

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Optus Mobile Pty Ltd C/- Urbis Pty Ltd

For companies, contact name

Tiffany Prigg

Postal address

Urbis

Level 7, 123 Albert Street

Suburb	Brisbane		
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State	QLD	Postcode	4000
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Country	Australia		
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Contact phone number

(07) 3007 3800

Mobile number (non-mandatory requirement)

-

Fax number (non-mandatory requirement)

(07) 3007 3811

Email address (non-mandatory requirement)

tprigg

@ Urbis.com.au

Applicant's reference number (non-mandatory requirement)

BA3882

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

- Material change of use Reconfiguring a lot Building work Operational work

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

- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Telecommunications Facility (50m lattice tower) and ancillary equipment shelter

d) What is the level of assessment? (Please only tick one box.)

- Impact assessment Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

- Material change of use Reconfiguring a lot Building work Operational work

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

- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

- Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- Refer attached schedule Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- Street address **and** lot on plan (All lots must be listed.)
- Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Assman Road, Whyanbeel	4873	15	SP155089	Douglas Shire Council
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Rural Zone	Rural Areas and Rural Settlements Locality	Acid Sulphate Medium Risk Hazard
ii)			
iii)			

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)344,200m²**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Agricultural land.

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

No
 Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	G Leonardi & Son Pty Ltd
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- In a tidal water area—complete Table K
- On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

No Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

No Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

No—go to question 12 Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

No
 Yes—complete Table L and submit with this application the yellow local government/private certifier’s copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

No
 Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Town Planning Report	Email
IDAS Forms	Email
Proposal Plans	Email
EME Report	Email
Owners Consent	Email
Land Title Search	Email

14. Applicant's declaration

By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier 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 *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on 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* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Telecommunication Facility	Telecommunication Facility	-	-	-

2. Are there any current approvals associated with the proposed material change of use? (e.g. a preliminary approval.)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | | | |
|--|-------------------------------------|----|-------------------------------------|-----|
| The reuse of existing buildings on the premises | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| New building work on the premises | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | Yes |
| The reuse of existing operational work on the premises | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| New operational work on the premises | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes |

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	Email
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Email
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Email
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	Email
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	Email
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	Email
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

TOWN PLANNING REPORT

TELECOMMUNICATIONS FACILITY. ASSMAN ROAD, WHYANBEEL.

16 AUGUST 2016
BA3882
FINAL
PREPARED FOR OPTUS PTY LTD

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Ben Slack
Associate Director	Matthew Brown
Consultant	Tiffany Prigg
Project Code	BA3882
Report Number	Final

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EXECUTIVE SUMMARY

SITE AND PROPOSAL DETAILS

Site Address	Lot 15 Assman Road, Whyanbeel, QLD, 4873
Real Property Description	Lot 15 on SP155089
Site Area	344,200m ²
Planning Scheme	<i>Douglas Shire Planning Scheme 2006</i>
Zone (Planning Area)	Rural
Local Plan	Rural Areas and Rural Settlements Locality
Purpose	Material Change of Use for Telecommunication Facility.
General Description	Telecommunication facility comprising a 50m lattice tower and ancillary equipment shelter.
Land Owner	G Leonardi and Son Pty Ltd

ASPECTS OF DEVELOPMENT

Type of development	Material Change of Use	Building Work
Type of Approval	Development Permit for Telecommunication Facility	N/A
Level of Assessment	Code Assessment	N/A

APPLICATION DETAILS

Applicant	Contact details	Reference Number
Optus Mobile Pty Ltd C/- Urbis Pty Ltd Level 7 123 Albert Street, Brisbane, QLD, 4000	David Anderson Tiffany Prigg Email: danderson@urbis.com.au tprigg@urbis.com.au Phone: (07) 3007 3800	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 Telecommunication Facility. The development is being proposed to support the Optus Telecommunications network.

The land subject to this development application comprises land at Lot 15 Assman Road, Whyanbeel, formally described as Lot 15 on SP155089 (referred to as 'the site' hereon in).

This report addresses the merits of the development with regard to the provisions of the *Douglas Shire Planning Scheme 2006* and the relevant sections of the *Sustainable Planning Act 2009*. For the purpose of this report, the *Douglas Shire Planning Scheme 2006* will be referred to as the 'Planning Scheme' and the *Sustainable Planning Act 2009* will be referred to as 'the SPA' 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 313 of SPA. 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.

2.3. PURPOSE OF THE PROPOSAL

To cater for the growing demand for mobile services, Optus has embarked on a nationwide rollout to deliver an improved, reliable telecommunications network to the Australian public. The rollout will provide improved mobile coverage and enhanced services in metropolitan, regional and rural areas throughout Australia. This rollout consists of the upgrade of existing telecommunications facilities and where required the installation of new mobile base stations to expand the coverage footprint and offer seamless mobile services.

Additional base stations are required where surrounding facilities cannot provide sufficient coverage to a target area. New facilities are also required when existing base stations are fully utilised and cannot serve additional users in the area. Optus has undertaken analysis of their mobile network in Whyanbeel and has identified areas where coverage and network quality needs to be improved. If this investment is not made, the following main issues will arise:

1. Users may have difficulty connecting to the mobile network or the call may drop out. This impacts businesses, residents, visitors to the area and the ability of the user to contact emergency services.
2. User may experience reduced data speeds, longer download times and poor network performance at busy times of the day with data intensive and time sensitive applications (e.g. newscasts, social media, mobile banking, weather forecasts, sports highlights etc.).

Once Optus identifies the need for improved network performance, the optimisation of existing Optus facilities throughout the region is explored and undertaken where required. In some cases this option resolves network deficiencies in an area. However, in this situation the optimisation of surrounding facilities has not been able to achieve a satisfactory outcome for the network at Whyanbeel. Optus has undertaken investigations into the use of other Carrier and broadcast facilities within the area. This is discussed in the Site Selection Process below.

As such it was concluded that the deployment of a new Optus mobile base station in the Whyanbeel area was the only viable solution.

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 *Assman Road, Whyanbeel* would be the most appropriate solution (refer to Figure 2).

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. Whilst co-location opportunities were investigated, there are no existing sites within the search area and therefore no sites were deemed available for co-location in the area. The location of the site of the proposal chosen as a result of the selection process is shown in **Figure 1** below.

Figure 1 – Site of proposal



Source: Google Earth

3.1.2. New Telecommunication Facility Sites

Optus initially identified a range of potential sites within the area, as listed in **Table 1**. The locations of the potential sites are indicated in **Figure 2**.

Table 1 – List of potential sites

Candidate	Details
A	<p>239 Whyanbeel Road Miallo. Lot 137 on SP174874</p> <p>Proposal type: New 30m steel pole.</p> <p>This candidate is located within the Rural Zone and would likely achieve an acceptable overall outcome from a town planning perspective. However radio frequency requirements were not satisfied at this location and a lease agreement could not be reached with the applicable land owner. As a result, this candidate was not pursued.</p>
B	<p>Assman Road, Whyanbeel. Lot 15 on SP155089</p> <p>Proposal type: New 50m Lattice Tower.</p>

Candidate	Details
	<p>This site was located within the Rural Zone and was considered to have overall acceptable planning outcomes with adequate separation distances from surrounding residential uses and minimal amenity impacts. The site was also able to satisfy the Radio Frequency requirements for the project, as such, this site was pursued with the land owners agreeing to leasing terms. The site was then selected for the Development Application process.</p>
C	<p>Daddona Road, Whyanbeel. Lot 132 on C157316</p> <p>Proposal type: New 50m Lattice tower.</p> <p>The site, located on a large sugar cane farm exhibited flooding and easement issues at the rear of the site. While the planning site could satisfy the overall requirement planning scheme outcomes, the site could not satisfy the Radio Frequency requirements for coverage. As a result, this site was not pursued any further.</p>
D	<p>Miallo Bamboo Creek Road, Miallo. Lot 2 on SP126936</p> <p>Proposal type: New 50m Lattice Tower</p> <p>The site, located on a large sugar cane farm, while the planning site could satisfy the overall requirement planning scheme outcomes. The Radio Frequency requirements of the site could be satisfied for desired coverage of the area; however, a lease agreement could not be secured with the land owner. This site was not pursued on this basis.</p>
E	<p>154 Tati Road, Miallo. Lot 73 on SP240928</p> <p>Proposal type: New 30m monopole</p> <p>The site was not pursued further</p> <p>Whilst the land owner was open to entering a lease agreement, they were reluctant to incorporate a tall structure that would be required. Furthermore, the site was considered to be situated to close to nearby sensitive uses, as there were other candidates that better suited the planning outcomes for the area, this candidate was not pursued.</p>

Figure 2 – Candidate location A – E



Source: Google Earth

3.2. 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 Whyanbeel area.

Following the failure to find a suitable site for co-location, suitable sites for a new facility in the Whyanbeel 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 considered too close to sensitive land uses.

