for a new telecommunications facility at *441 Cape Tribulation Road, Kimberley*.

4. THE SITE AND SURROUNDS

4.1. SITE LOCATION AND CHARACTERISTICS

The site is located within Kimberley in the Douglas Shire, in an area predominantly surrounded by dense vegetation, agricultural and tourism uses, as shown in Figure 3. The site of the development application is 441 Cape Tribulation Road, Kimberley and is formally described as Lot 84 on SR675.

Figure 3 – Site Location



Source: Queensland Globe

The site over which the application is made is comprised of 1 land parcel, with a total area of approximately 11.99 hectares. The rural site comprises predominately vacant land in the area of the proposed telecommunications facility; however there is significant vegetation in the northern portion of the site, a residential dwelling as well as another telecommunications facility currently exists on site. This dwelling is considered to have an adequate separation distance of approximately 135m from the proposed site; furthermore, the facility will be screened from the house by existing vegetation.

4.2. SURROUNDING CONTEXT

The land immediately surrounding the subject site is characterised by rural and rural residential land uses as well as the Daintree River and the Daintree River Ferry facility. Specifically, the nearby land uses include the following:

- North – immediately to the north of the site is Rural Zoning which is dominated by dense vegetation. Beyond this is Rural Residential Zoning which is comprised of residential dwellings on partially cleared blocks, surrounded by dense vegetation.
- East – immediately to the east of the site is Rural Zoning which is dominated by dense vegetation and large areas of cleared vacant land. This land is separated by Cape Tribulation Road which runs from west to east through the area. Further east is a similar collection of Rural Residential Zone parcels of land.

- South – immediately to the south of the site is Cape Tribulation Road, a two lane road which serves to connect the land to the north of the Daintree River with the city of Cairns to the south. Beyond the road is Rural Zoned land which is characterised by dense vegetation with residential dwellings significantly setback from the roadside to the rear of the block. Further south of these dwellings is the Daintree River with additional land characterised by dense vegetation of the opposite bank.
- West – immediately to the west of the site is Rural Residential Zoned land which is characterised by dense vegetation and clusters of small dwellings. As a result of this vegetation, there exists a significant vegetation buffer between the residential uses and the proposed telecommunications facility. Further to the west is Forest Creek Road which runs north servicing additional residential dwellings, beyond this is Conservation Zoned land.

4.3. LAND OWNERSHIP AND ENCUMBRANCES

The site is held under Freehold Tenure with Debra Jean Davis as the registered owner of the site. Refer to the Certificate of Title in **Appendix A** for further reference.

Optus is currently negotiating a lease agreement with the land owner of the site. Following completion of these negotiations, the lease will be registered on title, providing Optus with long term land tenure. It should be noted that the period of the proposed lease will not exceed 10 years, and therefore the lease will not trigger the need for a Reconfiguring a Lot (subdivision by lease) development approval.

5. THE PROPOSED FACILITY

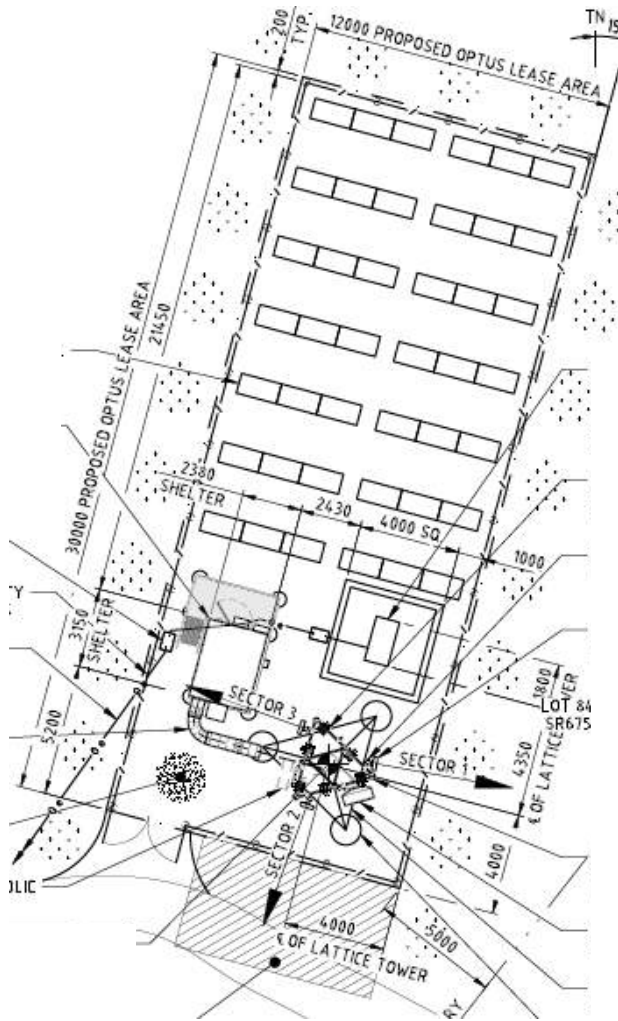
The proposed facility has been designed and will be owned and operated by Optus and form part of Optus' current wireless communications networks.

The proposal for this site is to install a Telecommunications Facility tower (**Figure 4**) as follows:

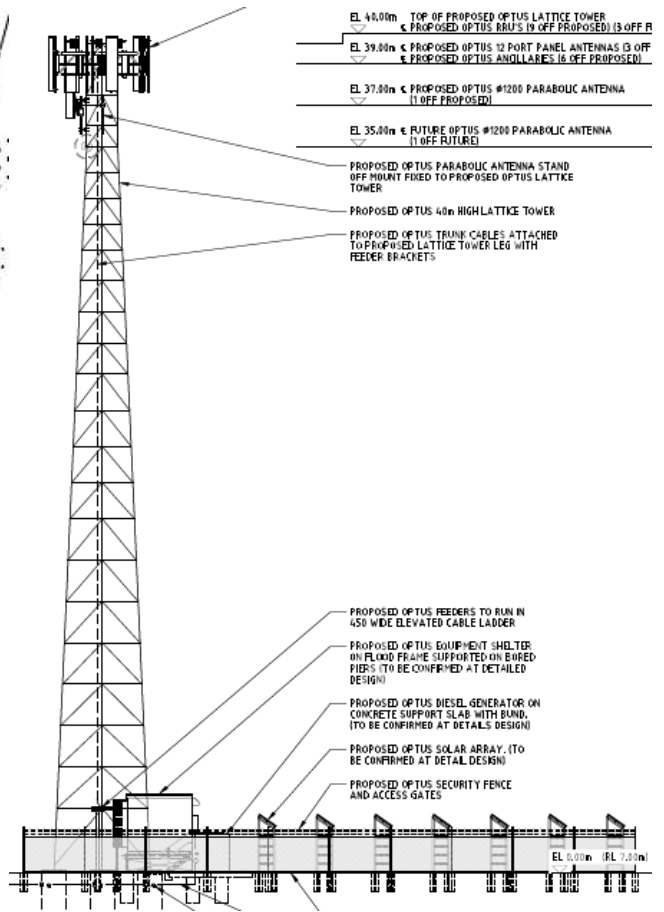
- The construction of a 40m lattice tower. The attachment of three (3) panel antennas that are 2.8m long.
- The attachment of nine (9) Remote Radio Units to be installed at an elevation of 55m behind the antennas on the proposed Optus triangular headframe;
- The attachment of one (1) Parabolic Antenna with a diameter of 1.2m;
- The construction of an equipment shelter on concrete piers, consisting of the following dimensions:
 - 3.15m x 2.38m
- Associated ancillary equipment, including solar array for power and underground conduits to existing shed.
- The proposed Optus lease area is 360m².

Due to its type and size, the proposed facility is not a "Low-impact Facility" in accordance with the *Telecommunications (Low-impact Facilities) Determination 1997* and therefore requires planning approval from Council.

Figure 4 – Proposal



Picture 1 – Site Layout



Picture 2 – Site Elevation

6. INDUSTRY CODE C564: 2011 MOBILE PHONE BASE STATION DEPLOYMENT

In response to calls for greater council and community involvement when telecommunications facilities are installed, the Communications Alliance Ltd developed the 'Industry Code - Mobile Phone Base Station Deployment' (more commonly referred to as the Deployment Code).

The Deployment Code cannot change the existing regulatory regime for telecommunications at local, State or Federal level. However, it supplements the existing obligations on carriers, particularly in relation to community consultation and the consideration of exposure to radio signals, sometimes known as electromagnetic energy (EME or EMR).

The Code imposes mandatory levels of notification and community consultation for sites complying with the Telecommunications (Low-impact Facilities) Determination 1997. It identifies varying levels of notification and/or consultation depending on the type and location of the infrastructure proposed.

The subject proposal, in not being designated a 'Low-impact' facility, is not subject to the notification or consultation requirements associated with the Deployment Code. These processes are handled within the relevant State and Local consent procedures.

Nevertheless the intent of the Code, to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses, has been followed in the selection of this site.

This site has been selected and designed to comply with the requirements of the Deployment Code in so much as the precautionary approach has been adhered to and, as a result the best design solution has been achieved.

7. EME AND HEALTH

Optus acknowledges some people are genuinely concerned about the possible health effects of electromagnetic energy (EME) from mobile phone base stations and is committed to addressing these concerns responsibly.

Optus, along with the other mobile phone carriers, must strictly adhere to Commonwealth Legislation and regulations regarding mobile phone facilities and equipment administered by the Australian Communications and Media Authority (ACMA).

In 2003 the ACMA adopted a technical standard for continuous exposure of the general public to RF EME from mobile base stations. The standard, known as the Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003, was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is the same as that recommended by ICNIRP (International Commission for Non-Ionising Radiation Protection), an agency associated with the World Health Organisation (WHO). Mobile carriers must comply with the Australian Standard on exposure to EME set by the ACMA.

The Standard operates by placing a limit on the strength of the signal (or RF EME) that Optus can transmit to and from any network base station. The general public health standard is not based on distance limitations, or the creation of “buffer zones”. The environmental standard restricts the signal strength to a level low enough to protect everyone at all times. It has a significant safety margin, or precautionary approach, built into it.

In order to demonstrate compliance with the standard, ARPANSA created a prediction report using a standard methodology to analyse the maximum potential impact of any new telecommunications facility. Carriers are obliged to undertake this analysis for each new facility and make it publicly available.

Importantly, the ARPANSA-created compliance report demonstrates the maximum signal strength of a proposed facility, assuming that it’s handling the maximum number of users 24-hours a day.

In this way, ARPANSA requires network carriers to demonstrate the greatest possible impact that a new telecommunications facility could have on the environment, to give the community greater peace of mind. In reality, base stations are designed to operate at the lowest possible power level to accommodate only the number of customers using the facility at any one time. This design function is called “adaptive power control” and ensures that the base station operates at minimum, not maximum, power levels at all times.

Using the ARPANSA standard methodology, Optus has undertaken a compliance report that predicts the maximum levels of radiofrequency EME from the proposed installation. The maximum environmental EME level from the site, once it is operational, this will comply with the ACMA mandated exposure limit (see Appendix C). Optus complies with the public health and safety standard by a significant margin.

Optus relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) for overall assessments of health and safety impacts. The WHO advises that all expert reviews on the health effects of exposure to radiofrequency fields have concluded that no adverse health effects have been established from exposure to radiofrequency fields at levels below the international safety guidelines that have been adopted in Australia.

Optus has strict procedures in place to ensure its mobile phones and base stations comply with these guidelines. Compliance with all applicable EME standards is part of Optus’ responsible approach to EME and mobile phone technology.

Refer to the EME Report attached in **Appendix C**.

8. VISUAL IMPACT

The site is primarily occupied by dense vegetation but also contains significant areas of cleared vacant land containing an existing shed and residential dwelling. Additionally, the site contains an existing telecommunications facility operated by Telstra. This facility is comprised of a 23m lattice tower, equipment shelter and a small solar array. The location was selected as it is considered to maximise separation distances to nearby residential land uses to the east and maximise use of vacant space for the proposed solar array. This position will also minimise the effect on the amenity of the area due to being largely screened by nearby mature vegetation to the south, east and west of the site.

The area surrounding the proposed location is dominated by the presence of dense vegetation in all directions with individual residential dwellings situated to the west of the site. The other prominent feature of the site is the existing 23m lattice tower on the eastern boundary. Travellers using Cape Tribulation Road are not likely to experience protracted views of the proposal as vegetation is well established and consistently encloses the road reserve. It is very difficult to look inwards to this property unless immediately adjacent.

Figure 5 illustrates the visual landscape surrounding the proposed facility. It is recognised that this is primarily an area characterised by conservation areas and rural residential dwellings, and this site represents a relatively sheltered area, with existing tall features onsite. The aerial photograph also provides a key to the contextual photographs included in **Figure 6**.

Figure 5 – Visual Landscape



Source: Queensland Globe

Figure 6 – Views of Site



Picture 1– View 1 – Away from the site, towards the south-east indicating existing vegetation screening



Picture 2 – View 2 – Away from the site, towards the west

9. RELEVANT STATE PLANNING PROVISIONS

9.1.1. The Planning Act 2016

The purpose of the *Planning Act 2016* ('the Act') is to achieve ecological sustainability by coordinating planning at all levels of government and by managing the development process as well as the impacts of development.

The Douglas Shire Planning Scheme 2006 ('Planning Scheme') states that the proposed Material Change of Use development is subject to code assessment. Code assessment is to be undertaken in accordance with Section 45(3) of the Act. The assessment manager, when considering an application subject to code assessment, is required to assess the development application against any benchmarks within the Planning Regulation 2017, Regional Plans, IDAS codes, State Planning Policies, and the Planning Scheme. In addition, the assessment manager must have regard to the common material, any development approval for, and any lawful use of, the premises or adjacent premises, any referral agency's response for the application and the purposes of any instrument containing an applicable code.

9.1.2. Assessment Benchmark - State Planning Policies

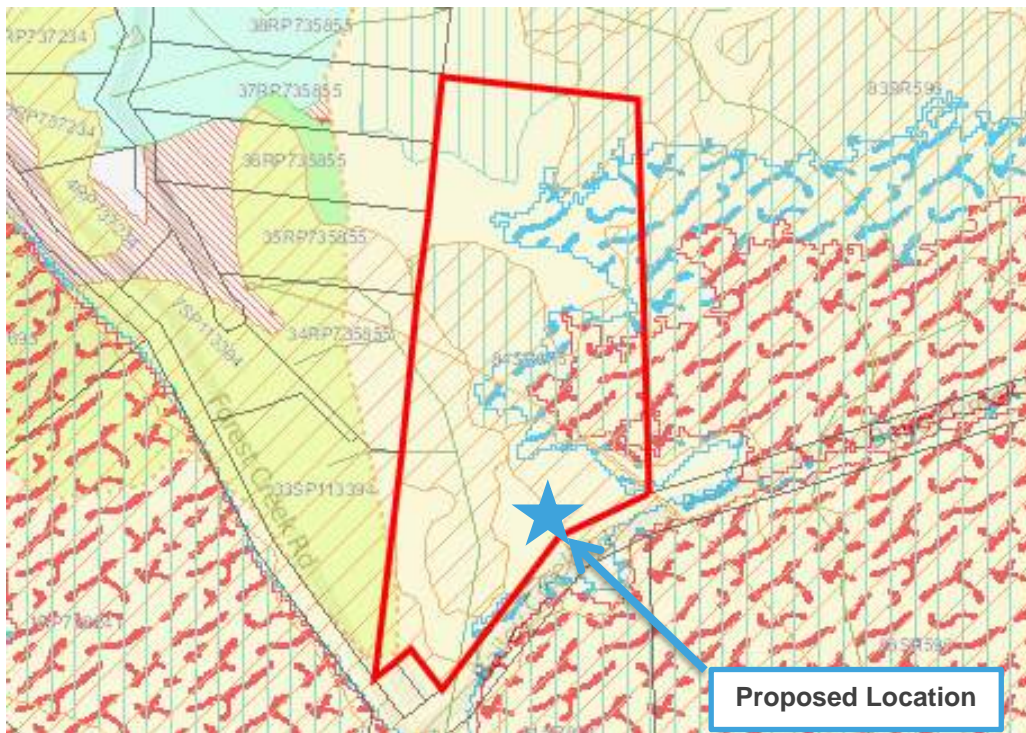
The State Planning Policy ('SPP') was introduced on 3 July 2017 as part of a new State planning system. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development, and provides direction for the preparation of local planning instruments and assessment of development applications. The SPP also includes assessment benchmarks for some development applications, if a planning scheme does not appropriately integrate the relevant state interest.