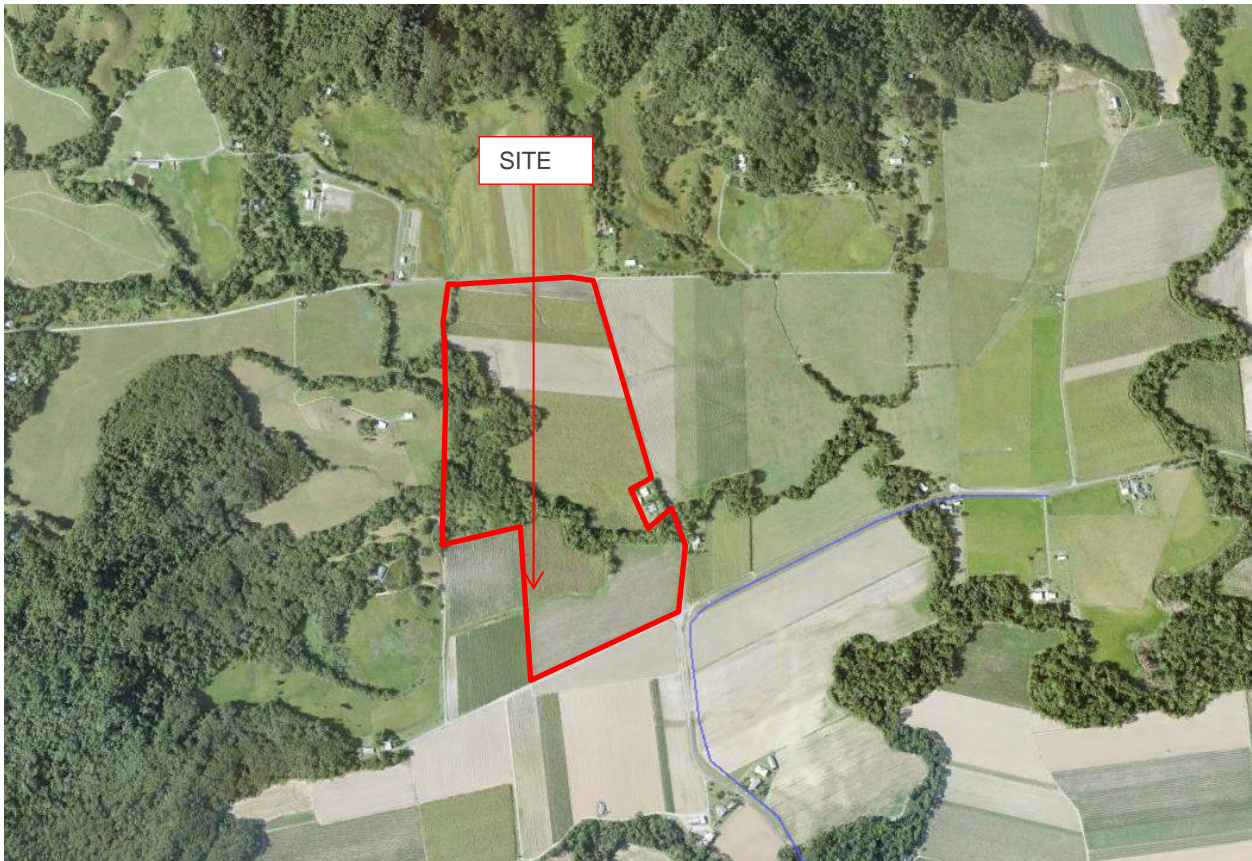
Optus has concluded that Candidate B is the most appropriate location for the installation of a new facility. Therefore, on behalf of Optus, we submit this Development Application for a new telecommunications facility at *Assman Road, Whyanbeel*.

4. THE SITE AND SURROUNDS

4.1. SITE LOCATION AND CHARACTERISTICS

The site is situated in Whyanbeel, a rural setting located approximately 32km north-west of Port Douglas. The site of the development application is Assman Road, Whyanbeel and is formally described as Lot 15 on SP 155089. The site comprises a rural property, with associated sugarcane agricultural uses, as shown in Figure 3 below.

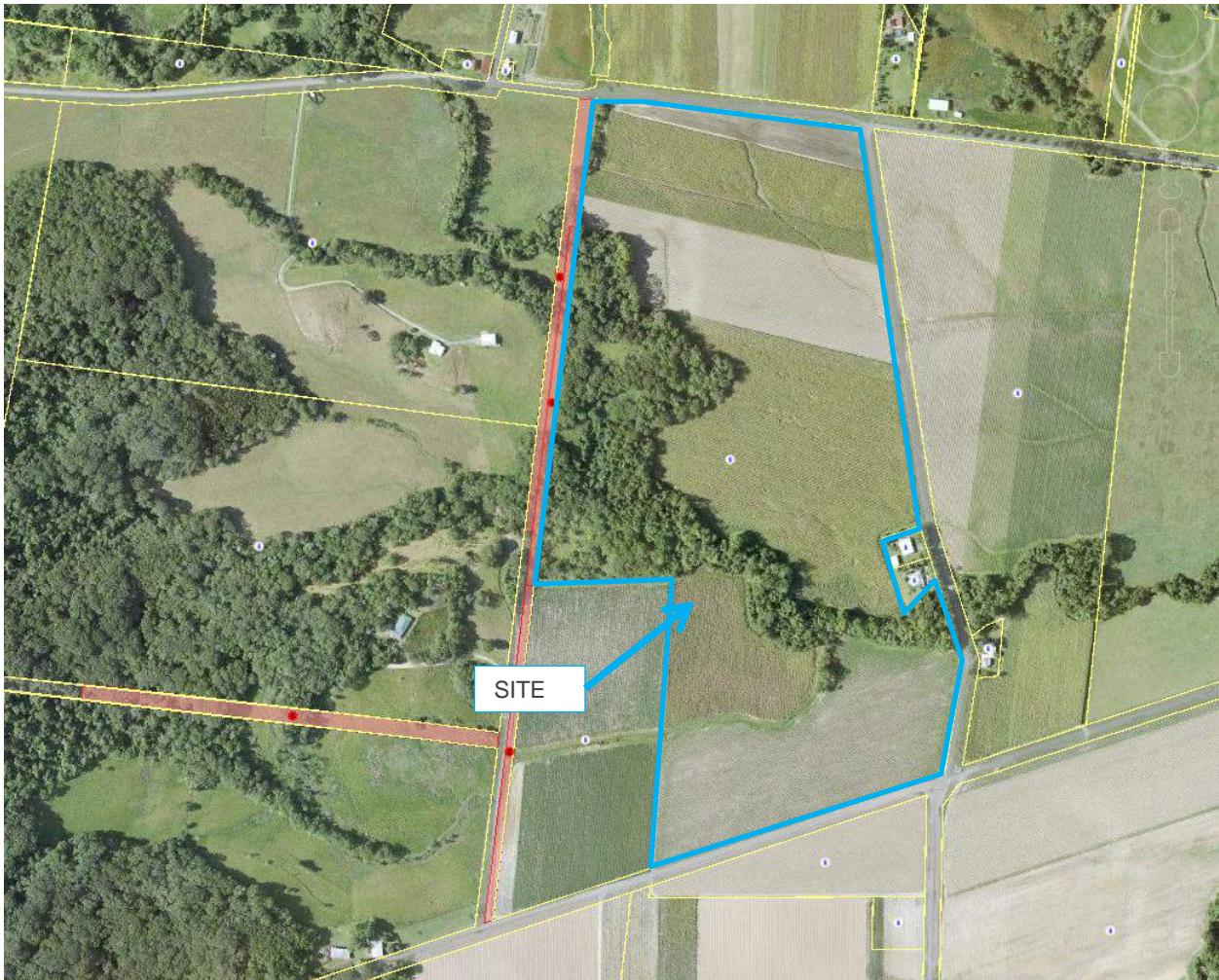
Figure 3 – Site and surrounds



Source: Google Earth

The site over which this application is made comprises 1 land parcel, with a total area of 32.42 hectares. The land forms part of a rural property and is currently utilised for sugarcane agriculture. The portion of the site proposed for the facility is situated along the south-west property boundary, near Assman Road (see **Figure 4**). The site is well vegetated with adequate screening separating nearby rural properties. Figure 4 below illustrates these details.

Figure 4 – Site Features



Source: Google Earth

4.2. SURROUNDING CONTEXT

The land immediately surrounding the subject site is characterised by some rural residential and predominantly agricultural uses. The area is scenic, within close proximity to the World Heritage listed Daintree Rainforest and Port Douglass coastline. Specifically, nearby uses include the following:

- North – Immediately north-east and north-west of the site, on the other side of Kingston Road, are rural residential properties as well Daintree Station, an events venue specialising in outback farming experiences. Beyond this is the Daintree Rainforest.
- East – Immediately to the east, the site sits adjacent to rural residential properties and sugarcane farmland. Beyond this are agricultural uses.
- South – Immediately to the south, the site adjoins Assman Road. Beyond this is agricultural cropping land.
- West – To the west, the site is adjoined by rural residential uses and tourist accommodation known as Botanical Ark Retreat. Further to the east is the Daintree Rainforest.

4.3. LAND OWNERSHIP AND ENCUMBRANCES

Optus is currently negotiating a lease agreement with the land owner of the site. Refer to the Certificate of Title in **Appendix A** for further reference. 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 50m tall Telecommunications Facility tower:

- The construction of a 50m lattice tower;
- The attachment of three (3) panel antennas (2.6m long) on a triangular headframe;
- The attachment of fifteen (15) Remote Radio Units behind the antennas on the proposed Optus headframe;
- The construction of an equipment shelter on a raised steelwork platform, consisting of the following dimensions:
 - 3150mm x 2380mm; totalling 7.5m²
- Associated ancillary equipment, including underground conduits.
- The proposed Optus lease area is 96m².

Optus believe that the antenna (due to its type and size) is not considered a "Low-impact Facility" in accordance with the *Telecommunications (Low-impact Facilities) Determination 1997* and will therefore require planning approval from Council.

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.

The maximum environmental EME level from the site, once it is operational, 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.

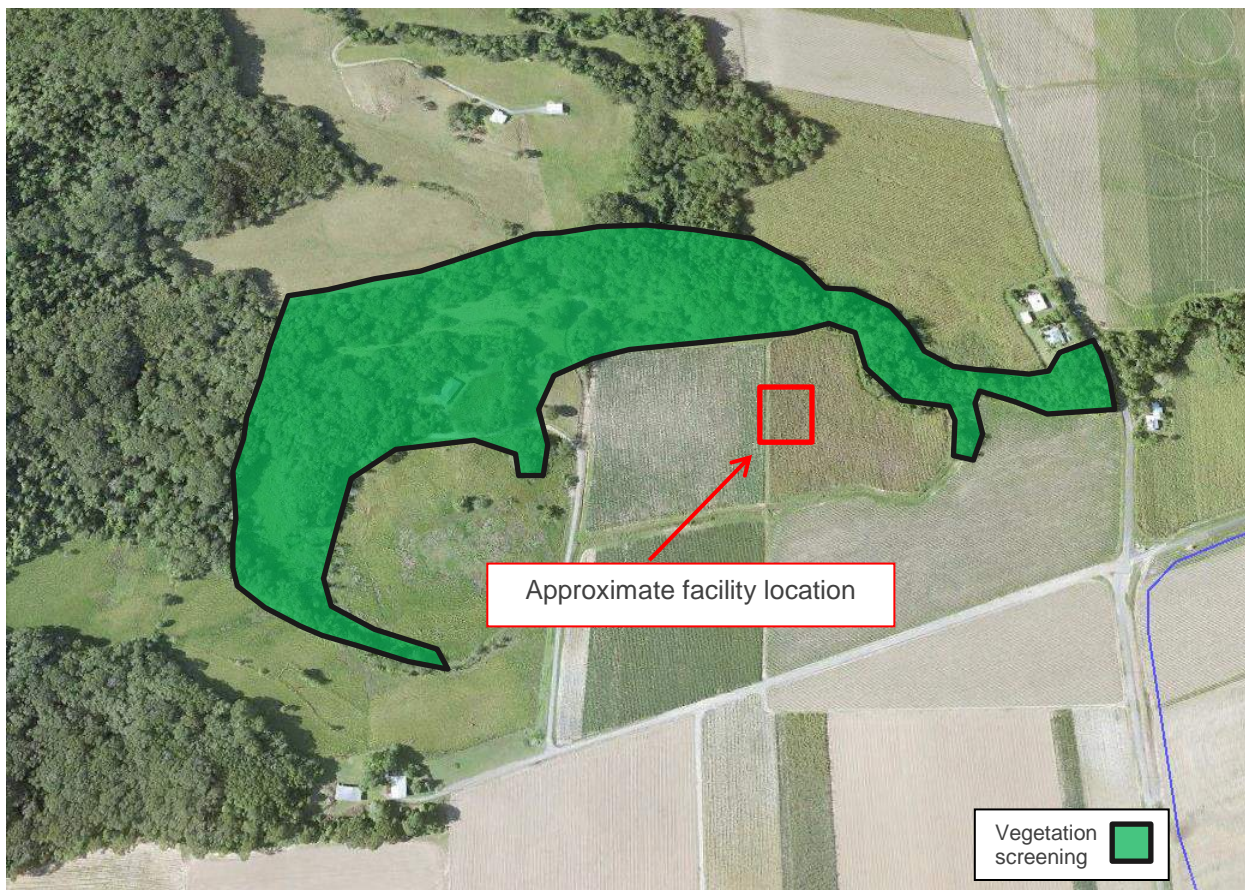
Optus has strict procedures in place to ensure its mobile phones and base stations comply with these guidelines. Compliance with all applicable EME standards is part of Optus’ responsible approach to EME and mobile phone technology.

Refer to the EME Report attached in Appendix C.

8. VISUAL IMPACT

The site is considered to have a considerable level of visual amenity based on its rural location and proximity to the Daintree Rainforest. Notwithstanding, the proposed facility is considered adequately separated from sensitive land uses, with the nearest residential use being located on the proposed lessor's property, approximately 290m to the east of the proposed tower.

Figure 5 – Visual Amenity



Source: Google Earth

As shown in Figure 5 above, whilst the separation from sensitive uses is moderate, the facility, including the lower parts and equipment shelter, will be well screened by substantial vegetation. It is anticipated that, given the permeable and unobtrusive design of the lattice tower, shadowing and view obstruction will be minimal. Furthermore, visual intrusion will be further mitigated by a complementary colour scheme.

Figure 6 – Site Views



Picture 1 – View of the landscape of the site and outlook

Source: Urbis



Picture 2 – View north-east towards screening vegetation

Source: Urbis

9. RELEVANT PLANNING PROVISIONS

9.1. THE SUSTAINABLE PLANNING ACT 2009

The purpose of the *Sustainable Planning Act 2009* ('SPA') 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 313 of the SPA. The assessment manager, when considering an application subject to code assessment, is required to assess the development application against any relevant State Planning Regulatory Provisions, Regional Plans, IDAS codes, State Planning Policies, and any applicable codes in 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.

9.2. STATE PLANNING REGULATORY PROVISIONS

State Planning Regulatory Provisions ('SPRPs') are the pre-eminent planning instruments and have the ability to regulate and prohibit development, despite the provisions of a local planning instrument. An assessment of the proposal against the current SPRPs is provided as follows.

Table 2 – State Planning Regulatory Provisions

Current Regulatory Provisions	Applicability
Yeerongpilly Transit Orientated Development State Planning Regulatory Provision 2014	Not Applicable – The site is not located within the area of the Yeerongpilly TOD.
South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions (as amended)	Not Applicable – The site is located within the Urban Footprint.
Guragunbah State Planning Regulatory Provision	Not Applicable – The site is not located within the Guragunbah region
State Planning Regulatory Provision (Adopted Charges)	Applicable – Infrastructure charges applicable to the proposal will be subject to the Adopted Charges SPRP, however as the Council adopted <i>Infrastructure Charges Resolution (No 1) 2015</i> in accordance with the Adopted Charges SPRP, no further assessment of this SPRP is required
Off-Road Motorcycling Facility on State-Owned Land at Wyaralong	Not Applicable – The site is not located in Wyaralong nor is the proposed development for a motor sport activity facility.
State Planning Regulatory Provisions (Adult Stores)	Not Applicable – The proposed development does not involve an Adult Store.
South East Queensland Koala Conservation State Planning Regulatory Provisions	Not Applicable – The site is not identified within an Assessable Development Area in the SEQ Koala Conservation Trigger maps.

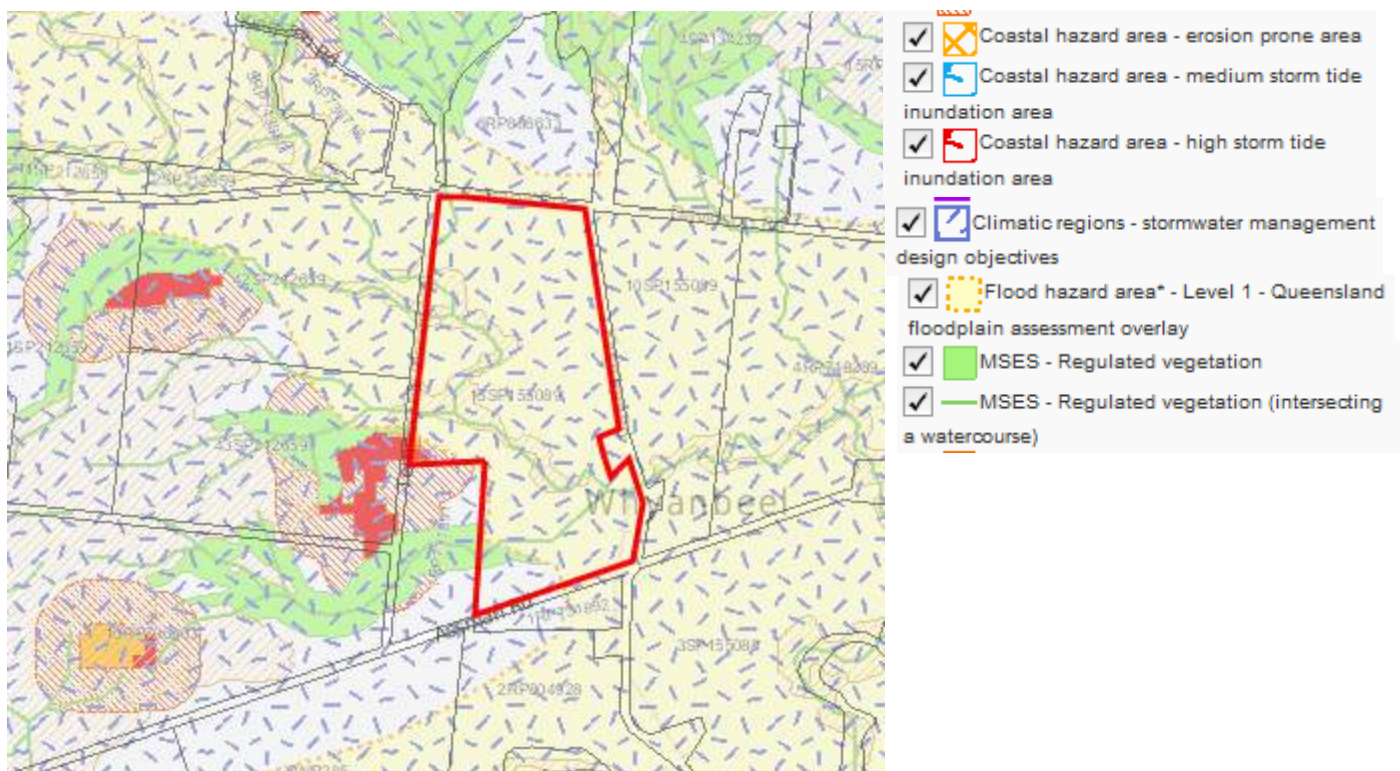
This demonstrates that the proposal is not subject to any current SPRPs.

9.3. STATE PLANNING POLICIES

The single State Planning Policy ('SPP'), introduced on 2 December 2013, has been developed to replace multiple SPPs previously in place. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development, and provides a guide for the preparation of local planning instruments and assessment of development applications. The SPP will apply for the assessment of some development applications until a planning scheme that appropriately integrates the state interests in the SPP takes effect.

The new SPP provides supporting mapping to assist in spatially representing policies and requirements contained within the SPP. A comprehensive overlay map for the site of state planning interests is provided in **Figure 9**.

Figure 7 – SPP mapping



Source: DILGP

9.4. STATE INTERESTS- DEVELOPMENT ASSESSMENT

Part E of the SPP provides interim requirements for the assessment of development applications. Interim development assessment requirements have been prepared for the following state interests:

- Mining and extractive resources;
- Biodiversity;
- Coastal environment;
- Water quality;
- Natural hazards, risk and resilience;
- Emissions and hazardous activities;
- State transport infrastructure; and
- Strategic airports and aviation facilities.

Appendix D provides an overview of the relevance of State Interests for the development application. The Planning Scheme has not been declared to have appropriately integrated any aspects of the current SPP. The site and the particular location of the proposed facility is affected by the following state interests in the SPP:

- Natural hazards, risk and resilience;
- Biodiversity
- Water Quality

Appendix D provides an assessment of whether the proposal requires assessment against the Interim Development Assessment Provisions and concludes that assessment is required in relation to Natural Hazards, Risk and Resilience. An assessment against these provisions is also provided at Appendix D. The proposal is considered to comply with these provisions.

9.5. REFERRAL AGENCIES

Referral agencies are either advice agencies or concurrence agencies. An assessment of the application against the referral triggers is included at **Appendix E**. As indicated at **Appendix E** the proposal does not require referral to any referral agencies.

10. 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 relevant provisions of the Planning Scheme.

10.1. DEFINITION

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

Telecommunication Facilities: Means the use of premises for the provision of telecommunication services.