The SPP provides supporting mapping to assist in spatially representing policies and requirements contained within the SPP. A comprehensive overlay map of state planning interests is provided in **Figure 7**.

The mapping indicates that the following SPP matters apply to the site:

- Agriculture - Agricultural land classification - class A and B;
- Biodiversity – MSES: Wildlife habitat, Regulated vegetation (category B), Regulated vegetation (essential habitat), Regulated vegetation (wetland), Regulated vegetation (intersecting a watercourse) and High ecological significance wetlands; and
- Natural Hazards (Flood Hazard Area* - Local Government Flood Mapping Area), Bushfire prone area, Medium storm tide inundation area and High storm tide inundation area.

Figure 7 – SPP Mapping



- | | |
|--|---|
|  Agricultural Land Classification (ALC) - Class A and Class B |  Flood hazard area* - Level 1 - Queensland floodplain assessment overlay |
|  MSES - Wildlife habitat |  High Potential Bushfire Intensity |
|  MSES - Regulated vegetation (category B) |  Medium Potential Bushfire Intensity |
|  MSES – Regulated vegetation (essential habitat) |  Potential Impact Buffer |
|  MSES - Regulated vegetation (wetland) |  Coastal hazard area - medium storm tide inundation area |
|  MSES - Regulated vegetation (intersecting a watercourse) |  Coastal hazard area - high storm tide inundation area |
|  MSES - High Ecological Significance wetlands | |

Source: DILGP

The SPP contains assessment benchmarks that are expressed as performance outcomes for the purpose of development assessment. Importantly, these assessment benchmarks apply to the extent the SPP has not been identified in the Planning Scheme as appropriately integrated in the Planning Scheme. An assessment of the proposed development against the state interest triggers is included in **Appendix D**.

It is noted that the applicable Planning Scheme, the *Douglas Shire Planning Scheme 2006*, has not been prepared to fully reflect the SPP, and assessment of any proposed development against the Planning Scheme will therefore require assessment against the SPP.

The proposed development has been assessed against, and demonstrated to comply with the SPP assessment benchmarks for

- Natural Hazards Risk and Resilience - Flood hazard area – level 1 Queensland floodplain assessment overlay, Bushfire hazard area (Bushfire prone area), Coastal hazard area (medium and high storm tide inundation area)

9.2. ASSESSMENT BENCHMARK - REGIONAL PLAN

9.2.1. South East Queensland Regional Plan

The *Far North Queensland Regional Plan 2009-2031* ('FNQ Regional Plan') was adopted in February 2009 and is intended to provide a framework for the sustainable management of growth and development in the Far North Queensland region until 2031.

The site is contained within the Regional Landscape and Rural Production Area of the FNQ Regional Plan. The proposed development is consistent with the Regional Landscape and Rural Production Area designation of the site.

An extract of the Regional Plan mapping is provided in **Figure 8** below.

Figure 8 – Regional Plan Mapping Extract



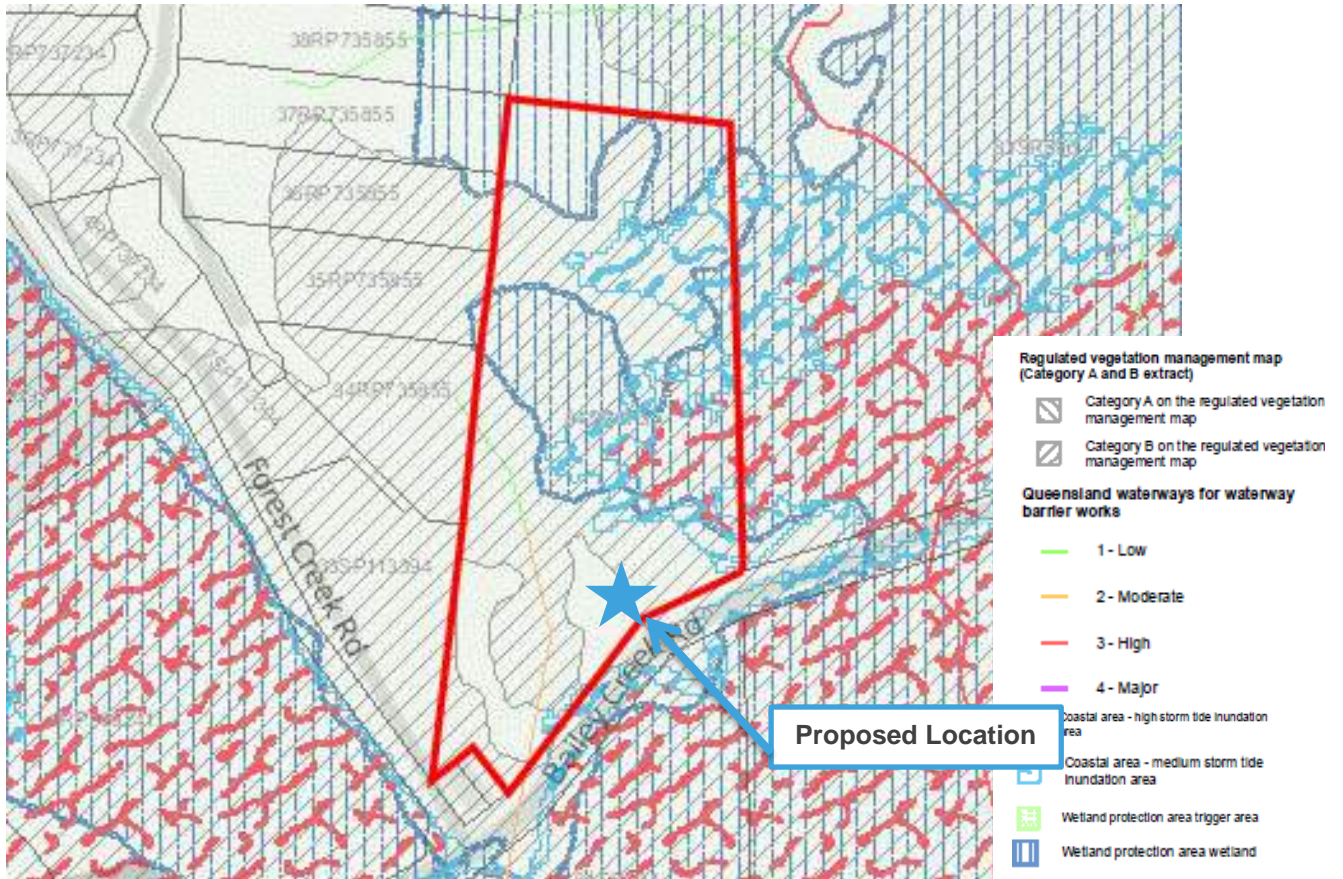
Source: DILGP

9.3. STATE ASSESSMENT REFERRAL AGENCY

The State Assessment and Referral Agency ('SARA'), introduced on 1 July 2013, seeks to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. The State Development Assessment Provisions ('SDAP') is an outcome of the SARA and a statutory instrument made under the Act which sets out matters of interest of the state for development assessment, where the chief executive of administering the Act is the assessment manager or a referral agency.

Importantly, the SDAP provide assessment benchmarks for the assessment by the chief executive or a referral agency and provides applicants with the opportunity to address performance criteria to demonstrate that a development appropriately manages any impacts on a matter of state interest, and/or protects a development from impacts of matters of state interests.

Figure 9 – SDAP Mapping Extract



Source: DILGP

An extract of the SDAP Mapping is shown in **Figure 7** above. An assessment of the proposed development against the State Assessment criteria for the relevant referral agency role is included in **Appendix C**. This assessment revealed that the proposal does not require referral to SARA.

10. ASSESSMENT BENCHMARK - LOCAL PLANNING FRAMEWORK

The *Douglas Shire Planning Scheme 2006* ('Planning Scheme') is the local planning instrument that is used to assess the proposed development. The following sections of this report provide an assessment of the proposed development against the assessment benchmarks under the Planning Scheme.

10.1. DOUGLAS SHIRE PLANNING SCHEME 2006

10.2. DEFINITION

The proposed use of the site is defined as a *Telecommunication Facility* under the Planning Scheme. The Planning Scheme defines this use as follows:

"the use of premises for the provision of telecommunication services.

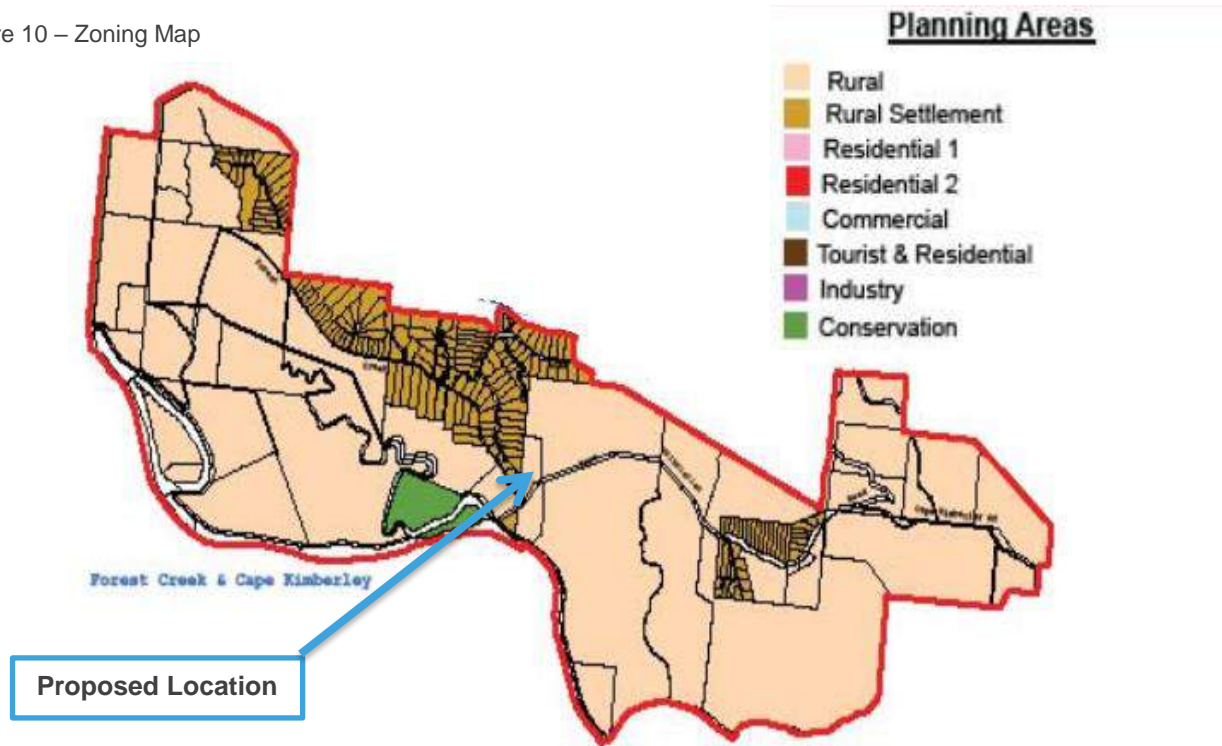
The use excludes Low Impact Telecommunications Facilities as defined by the Telecommunications (Low Impact Facilities Determination) 1997 under the Telecommunications Act."

10.3. ZONING

Under the Planning Scheme, the development site is included in the Rural Planning Area within the Settlement Areas North of the Daintree River Locality under the Planning Scheme as shown in **Figure 8**, below. The purpose of the Rural Planning Area is as follows:

- *conserve areas for use for primary production, particularly areas of GQAL (Good Quality Agricultural Land);*
- *facilitate the establishment of a wide range of agricultural and animal husbandry uses, together with other compatible primary production uses;*
- *facilitate the establishment of Farm Forestry in suitable locations;*
- *facilitate the establishment of Extractive Industry operations, provided that the significant environmental impacts of such operations are contained within the Site;*
- *ensure existing Extractive Industry operations are protected from incompatible land uses establishing in close proximity;*
- *ensure that rural activities are protected from the intrusion of incompatible uses;*
- *ensure that areas of remnant vegetation and riparian vegetation are retained or rehabilitated; and*
- *ensure that land which is not classified as GQAL, but which is important to the scenic landscape of the Shire, retains its rural character and function."*

Figure 10 – Zoning Map



Source: Douglas Shire Council

Under the Planning Scheme, the use is highly consistent with the zone outcomes as it provides services facilitate the continued growth of the rural industry as well supporting nearby residents in the rural settlement zone. This zone will accommodate for uses that provide services where commensurate with the location and setting of the site and the nature and scale of development. This telecommunications facility will not compromise the primary use of the site for rural activities into the future. The proposal is consistent with the intent of the area as the telecommunications facilities will provide a supporting function to the local community for both residents and businesses and will not impact upon the primary purpose of the zone which is to maintain GQAL. The small-scale nature of the lease area and location toward the cleared margins of the lot will ensure no removal or impact on remnant and riparian vegetation and retention of scenic landscape within the Shire as well as the zone’s rural character and function.

10.4. LOCALITY

Under the Planning Scheme, the development site is included in the Settlement Areas North of the Daintree River Locality, as shown in **Figure 9**, below. The purpose of the Settlement Areas North of the Daintree River Locality is as follows:

- *protect the values of the WTWHA by ensuring that adjacent settlement areas are limited in extent and have a character and identity which are complementary to those values;*
- *ensure that all development remains low key and sustainable and within the development limits imposed by the Daintree River ferry crossing and the vehicular capacity of the Alexandra Range crossing and the local Road network;*
- *provide adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents;*
- *ensure that all development is designed and operated to achieve an environmentally sustainable outcome by taking into account the specific values of the area and/or Management Area and Precinct in which it is located and the site’s constraints and opportunities;*

- *ensure that all development is sensitive and sympathetic to its remote location in an area of unique Biodiversity and Scenic Amenity value; and*
- *ensure the natural forested landscape character of the locality is protected and enhanced.*

The proposed development is consistent with the locality as economic opportunities for residents in nearby areas will be heightened due to the increased network coverage available. The availability of mobile telecommunications service is likely to assist rural businesses in accessing service providers and markets. Similarly, tourism businesses are likely to benefit from the convenience offered to visitors to the area. The network also has a safety function in emergency situations.

The proposal does not represent an expansion of settlement areas and therefore does not impose upon the values of the Wet Tropics World Heritage Area (WTWHA). The development of this telecommunications facility is not likely to impose upon the scenic values of the WTWHA, as existing vegetation limits the extent of visual impact, as described above.

10.5. CATEGORY OF DEVELOPMENT AND ASSESSMENT

10.5.1. Category of Development

There are three categories of development under the Act. These are Accepted Development, Assessable Development and Prohibited Development.

The Douglas Shire Planning Scheme 2006, acting as the Categorising Instrument, determines that the Category of Development for the development is Assessable Development.