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

10.2. ZONING

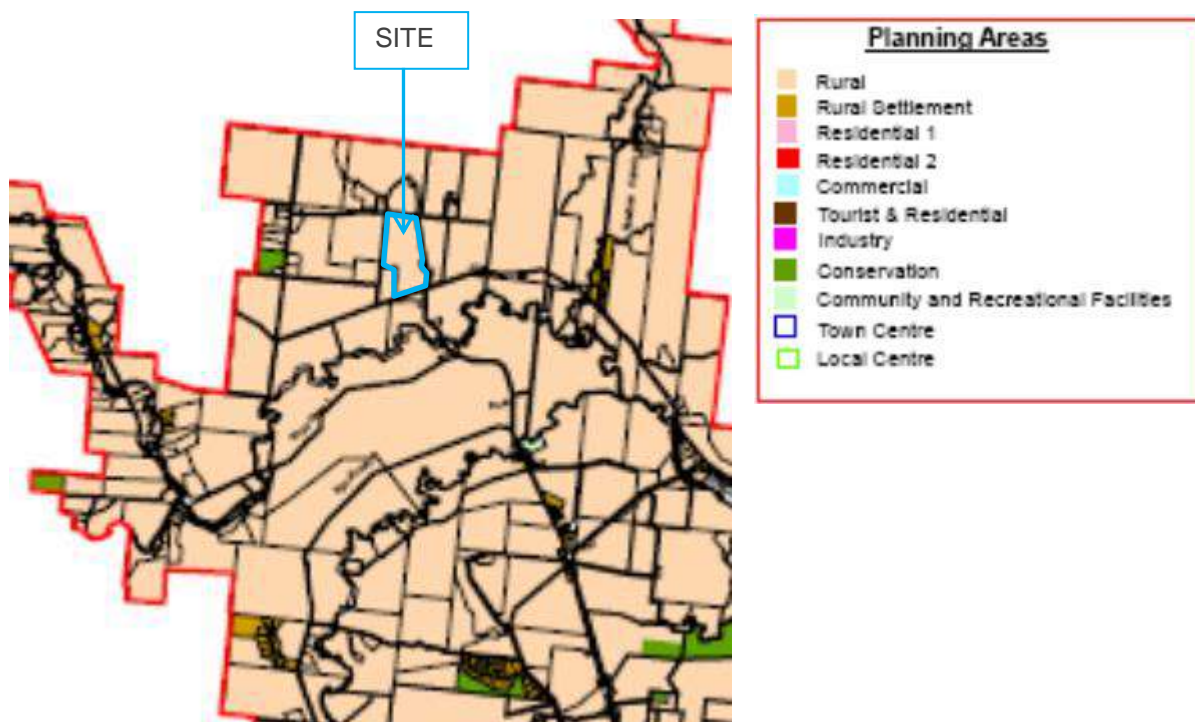
The site is included in the Rural Areas and Rural Settlements Locality (Zone) in the Planning Scheme, as shown in Figure 8.

This proposal is consistent with the intent of the area as the telecommunications facility will provide a service to nearby Rural and Rural Residential Areas. Under the Planning Scheme, the Rural Areas and Rural Settlements Locality is to provide for a range of outcomes, including the following, relevant to the proposal:

- *retain rural areas for primary industry;*
- *protect rural areas from encroachment by incompatible urban development;*
- *protect and conserve valuable riverine vegetation and systems in rural areas;*
- *retain the rural lifestyle opportunities and amenity of rural settlement areas with no further compromise to surrounding productive rural areas;*
- *ensure rural settlement areas remain unobtrusive and have no detrimental impact on the Scenic Amenity of surrounding rural areas; and*
- *facilitate any future land use aspirations of the local Indigenous communities which are compatible with achieving the other planning outcomes for the Area.*

While not a rural facility in the usual sense, the proposed telecommunications facility provides mobile telephone and associated services in a location convenient to those who live, work and visit rural areas. Indeed, the facility is proposed to mitigate identified service deficiency in the area. Further, the proposal will not affect the ongoing agricultural capability of the site. Similarly, the location on the site does not undermine the overall scenic amenity of the rural landscape.

Figure 8 - Zoning



Source: Douglas Shire Council

10.3. LEVELS OF ASSESSMENT

A Material Change of Use for the purposes of a Telecommunications Facility in the Community and Recreation Facility Planning Area is identified as being subject to Code Assessment under the Planning Scheme.

10.4. CODES

As a Code Assessable development, the proposal is assessable against the relevant codes in the Planning Scheme. The following codes are relevant to the proposed development:

- Rural Areas & Rural Settlements Locality Code
- Rural Planning Area Code
- Natural Hazards Code
- Telecommunications Facilities Code
- Design and Siting of Advertising Devices Code
- Filling and Excavation Code
- Landscaping Code
- Vehicle Parking and Access Code

An assessment of the proposed development against the relevant codes is attached at **Appendix F** 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.

10.5. OVERLAYS

The site is identified within the following overlays:

- Acid Sulfate soils- Land at or below 20m AHD
- Natural Hazards – Medium Risk Hazard

While the site is mapped as affected by the Acid Sulfate Soils Overlay, however, this overlay does not impose assessment as the development does not meet the criteria set out in the applicability sections of the relevant overlay codes.

DISCLAIMER

This report is dated 16 August 2016 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 Pty Ltd (**Instructing Party**) for the purpose of Development Application (**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.

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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

CERTIFICATE OF TITLE

APPENDIX B

ARCHITECTURAL DRAWINGS

APPENDIX C

EME REPORT

APPENDIX D STATE PLANNING POLICY ASSESSMENT

MATTER OF INTEREST	TYPE	TRIGGERS	ASSESSMENT REQUIRED
Mining and extractive resources	ROL	Within a Key Resource Area (KRA).	N/A
	MCU	Within the resource/ processing area of a KRA or the separation area for the resource/processing area of a KRA, unless for: (a) dwelling house on an existing lot, or (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.	NO
	MCU	Within the transport routes separation area of a KRA that will result in an increase in the number of people living in the transport route separation area, unless for: (a) dwelling house on an existing lot, or (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.	NO
Biodiversity	Any development	Any development requiring an environmental offset under a local planning instrument (including a local government condition to provide an environmental offset) must be consistent with the <i>Environmental Offsets Act 2014</i> .	NO
Coastal environment	MCU	On land in a coastal management district.	NO
	ROL		N/A
	OPW		N/A
Water quality	Receiving Waters		
	MCU	Where for urban purposes that involves a land area greater than 2500m ² that: (a) will result in an impervious area greater than 25 per cent of the net developable area, or (b) will result in six or more dwellings.	NO

	ROL	Where for urban purposes that involves a land area greater than 2500m ² and will result in six or more lots.	N/A
	OPW	Where for urban purposes that involve disturbing more than 2500m ² of land.	N/A
Water Supply Catchment in South East Queensland			
	MCU	Where the development is:	NO
	ROL	(1) wholly located outside an urban area, and	N/A
	OPW	(2) relates to land wholly or partly within a water supply buffer area; and	N/A
	BWK	(3) is for any of the following: (a) a material change of use for: i. intensive animal industry, or ii. medium and high-impact industry, or iii. noxious and hazardous industry, or iv. extractive industry, or v. utility installation involving sewerage services, drainage or stormwater services, or waste management facilities), or vi. motor sport facility, or (b) reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and the lots created will rely on on-site wastewater treatment.	N/A
Acid Sulfate Soils			
	MCU	a development application that relates to:	NO
	ROL	1. an acid sulfate soils affected area, and	N/A
	OPW	2. land at or below five metres Australian Height Datum (AHD) where the natural ground level is below 20 metres AHD, if the application is for a material change of use, or operational works, involving:	N/A
	BWK	excavating or otherwise removing 100 cubic metres or more of soil or sediment, or filling of land with 500 cubic metres or more of material with an average depth of 0.5 metres or more.	N/A
Natural hazards	MCU	Where within:	YES
	ROL	(1) a flood hazard area, or	N/A
	OPW	(2) a bushfire hazard area, or (3) a landslide hazard area, or (4) a coastal hazard area.	N/A
Emissions and hazardous activities	MCU	Where for a sensitive land use located wholly or partly within a management area.	NO
	ROL		N/A
State transport	MCU	Where the land:	NO

infrastructure	ROL	(1) is located within 400 metres of a public passenger transport facility or a future public passenger transport facility, and (2) has a total site area equal to or more than 5000m ² .	N/A
Strategic airports and aviation facilities	Where the site is impacted by a strategic airport or an aviation facility (identified in Part D; Table 2 of the SPP and Appendix 1 of the SPP Guideline).		
	MCU	Where resulting in work encroaching into the operational airspace of a strategic airport and is at least 12 metres high.	NO
	BWK		N/A
	MCU	Where any part of the land is within the 20 ANEF contour, or greater, for a strategic airport.	NO
	ROL		N/A
	MCU	Where any part of the land is within the public safety area of a strategic airport.	NO
	ROL		N/A
	MCU	Where any part of the land is within the lighting area buffer zone of a strategic airport.	NO
	MCU	Where any part of the land is within the wildlife hazard buffer zone of a strategic airport.	NO
	MCU	Where resulting in work encroaching into the building restricted area of an aviation facility.	NO
BWK	N/A		

SPP REQUIREMENTS	RESPONSE
For all natural hazards, development:	
1) avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level, and	Complies The proposal is located within a flood hazard area, however, the facility will be unmanned and flood is not likely to pose a significant hazard. The facility is operated remotely and can be switched on and off if conditions require. Further, the design of the equipment shelter is easily able to be elevated above flood levels.
2) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and	Complies 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.
(3) 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, and	Complies The proposal does not increase the severity of flood hazards due to the nature and scale of the facility. The facility does not increase impervious area significantly. Lease area is proposed to be largely gravel, which will allow permeation of water.
(4)	Complies

<p>avoids 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, and</p>	<p>The proposal does not include the use of hazardous materials.</p>
<p>(5) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and</p>	<p>Complies The proposal does not affect the ability of nearby vegetation and landforms to mitigate the risks associated with flood hazards. The facility does not increase impervious area significantly. Lease area is proposed to be largely gravel, which will allow permeation of water.</p>
<p>(6) is not located in an erosion prone area within a coastal management district unless: (a) it cannot feasibly be located elsewhere, and (b) is coastal-dependent development, or temporary, readily relocatable or able-to-be-abandoned development, and</p>	<p>Not Applicable The site is not identified in an erosion prone or Coastal Management District.</p>
<p>(7) that is the redevelopment of existing permanent buildings or structures, is located outside an erosion-prone area or, where this is not feasible, redevelopment: (a) is located: i. as far landward from the seaward property boundary as possible, or ii. landward of the seaward alignment of the neighbouring buildings, and (b) provides space seaward of the development within the premises to allow for the future construction of erosion control structure, such as seawalls</p>	<p>Not Applicable The proposal is not for the redevelopment of existing permanent structures. It comprises new development.</p>
<p>(8) proposes to undertake coastal protection work (excluding beach nourishment) only as a last resort where coastal erosion presents an imminent threat to public safety or existing buildings and structures, and all of the following apply: (a) the property cannot reasonably be relocated or abandoned, and (b) any coastal protection works to protect private property is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable, and (c) the coastal protection work mitigates any increase in coastal hazard risk for adjacent areas.</p>	<p>Complies The proposal does not include coastal protection work.</p>

APPENDIX E

REFERRAL AGENCY ASSESSMENT

MATTER OF INTEREST	TYPE	REFERRAL REQUIRED	RELEVANT PROVISIONS OF THE REGULATION	RELEVANT MODULE AND CODES
Regional Plans	MCU	NO	Schedule 7, Table 3, Item 12	Module 2: Regional Plans 2.1 SEQ Regional Plan
	RoL	N/A	Schedule 7, Table 2, Item 39	
Aquaculture	MCU	NO	Schedule 7, Table 2, Item 28	Module 3: Aquaculture 3.1 Aquaculture state code
Environmentally relevant activities	MCU	NO	Schedule 7, Table 2, Item 1	Module 4: Environmentally relevant activities 4.1 Concurrence environmentally relevant activity state code
Fish habitat area – works or other development in or adjoining	Build. Works	NO	Schedule 7, Table 2, Item 25	Module 5: Fisheries resources 5.1 Development in or adjacent to a declared fish habitat area state code
	Op. Works	N/A	Schedule 7, Table 2, Item 26	
Marine plants – removal, destruction or damage	Op. Works	N/A	Schedule 7, Table 2, Item 30	Module 5: Fisheries resources 5.3 Removal, destruction or damage of marine plants state code
	RoL	N/A	Schedule 7, Table 2, Item 31	
	MCU	NO	Schedule 7, Table 2, Item 32	
		NO	Schedule 7, Table 3, Item 25	
Native vegetation clearing	RoL	N/A	Schedule 7, Table 2, Item 4	Module 8: Native vegetation clearing 8.1 Queensland vegetation management state Code
	Op. Works	N/A	Schedule 7, Table 2, Item 5	
	MCU	NO	Schedule 7, Table 3, Item 10	
Queensland heritage	Build. Works	NO	Schedule 7, Table 1, Item 12	Module 9: Queensland heritage 9.1 Queensland heritage place state code
	Various Dev.	NO	Schedule 7, Table 2, Item 19	
Tidal works or development in a coastal management	Op. Works	N/A	Schedule 7, Table 2, Item 13	Module 10: Coastal protection 10.1 Tidal works, or development in a coastal management district state code

district			Schedule 7, Table 2, Item 15	Module 14: Maritime safety 14.1 Marine safety state code
	RoL	N/A	Schedule 7, Table 2, Item 14	Module 10: Coastal protection 10.1 Tidal works or development in a coastal management district state code
	MCU	No	Schedule 7, Table 3, Item 5	
	Build. Works	N/A	Schedule 7, Table 1, Item 11	
Water – taking or interfering with	Op. Works	N/A	Schedule 7, Table 2, Item 9	Module 7: Water resources 7.1 Sustainable management of water resources state code
			Schedule 7, Table 2, Item 10	
Watercourse or lake – removal of quarry material	All aspects of Dev.	NO	Schedule 7, Table 2, Item 12	Module 7: Water resources 7.2 Removal of quarry material state code
Particular Levees	Op. Works	N/A	Schedule 7, Table 2, Item 48	Module 7: Water resources 7.3 Particular levees state code
Waterway barrier works – constructing or raising	Op. Works	N/A	Schedule 7, Table 2, Item 29	Module 5: Fisheries resources 5.2 Constructing or raising waterway barrier works in fish habitats state code
Wetland – land in or near	RoL	N/A	Schedule 7, Table 2, Item 43a	Module 11: Wetland protection and wild river areas 11.1 Wetland protection area state code
	MCU	NO	Schedule 7, Table 3, Item 21a	
	Op. Works	N/A	Schedule 7, Table 2, Item 43b	
Major hazard facilities	MCU	NO	Schedule 7, Table 2, Item 8	Module 13: Major hazard facilities 13.1 Major hazard facilities state code
Particular Dams	Op. Works	N/A	Schedule 7, Table 2, Item 11	Module 16: Particular dams 16.1 Referable dams state code
Public passenger transport	Build. Works	NO	Schedule 7, Table 1, Item 14	Module 18: State transport infrastructure protection 18.1 Filling, excavation and structures state code

	RoL	N/A	Schedule 7, Table 2, Item 33	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.2 Transport Infrastructure and network design state code</p>
	MCU or Op. Works	NO	Schedule 7, Table 3, Item 14	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.2 Transport Infrastructure and network design state code</p>
Railways	Build. Works	N/A	Schedule 7, Table 1, Item 16	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p>
	MCU	NO	Schedule 7, Table 3, Item 15a	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from</p>

				<p>transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.2 Transport Infrastructure and network design state code</p>
	Op. Works	N/A	Schedule 7, Table 3, Item 15b	<p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p>
	RoL	N/A	Schedule 7, Table 2, Item 34	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.2 Transport infrastructure and network design state code</p>
State-controlled road	Build. Works	N/A	Schedule 7, Table 1, Item 8	<p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p>
	RoL	N/A	Schedule 7, Table 2, Item 2	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p>

				<p>Module 19: State transport network functionality</p> <p>19.1 Access to state-controlled road state code</p> <p>19.2 Transport infrastructure and network design state code</p>
	Op. Works	N/A	Schedule 7, Table 2, Item 3	<p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.1 Access to state-controlled road state code</p>
			Schedule 7, Table 3, Item 1a	
	MCU	NO	Schedule 7, Table 3, Item 1	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.1 Access to state-controlled road state code</p> <p>19.2 Transport infrastructure and network design state code</p>
State transport infrastructure (thresholds)	Various Aspects of Dev.	NO	Schedule 7, Table 3, Item 2	<p>Module 17: Public and active transport</p> <p>17.1 Public passenger transport state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.2 Transport infrastructure and network design state code</p>
State-controlled transport tunnels	RoL	N/A	Schedule 7, Table 2, Item 34a	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p>

				<p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.2 Transport infrastructure and network design state code</p>
	MCU	NO	Schedule 7, Table 3, Item 15c	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.2 Transport infrastructure and network design state code</p>

APPENDIX A PLANNING SCHEME CODE ASSESSMENT.

A.1 RURAL AREAS AND RURAL SETTLEMENT CODE

Performance Criteria	Acceptable Solutions	Response
<p>P1 Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the Locality.</p>	<p>A1.1 In all 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>P1 Complies</p> <p>The proposed telecommunications facility includes a 50m high lattice tower and small equipment shelter immediately adjacent. The height of the facility is required in order to adequately clear obstacles such as the canopy of existing and future vegetation in the area. The height also allows for greater telecommunications coverage and will reduce the need for additional Optus telecommunications facilities in the future.</p> <p>The facility will have a natural grey material finish as this has been shown to have the least visual impact over a wide range of settings.</p> <p>Despite the height of the proposed facility, we note that the lattice tower has a permeable design and will not cast significant shadows over the immediate landscape. We acknowledge that the facility will be visible, but contend that it will not be visually obtrusive.</p> <p>In the Site Selection Process in Section 3, it is established that there are no other nearby telecommunications facilities suitable for colocation. This proposal allows for the colocation of two carriers on a single tower, forfeiting the need for an additional facility within Whyanbeel in the</p>

Performance Criteria	Acceptable Solutions	Response
<p>P2 Development is connected to all urban services or to sustainable on Site infrastructure services.</p>	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p>AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p> <p>OR</p> <p>Water storage tank/s with a minimum capacity of not less than 30 000 litres 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 to occupation and screened with Dense Planting.</p> <p>AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>AND</p> <p>On-site sewerage facilities are provided in accordance with the Onsite Sewerage Code</p>	<p>future.</p> <p>A2.1 Complies</p> <p>Access to electricity is available on the site in alignment with operation of the proposed telecommunications tower. Furthermore, where required, access to reticulated water and sewerage is available.</p>
<p>P3 Landscaping of development Sites complements the existing rural character of the Locality.</p>	<p>A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.</p> <p>AND</p> <p>A minimum of 60% of the total</p>	<p>Not Applicable</p> <p>No new landscaping features are proposed as part of the development.</p>

Performance Criteria	Acceptable Solutions	Response
	proposed species are endemic or native species.	
<p>P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p>A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>A4.1 Complies</p> <p>The proposed telecommunications facility is unmanned, with remote access capabilities, thus only requiring sporadic maintenance visits one to two times per annum. Notwithstanding, all access arrangements on site will comply with the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>
<p>P5 Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.</p>	<p>A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.</p>	<p>Not Applicable</p> <p>The proposal does not include industrial development.</p>
<p>P6 Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.</p>	<p>A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.</p> <p>A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width.</p> <p>AND</p> <p>All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.</p>	<p>Not Applicable</p> <p>The proposal does not include development for community facilities.</p>
<p>P7 Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality²¹.</p>	<p>A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following:</p> <ul style="list-style-type: none"> • Reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the 	<p>Not Applicable</p> <p>The proposal is not situated on the Rocky Point School Site or Rocky Point areas.</p>

Performance Criteria	Acceptable Solutions	Response
	<p>Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code, taking account of the existing topography of the Site.</p> <p>AND</p> <ul style="list-style-type: none"> The remnant vegetation on the western boundary of the Site is dedicated as public park. 	
<p>P8 Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman-Daintree Road.</p>	<p>A8.1 The minimum lot size in this area is 3500 m2.</p> <p>AND</p> <p>Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots.</p> <p>A8.2 Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan.</p> <p>A8.3 Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m2 of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m2 area of Clearing does not include an access driveway.)</p> <p>OR, ALTERNATIVELY</p> <p>If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural</p>	<p>Not Applicable A8.1-A8.5</p> <p>The proposal is not situated in the Rocky Point area.</p>