10.5.2. Category of Assessment

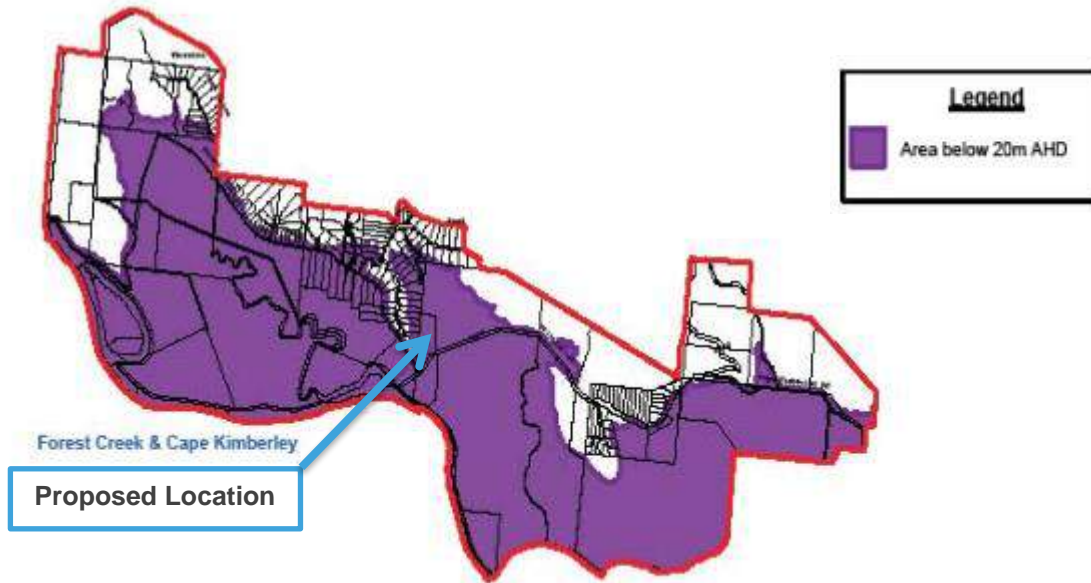
The Planning Scheme determines the Category of Assessment for the application. In accordance with the Table of Assessment for the Settlement Areas North of the Daintree River Locality, the proposal is subject to Code Assessment.

10.6. OVERLAYS

The following Overlays from the Planning Scheme have been identified as applicable to the application:

- Acid Sulfate Soils Overlay

Figure 11 – Acid Sulfate Soils Overlay Map



Source: Douglas Shire Council

An assessment of the proposed development against the primary codes is attached at **Appendix G** of this report. The proposal does not compromise the purpose of the primary codes and is capable of fulfilling the Acceptable Solutions or associated Performance Criteria.

10.7. CODES

The following Assessment Benchmarks are considered relevant to the proposed development:

Table 3 – Relevant Codes

Primary Codes	Prescribed Secondary Codes	Overlay Codes
Settlement Areas North of the Daintree River Locality Code	Design and Siting of Advertising Devices Code	Acid Sulfate Soils Overlay Code
Rural Planning Area Code	Filling and Excavation Code	
Telecommunications Facilities Codes	Landscaping Code	
	Natural Areas and Scenic Amenity Code	
	Vehicle Parking and Access Code	

11. CONCLUSION

Urbis Pty Ltd has been commissioned by Optus Mobile Pty Ltd to prepare this development application for the approval of a Telecommunications Facility at 441 Cape Tribulation Road, Kimberley.

The development application is for the purpose of a Development Permit for a Material Change Use for a Telecommunications Facility on Lot 84 on SR675.

The proposal has been assessed against, and is able to fulfil the requirements of all relevant statutory planning instruments. In this regard, it is noted that:

- The site is strategically located upon existing cleared land, with the maximum possible separation from sensitive land uses within the area;
- The size and configuration of the upgrade represents the lowest impact option available for the site;
- The proposed facility provides a structure on which other telecommunications carriers can co-locate in the future if required; and
- The installation will address a number of customer complaints relating to mobile telephone coverage, capacity and the quality of mobile telephone calls in Dingo Pocket and surrounding areas.

On the basis of the assessment contained within this report, we recommend the application to Douglas Shire Council for a favourable assessment and determination, subject to reasonable and relevant conditions.

DISCLAIMER

This report is dated November 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Optus (**Instructing Party**) for the purpose of Telecommunications Facility (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A TITLE SEARCH

APPENDIX B PROPOSAL PLANS

APPENDIX C EME REPORT

APPENDIX D STATE PLANNING POLICY ASSESSMENT

D.1

SPP CHECKLIST

Matters of State Interest	Planning Scheme Reflects State Interest*	Type	Relevant to Development / Trigger	Assessment Required
Housing Supply and Diversity	NO	No Assessment Benchmarks		
Liveable Communities	NO	MCU	<p>A development application in an urban area involving premises that is, or will be, accessed by common private title, for:</p> <p>Application involving buildings – either attached or detached – that are not covered by other legislation or planning provisions mandating fire hydrants.</p>	NO
		ROL		N/A
Agriculture	NO	No Assessment Benchmarks		
Development and Construction	NO	No Assessment Benchmarks		
Mining and Extractive Resources	NO	ROL	Within a Key Resource Area (KRA)	N/A
		MCU	<p>Within the resource/ processing area of a KRA or the separation area for the resource/processing area of a KRA, unless for:</p> <p>(a) dwelling house on an existing lot, or</p> <p>(b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis), or</p> <p>(c) caretaker’s accommodation (associated with an extractive industry), or</p> <p>(d) animal husbandry, or</p> <p>(e) cropping.</p>	NO
		MCU	<p>Within the transport routes separation area of a KRA that will result in an increase in the number of people working or residing in the transport route separation area, unless for:</p> <p>(a) dwelling house on an existing lot, or</p>	NO

Matters of State Interest	Planning Scheme Reflects State Interest*	Type	Relevant to Development / Trigger	Assessment Required
			(b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis), or (c) caretaker's accommodation (associated with an extractive industry), or (d) animal husbandry, or (e) cropping.	
Tourism	NO	No Assessment Benchmarks		
Biodiversity	NO	No Assessment Benchmarks		
Coastal Environment	NO	No Assessment Benchmarks		
Cultural Heritage	NO	No Assessment Benchmarks		
Water Quality	NO	MCU	for an urban purpose that involves premises 2,500m ² or greater and; (a) will result in 6 or more dwellings; or (b) will result in an impervious area greater than 25% of the net developable area	NO
	NO	MCU	Where located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: a) intensive animal industry, b) medium and high-impact industry, c) noxious and hazardous industry, d) extractive industry, e) utility installation that involves sewerage services, drainage or stormwater services, f) waste management facilities, or g) motor sport facility	NO

Matters of State Interest	Planning Scheme Reflects State Interest*	Type	Relevant to Development / Trigger	Assessment Required
	NO	ROL	For an urban purpose that involves premises 2,500m ² or and will result in 6 or more lots.	N/A
	NO	ROL	Where located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: Creating 5 or more additional lots if any resultant lot is less than 16Ha, and any of the lots created will rely on on-site wastewater treatment.	N/A
	NO	OPW	for an urban purpose that involves disturbing a land area 2,500m ² or greater.	N/A
Emissions and Hazardous Activities	NO	No Assessment Benchmarks		
Natural Hazards, Risk and Resilience	NO	MCU	Where in any of the following:	YES
	NO	ROL	(1) bushfire prone areas	N/A
	NO	OPW	(2) flood hazard areas (3) landslide hazard areas (4) storm tide inundation areas (5) erosion prone area Note: There are specific assessment benchmarks which apply for erosion prone areas in the coastal management district, separate to other natural hazards.	N/A
Energy and Water Supply	NO	No Assessment Benchmarks		
Infrastructure Integration	NO	No Assessment Benchmarks		
Transport Infrastructure	NO	No Assessment Benchmarks		
Strategic Airports and Aviation Facilities	NO	MCU	Where: a) A premises that will result in a building, structure or associated activity intruding into the operational airspace of a strategic airport; or	NO

Matters of State Interest	Planning Scheme Reflects State Interest*	Type	Relevant to Development / Trigger	Assessment Required
			<ul style="list-style-type: none"> b) any part of the premises is within the light restriction zone or lighting area buffer of a strategic airport; or c) any part of the premises is within a wildlife hazard buffer zone of a strategic airport; or d) any part of the premises is within a public safety area of a strategic airport; or e) any part of the premises is within the 20 ANEF contour or greater for a strategic airport; or f) A premises that will result in a building, structure or associated activity intruding into the building restricted area of an aviation facility. 	
	NO	ROL	<p>Where:</p> <ul style="list-style-type: none"> a) any part of the premises is within a public safety area of a strategic airport; or b) any part of the premises is within the 20 ANEF contour or greater for a strategic airport 	N/A
	NO	BW	<p>Where not associated with an MCU and:</p> <ul style="list-style-type: none"> a) will result in a building, structure or associated activity intruding into the building restricted area of an aviation facility. b) any part of the premises is within the light restriction zone or lighting area buffer of a strategic airport; or c) A premises that will result in a building, structure or associated activity intruding into the building restricted area of an aviation facility. 	NO

Matters of State Interest	Planning Scheme Reflects State Interest*	Type	Relevant to Development / Trigger	Assessment Required
	NO	OPW	Where not associated with an MCU and: <ul style="list-style-type: none"> a) the work or associated activity will intrude into the operational airspace of a strategic airport; or b) any part of the premises is within the light restriction zone or lighting area buffer of a strategic airport; or c) the work or associated activity will intrude into the building restricted area of an aviation facility. 	NO
Strategic Ports	NO	No Assessment Benchmarks		

**APPENDIX E STATE PLANNING POLICY CODE
ASSESSMENT**

E.1

NATURAL HAZARDS, RISK AND RESILIENCE

Policies	Solutions
Bushfire, flood, landslide, storm tide inundation, and erosion prone areas:	
1. Land in an erosion prone area is not to be used for urban purposes, unless the land is located in: <ol style="list-style-type: none"> a) an urban area in a planning scheme; or b) an urban footprint identified in a regional plan 	<p>Not Applicable</p> <p>The proposed development is not located within an erosion prone area.</p>
2. Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas: <ol style="list-style-type: none"> a) Avoids the natural hazard area; or b) Where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level. 	<p>Complies</p> <p>The proposal site is located within a bushfire hazard area however, the facility will be unmanned and bushfire is not likely to pose a significant hazard.</p>
3. Development in natural hazard areas: <ol style="list-style-type: none"> a) Supports, and does not hinder disaster management capacity and capabilities b) Directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties c) Avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard d) Maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard. 	<p>Complies</p> <p>The proposed facility has the ability to be powered up and powered down remotely, without the need to access the site in the event of an emergency. Therefore, the facility will not burden the management response or recovery capacity and capabilities.</p> <p>No risks to public safety will be caused as the facility will be unmanned. The proposal does not include the use of hazardous materials.</p> <p>The proposal does not affect the ability of nearby vegetation and landforms to mitigate the risks associated with bushfire hazards.</p>
4. Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.	<p>Complies</p> <p>Although the proposed development will provide communication infrastructure, it is not considered essential community infrastructure in the occurrence of a natural hazard event. It is noted the proposal includes a solar array (given that there is no alternative power source available), and backup power is also available if required.</p>
5. Coastal protection work in an erosion prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures, and all of the following apply: <ol style="list-style-type: none"> a) The building or structure cannot reasonably be relocated or abandoned. 	<p>Not Applicable</p> <p>The proposed development is not located within an erosion prone area.</p>

Policies	Solutions
<p>b) Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable.</p> <p>c) Any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated</p> <p><i>Note: The monetary value of an existing building or structure should be more than the cost of associated coastal protection works.</i></p>	
Erosion prone areas within a coastal management district:	
<p>6. Development does not occur unless the development cannot feasibly be located elsewhere and is:</p> <p>a) Coastal-dependent development; or</p> <p>b) Temporary, readily relocatable or able to be abandoned development; or</p> <p>c) Essential community infrastructure; or</p> <p>d) Minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</p> <p><i>Note: Minor redevelopment in an erosion prone area in a coastal management district, includes replacing an existing permanent building/structure with a building/structure that is the same, or substantially the same, in location and size, and monetary value of the existing building or structure is more than the cost of the associated coastal protection works. Examples of minor redevelopment may include adding less than 50 metres² to an existing building footprint, or an additional storey to a single storey building.</i></p>	<p>Not Applicable</p> <p>The proposed development is not located within an erosion prone area.</p>
<p>7. Development permitted in the policy above, mitigates the risks to people and property to an acceptable or tolerable level.</p>	<p>Not Applicable</p> <p>The proposed development is not located within an erosion prone area.</p>
<p>A development application for a material change of use, reconfiguration of a lot or operational works on premises in any of the following:</p> <ol style="list-style-type: none"> 1. Bushfire prone areas 2. Flood hazard areas 3. Landslide hazard areas 4. Storm tide inundation areas 5. Erosion prone area. 	

Policies	Solutions
<p><i>Note: There are specific assessment benchmarks which apply for erosion prone areas in the coastal management district, separate to other natural hazards.</i></p>	
<p>All of the following requirements are assessment benchmarks for the development:</p>	
<p>Erosion prone areas within a coastal management district:</p> <p><i>Note: These assessment benchmarks apply only where the chief executive is not identified as a referral agency under the Planning Regulation 2017.</i></p>	
<p>1. Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is:</p> <ul style="list-style-type: none"> a) Coastal-dependent development; or b) Temporary, readily relocatable or able to be abandoned development; or c) Essential community infrastructure; or d) Minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned. <p><i>Note: Minor redevelopment in an erosion prone area in a coastal management district, includes replacing an existing permanent building/structure with a building/structure that is the same, or substantially the same, in location and size, and monetary value of the existing building or structure is more than the cost of the associated coastal protection works. Examples of minor redevelopment may include adding less than 50 metres² to an existing building footprint, or an additional storey to a single storey building.</i></p>	<p>Not Applicable</p> <p>The proposed development is not located within an erosion prone area.</p>
<p>2. Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p>	<p>Not Applicable</p> <p>The proposed development is not located within an erosion prone area.</p>
<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p>	
<p>3. Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level</p>	<p>Complies</p> <p>The proposal site is located within a bushfire hazard area however, the facility will be unmanned and bushfire is not likely to pose a significant hazard. Furthermore, the site is located in an existing clearing.</p>

Policies	Solutions
All natural hazard areas:	
<p>4. Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p>	<p>Complies</p> <p>The proposed facility has the ability to be powered up and powered down remotely, without the need to access the site in the event of an emergency. Therefore, the facility will not burden the management response or recovery capacity and capabilities.</p>
<p>5. Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p>	<p>Complies</p> <p>The proposal does not increase the severity of bushfire hazards due to the nature and scale of the facility.</p>
<p>6. Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p>	<p>Complies</p> <p>The proposal does not include the use of hazardous materials.</p>
<p>7. The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	<p>Complies</p> <p>The proposal does not affect the ability of nearby vegetation and landforms to mitigate the risks associated with bushfire hazards.</p>