Performance Criteria	Acceptable Solutions	Response
	<p>environment22.</p> <p>A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions.</p> <p>A8.5 The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses.</p> <p>AND</p> <p>Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman- Daintree Road and Rocky Point.</p>	
<p>P9 Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.</p>	<p>A9.1 Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.</p>	<p>Not Applicable</p> <p>The site is not located on Lot 32 on RP 850495, Vixies Road, Wonga Beach</p>
<p>P10 The development of part of Lots 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.</p>	<p>A10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.</p> <p>AND</p> <p>The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.</p> <p>AND</p> <p>Only one access point from the site to the State-Controlled Road is permitted.</p> <p>AND</p> <p>At reconfiguration stage a broad vegetation screen is provided</p>	<p>Not Applicable</p> <p>The site is not located on Lots 10 and 11 on SP 132055</p>

Performance Criteria	Acceptable Solutions	Response
	<p>along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road.</p> <p>AND</p> <p>The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.</p>	
<p>P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality²³.</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>P11 Complies</p> <p>The proposed Lattice Tower is adequately separated from sensitive uses and will not cause adverse impacts on areas of environmental significance.</p> <p>Furthermore, the proposal does not conflict with the Desired Environmental Outcomes of the planning scheme.</p>

A.2

RURAL PLANNING AREA CODE***Consistent and Inconsistent Uses***

Performance Criteria	Acceptable Solutions	Response
P1 The establishment of uses is consistent with the outcomes sought for the Rural Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Planning Area.	A 1.1 Complies The proposal is not identified as an inconsistent use in the Assessment Table.

Good Quality Agricultural Land

Performance Criteria	Acceptable Solutions	Response
P2 GQAL24 is only used for agricultural uses and primary production purposes.	A2.1 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.	A2.1 Complies The proposal is situated within the Rural Zone and is not identified as Good Quality Agricultural Land.

Buffering Incompatible Land Uses

Performance Criteria	Acceptable Solutions	Response
P3 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.	A3.1 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).	Not Applicable The proposal does not include development for agricultural or residential uses.

Building/Structure Setbacks and Screening

Performance Criteria	Acceptable Solutions	Response
P4 Buildings/structures are Setback to: <ul style="list-style-type: none"> maintain the rural character of the area; and achieve separation from neighbouring Buildings and from Road Frontages. 	A4.1 Buildings/structures are Setback not less than: <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 	P4 Complies The proposal includes a 50m high lattice tower and small equipment shelter immediately adjacent. The height of the facility is required in order to adequately clear obstacles such as the canopy of existing and future vegetation in

Performance Criteria	Acceptable Solutions	Response
	<p>Tribulation Road; or</p> <ul style="list-style-type: none"> • 20 metres from the property boundary fronting any other Road; and • 6 metres from the side and rear property boundaries of the Site. 	<p>the area. Whilst the facility will be visible, but contend that it will not be visually obtrusive or result in significant impact to the existing rural character of the area.</p> <p>The proposal is setback 300m from the Assman Road frontage.</p> <p>Whilst the site is located along the western property boundary, it has ample separation from neighbouring buildings and road frontages, with the nearest sensitive use located 290m to the east and 310m to the west.</p> <p>The site does not adjoin a state-controlled road or Cape Tribulation Road.</p>
P5 Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.	A5.1 A 10 metre Setback on rural land adjacent to any Road Frontage north of the Daintree River including Dense Planting of the setback area.	Not Applicable The site does not include a Road Frontage to the north of the Daintree River.

Rural Character

Performance Criteria	Acceptable Solutions	Response
P6 Buildings/structures are designed to maintain the rural character of the area.	A6.1 White and shining metallic finishes are avoided on external surfaces of Buildings located in prominent view.	A6.1 Complies The materials and finishes used are designed to be unobtrusive and are consistent with the area, finished with a grey colour scheme which is shown to result in the least visual impact.

Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area

Performance Criteria	Acceptable Solutions	Response
P7 Native vegetation existing along Watercourses and in or	No Acceptable Solution (Information that the Council may	P7 Complies The proposed tower is adequately

Performance Criteria	Acceptable Solutions	Response
adjacent to areas of environmental value or areas of remnant vegetation of value is protected.	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).	separated from sensitive uses and will not cause adverse impacts on areas of environmental significance. Furthermore, the proposal does not conflict with the Desired Environmental Outcomes of the planning scheme.

Sloping Sites

Performance Criteria	Acceptable Solutions	Response
P8 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A8.1 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 as part of the</p>	<p>A8.1 Complies</p> <p>The proposal is situated on relatively flat land that does not exceed a 15% slope.</p>

Performance Criteria	Acceptable Solutions	Response
	<p>Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
<p>P9 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A9.1 A split level building form is utilised.</p> <p>A9.2 A single plane concrete slab is not utilised.</p> <p>A9.3 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>A9.1-9.3 Not Applicable</p> <p>The proposal is for a telecommunications tower and does not include building form levels.</p>
<p>P10 Development on sloping sites minimises any impact on the landscape character of the surrounding area.</p>	<p>A10.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p>P10 Complies</p> <p>The proposal is not situated on a sloping site. Notwithstanding, the proposed telecommunications facility includes a 50m high lattice tower and small equipment shelter immediately adjacent. The height of the facility is required in order to adequately clear obstacles such as the canopy of existing and future vegetation in the area. The height also allows for greater telecommunications coverage and will reduce the need for additional Optus telecommunications facilities in the future.</p> <p>The facility will have a natural grey material finish as this has been shown to have the least visual impact over a wide range of settings.</p> <p>Despite the height of the proposed facility, we note that the lattice tower has a permeable design and will not cast significant shadows over the immediate landscape. We acknowledge that the facility will be visible, but contend that it will</p>

Performance Criteria	Acceptable Solutions	Response
		<p>not be visually obtrusive.</p> <p>In the Site Selection Process in Section 3, it is established that there are no other nearby telecommunications facilities suitable for colocation. This proposal allows for the colocation of two carriers on a single tower, forfeiting the need for an additional facility within Whyanbeel in the future.</p>
<p>P11 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>A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p>A11.1 Complies</p> <p>The development does not result in stormwater or drainage impacts or actionable nuisance.</p>

Sustainable Siting and Design of Houses on land where the Natural Areas and Scenic Amenity Code is triggered

Performance Criteria	Acceptable Solutions	Response
<p>P12 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.</p>	<p>A12.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse.</p> <p>EXCEPT</p> <p>In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m2.</p> <p>(The 800m2/700m2 area of Clearing does not include an access driveway.)</p>	<p>A12.1-15.1 -Not Applicable</p> <p>The proposal does not include development for a house.</p>

Performance Criteria	Acceptable Solutions	Response
	A12.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	
P13 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A13.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	
P14 The exterior finishes of a House complements the surrounding natural environment.	<p>A14.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>AND</p> <p>For self assessable development the exterior colours of Buildings/structures are chosen from the following list of Colourbond Colours:</p> <ul style="list-style-type: none"> • Jasper; • Sandbank; • Paperbark; • Dune; • Windspray; • Woodland Grey; • Bushland; • Pale Eucalypt; • Wilderness; • Cottage Green; • Plantation; • Blue Ridge; and • Ironstone. 	
P15 A House is designed to be energy efficient and functional in a humid tropical rainforest	A15.1 The development incorporates building design features and architectural elements detailed in Planning	

Performance Criteria	Acceptable Solutions	Response
environment.	Scheme Policy No 2 – Building Design and Architectural Elements.	
<p>P16 Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the Site or the surrounding area.</p>	<p>A16.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p>	<p>P16 Complies</p> <p>The proposal occurs on a site with negligible slope. It is not proposed to include filling and excavation work likely to impact slope stability. The only excavation is likely to be for platform footings.</p>
<p>P17 The bulk and scale of a House is not visually obtrusive and does not compromise the Visual Amenity of the site and the surrounding area.</p>	<p>A17.1 The Gross Floor Area of the House does not exceed 250m².</p>	<p>Not Applicable</p> <p>The proposal does not include development for a house.</p>

A.3

TELECOMMUNICATIONS FACILITY CODE

Performance outcome	Acceptable outcome	Response
Siting and design		
<p>P 1</p> <p>Telecommunication Facilities are located so as to minimise their impact on the landscape or townscape.</p>	<p>A 1.1</p> <p>Telecommunication Facilities are located underground. OR Telecommunication Facilities are co-located with other Telecommunication Facilities. OR Telecommunication Facilities are located in or on an existing structure. AND 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>P1 Complies</p> <p>The proposal is located on a site where considerable vegetation is able to screen the lower parts of the tower and equipment shelter from nearest uses, including roads. The nearest sensitive uses are approximately 290m to the east and 310m to the west.</p>
<p>P 2</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>A 2.1</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>P2 Complies</p> <p>The proposal is located on a site where considerable vegetation is able to screen the lower parts of the tower and equipment shelter from nearest uses.</p> <p>In addition, the permeable tower design reduces shadowing and, the unobtrusive colour scheme grey minimises visual impact.</p>
	<p>A 2.2</p> <p>Telecommunication Facilities are painted a colour which blends in with the surrounding landscape/townscape.</p>	<p>A2.1 Complies</p> <p>The facility will be painted in a green/grey colour scheme to blend with the surrounding landscape and minimise visual impact.</p>
	<p>A 2.3</p> <p>Telecommunication Facilities are sited to minimise the potential of over shadowing on adjoining and nearby land uses.</p>	<p>A 2.3 Complies</p> <p>The proposal is situated along the south-western property boundary, with ample separation from the nearest sensitive uses- approximately 290m to the east and 310m to the west.</p> <p>Furthermore, the permeable tower</p>

Performance outcome	Acceptable outcome	Response
<p>P 3</p> <p>Telecommunication Facilities are sited and designed having taken into account contemporary standards relevant to the mobile telecommunications industry.</p>		<p>design reduces shadowing and, the unobtrusive colour scheme (green/grey) minimises visual impact.</p>
	<p>A 2.4</p> <p>Telecommunication Facilities are located predominantly in industrial, commercial or rural areas.</p>	<p>A 2.4 complies</p> <p>The site is located within a rural area.</p>
	<p>A 3.1</p> <p>Telecommunication Facilities are sited and designed in accordance with any relevant requirements detailed in the: Industry Code for the Deployment of Radiocommunications Infrastructure, ACIF C564:2002.</p>	<p>A 3.1 Complies.</p> <p>As noted in section 6 of the Planning Report, the site was selected using a precautionary approach, as outlined in the '<i>Industry Code - Mobile Phone Base Station Deployment</i>'. Further, opportunities for co-location were sought with none available meeting the required performance criteria.</p>
<p>Community Safety</p>		
<p>P 4</p> <p>Telecommunication Facilities are constructed, operated and managed so as public health and safety are maintained.</p>	<p>A 4.1</p> <p>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.</p>	<p>A 4.1 Complies</p> <p>As noted at Section 7 of the Planning Report and Appendix C, the EME report, the proposal meets all applicable EME standards.</p>
<p>P 5</p> <p>Any stand alone Telecommunication Facilities are securely fenced and adequately sign posted.</p>	<p>A 5.1</p> <p>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.</p>	<p>A 5.1- A5.2 Complies</p> <p>The proposal is surrounded by a 1.8m mesh fence, together with warning and instructional signage to discourage public access.</p>
	<p>A 5.2</p> <p>The Site of any stand alone facility is appropriately signed with warning signs.</p>	

Performance outcome	Acceptable outcome	Response
Access and Car Parking		
<p>P 6</p> <p>The Site of a stand alone Telecommunication Facility is provided with adequate Access and vehicle standing area to facilitate the required level of servicing and maintenance.</p>	<p>A 6.1</p> <p>Any stand alone facility is provided with a vehicular driveway, of a 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>P 6 Complies</p> <p>This unmanned facility is able to be accessed for occasional maintenance across the open site, with space for parking available.</p>

Performance Criteria	Acceptable Solutions	Response
<p>P1 Development does not compromise the safety of people or property from bushfire.</p>	<p>A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</p> <p>AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Not Applicable</p> <p>The site is not situated on land identified as High Risk Hazard.</p>
<p>P2 Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> • avoiding areas of High or Medium Risk Hazard; or • mitigating the risk through: <ul style="list-style-type: none"> – lot design and the siting of Buildings; and – including firebreaks that provide adequate: • Setbacks between Building/structures and hazardous vegetation, and • Access for fire fighting/other emergency vehicles; <ul style="list-style-type: none"> – providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and – providing an adequate and accessible water supply for firefighting purposes. 	<p>A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard.</p> <p>OR</p> <p>For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Buildings and structures on lots greater than 2500 m²:</p> <ul style="list-style-type: none"> • are sited in locations of lowest hazard within the lot; and • achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and • 10 metres from any retained vegetation strips or small areas of vegetation; and • are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p>Building and structures on lots less</p>	<p>P2 Complies</p> <p>The proposal is located on a large site and is not situated within the Medium Risk Hazard area identified on the site.</p> <p>Notwithstanding, the proposed telecommunications facility is unmanned, with remote access capabilities that can operate the device externally to the site and do not require attendance during hazard events such as bushfire. The facility can also be ‘powered up’ or ‘powered down’ in the event of an emergency.</p> <p>Furthermore, the proposal is located within an existing clearing and does not require additional provision of fire breaks in the surrounding landscape.</p>

Performance Criteria	Acceptable Solutions	Response
	<p>than or equal to 2500 m², maximise Setbacks from hazardous vegetation.</p> <p>AND</p> <p>For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m² each lot has:</p> <ul style="list-style-type: none"> • a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or • an on Site water storage of not less than 5000 litres (e.g. Accessible dam or tank with fire brigade tank fittings, swimming pool). <p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> • efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and • Setbacks and Building siting in accordance with 2.1 (a) above. <p>AND</p> <p>Firebreaks are provided by:</p> <ul style="list-style-type: none"> • a perimeter Road that separates lots from areas of bushfire hazard and that Road has: <ul style="list-style-type: none"> – a minimum cleared width of 20 metres; and 	

Performance Criteria	Acceptable Solutions	Response
	<ul style="list-style-type: none"> - a constructed Road width and all-weather standard complying with Council standards. <p>OR</p> <ul style="list-style-type: none"> • where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails: <ul style="list-style-type: none"> - have a minimum cleared width of 6 metres; and - have a formed width and gradient, and erosion control devices to Council standards; and - have vehicular Access at each end; and - provide passing bays and turning areas for fire fighting applicants; and - are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS). • sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response. <p>AND</p> <p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> • have a maximum gradient of 12.5%; and • exclude culs-de-sac, except where a perimeter Road 	

Performance Criteria	Acceptable Solutions	Response
	<p>isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads.</p>	
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>P3 Complies</p> <p>The proposal does not include storage of hazardous materials. Furthermore, the telecommunications facility is unmanned, with remote access capabilities that can operate the device externally to the site and does not require attendance during hazard events such as bushfire. The facility can also be 'powered up' or 'powered down' in the event of an emergency.</p>

A.5

DESIGN AND SITING OF ADVERTISING DEVICES CODE

Performance outcome	Acceptable outcome	Response
Signage Type		
<p>P 1</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>A 1.1 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>A 1.2</p> <ul style="list-style-type: none"> • Where a Below Awning Sign: • 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>A 1.3 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; • only allowable within a 	<p>A1.1 Not Applicable</p> <p>The proposal does not include a Balloon, Blimp, Kite, Bunting, Flag, Banner or similar.</p> <p>A 1.2 Not applicable</p> <p>The proposal does not include a below-awning sign</p> <p>A 1.3 Not applicable</p> <p>The proposal does not include a chalk board or A-frame sign.</p>

Performance outcome	Acceptable outcome	Response
	<p>State-controlled Road reserve where the speed limit is 60 km/hr or less;</p> <ul style="list-style-type: none"> • 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>A 1.4 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>A 1.4 Complies</p> <p>Any signage is to be subservient in scale to the primary use of the site. The proposal is only to include signage which is instructional in nature to fulfil safety measures, rather than promotional. Such signs are expected to be attached to proposed fencing and are not likely to be visible from a significant distance.</p>
	<p>A 1.5 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; • 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 	<p>A 1.5 Not applicable</p> <p>The proposal does not include a fascia sign.</p>

Performance outcome	Acceptable outcome	Response
	<p>metre from the fascia.</p>	
	<p>A1.6 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>A 1.6 Not applicable</p> <p>The proposal does not include a Home Activity or Home Based Business Sign.</p>
	<p>A1.7 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; • does not project above the roof, parapet, or Building or wall line. 	<p>A 1.7 – A1.8</p> <p>Any signage is to be subservient in scale to the primary use of the site. The proposal is only to include signage which is instructional in nature to fulfil safety measures, rather than promotional. Such signs are expected to be attached to proposed fencing and are not likely to be visible from a significant distance.</p>
	<p>A1.8 Where a Symbol, being any ornamental design or device not otherwise described, whether or not a message is included in the design or device: maximum area of 1 m².</p>	
	<p>A1.9 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 	<p>A 1.9 Not applicable</p> <p>The proposal does not include a tenancy sign.</p>

Performance outcome	Acceptable outcome	Response
	<ul style="list-style-type: none"> 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>A1.10 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; • does not project further than 0.10 metres from the face of the wall. 	<p>A 1.10 -1.12 Complies</p> <p>Any signage is to be subservient in scale to the primary use of the site. The proposal is only to include signage which is instructional in nature to fulfil safety measures, rather than promotional. Such signs are expected to be attached to proposed fencing and are not likely to be visible from a significant distance.</p>
	<p>A1.11 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>A1.12 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 	

Performance outcome	Acceptable outcome	Response
<p>P 2</p> <p>Advertising Devices are located in appropriate areas, relative to the land uses in the area and the amenity and character of the area⁴⁶</p>	<p>are specified in this Code;</p> <ul style="list-style-type: none"> • not located within a State-Controlled Road or on a Council Road. <p>P 2.1</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 • 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 	<p>P2 Complies</p> <p>Signage associated with the proposal will be located on fencing and structures included in the proposal. These are not likely to be highly visible from other land uses on the site, which are adequately separated from and screened by significant vegetation surrounding the proposal.</p>

Performance outcome	Acceptable outcome	Response
	Illuminated Sign.	

A.6 FILLING AND EXCAVATION CODE

Performance outcome	Acceptable outcome	Response
Filling and excavation – General		
<p>P1</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>A 1.1</p> <p>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. 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>A 1.2</p> <p>Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>A 1.3</p> <p>Cuts are screened from view by the siting of the Building/structure, wherever possible.</p> <p>A 1.4</p> <p>Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p> <p>A 1.5</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</p>	<p>P1 Complies</p> <p>The proposal occurs on a site with negligible slope. It is not proposed to include filling and excavation work likely to impact slope stability. The only excavation is likely to be for platform footings.</p>

Performance outcome	Acceptable outcome	Response
	<p>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>A 1.6</p> <p>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.</p>	
Visual Impact and Site stability		
<p>P 2</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>A 2.1</p> <p>The extent of filling or excavation does not exceed 40% of the Site area or 500 m² whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more.</p>	<p>A2.1 Complies</p> <p>The proposal occurs on a site with negligible slope. It is not proposed to include filling and excavation work likely to impact slope stability. The only excavation is likely to be for pier type footings. This is likely to occur for only approximately 10 m².</p>
	<p>A 2.2</p> <p>Filling and excavation does not occur within 2 metres of the Site boundary.</p>	<p>P2 Complies</p> <p>Whilst the proposal is situated along the south-western property boundary of the site, it is not proposed to include filling and excavation work likely to impact the privacy and slope stability of adjoining properties, with the nearest dwellings located 290m to the east and 310m to the west.</p> <p>The only excavation is likely to be for pier type footings. This is likely to occur for only approximately 10 m².</p>
Flooding and Drainage		
<p>P 3</p> <p>Filling and excavation does not result in a</p>	<p>A 3.1</p> <p>Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road</p>	<p>A3.1 Complies</p> <p>The proposal occurs on a site with negligible slope. It is not proposed to include filling and excavation work</p>

Performance outcome 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.	Acceptable outcome reserves.	Response intended to vary levels. The only excavation is likely to be for pier type footings. Ponding is not likely to occur.
	A 3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.	A3.2 – A3.3 Complies The proposal occurs on a site with negligible slope. It is not proposed to include filling and excavation work intended to vary levels. The only excavation is likely to be for pier type footings. Ponding is not likely to occur.
	A 3.3 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.	Further, the proposal increases impervious surface to a minor degree. The lease area is to be gravel, rather than hard surface such as concrete.
	A 3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	A3.2 Complies The proposal occurs on a site with negligible slope. It is not proposed to include filling and excavation work intended to vary levels. The only excavation is likely to be for pier type footings. Specifications in the Planning Scheme Policy No 6 – FNQROC Development Manual will be followed as they apply. It is anticipated that appropriate conditions may be placed upon any approval to ensure this.
Water Quality		
P 4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	A 4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	A3.2 Complies The proposal occurs on a site with negligible slope. It is not proposed to include filling and excavation work intended to vary levels. The only excavation is likely to be for pier type footings. As such, the proposal is not likely to contribute to sediment pollution in runoff.