APPENDIX F REFERRAL AGENCY ASSESSMENT

PLANNING REGULATION REFERRAL CHECKLIST - REFERRAL AGENCY ROLE CHECKLIST

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
Native vegetation clearing	Op. Works	N/A	Schedule 10, Part 3, Division 4, Table 1	State code 16: Native vegetation clearing	SARA Referral
	RoL	N/A	Schedule 10, Part 3, Division 4, Table 2		SARA Referral
	MCU	NO	Schedule 10, Part 3, Division 4, Table 3		SARA Referral
Unexploded ordnance (UXO) (Contaminated Land)	RoL	N/A	Schedule 10, Part 4, Division 2, Table 1	State code 13: Unexploded ordnance	SARA Referral
	MCU	N/A	Schedule 10, Part 4, Division 2, Table 1		SARA Referral
Environmentally relevant activities	MCU	N/A	Schedule 10, Part 5, Division 4, Table 1	N/A	Non-SARA Referral
		N/A	Schedule 10, Part 5, Division 4, Table 2	State code 22: Environmentally relevant activities	SARA Referral
Aquaculture	MCU	N/A	Schedule 10, Part 6, Division 1, Subdivision 3, Table 1	State code 17: Aquaculture	SARA Referral
Declared Fish habitat area	Op. Works	N/A	Schedule 10, Part 6, Division 2, Subdivision 3, Table 1	State code 12: Development in a declared fish habitat area	SARA Referral
Marine Plants	Op. Works	N/A	Schedule 10, Part 6, Division 3, Subdivision 3, Table 1	State code 11: Removal, destruction or damage of marine plants	SARA Referral
	RoL involving removal, destruction or damage of marine plants	N/A	Schedule 10, Part 6, Division 3, Subdivision 3, Table 2		SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
	MCU involving removal, destruction or damage of marine plants	N/A	Schedule 10, Part 6, Division 3, Subdivision 3, Table 2		SARA Referral
Waterway barrier works	Op. Works	N/A	Schedule 10, Part 6, Division 4, Subdivision 3, Table 1	State code 18: Construction or raising waterway barrier works in fish habitats	SARA Referral
Hazardous Chemical Facilities	MCU	N/A	Schedule 10, Part 7, Division 3, Table 1	State code 21: Hazardous chemical facilities	SARA Referral
Heritage Places – Local Heritage Places	Building Work	N/A	Schedule 10, Part 8, Division 1, Subdivision 3, Table 1	State code 14: Queensland heritage	Non-SARA Referral
Heritage Places – Queensland Heritage Place	Various aspects of Dev.	N/A	Schedule 10, Part 8, Division 2, Subdivision 3, Table 1 Schedule 10, Part 8, Division 2, Subdivision 3, Table 2	State code 14: Queensland heritage	SARA Referral
Infrastructure Related Referrals – Designated Premises	Various aspects of Dev.	N/A	Schedule 10, Part 9, Division 1, Table 1	N/A	Non-SARA Referral
Infrastructure Related Referrals - Electricity infrastructure	RoL	N/A	Schedule 10, Part 9, Division 2, Table 1	N/A	Non-SARA Referral
	MCU	N/A	Schedule 10, Part 9, Division 2, Table 2		Non-SARA Referral
	Op. Works	N/A	Schedule 10, Part 9, Division 2, Table 3		Non-SARA Referral
Oil and Gas Infrastructure	RoL	N/A	Schedule 10, Part 9, Division 3, Table 1	N/A	Non-SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
State Transport Infrastructure (thresholds)	MCU	N/A	Schedule 10, Part 9, Division 3, Table 2		Non-SARA Referral
	Op. Works	N/A	Schedule 10, Part 9, Division 3, Table 3		Non-SARA Referral
	Various aspects of Dev.	N/A	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1	State code 6: Protection of state transport networks	SARA Referral
State Transport Corridors and Future Transport Corridors	RoL near a State transport corridor	N/A	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1	If near a state controlled road or future state controlled road:	SARA Referral
	RoL that is a future State transport corridor	N/A	Schedule 10, Part 9, Division 4, Subdivision 2, Table 2	State code 1: Development in a state-controlled road environment	SARA Referral
	RoL near a State-controlled road intersection	N/A	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3	If near a railway corridor or future railway corridor: State code 2: Development in a railway environment If near a busway corridor or future busway corridor: State code 3: Development in a busway environment If near a light rail corridor or future light rail corridor: State code 4: Development in a light rail environment	SARA Referral
	MCU near a State transport corridor or that is a future State transport corridor	N/A	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	If near a state controlled road or future state controlled road: State code 1: Development in a	SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
				<p>state-controlled road environment</p> <p>In near a railway corridor or future railway corridor:</p> <p>State code 2: Development in a railway environment</p> <p>If near a busway corridor or future busway corridor:</p> <p>State code 3: Development in a busway environment</p> <p>If near a light rail corridor or future light rail corridor:</p> <p>State code 4: Development in a light rail environment</p>	
	Op. Works	N/A	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 5 (STC)</p> <p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 6 (Future STC)</p>	<p>If near a state controlled road or future state controlled road:</p> <p>State code 1: Development in a state-controlled road environment</p> <p>In near a railway corridor or future railway corridor:</p> <p>State code 2: Development in a railway environment</p> <p>If near a busway corridor or future busway corridor:</p> <p>State code 3: Development in a busway environment</p>	SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
				If near a light rail corridor or future light rail corridor: State code 4: Development in a light rail environment	
State-controlled transport tunnels and future State-controlled transport tunnels	RoL on or near a State-controlled transport tunnel or future State-controlled transport tunnel	N/A	Schedule 10, Part 9, Division 4, Subdivision 3, Table 1	State code 5: Development in a state-controlled transport tunnel environment	SARA Referral
	MCU on or near a State-controlled transport tunnel or future State-controlled transport tunnel	N/A	Schedule 10, Part 9, Division 4, Subdivision 3, Table 2		SARA Referral
	Op. Works on or near a State-controlled transport tunnel or future State-controlled transport tunnel	N/A	Schedule 10, Part 9, Division 4, Subdivision 3, Table 3		SARA Referral
Brisbane core port land	MCU on Brisbane core port land	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 1	N/A	Non-SARA Referral
	Op. Works – near a state transport corridor	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 2	If near a state controlled road or future state controlled road: State code 1: Development in a state-controlled road environment	SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
				<p>In near a railway corridor or future railway corridor:</p> <p>State code 2: Development in a railway environment</p> <p>If near a busway corridor or future busway corridor:</p> <p>State code 3: Development in a busway environment</p> <p>If near a light rail corridor or future light rail corridor:</p> <p>State code 4: Development in a light rail environment</p>	
	Op. Works – near a future state transport corridor	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 3	<p>If near a state controlled road or future state controlled road:</p> <p>State code 1: Development in a state-controlled road environment</p> <p>In near a railway corridor or future railway corridor:</p> <p>State code 2: Development in a railway environment</p> <p>If near a busway corridor or future busway corridor:</p> <p>State code 3: Development in a busway environment</p>	SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
				<p>If near a light rail corridor or future light rail corridor:</p> <p>State code 4: Development in a light rail environment</p>	
	MCU – near a state transport corridor or that is a future state transport corridor	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 4	<p>If near a state controlled road or future state controlled road:</p> <p>State code 1: Development in a state-controlled road environment</p> <p>In near a railway corridor or future railway corridor:</p> <p>State code 2: Development in a railway environment</p> <p>If near a busway corridor or future busway corridor:</p> <p>State code 3: Development in a busway environment</p> <p>If near a light rail corridor or future light rail corridor:</p> <p>State code 4: Development in a light rail environment</p>	SARA Referral
	Various development - Development that is inconsistent with Brisbane port LUP for transport reasons	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 5	N/A	Non-SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
	MCU of premises for an environmentally relevant activity	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 6	State code 22: Environmentally relevant activities	SARA Referral
	MCU or Op. Works – tidal works or works in a coastal management district	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 7	State code 8: Coastal development and tidal works	SARA Referral
	MCU – hazardous chemical facility	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 8	State code 21: Hazardous chemical facilities	SARA Referral
	Op. Works – taking or interfering with water	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 9	State code 10: Taking or interfering with water	SARA Referral
	Op. Works – particular dams	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 10	State code 20: Referable dams	SARA Referral
	MCU or Op. Works – relating to fisheries	N/A	Schedule 10, Part 13, Division 1, Subdivision 2, Table 11	State code 12: Development in a declared fish habitat area OR State code 11: Removal, destruction or damage of marine plants OR State code 17: Aquaculture OR State code 18: Constructing or raising waterway	SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
				barrier works in fish habitats	
	Various development below the high-water mark and within Port of Brisbane's port limits under the <i>Transport Infrastructure Act 1994</i>	N/A	Schedule 10, Part 13, Division 2, Table 1	State code 7: Maritime safety	SARA Referral
SEQ development area	RoL	N/A	Schedule 10, Part 15, Division 1, Table 1	N/A	SARA Referral
	MCU	N/A	Schedule 10, Part 15, Division 2, Table 2	N/A	SARA Referral
SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area – Community activity	MCU	N/A	Schedule 10, Part 16, Division 3, Subdivision 3, Table 1	N/A	SARA Referral
SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area – Indoor recreation	MCU	N/A	Schedule 10, Part 16, Division 4, Subdivision 3, Table 1	N/A	SARA Referral
SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area –	MCU	N/A	Schedule 10, Part 16, Division 5, Subdivision 3, Table 1	N/A	SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
Residential development					
SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area – Urban activity	MCU	NO	Schedule 10, Part 16, Division 6, Subdivision 3, Table 1	N/A	SARA Referral
Tidal works or development in a coastal management district	Op. Works	N/A	Schedule 10, Part 17, Division 3, Table 1	State code 8: Coastal development and tidal works	SARA Referral
	Op. Works (Gold Coast Waters)	N/A	Schedule 10, Part 17, Division 3, Table 3		SARA Referral
	Op. Works (Marina)	N/A	Schedule 10, Part 17, Division 3, Table 4		SARA Referral
	RoL	N/A	Schedule 10, Part 17, Division 3, Table 5		SARA Referral
	MCU	NO	Schedule 10, Part 17, Division 3, Table 6		SARA Referral
Urban design	MCU	N/A	Schedule 10, Part 18, Table 1	State code 24: Urban design	SARA Referral
Water Related Development – taking or interfering with water	Op. Works	N/A	Schedule 10, Part 19, Division 1, Subdivision 3, Table 1	State code 10: Taking or interfering with water	SARA Referral
Water Related Development – Removal of Quarry Material	All aspects of Dev.	N/A	Schedule 10, Part 19, Division 2, Subdivision 3, Table 1	State code 15: Removal of quarry material from a watercourse, lake or estuary	SARA Referral
Water Related Development – Referable dams	Op. Works	N/A	Schedule 10, Part 19, Division 3,	State code 20: Referable dams	SARA Referral

Matters of State Interest	Type	Referral Required	Relevant Provisions of the Regulation	Relevant State Codes	SARA Referral or Non-SARA Referral
			Subdivision 3, Table 1		
Category 3 levees	Op. Works	N/A	Schedule 10, Part 19, Division 4, Subdivision 3, Table 1	State code 19: Category 3 levees	SARA Referral
Maritime safety	Op. Works	N/A	Schedule 10, Part 17, Division 3, Table 2	State code 7: Maritime safety	SARA Referral
Wetland Protection Area	Op. Works	N/A	Schedule 10, Part 20, Division 4, Table 1	State code 9: Great Barrier Reef wetland protection areas	SARA Referral
	RoL	N/A	Schedule 10, Part 20, Division 4, Table 2		SARA Referral
	MCU	NO	Schedule 10, Part 20, Division 4, Table 3		SARA Referral

APPENDIX G PLANNING SCHEME CODE ASSESSMENT

SETTLEMENT AREAS NORTH OF THE DAINTREE RIVER LOCALITY CODE

Performance Outcomes	Acceptable Outcomes	Response
General Requirements – All Developments in this Locality		
<p>PO1</p> <p>The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality</p>	<p>AO1.1</p> <p>In the Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.</p>	<p>Complies PO1</p> <p>Despite the proposed height, we note that the proposed lattice tower encompasses a slim and narrow built form that is semi-transparent and will not cast significant shadows over the immediate landscape.</p> <p>The site benefits from dense vegetation in the surrounding area that provides a visual buffer from sensitive uses.</p> <p>The proposed telecommunications facility is located within a site used predominately for rural and residential purposes. The proposed facility will only occupy 360m² of the site and will not detract from the primary use and character of the site.</p> <p>The site also currently houses an existing telecommunications facility which is subservient to the surrounding environment. The proposed facility will be placed some distance from the existing structure so as to not create a concentration of built form on the site and to not detract from the unique character of the locality.</p>
<p>PO2</p> <p>Development is connected to sustainable on Site infrastructure services</p>	<p>AO2.1</p> <p>Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior</p>	<p>Not applicable</p> <p>The proposed facility is an unmanned facility, and does not require water supply for plumbing.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>to occupation and sited so as to be visually unobtrusive.</p> <p>Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects</p>	
	<p>AO2.2</p> <p>On any roof exceeding 100 m², gutters are installed and the flow diverted to a storage tank.</p>	<p>Not applicable</p> <p>Proposed telecommunications facility will not have roof area exceeding 100m²,</p>
	<p>AO2.3</p> <p>An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10–Reports and Information the Council May Request, for code and impact assessable development)</p>	<p>Complies AO2.3</p> <p>The proposal includes a solar array with diesel hybrid backup generator to power the facility. The array has been designed specifically for the site and is adequate to power the facility.</p>
<p>PO3</p> <p>Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10–Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Complies PO3</p> <p>No wastewater will be produced in the day to day operations of this facility and so will pose no risk to the surrounding residential amenity or to surrounding waterways or soil resources.</p>
<p>PO4</p> <p>The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p>AO4.1</p> <p>If groundwater is to be used development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> • Not located within 100 metres of a septic disposal trench (on the 	<p>Complies PO4</p> <p>The sustainability of the natural water resources of the area will not be impacted through the construction and use of the proposed telecommunications facility.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>PO5</p> <p>Development does not adversely on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality.</p>	<p>Site or adjoining Sites); and</p> <ul style="list-style-type: none"> • Not located within 100 metres of another bore. 	<p>No bores will be constructed as part of the proposed development and there will be no requirements to use surface water in the day to day operations.</p>
	<p>AO4.2</p> <p>Surface water is to be used for domestic purposes only.</p>	
	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10—Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>PO5 Complies</p> <p>Due to the minimal size and nature of the proposed development and its location, no clearing of significant vegetation will be required.</p> <p>The existing scenic amenity and natural values of the area will not be impacted upon.</p>
<p>PO6</p> <p>Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.</p>	<p>AO6.1</p> <p>The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and viewshed.</p>	<p>AO6.1 Complies</p> <p>The proposed telecommunications facility will consist of a natural grey non-reflective material finish which will have a limited impact on the surrounding vegetation and environment.</p> <p>This finish has been shown to be complementary to the surrounding environment over a wide range of settings.</p>
	<p>AO6.2</p> <p>Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p>	<p>AO6.2 Complies</p> <p>As the proposed telecommunications facility is unmanned, the need for lighting is limited.</p>
	<p>AO6.3</p> <p>The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>	<p>PO6 Complies</p> <p>The proposed telecommunications facility is of the minimum height required to achieve the radio-frequency objective (given the established vegetation in close proximity). The lattice-tower form</p>

Performance Outcomes	Acceptable Outcomes	Response
		is required to withstand the winds subject to the cyclonic region in North Queensland.
	<p>AO6.4</p> <p>The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres</p>	<p>AO6.4 Complies</p> <p>The proposed facility will operate in accordance with noise guidelines ensuring that any generators will be enclosed in a sound insulated building.</p>
	<p>AO6.5</p> <p>Any fuel storage associated with an on-site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>AO6.5 Complies</p> <p>The proposed facility will ensure that any fuel storage of 20 litres or more is appropriately enclosed and stored.</p>
<p>PO7</p> <p>Landscaping of development Sites ensures the native landscape character of the Locality is dominant.</p>	<p>AO7.1</p> <p>Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 –Landscaping.</p> <p>AND</p> <p>All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan.</p>	<p>PO7 Complies</p> <p>All landscaping performed for the proposed telecommunications facility will ensure the native landscape character of the surrounding locality is maintained. However, it is noted that no landscaping is proposed as it is not considered likely to enhance the appearance of the proposed facility.</p>
<p>PO8</p> <p>Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.</p>	<p>AO8.1</p> <p>Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 –FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p>	<p>PO8 Complies</p> <p>Site access to the proposed facility will retain the safe, slow speed road, and utilises existing site access.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>AND</p> <p>Where existing Roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.</p>	
<p>PO9</p> <p>The onsite impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p>AO9.1</p> <p>Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>AO9.2</p> <p>All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p>AO9.3</p> <p>There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>AO9.4</p> <p>On Site drainage and stormwater management</p> <ol style="list-style-type: none"> 1. maintains natural flow regimes; 2. minimises impervious surfaces; 3. avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc) 	<p>PO9 Complies</p> <p>The proposed telecommunications facility requires minimal excavation/fill and will not cause land instability.</p> <p>There are limited with risks of erosion and sedimentation and these are minimised through the retention of existing established vegetation and appropriate on-site drainage and stormwater management.</p>
<p>PO10</p> <p>The land use aspirations in any Indigenous Land Use Agreement</p>	<p>AO10.1</p> <p>Development is consistent with any ILUA relating to the land and</p>	<p>AO10.1 Not applicable</p> <p>There is no ILUA over the site.</p>

Performance Outcomes	Acceptable Outcomes	Response
(ILUA) are acknowledged and facilitated	the relevant provisions of the Planning Scheme.	
Specific Provisions for the Settlement Areas of Forest Creek and Cape Kimberley		
<p>PO41</p> <p>Development in the Rural Settlement Planning Area consolidates and protects the values of the area and provides for Houses and where appropriate, Bed and Breakfast Accommodation.</p>	<p>AO41.1</p> <p>Only one House per lot is allowed in the Rural Settlement Planning Area.</p> <p>AO41.2</p> <p>Establishment of Bed and Breakfast Accommodation only occurs on land in the Rural Settlement Planning Area on which a House has been approved and constructed.</p> <p>AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p>	<p>PO41 Not Applicable</p> <p>The site for the proposed telecommunications facility is not zoned as a Rural Settlement Planning Area.</p>
<p>AO42</p> <p>Land included in the Rural Planning Area is only developed for rural and/or tourism accommodation purposes which complement the values of the area</p>	<p>AO42.1</p> <p>Only one House established per lot.</p> <p>AO42.2</p> <p>Any new Primary Industry activity or a change in the Primary Industry activity has minimal impact on the existing natural values of the Site and the surrounding area</p> <p>AO42.3</p> <p>Rural activities are carried out in accordance with a Property Management Plan</p> <p>AO42.4</p> <p>The balance area of the Development Site, including any</p>	<p>PO42 Not Applicable</p> <p>The site for the proposed telecommunications facility is not zoned as a Rural Settlement Planning Area.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>existing cleared area/s not identified for development is/are revegetated / rehabilitated in accordance with a Landscaping Plan.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10–Reports and Information the Council May Request, for code and impact assessable development).</p>	

RURAL PLANNING AREA CODE

Performance Outcomes	Acceptable Outcomes	Response
Consistent and Inconsistent Uses		
<p>PO1</p> <p>The establishment of uses is consistent with the outcomes sought for the Rural Planning Area.</p>	<p>AO1.1</p> <p>Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Planning Area.</p>	<p>PO1 Complies</p> <p>The proposed telecommunications facility is consistent with the outcomes sought for the Rural Planning Area and does not compromise the continued use of the land for agriculture or other rural purposes.</p> <p>The proposed facility will not require any clearing of established vegetation. Furthermore, it will enhance telecommunications access, which will be of a benefit to existing rural and agricultural land uses and businesses in the surrounding area.</p>
Good Quality Agricultural Land		
<p>PO2</p> <p>GQAL is only used for agricultural uses and primary production purposes.</p>	<p>AO2.1</p> <p>Agricultural land is used for agricultural uses in accordance with the classifications of the Agricultural Land Classes identified in the Shire and the requirements of State Planning Policy 1/92 –Development and the Conservation of Agricultural Land.</p>	<p>PO2 Complies</p> <p>The site for the proposed telecommunications facility is not GQAL and so will not compromise any agricultural and primary production purposes.</p>
Buffering Incompatible Land Uses		
<p>PO3</p> <p>A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.</p>	<p>AO3.1</p> <p>A buffer is provided in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines –Separating Agricultural and Residential Land Uses (DNR 1997).</p>	<p>PO3 Complies</p> <p>The proposed development is a telecommunications facility, which is within 140m of a residential dwelling, the existing residence on site. The facility will not comprise any agricultural activities.</p> <p>Impacts such as odour, excessive noise, use of agricultural chemicals or animal husbandry will not be generated from the proposed facility.</p>

Performance Outcomes	Acceptable Outcomes	Response
Building/Structure Setbacks and Screening		
<p>PO4</p> <p>Buildings/structures are Setback to:</p> <ul style="list-style-type: none"> maintain the rural character of the area; and achieve separation from neighbouring Buildings and from Road Frontages. 	<p>AO4.1</p> <p>Buildings/structures are Setback not less than:</p> <ul style="list-style-type: none"> 40 metres from the property boundary adjoining a State-Controlled Road; or 25 metres from the property boundary adjoining the Cape Tribulation Road; or 20 metres from the property boundary fronting any other Road; and 6 metres from the side and rear property boundaries of the Site. 	<p>PO4 Complies</p> <p>The proposed development will be setback less than 25 metres from the property boundary that adjoins Cape Tribulation Road. However, the proposal is well screened by existing vegetation and well separated from existing dwellings. As such, it maintains the rural character of the area.</p>
<p>PO5</p> <p>Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.</p>	<p>AO5.1</p> <p>A 10 metre Setback on rural land adjacent to any Road Frontage north of the Daintree River including Dense Planting of the setback area.</p>	<p>AO5.1 Complies</p> <p>The proposed telecommunications facility is north of the Daintree River and will benefit from existing dense vegetation screening, protecting the scenic amenity of the area.</p>
Rural Character		
<p>PO6</p> <p>Buildings/structures are designed to maintain the rural character of the area.</p>	<p>AO6.1</p> <p>White and shining metallic finishes are avoided on external surfaces of Buildings located in prominent view.</p>	<p>AO6.1 Complies</p> <p>The proposed telecommunications facility will consist of a natural grey non-reflective material finish. This finish will be complementary with the surrounding vegetation.</p> <p>The proposed facility will also be setback from view from the adjoining road and be behind a dense vegetation buffer, shielding it from view from the roadside and surrounding area.</p>
Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area		

Performance Outcomes	Acceptable Outcomes	Response
<p>PO7</p> <p>Native vegetation existing along Watercourses and in or adjacent to areas of environmental value or areas of remnant vegetation of value is protected.</p>	<p>No Acceptable Solution</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 –Report and Information the Council May Request, for code and impact assessable development)</p>	<p>PO7 Complies</p> <p>The proposed telecommunications facility will not require any clearing of significant vegetation. Any areas of remnant vegetation surrounding the subject site will be protected.</p>
Sloping Sites		
<p>PO8</p> <p>Building/structures are designed and sited to be responsive to the constraints of sloping Sites.</p>	<p>AO8.1</p> <p>Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request to demonstrate</p>	<p>PO8 Complies</p> <p>The structures proposed as part of the telecommunications facility are designed and sited to be responsive to any potential sloping on the site.</p> <p>The proposed site is not under any significant slope or incline.</p>

Performance Outcomes	Acceptable Outcomes	Response
	compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 –Report and Information the Council May Request, for code and impact assessable development)	
<p>PO9</p> <p>The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>AO9.1</p> <p>A split level building form is utilised.</p> <p>AO9.2</p> <p>A single plane concrete slab is not utilised.</p> <p>AO9.3</p> <p>Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping</p>	<p>PO9 Complies</p> <p>The building style and construction methods of the proposed telecommunications facility will be responsive to any potential sloping. The current site though does not present any significant constraints in this regard.</p>
<p>PO10</p> <p>Development on sloping sites minimises any impact on the landscape character of the surrounding area</p>	<p>AO10.1</p> <p>Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p>PO10 Complies</p> <p>The proposed telecommunications facility will not occur on a significantly sloping site and therefore not have limited impact upon the landscape character of the surrounding area.</p>
<p>PO11</p> <p>Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.</p>	<p>AO11.1</p> <p>All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p>PO11 Complies</p> <p>The proposed telecommunications will not impact on the existing stormwater management and drainage paths that currently existing onsite.</p>

TELECOMMUNICATIONS FACILITIES CODES

Performance Outcomes	Acceptable Outcomes	Response
Siting and Design		
<p>PO1</p> <p>Telecommunication Facilities are located so as to minimise their impact on the landscape or townscape</p>	<p>AO1.1</p> <p>Telecommunication Facilities are located underground.</p> <p>OR</p> <p>Telecommunication Facilities are co-located with other Telecommunication Facilities.</p> <p>OR</p> <p>Telecommunication Facilities are located in or on an existing structure.</p> <p>AND</p> <p>Telecommunication Facilities are not located on the exterior of any Building identified on any relevant Cultural Heritage/Valuable Site Overlay on any relevant Locality Map.</p>	<p>PO1 Complies</p> <p>The proposed telecommunications facility will take the form of a 40 metre high lattice tower and small equipment shelter immediately adjacent.</p> <p>The lattice tower is the lowest height able to achieve radio-frequency performance and will have a non-reflective finish that will be complementary to the surrounding vegetation so as to minimise the visual impact on the surrounding landscape.</p> <p>The proposed facility is setback from the adjacent road and screened by dense vegetation. Further, there is significant screening between the facility and the primary residential dwelling on the site.</p>
<p>PO2</p> <p>Telecommunication Facilities are sited and designed such that they are visually integrated, as much as possible, with the landscape or townscape so as not to be visually obtrusive.</p>	<p>AO2.1</p> <p>The Height of any Telecommunication Facility does not protrude more than 1 metre above the level of the existing tree canopy or ridgelines or the Building rooftops in the townscape.</p> <p>AO2.2</p> <p>Telecommunication Facilities are painted a colour which blends in with the surrounding landscape/townscape</p> <p>AO2.3</p> <p>Telecommunication Facilities are sited to minimise the potential of over shadowing on adjoining and nearby land uses.</p>	<p>PO2 Complies</p> <p>While the height of the proposal will extend more than 1 metre above the level of the existing surrounding tree canopy, the design and choice of location is intended to minimise impacts on sensitive uses and visually integrate with the surrounding landscape. It may also accommodate additional carriers in the future.</p> <p>The tower will have a non-reflective finish, which will limit impacts on the surrounding vegetation and environment. This finish has been shown to be complementary to the surrounding environment over a wide range of settings.</p>

Performance Outcomes	Acceptable Outcomes	Response
PO3 Telecommunication Facilities are sited and designed having taken into account contemporary standards relevant to the mobile telecommunications industry.	AO2.4 Telecommunication Facilities are located predominantly in industrial, commercial or rural areas.	The lattice tower will not cast significant shadows over the immediate landscape and the design is semi-transparent. The proposed facility is located in a predominantly rural area.
	AO3.1 Telecommunication Facilities are sited and designed in accordance with any relevant requirements detailed in the: Industry Code for the Deployment of Radio communications Infrastructure, ACIF C564:2002.	AO3.1 Complies The proposed telecommunications facility will be sited and designed in accordance with the requirements detailed in the: Industry Code for the Deployment of Radio communications Infrastructure, ACIF C564:2002.
Community Safety		
PO4 Telecommunication Facilities are constructed, operated and managed so as public health and safety are maintained	AO4.1 Emission of light, vibration, smell or radiation beyond the Site meets the State and National standards including Australian Standard Radio Frequency Radiation – Maximum Exposure Levels.	AO4.1 Complies The proposed telecommunications facility will not emit any light or vibration and the EME levels are well within the National Standards, including the standards set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). Refer to the EME Report included in Appendix C .
PO5 Any stand-alone Telecommunication Facilities are securely fenced and adequately sign posted.	AO5.1 To discourage public Access, the Site of any stand-alone facility is enclosed by 1.8 metre high mesh security fence painted the same or similar colour as the facility	PO5 Complies The proposed facility will be securely fenced and adequately sign-posted so as to discourage public access and maintain safety.
	AO5.2 The Site of any stand-alone facility is appropriately signed with warning signs	
Access and Car Parking		
PO6 The Site of a stand-alone Telecommunication Facility is	AO6.1 Any stand-alone facility is provided with a vehicular driveway, of a	PO6 Complies The proposed facility will have adequate access in the form of a

Performance Outcomes	Acceptable Outcomes	Response
<p>provided with adequate Access and vehicle standing area to facilitate the required level of servicing and maintenance.</p>	<p>maximum width of 4 metres, and vehicle standing area which are constructed to an all weather surface and to accommodate stormwater drainage, where required.</p> <p>AND</p> <p>A vehicle standing area is provided within the fenced Site of any stand-alone facility.</p>	<p>vehicle track for maintenance purposes. A vehicle standing area will be provided adjacent to the telecommunications tower.</p> <p>Refer to the proposal plans in Appendix B.</p>

DESIGN AND SITING OF ADVERTISING DEVICES CODE

Performance Outcomes	Acceptable Outcomes	Response
Signage Type		
<p>PO1</p> <p>Advertising Devices are subservient in scale to the primary use of the Site and relate to the use/s carried out on the Site.</p>	<p>AO1.1</p> <p>Where a Balloon, Blimp, Kite, Bunting, Flag, Banner or similar:</p> <ul style="list-style-type: none"> • safely tethered to the ground, Building or structure; • maximum one per business; • displayed for one calendar month; • not located over or attached to the ground of a Council controlled Road or a State-Controlled Road (SCR). 	<p>Not applicable</p> <p>The proposed telecommunications facility will not include any Advertising Devices as part of the site.</p>
	<p>AO1.2</p> <p>Where a Below Awning Sign:</p> <ul style="list-style-type: none"> • maximum one per business, or one per Frontage; • maximum Height of 0.6 metres ground clearance not less than 2.6 metres • maximum width of 0.3 metres; • maximum length of 2.5 metres and does not project beyond the awning. 	
	<p>AO1.3</p> <p>Where a Chalk Board or A Frame Sign:</p> <ul style="list-style-type: none"> • maximum of one Chalk Board or A Frame Sign per business, or Frontage; • maximum Height of 1 metre; • maximum width of 0.6 metre; • able to be readily relocatable on a daily basis, if located within a Road reserve; • do not rotate or spin in the wind; 	

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • only allowable within a State-controlled Road reserve where the speed limit is 60 km/hr or less; • if located within the Road reserve, located a minimum of 1 metre from the kerb; <p>OR</p> <ul style="list-style-type: none"> • where no kerb, a minimum of 10 metres from the edge of the Road carriageway. <p>AO1.4</p> <p>Where a Directional Sign:</p> <ul style="list-style-type: none"> • if attached to a street sign, has the same dimensions as the street sign, unilluminated and advertising the name and distance/direction to the business; • maximum of one directional sign per business attached to any street sign; • if attached to a property boundary fence or gate, maximum area of 0.3 m², unilluminated and advertising only the name and distance/direction to the business which is carried out on the property; • maximum of one directional sign to any property boundary fence or gate for each Road Frontage. <p>AO1.5</p> <p>Where a Fascia Sign located on the fascia of an awning:</p> <ul style="list-style-type: none"> • maximum of one fascia sign per business or one per Frontage; 	

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • maximum Height above Ground Level of 2.5 metres; • does not project above or below the fascia of the Building; • does not project within 0.45 metre Setback from the face of the kerb or where no kerb exists, 0.30 metre from the fascia. <p>AO1.6</p> <p>Where a Home Activity or Home Based Business Sign:</p> <ul style="list-style-type: none"> • maximum of one sign per business;•maximum area of 0.3 m²; • located on the same premises as the Home Activity/ Home Based Business; • not illuminated; • advertises only the name and occupation of the operator of the business <p>AO1.7</p> <p>Where a Projecting Wall Sign:</p> <ul style="list-style-type: none"> • maximum of one projecting wall sign on any building facade or boundary wall; • does not project further than 0.75 metres from the building line; • minimum vertical clearance of 2.6 metres from the ground; • not located above any awning and located at ground floor level; • maximum surface area of 1 m²; • maximum depth of 0.3 metres; 	

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • does not project above the roof, parapet, or Building or wall line <p>AO1.8</p> <p>Where a Symbol, being any ornamental design or device not otherwise described, whether or not a message is included in the design or device:</p> <ul style="list-style-type: none"> • maximum area of 1 m². <p>AO1.9</p> <p>Where a Tenancy Sign:</p> <ul style="list-style-type: none"> • maximum of one tenancy sign per Site or development; • maximum Height of 5 metres; • maximum width of 1.5 metres; • maximum depth of 0.3 metres; • limited to one double sided sign with one advertising panel on each side of the sign, each advertising panel with a maximum area of 4 m²; • located on the boundary of a Site or fixed to a wall on the boundary of a Site to a Road Frontage. <p>AO1.10</p> <p>Where a Wall Sign:</p> <ul style="list-style-type: none"> • maximum of one wall sign on any building facade or boundary wall; • maximum area of 4 m²; • maximum length of 3 metres; • maximum Height of 2 metres and sited at ground floor level of a Building or boundary wall; 	

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • does not project further than 0.10 metres from the face of the wall. <p>AO1.11</p> <p>Where a Window Sign:</p> <ul style="list-style-type: none"> • limited to windows on ground floor level only of any Building, or ground floor level and one level above if the Building is of a commercial nature; • maximum area of 1.2 m²; • maximum Height of 1 metre; • maximum length of 2.4 metres. <p>AO1.12</p> <p>Where an Indirectly Illuminated Sign:</p> <ul style="list-style-type: none"> • artificial light limited to illuminating the face of the sign; • does not cause light spillage from the source of external illumination; • complies with other relevant requirements for the particular type of Advertising Device, which are specified in this Code;not located within a State-Controlled Road or on a Council Road. 	
Signage Location		
<p>PO2</p> <p>Advertising Devices are located in appropriate areas, relative to the land uses in the area and the amenity and character of the area</p>	<p>AO2.1</p> <p>Particular types of Advertising Devices are considered appropriate in the following locations:</p> <ul style="list-style-type: none"> • Residential, Rural and Rural Settlement Areas: <ul style="list-style-type: none"> ○ Home Activity/Home Based Business Sign; and ○ Directional Sign 	<p>Not Applicable</p> <p>The proposed telecommunications facility will not include any Advertising Devices as part of the site.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • •Tourist and Residential Areas: <ul style="list-style-type: none"> ○ Directional Sign; ○ Projecting Wall Sign; ○ Symbol; ○ Wall Sign; and ○ Indirectly Illuminated Sign. • Commercial and Tourist Commercial Areas: <ul style="list-style-type: none"> ○ Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary); ○ Below Awning Sign; ○ Chalk Board or A Frame Sign; ○ Directional Sign; ○ Fascia Sign; ○ Projecting Wall Sign; ○ Symbol; ○ Tenancy Sign; ○ Wall Sign; ○ Window Sign; and ○ Indirectly Illuminated Sign. • •Industrial Areas: <ul style="list-style-type: none"> ○ Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary); ○ Tenancy Sign; ○ Wall Sign; ○ Window Sign; and ○ Indirectly Illuminated Sign 	

FILLING AND EXCAVATION CODE

Performance Outcomes	Acceptable Outcomes	Response
Filling and Excavation - General		
<p>PO1</p> <p>All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area</p>	<p>AO1.1</p> <p>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>AND</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p>	<p>PO1 Complies</p> <p>The proposed telecommunication facility requires minimal excavation/fill and will not cause land instability.</p> <p>The footprint of the facility including tower and all equipment is housed within a 360m² lease area.</p>
	<p>AO1.2</p> <p>Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p>	
	<p>AO1.3</p> <p>Cuts are screened from view by the siting of the Building/structure, wherever possible.</p>	
	<p>AO1.4</p> <p>Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p>	
	<p>AO1.5</p> <p>No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.</p>	
	<p>AO1.6</p> <p>Non-retained cut and/or fill on slopes are stabilised and</p>	

Performance Outcomes	Acceptable Outcomes	Response
	protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	
Visual Impact and Site Suitability		
<p>PO2</p> <p>Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>AO2.1</p> <p>The extent of filling or excavation does not exceed 40% of the Site area or 500 m² whichever is the lesser.</p> <p>EXCEPT THAT</p> <p>A2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>AO2.2</p> <p>Filling and excavation does not occur within 2 metres of the Site boundary</p>	<p>PO2 Complies</p> <p>The proposed telecommunication facility requires minimal excavation/fill and this will only be surrounding the 360m² lease area.</p> <p>The potential for impact upon the visual/scenic amenity of the area and risk to the stability of adjoining properties is limited.</p>
Flooding and Drainage		
<p>PO3</p> <p>Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.</p>	<p>AO3.1</p> <p>Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p>AO3.2</p> <p>Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p>AO3.3</p> <p>Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.</p> <p>AO3.4</p> <p>Filling and excavation complies with the specifications set out in</p>	<p>PO3 Complies</p> <p>The proposed telecommunications facility will not result in changes to run-off characteristics due to the very minimal surface area of the proposed facility and the requirement of minimal filling and excavation.</p>

Performance Outcomes	Acceptable Outcomes	Response
	the Planning Scheme Policy No 6 –FNQROC Development Manual	
Water Quality		
<p>PO4</p> <p>Filling and excavation does not result in a reduction of the water quality of receiving waters</p>	<p>AO4.1</p> <p>Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 –FNQROC Development Manual</p>	<p>PO4 Complies</p> <p>The minimal excavating and filling proposed on site will not result in the reduction of the water quality of receiving waters due to the small size of the excavation and the distance of the site from a water body.</p>

LANDSCAPING CODE

Performance Outcomes	Acceptable Outcomes	Response
Landscape Design		
<p>PO1</p> <p>Landscape design satisfies the purpose and the detailed requirements of this Code</p>	<p>AO1.1</p> <p>Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	<p>PO1 Complies</p> <p>There is no landscaping proposed to accompany the telecommunications facility as not is not considered likely to enhance the appearance of the facility (which will already be very well screened).</p> <p>Landscaping can be required at Council's request.</p>
Landscape-Character and Planting		
<p>PO2</p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form</p>	<p>AO2.1</p> <p>A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>AO2.2</p> <p>The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p>AO2.3</p> <p>Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	<p>PO2 Complies</p> <p>The proposed facility has been located in order to allow the surrounding established vegetation to screen the tower.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>PO3</p> <p>Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.</p>	<p>AO3.1</p> <p>Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p>	<p>PO3 Complies</p> <p>The proposed facility will have a minimal impact on the site and require no clearing of significant vegetation. The dominant form of the surrounding landscape and vegetation will be maintained and integrated into the proposed development.</p>
	<p>AO3.2</p> <p>Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p>	
	<p>AO3.3</p> <p>Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street</p>	
	<p>AO3.4</p> <p>Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	
<p>PO4</p> <p>Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>AO4.1</p> <p>Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 –Landscaping</p>	<p>PO4 Complies</p> <p>Existing native vegetation will be retained and maintained as a visual buffer from sensitive land uses and adjacent roads.</p>
<p>PO5</p> <p>Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.</p>	<p>AO5.1</p> <p>Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.</p>	<p>Not Applicable</p> <p>There will be no designated car parking areas as part of the proposed facility.</p>
	<p>AO5.2</p>	

Performance Outcomes	Acceptable Outcomes	Response
<p>Screening</p>	<p>A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway</p>	
	<p>AO5.3</p> <p>Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p>	
	<p>AO5.4</p> <p>Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	
<p>PO6</p> <p>Fences along street Frontages are articulated with appropriate Landscaping.</p>	<p>AO6.1</p> <p>Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.</p>	<p>PO6 Complies</p> <p>The proposed facility will utilise existing vegetation screening along road frontages.</p>
<p>AO6.2</p> <p>Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>		
<p>PO7</p> <p>Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.</p>	<p>AO7.1</p> <p>One shade tree is provided for each private open the Actce or private Recreation Area.</p>	<p>Not applicable</p> <p>The proposed facility is not within the recreation areas of residential development</p>
	<p>AO7.2</p> <p>Tree species provide 30% shade over the area within 5years</p>	
	<p>AO7.3</p> <p>A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p>	
	<p>AO7.4</p>	

Performance Outcomes	Acceptable Outcomes	Response
	Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	
<p>PO8</p> <p>Undesirable features are screened with Landscaping.</p>	<p>AO8.1</p> <p>Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.</p>	<p>PO8 Complies</p> <p>The proposed facility will utilise existing vegetation screening along road frontages.</p>
<p>PO9</p> <p>The environmental values of the Site and adjacent land are enhanced.</p>	<p>AO9.1</p> <p>Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.</p>	<p>PO9 Complies</p> <p>The proposed facility will require minimal vegetation clearing on the small lease area. Therefore, the environmental values of the site and adjacent land will be maintained.</p>
Streetscape and Site Amenity		
<p>PO10</p> <p>Landscaping for residential development enhances the streetscape and the visual appearance of the development.</p>	<p>AO10.1</p> <p>Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>AO10.2</p> <p>Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building 	<p>Not Applicable</p> <p>The proposed facility is not within a residential development.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>eave Height within 5years of planting;</p> <ul style="list-style-type: none"> • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>AO10.3</p> <p>Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	
<p>PO11</p> <p>Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>AO11.1</p> <p>Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>PO11 Complies</p> <p>The proposed facility will utilise existing vegetation screening along road frontages, protecting views from the streetscape.</p>
	<p>AO11.2</p> <p>Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m² 	

Performance Outcomes	Acceptable Outcomes	Response
	<p>growing to the Building eave Height within 5 years of planting;</p> <ul style="list-style-type: none"> • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	
	<p>AO11.3</p> <p>Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of the Actce, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	
	<p>AO11.4</p> <p>A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	
Maintenance and Drainage		
<p>PO12</p> <p>Landscaped areas are designed in order to be maintained in an efficient manner</p>	<p>AO12.1</p> <p>A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	<p>PO12 Complies</p> <p>The area surrounding the telecommunications facility will be left unchanged. There is no maintenance required for this established vegetation. However,</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>AO12.2</p> <p>A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>AO12.3</p> <p>Turf areas are accessible by standard lawn maintenance equipment.</p> <p>AO12.4</p> <p>Plant species are selected with long life expectancy and minimal maintenance requirements where on -Site management will be limited.</p> <p>AO12.5</p> <p>Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>the area of the proposed facility will be continuously maintained by Optus.</p>
<p>PO13</p> <p>Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.</p>	<p>AO13.1</p> <p>Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p>	<p>PO13 Complies</p> <p>The proposed telecommunications facility will not result in changes to run-off characteristics due to the very minimal surface area of the proposed facility and the requirement of minimal filling and excavation.</p>
	<p>AO13.2</p> <p>Overland flow paths are not to be restricted by Landscaping works.</p>	
	<p>AO13.3</p> <p>Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	

Performance Outcomes	Acceptable Outcomes	Response
Safety		
<p>PO14</p> <p>Tree species and their location accommodate vehicle and pedestrian sight lines.</p>	<p>AO14.1</p> <p>Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.</p>	<p>PO14 Complies</p> <p>The proposed facility will allow for clear sight lines to safely accommodate vehicles and pedestrians. The development will not require any clearing of established vegetation surrounding the lease area.</p>
<p>PO15</p> <p>The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>AO15.1</p> <p>Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p>AO15.2</p> <p>Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>AO15.3</p> <p>Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p>AO15.4</p> <p>Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.</p>	<p>PO15 Complies</p> <p>The proposed facility will be securely fenced and adequately sign-posted with open and flat landscape design surrounding the site to enhance safety and provide clear site lines.</p>
Utility and Services		
<p>PO16</p> <p>The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO16.1</p> <p>Plant species are selected and sited with consideration to the location of overhead and underground services</p> <p>AO16.2</p> <p>All underground services are to be located under pathways and below the eaves of the Building.</p>	<p>PO16 Complies</p> <p>Only the existing plant species will be present around the site. No clearing of significant vegetation will take place in order to allow for access and function of the telecommunications facility.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>AO16.3</p> <p>Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>AO16.4</p> <p>Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>AO16.5</p> <p>Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>AO16.6</p> <p>Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. <p>AO16.7</p> <p>Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>AO16.8</p> <p>On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation</p>	

Performance Outcomes	Acceptable Outcomes	Response
	<p>boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	

NATURAL AREAS AND SCENIC AMENITY CODE

Performance Outcomes	Acceptable Outcomes	Response
Development in Areas of Natural and Scenic Amenity Value		
<p>PO1</p> <p>Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p>AO1.1</p> <p>Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p>	<p>PO1 Complies</p> <p>Due to the small-scale nature of the proposed facility and the proposed location, clearing of significant vegetation is not required.</p> <p>Remnant vegetation is within 50 metres of the boundary of the DDA and due to the size of the proposed facility this vegetation will be protected from any of the development activities.</p> <p>Please see Appendix B for site plans.</p>
	<p>AO1.2</p> <p>Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 –Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	
<p>PO2</p> <p>Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.</p>	<p>AO2.1</p> <p>Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; 	<p>PO2 Complies</p> <p>The proposed development is for a telecommunications facility and does not require clearing of significant vegetation. The proposal will enhance and maintain existing vegetation in order to provide screening and prevent the facility from being visually obtrusive.</p> <p>The natural grey colour scheme will minimise any impacts on the scenic amenity of the surrounding area.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • within an area close to an Access Road; • removed from an identified area of important habitat. 	
	<p>AO2.2</p> <p>Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p>	
	<p>AO2.3</p> <p>No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p>	
	<p>AO2.4</p> <p>Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p>	
	<p>AO2.5</p> <p>Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p>	
	<p>AO2.6</p> <p>Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p>	
	<p>AO2.7</p> <p>Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p>	

Performance Outcomes	Acceptable Outcomes	Response
	<p>AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p>AO2.8</p> <p>There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>AO2.9</p> <p>Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	
<p>PO3</p> <p>Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 –Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>PO3 Complies</p> <p>The proposed telecommunication facility requires minimal excavation/fill and will not cause detrimental impacts to any nearby aquatic environments.</p>
Setback Areas/Riparian Corridors		
<p>PO4</p> <p>Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.</p>	<p>AO4.1</p> <p>For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species</p>	<p>PO4 Complies</p> <p>The proposed telecommunication facility will not require any clearing of significant vegetation, therefore existing setback areas and riparian corridors will be maintained in their existing condition.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>typical of the riparian corridor in the area.</p> <p>AO4.2</p> <p>Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AO4.3</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 –Major Perennial Watercourse – 30 metres • Category 2 –Perennial Watercourse –20 metres • Category 3 –Minor Perennial –10 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p>	

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • Category 1 –Major Perennial Watercourse – 10 metres • Category 2 –Perennial Watercourse –5 metres • Category 3 –Minor Perennial –2.5 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above</p> <p>AO4.4</p> <p>Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	
Use of Setback Areas/Riparian Corridors		
<p>PO5</p> <p>Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.</p>	<p>AO5.1</p> <p>Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>AO5.2</p> <p>The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	<p>PO5 Complies</p> <p>The proposed telecommunications facility is located approximately 580 metres from the Daintree River. Due to the small-scale nature of the development the proposed facility will not adversely impact upon the environmental integrity of the setback area or riparian corridor of this watercourse.</p>
Retaining and Protecting Highly Visible Areas		
<p>PO6</p> <p>Any development sited wholly or partially on land with a slope</p>	<p>AO6.1</p> <p>Land with a slope greater than 15% and including Remnant</p>	<p>Not applicable</p> <p>The proposed telecommunications facility is not situated on a parcel</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.</p>	<p>Vegetation remains undeveloped and in its natural state.</p> <p>AO6.2</p> <p>Any development remains unobtrusive and sited below the tree line and ridge line.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 –Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>of land with a slope greater than 15% (in this portion of the site).</p>

VEHICLE PARKING AND ACCESS CODE

Performance Outcomes	Acceptable Outcomes	Response
Vehicle Parking Numbers		
<p>AO1</p> <p>Sufficient parking the Actces are provided on the Site to accommodate 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"> the desired character of the area in which the Site is located; the nature of the particular use and its specific characteristics and scale; the number of employees and the likely number of visitors to the Site; the level of local accessibility; the nature and frequency of any public transport serving the area; whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and whether or not the use involves the retention of significant vegetation. 	<p>AO1.1</p> <p>The minimum number of vehicle parking the Actces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of the Actces calculated from the Schedule is not a whole number, the number of the Actces provided is the next highest whole number.</p>	<p>AO1.1 Not applicable</p> <p>The proposed telecommunication facility does not require parking due to the facility being unmanned. The proposed telecommunications facility does not require personnel on site to operate the facility. Therefore, the proposal only requires servicing sporadically when the facility requires maintenance. These service vehicles can park adjacent to the site in an informal manner.</p>
Parking for People with Disabilities		
PO2	AO2.1	AO2.1 - 2.2 Not Applicable

Performance Outcomes	Acceptable Outcomes	Response
<p>Parking the Actces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p>For parking areas with a total number of ordinary vehicle the Actces less than 50, wheelchair accessible the Actces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres –2 the Actces; • All other uses –1 the Actce 	<p>The proposed telecommunication facility does not require parking due to the facility being unmanned. The proposed telecommunications facility does not require personnel on site to operate the facility. Therefore, the proposal only requires servicing sporadically when the facility requires maintenance. These service vehicles can park adjacent to the site in an informal manner.</p>
	<p>AO2.2</p> <p>For parking areas with 50or more ordinary vehicle the Actces, wheelchair accessible the Actces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of the Actces required; • All other uses –2%(to the closest whole number) of the total number of the Actces required. 	
Motorcycles		
<p>PO3</p> <p>In recognition that motorcycles are low Road-the Actce transport, a proportion of the parking the Actces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the the Actces reserved for motor cycles due to capacity constraints; and, 	<p>AO3.1</p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	<p>AO3.1 Not Applicable</p> <p>The proposed telecommunication facility does not require parking due to the facility being unmanned. The proposed telecommunications facility does not require personnel on site to operate the facility. Therefore, the proposal only requires servicing sporadically when the facility requires maintenance. These service vehicles can park adjacent to the site in an informal manner.</p>

Performance Outcomes	Acceptable Outcomes	Response
<ul style="list-style-type: none"> it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, it is not a reflection of the lower cost of providing motorcycle parking. 		
Compact Vehicles		
<p>PO4</p> <p>A proportion of the parking the Actces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> compact vehicles the Actces are not available to non-compact vehicles; and, it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, compact vehicle the Actces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, the scale of parking the Actces, likely users and the likely degree of familiarity with the availability of such the Actces 	<p>AO4.1</p> <p>For parking areas exceeding 100 the Actces for short term users or 50 the Actces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> compact vehicle parking does not exceed 10% of total vehicle parking required; and, the parking location is proximate to the entry locations for parking users; and, the parking provided complies with other elements of this Code. 	<p>AO4.1 Not Applicable</p> <p>The proposed telecommunication facility does not require parking due to the facility being unmanned. The proposed telecommunications facility does not require personnel on site to operate the facility. Therefore, the proposal only requires servicing sporadically when the facility requires maintenance. These service vehicles can park adjacent to the site in an informal manner.</p>
Bicycles Parking		
<p>PO5</p> <p>Sufficient bicycle parking the Actces with appropriate security and end of trip facilities are</p>	<p>AO5.1</p> <p>The minimum number of bicycle parking the Actces provided on Site is not less than the number</p>	<p>AO5.1 Not Applicable</p>

Performance Outcomes	Acceptable Outcomes	Response
provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	prescribed in Schedule 1 of this Code, for the particular use or uses.	Due to the proposal being unmanned, the facility will not require bicycle parking.
Vehicular Access to the Site		
<p>PO6</p> <p>The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> the amount and type of vehicular traffic; the type of use (eg long-stay, short-stay, regular, casual); Frontage Road traffic conditions; the nature and extent of future street or intersection improvements; current and future on-street parking arrangements; the capacity of the adjacent street system; and the available sight distance. 	<p>AO6.1</p> <p>The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p>AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p>	<p>AO6.1 Complies</p> <p>The access point for the proposed facility will be in accordance with the Australian Standards.</p> <p>The proposed facility is situated on a site with only one street frontage.</p>
	<p>AO6.2</p> <p>All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p>	<p>AO6.2 Not Applicable</p> <p>The proposal will utilise an existing crossover for access and hence it does not involve any redundant access points.</p>
	<p>AO6.3</p> <p>Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>AO6.3 Complies</p> <p>Only one access point is provided for use of the proposed facility (this access point is existing).</p>
Accessibility and Amenity for Users		
<p>PO7</p> <p>On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>AO7.1</p> <p>Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p>AND</p>	<p>AO7.1 Not Applicable</p> <p>The proposed telecommunication facility does not require parking due to the facility being unmanned. The proposed telecommunications facility does not require personnel on site to operate the facility. Therefore, the proposal only requires servicing sporadically when the facility requires maintenance. These</p>

Performance Outcomes	Acceptable Outcomes	Response
	In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking the Actces for the non-residential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	service vehicles can park adjacent to the site in an informal manner.
<p>PO8</p> <p>The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>AO8.1</p> <p>The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. <p>AO8.2</p> <p>Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	<p>AO8.1 – 8.2 Not Applicable</p> <p>The proposed telecommunication facility does not require parking due to the facility being unmanned. The proposed telecommunications facility does not require personnel on site to operate the facility. Therefore, the proposal only requires servicing sporadically when the facility requires maintenance. These service vehicles can park adjacent to the site in an informal manner.</p>
Access Driveways		
<p>PO9</p> <p>The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.</p>	<p>AO9.1</p> <p>Access driveways are designed in accordance with the provisions of the relevant Australian Standards.</p>	<p>AO9.1 Complies</p> <p>The site utilises an existing access crossover which is consistent with the relevant Australian Standards.</p>
<p>PO10</p>	<p>AO10.1</p>	<p>PO10 Complies</p>

Performance Outcomes	Acceptable Outcomes	Response
The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	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.	Surface construction used as part of the development is consistent with the existing streetscape and alert to pedestrians and vehicles to the location of the driveway for entering and exiting vehicles servicing the site.
Access for People with Disabilities		
PO11 Access for people with disabilities is provided to the Building from the parking area and from the street.	AO11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	Not applicable The proposed telecommunications facility is not accessible by the general public and will only be accessed by service workers intermittently. There will be no need for provision of disability access.
Access for Pedestrians		
PO12 Access for pedestrians is provided to the Building from the parking area and from the street.	AO12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	Not applicable The proposed telecommunications facility is not accessible by the general public and will only be accessed by service workers intermittently. There will be no need for provision of access for pedestrians.
Access for Cyclists		
PO13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	AO13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	Not Applicable The proposed telecommunications facility is not accessible by the general public and will only be accessed by service workers intermittently. There will be no need for provision of access for cyclists.
Dimensions of Parking The Actces		
PO14	AO14.1	PO14 Complies

Performance Outcomes	Acceptable Outcomes	Response
<p>Parking the Actces have adequate areas and dimensions to meet user requirements.</p>	<p>Car parking for the disabled, ordinary car parking the Actces and motorcycle parking the Actces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking the Actces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking the Actces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p>AND</p> <p>Parking the Actces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. <p>AND</p> <p>Parking the Actces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified</p>	<p>Parking the Actces inside the facility will have adequate areas and dimensions to meet the requirements of the users of the site.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>by the relevant Australian Standards.</p> <p>AO14.2</p> <p>Parking the Actces for bicycles meet the requirement of the relevant Australian Standard.</p>	
On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas		
<p>PO15</p> <p>On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	<p>AO15.1</p> <p>On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> • are sealed in urban areas: <p>AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>AO15.2</p> <p>Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>PO15 Complies</p> <p>All on-site driveways, manoeuvring areas and vehicle parking/standing areas will be designed to ensure they are at a suitable gradient for vehicle use and can be effectively drained and surfaced.</p>
Vehicle Circulation, Queuing and Set Down Areas		
<p>PO16</p> <p>Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.</p>	<p>AO16.1</p> <p>Circulation and turning areas comply with the provisions of the relevant Australian Standards.</p>	<p>AO16.1 Not Applicable</p> <p>Circulation and turning areas are not required for the proposed facility.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>PO17</p> <p>An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.</p>	<p>AO17.1</p> <p>Circulation driveways comply with the provisions of the relevant Australian Standards.</p>	<p>AO17.1 Not Applicable</p> <p>Circulation and turning areas are not required for the proposed facility.</p>
<p>PO18</p> <p>Where vehicle queuing set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.</p>	<p>AO18.1</p> <p>Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.</p>	<p>AO18.1 Not Applicable</p> <p>Queuing and set down areas are not required for the proposed facility.</p>

ACID SULFATE SOILS CODE

Performance Outcomes	Acceptable Outcomes	Response
Disturbance of Acid Sulfate Soils		
<p>PO1</p> <p>The release of acid and associated metal contaminants into the environment are avoided either by:</p> <ul style="list-style-type: none"> not disturbing Acid Sulfate Soils; or by preventing the potential impacts of any disturbance through appropriate Site planning, treatment and ongoing management. 	<p>AO1.1</p> <p>The disturbance of Acid Sulfate Soils is avoided by:</p> <ul style="list-style-type: none"> not excavating or removing more than 100 m³ of material identified as containing or potentially containing Acid Sulfate Soils; not permanently or temporarily extracting groundwater that results in the aeration of previously saturated Acid Sulfate Soils; and demonstrating that any filling in excess of 500 m³ of material to depths greater than an average depth of 0.5 metres will not result in ground water extrusion from Acid Sulfate Soils and the aeration of previously saturated Acid Sulfate Soils from the compaction or movement of those soils. 	<p>PO1 Complies</p> <p>The proposed development will ensure that the release of acid and associated metal contaminants into the environment will be avoided through limited excavation on the site and implementing appropriate planning, treatment and management of any potential disturbances.</p>
	<p>AO1.2</p> <p>Site planning, treatment and ongoing management are undertaken so that:</p> <ul style="list-style-type: none"> acid and metal contaminants are not generated and acidity is neutralised; untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location for treatment; and 	

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> • surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment. 	
Identification and Management of Acid Sulfate Soils		
<p>PO2</p> <p>The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately management so as to avoid the release of acid and associated metal contaminants into the environment.</p>	<p>AO2.1</p> <p>No Acceptable Solution</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 –Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>PO2 Complies</p> <p>The location and extent of Acid Sulfate soils present on the site are to be identified and managed so as to avoid the release of contaminants into the surrounding environment.</p>



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 23052567

Search Date: 22/03/2016 14:58

Title Reference: 21202049

Date Created: 10/03/1983

REGISTERED OWNER

Dealing No: 715342395 01/10/2013

DEBERA JEAN DAVIS

ESTATE AND LAND

Estate in Fee Simple

LOT 84 CROWN PLAN SR675
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21202049 (POR 84)
2. MORTGAGE No 715342396 01/10/2013 at 12:27
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522

ADMINISTRATIVE ADVICES - NIL

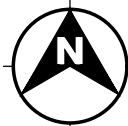
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

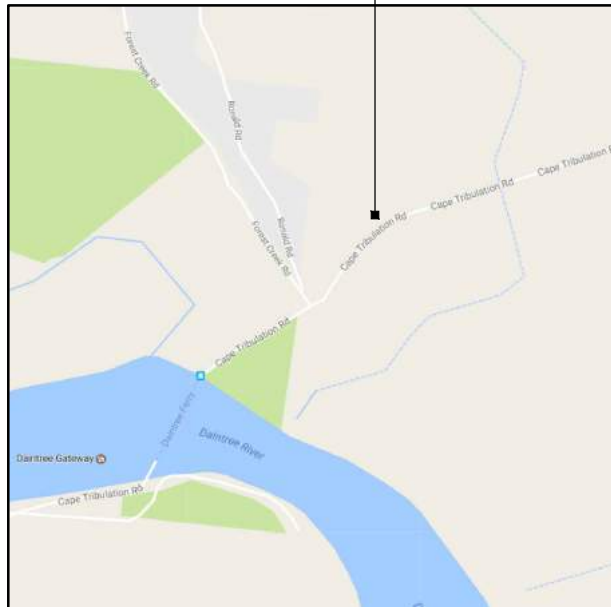
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2016]
Requested By: D-ENQ SAI GLOBAL



PROPOSED OPTUS
BASE STATION



LOCALITY MAP
COPYRIGHT © GOOGLE MAPS

PROPOSED OPTUS SOLAR ARRAY.
(TO BE CONFIRMED AT DETAILED DESIGN)

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

PROPOSED OPTUS AC
POWER DRAW PIT

PROPOSED OPTUS SECURITY
FENCE AND ACCESS GATES

PROPOSED LANDOWNERS
U/G AC POWER TO RUN
FROM PROPOSED OPTUS
METER PANEL

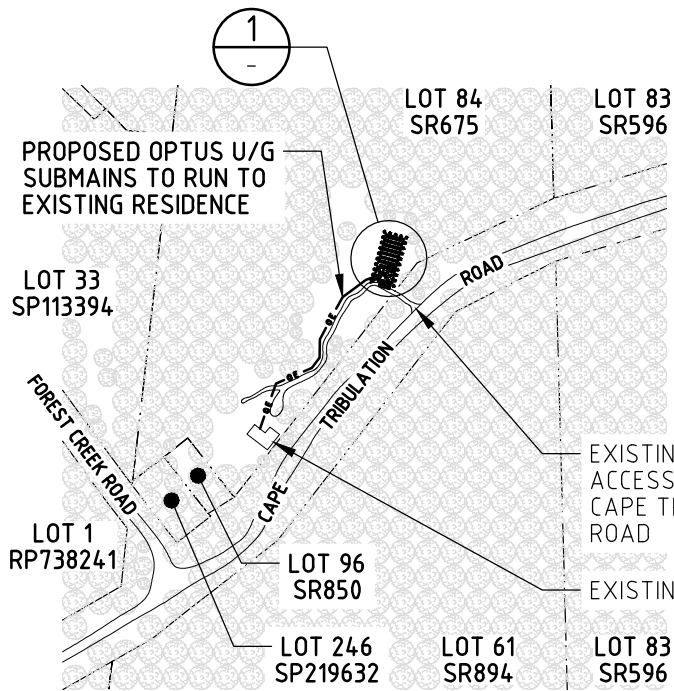
PROPOSED OPTUS
FEEDERS TO RUN IN
450 WIDE ELEVATED
CABLE LADDER

PROPOSED GRAVEL
GROUND COVER

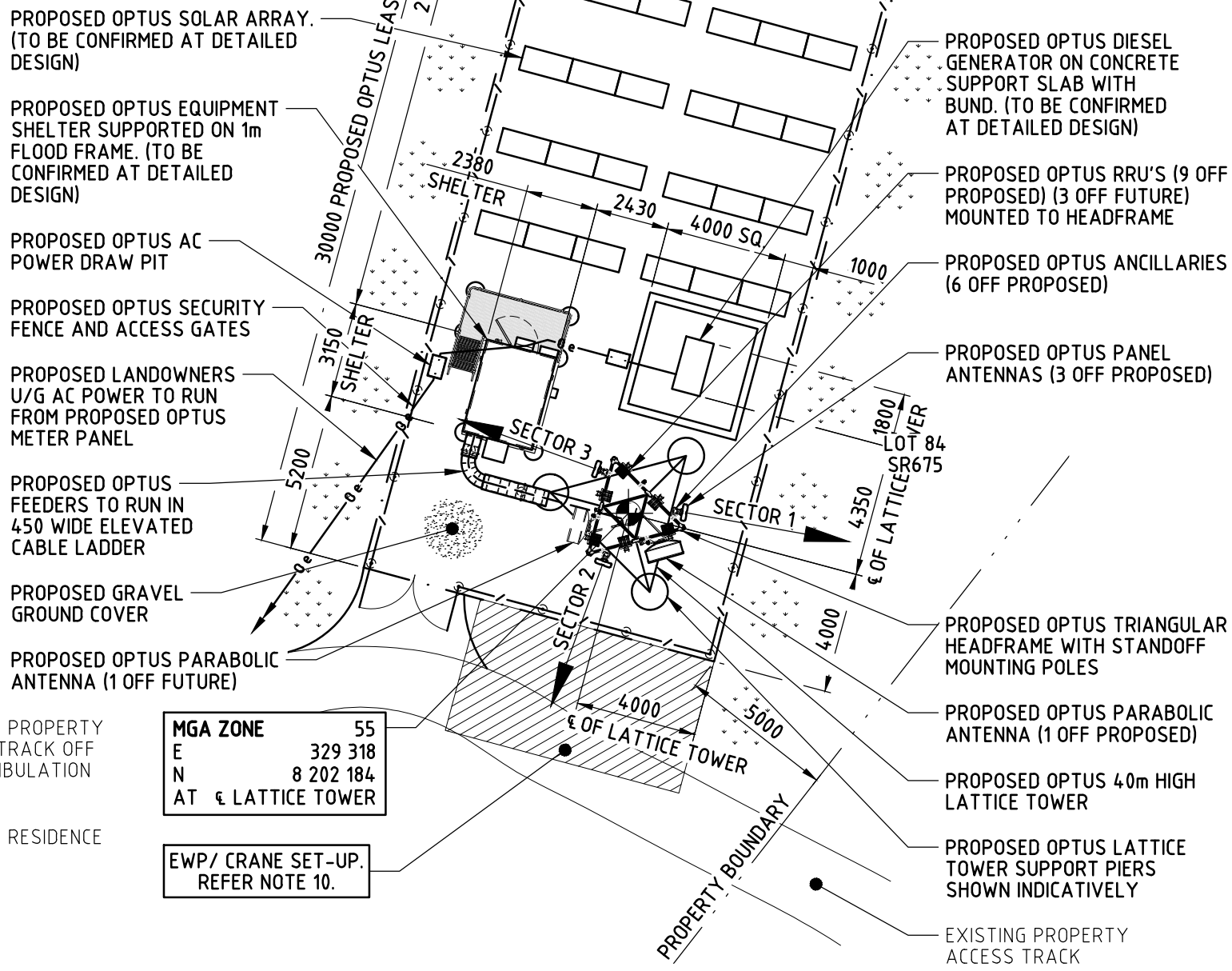
PROPOSED OPTUS PARABOLIC
ANTENNA (1 OFF FUTURE)

MGA ZONE 55
E 329 318
N 8 202 184
AT ϕ LATTICE TOWER

EWP/ CRANE SET-UP.
REFER NOTE 10.



OVERALL SITE PLAN
SCALE 1:5000



DETAIL 1
SCALE 1:200

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

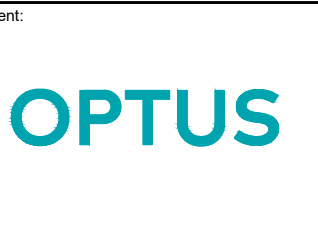
SITE ADDRESS:
441 CAPE TRIBULATION ROAD,
KIMBERLEY, QLD, 4873

- NOTES:**
- BASIS OF DESIGN**
 - > SITE INSPECTION 28/02/2017
 - PANEL ANTENNAS**
 - > 1-OFF PROPOSED HUAWEI ASI4517R1 12 PORT ANTENNA PER SECTOR (EACH 2.8m MAX. LONG) AT EL 39.00m.
 - > SECTOR 1 - 100°, SECTOR 2 - 200°, SECTOR 3 - 290°
 - > MOUNTED ON A TRIANGULAR HEADFRAME.
 - TRANSMISSION**
 - > ϕ 1200 PARABOLIC ANTENNA AT EL 37.00m (1 OFF PROPOSED)
 - > LINK SITE - B0093 PORT DOUGLAS (TO BE CONFIRMED VIA L.O.S. AT DETAILED DESIGN)
 - > ϕ 1200 PARABOLIC ANTENNA AT EL 35.00m (1 OFF FUTURE)
 - EQUIPMENT SHELTER**
 - > PROPOSED VOS 1.3 (3.15m x 2.38m) SANDWICH PANEL.
 - > CYCLONIC RATED SHELTER.
 - > SUPPORTED ON A 1m FLOOD FRAME (TO BE CONFIRMED AT DETAILED DESIGN).
 - OPTUS LATTICE TOWER**
 - > PROPOSED 40m HIGH LATTICE TOWER WITH TRIANGULAR HEADFRAME.
 - > FOUNDATION TYPE TO BE CONFIRMED AT DETAILED DESIGN.
 - > LATTICE TOWER MAY REQUIRE ADJUSTMENT. ADJUSTING EXPECTED <2m TO BE CONFIRMED AT DETAILED DESIGN.
 - FEEDER CABLES**
 - > SIZE: 6/12 TRUNK CABLES (2 OFF PROPOSED)
 - > LENGTH: 50m ALL SECTORS
 - > PROPOSED FEEDERS TO RUN FROM SHELTER IN 450 WIDE ELEVATED HORIZONTAL CABLE LADDER THEN RUN UP LATTICE TOWER LEG WITH FEEDER BRACKETS.
 - SITE ACCESS**
 - > PROPOSED SITE ACCESS OFF CAPE TRIBULATION ROAD VIA EXISTING PROPERTY DIRT ACCESS TRACK.
 - > 35m EXISTING DIRT ACCESS TRACK LENGTH.
 - ANTENNA ACCESS**
 - > LADDER AND LAD-SAF PROVIDED ON LATTICE TOWER.
 - POWER SUPPLY**
 - > PROPOSED OPTUS 3-PHASE AC POWER TO BE PROVIDED FROM PROPOSED OPTUS SOLAR ARRAY AND DIESEL GENERATOR. OPTUS TO PROVIDE AC POWER SUBMAINS FROM COMPOUND TO EXISTING RESIDENCE.
 - > PROPOSED U/G OPTUS AC POWER SUBMAINS >140m
 - > DETAILS TO BE CONFIRMED AT DETAILED DESIGN.
 - OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - > EWP HARDSTAND AREA TO BE DESIGNED, INSPECTED, AND MAINTAINED BY CONTRACTOR PRIOR TO EACH USE.
 - > SETOUT OF COMPOUND TO BE AGREED ON SITE WITH SURVEYOR PRIOR TO LEASE PEGGING.

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	15.03.17	ISSUED FOR APPROVAL	URBIS	AW	AP	BC	JH



HUAWEI TECHNOLOGIES (AU) PTY LTD
ABN 49 103 793 380
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9526 3888 FAX: +61 2 9411 8533
MELBOURNE
LEVEL 24 499 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575



Client:
MOBILE NETWORK AUSTRALIA
SITE No. B1431 - B
CAPE KIMBERLEY
441 CAPE TRIBULATION ROAD, KIMBERLEY

Drawing Title:
DRAFT SITE LAYOUT
Drawing Status:
FOR APPROVAL
Drawing No.
B1431-P1
Revision
01

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

PROPOSED OPTUS ANTENNA HEADFRAME
WITH STAND OFF MOUNTS FIXED TO
PROPOSED OPTUS LATTICE TOWER

EL 40.00m € TOP OF PROPOSED OPTUS LATTICE TOWER
€ PROPOSED OPTUS RRU'S (9 OFF PROPOSED) (3 OFF FUTURE)

EL 39.00m € PROPOSED OPTUS 12 PORT PANEL ANTENNAS (3 OFF PROPOSED)
€ PROPOSED OPTUS ANCILLARIES (6 OFF PROPOSED)

EL 37.00m € PROPOSED OPTUS φ1200 PARABOLIC ANTENNA
(1 OFF PROPOSED)

EL 35.00m € FUTURE OPTUS φ1200 PARABOLIC ANTENNA
(1 OFF FUTURE)

PROPOSED OPTUS PARABOLIC ANTENNA STAND
OFF MOUNT FIXED TO PROPOSED OPTUS LATTICE
TOWER

PROPOSED OPTUS 40m HIGH LATTICE TOWER

PROPOSED OPTUS TRUNK CABLES ATTACHED
TO PROPOSED LATTICE TOWER LEG WITH
FEEDER BRACKETS

PROPOSED OPTUS FEEDERS TO RUN IN
450 WIDE ELEVATED CABLE LADDER

PROPOSED OPTUS EQUIPMENT SHELTER
ON FLOOR FRAME SUPPORTED ON BORED
PIERS (TO BE CONFIRMED AT DETAILED
DESIGN)

PROPOSED OPTUS DIESEL GENERATOR ON
CONCRETE SUPPORT SLAB WITH BUND.
(TO BE CONFIRMED AT DETAILED DESIGN)

PROPOSED OPTUS SOLAR ARRAY. (TO
BE CONFIRMED AT DETAILED DESIGN)

PROPOSED OPTUS SECURITY FENCE
AND ACCESS GATES

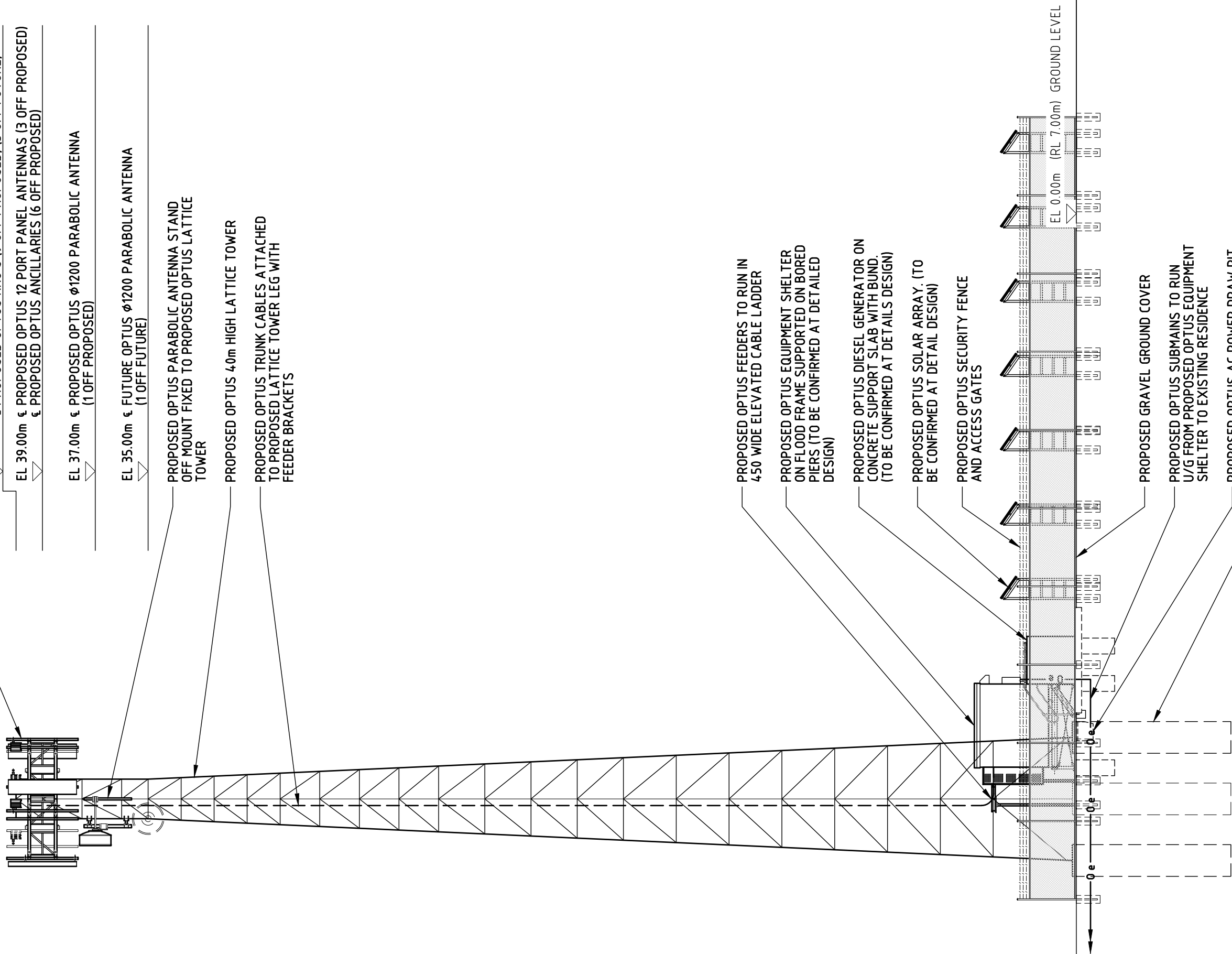
PROPOSED GRAVEL GROUND COVER

PROPOSED OPTUS SUBMANS TO RUN
U/G FROM PROPOSED OPTUS EQUIPMENT
SHELTER TO EXISTING RESIDENCE


PROPOSED OPTUS AC POWER DRAW PIT

PROPOSED OPTUS LATTICE TOWER
SUPPORT PIERS SHOWN INDICATIVELY.

EAST ELEVATION
SCALE 1:150



Rev	Date	Revision Details	URBIS	AW	AP	BC	JH
01	15.03.17	ISSUED FOR APPROVAL					
			Consultant	CAD	Designer	Verifier	Approver



HUAWEI TECHNOLOGIES (AU) PTY LTD
ABN 49 103 793 380

SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9526 3688 FAX: +61 2 9411 8533

MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:



Project:

MOBILE NETWORK AUSTRALIA

SITE No. B1431 - B

CAPE KIMBERLEY

441 CAPE TRIBULATION ROAD, KIMBERLEY

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:

FOR APPROVAL

Drawing No. **B1431-P2**

Revision **01**

Environmental EME Report 441 Cape Tribulation, KIMBERLEY QLD 4873

This report provides a summary of Calculated RF EME Levels around the wireless base station

Date 13/7/2017

RFNSA Site No. 4873018

Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 441 Cape Tribulation KIMBERLEY QLD 4873. These levels have been calculated by Huawei using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.35% of the public exposure limit.

The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all wireless base station antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

Results

The maximum EME level calculated for the proposed systems at this site is 2.88 V/m; equivalent to 22.045 mW/m² or 0.35% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Optus	WCDMA900 (proposed), LTE700 (proposed), WCDMA2100 (proposed), LTE1800 (proposed)

Calculated EME Levels

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.

Distance from the antennas at 441 Cape Tribulation in 360° circular bands	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				2.22	13.1	0.19%
50m to 100m				1.94	9.98	0.13%
100m to 200m				2.51	16.65	0.28%
200m to 300m				2.88	22.045	0.35%
300m to 400m				2.68	18.98	0.29%
400m to 500m				2.067	11.33	0.18%
Maximum EME level				2.88	22.045	0.35
				237.24 m from the antennas at 441 Cape Tribulation		

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
1 No locations identified				

RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m²), microwatts per square centimetre (μW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 μW/cm² = 1000 mW/m².

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m = 3.75 W/m ² = 375 μW/cm ² = 3750 mW/m ²
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m ² = 900 μW/cm ² = 9000 mW/m ²
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²

Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, <http://www.arpansa.gov.au>, including:

- Further explanation of this report in the document “Understanding the ARPANSA Environmental EME Report”
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; “Radio Frequency EME Exposure Levels - Prediction Methodologies”
- the current RF EME exposure standard
 Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, ‘Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz’, Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.
 [Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9760]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au>

The Communications Alliance Ltd Industry Code C564:2011 ‘Mobile Phone Base Station Deployment’ is available from the Communications Alliance Ltd website, <http://commsalliance.com.au> .

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <http://www.rfnsa.com.au>.

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Debra Jean Davis

as owner of the premises identified as follows:

441 Cape Tribulation Road, Kimberley (Lot 84 on Crown Plan SR675)

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

Optus Mobile Pty Ltd, C/O Urbis Pty Ptd

on the premises described above for:

A Material Change of Use for a Telecommunications Facility

D Davis

26/10/2017

*Signature of owner and
date signed*