Landscape Code Performance outcome	Acceptable outcome	Response
Landscape design		
<p>P1</p> <p>Landscape design satisfies the purpose and the detailed requirements of this Code.</p>	<p>A 1.1</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>P 1 Complies</p> <p>The proposal does not include any new landscaping; however, it is located on a significantly vegetated site within a rural location. Considerable amount of mature vegetation offers the ability to screen much of the proposal. The existing vegetation on site assists in protecting the visual amenity of surrounding land uses.</p>
Landscape- Character and Planting		
<p>P2</p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.</p>	<p>A 2.1</p> <p>A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A 2.2</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>A 2.3</p> <p>Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	<p>P2 Complies</p> <p>Given the nature of the use, the proposal does not include new landscaping, however, it does retain existing vegetation which is integral to offset visual impact of the tower and equipment shelter. At ground level, the view over the site will be dominated by the considerable vegetation. The tower, though it will protrude above the vegetation, will comprise only a minor part of the rural vista.</p>
<p>P 3</p> <p>Landscaping is consistent with the existing landscape</p>	<p>A 3.1</p> <p>Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p>	<p>P3 Complies</p> <p>The proposal is located among considerable existing vegetation and retains it to the maximum extent</p>

Performance outcome	Acceptable outcome	Response
<p>character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping⁴⁷.</p> <p>P 4</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>A 3.2</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>A 3.3</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>A 3.4</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>A 4.1</p> <p>Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	<p>possible. This retention is important for ensuring the visual impact of the tower is offset. Any clearing is to be undertaken in accordance with the Local Law- Vegetation Management.</p> <p>P 4 Complies</p> <p>The proposal does not include new planting, though it does retain existing vegetation to the maximum extent possible. This vegetation contributes significant character to the streetscape and this character will be retained as the facility is located well away from frontages.</p>
<p>P 5</p> <p>Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.</p>	<p>A 5.1</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>A5.1-5.4 –Not Applicable</p> <p>Shade planting is not provided in car parking areas as the site is unmanned and will not experience frequent visitation.</p>

Performance outcome	Acceptable outcome	Response
	<p>A 5.2</p> <p>A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p>	
	<p>A 5.3</p> <p>Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p>	
	<p>A 5.4</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>	
Screening		
<p>P 6</p> <p>Fences along street Frontages are articulated with appropriate Landscaping.</p>	<p>A 6.1</p> <p>Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.</p>	<p>A 6.1 Not Applicable</p> <p>The proposal does not include frontage perimeter fencing</p>
	<p>A 6.2</p> <p>Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>	<p>A 6.2. Not applicable</p> <p>No new plantings are proposed</p>
	<p>P 7</p> <p>Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.</p>	<p>A 7.1</p> <p>One shade tree is provided for each private open space or private Recreation Area.</p>
<p>A 7.2</p> <p>Tree species provide 30% shade over the area within 5 years.</p>		
<p>A 7.3</p> <p>A minimum of 50% of the Landscaping and Recreational</p>		

Performance outcome	Acceptable outcome	Response
<p>P 8</p> <p>Undesirable features are screened with Landscaping.</p>	<p>Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p>	<p>P8 Complies</p> <p>To the maximum extent possible, the existing vegetation is retained. It is able to provide significant screening of the lower parts of the tower and equipment shelter, assisting to offset visual impact.</p>
	<p>A 7.4</p> <p>Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.</p>	
	<p>A 8.1</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>P 9</p> <p>The environmental values of the Site and adjacent land are enhanced.</p>	<p>A 9.1</p> <p>Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.</p>	<p>P9 Complies</p> <p>The proposal is designed and sited such that the maximum amount of vegetation possible is retained, and thus dependent ecological processes are permitted to occur.</p>
Streetscape and Site Amenity		
<p>P 10</p> <p>Landscaping for residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A 10.1</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 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>Not applicable</p> <p>The proposal is not for residential development.</p>
	<p>A 10.2</p> <p>Dense Planting to the rear of the Site incorporates:</p>	

Performance outcome	Acceptable outcome	Response
	<ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m2, growing to the Building eave Height within 5 years of planting; • 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>A 10.3</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>P 11</p> <p>Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A 11.1</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 here appropriate; • landscape screening of blank <p>A 11.2</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 growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, 	<p>P 11 Complies</p> <p>Whilst the proposal does not include new planting, it retains existing vegetation to the maximum extent possible. The facility is located well away from frontages and permits the considerable screening effect of existing vegetation to continue at frontages.</p>

Performance outcome	Acceptable outcome	Response
<p>P 12</p> <p>Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>groundcovers and mulch to completely cover unsealed ground.</p>	<p>P12 Complies</p> <p>While the proposal does not include landscaped areas, the lease area along with the facility itself is to be maintained at intervals for safe and effective operation of the unmanned facility. The lease area is to be kept free of weeds and debris.</p>
	<p>A 11.3</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 space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	
	<p>A 11.4</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>	
	<p>A12.1</p> <p>A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	
	<p>A 12.2</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>	

Performance outcome	Acceptable outcome	Response
	<p>A 12.3</p> <p>Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A 12.4</p> <p>Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5</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>P 13</p> <p>Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.</p>	<p>A 13.1</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>A13.2</p> <p>Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3</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>	<p>P13 Complies</p> <p>The lease area is to be of gravel, allowing infiltration of water to soil, rather than increasing runoff.</p>
<p>P 14</p> <p>Tree species and their location accommodate vehicle and pedestrian</p>	<p>A 14.1</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>Not Applicable</p> <p>The proposal does not include any new plantings.</p>

Performance outcome	Acceptable outcome	Response
sight lines.		
<p>P 15</p> <p>The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>A 15.1</p> <p>Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p>A 15.2</p> <p>Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>A 15.3</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>A 15.4</p> <p>Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p>A15.1-15.2 Not applicable</p> <p>Public access to the lease area is restricted by a fence. The facility's distance from other buildings or developments means it is not likely to affect vandalism potential elsewhere.</p> <p>The design of the facility complies with relevant standards for workplace health and safety and will only be frequented occasionally by fully qualified and inducted technicians.</p> <p>Not Applicable</p> <p>The proposal does not include new plantings.</p> <p>A 15.4 Not applicable</p> <p>No bicycle paths are proposed.</p>
Utilities and services		
<p>P 16</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>A 16.1</p> <p>Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A 16.2</p> <p>All underground services are to be located under pathways and below the eaves of the Building.</p>	<p>Not Applicable</p> <p>The proposal does not include new plantings</p> <p>A16.2 Complies.</p> <p>The design of service access (i.e- electricity conduits) takes into consideration existing tree species and locations. The proposal does not include new plantings</p>

Performance outcome	Acceptable outcome	Response
	<p>A 16.3</p> <p>Irrigation control devices are located in the common Landscaping and Recreation Area.</p>	<p>A 16.3 Not applicable</p> <p>The proposal does not include irrigation devices</p>
	<p>A 16.4</p> <p>Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p>	<p>A 16.4- 16.7 Not applicable</p> <p>The development does not propose new landscaping.</p>
	<p>A 16.5</p> <p>Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p>	
	<p>A 16.6</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>A 16.7</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>A 16.8</p> <p>On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a</p>	<p>A 16.8 Not applicable</p> <p>The proposal is not adjoining an electricity substation.</p>	

Performance outcome	Acceptable outcome	Response
	substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.	

A.7

VEHICLE PARKING AND ACCESS CODE

Performance outcome	Acceptable outcome	Response
Vehicle parking numbers		
<p>P 1</p> <p>Sufficient parking spaces 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 	<p>A 1.1</p> <p>The minimum number of vehicle parking spaces 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 spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>P1 Complies</p> <p>The proposal is for an unmanned telecommunication facility, with attendance expected to occur infrequently for maintenance. Technicians attending by vehicle have space available for parking and it is not a facility intended for public access. Schedule 1 stipulates a number of spaces for each staff member. The facility will not have permanent staff members.</p>

Performance outcome Valuable Site; and <ul style="list-style-type: none"> whether or not the use involves the retention of significant vegetation. 	Acceptable outcome	Response
Parking for People with Disabilities		
P 2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities ⁴⁹ .	A 2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows: <ul style="list-style-type: none"> Medical, higher education, entertainment facilities and shopping centres – 2 spaces; All other uses – 1 space. 	P 2 Not applicable Given that the facility is only to be visited by technicians with the ability to ascend a ladder and access sometimes physically demanding spaces, it is not expected that people with a disability are required to access the site.
	A 2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows: <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 spaces required; All other uses – 2% (to the closest whole number) of the total number of spaces required. 	P 2 Not applicable Given that the facility is only to be visited by technicians with the ability to ascend a ladder and access sometimes physically demanding spaces, it is not expected that people with a disability are required to access the site.
Motor cycles		
P 3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The	A 3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking. AND The motorcycle parking complies	P 3 Not applicable The site is only to be visited by technicians for maintenance. It is expected these infrequent visits would require various tools and equipment, making a motor cycle an unlikely

Performance outcome	Acceptable outcome	Response
<p>proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, 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 	<p>with other elements of this Code.</p>	<p>vehicle choice.</p>
<p>Compact vehicles</p>		
<p>P 4</p> <p>A proportion of the parking spaces 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 spaces 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 spaces are located so as to be proximate to pedestrian 	<p>A 4.1</p> <p>For parking areas exceeding 100 spaces for short term users or 50 spaces 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>P 4 Not applicable</p> <p>The site is not expected to be accessed by compact vehicles, nor is the application seeking to allocate spaces for them</p>

Performance outcome	Acceptable outcome	Response
<p>destinations such that they present significant inclination for use by users of compact vehicles; and,</p> <ul style="list-style-type: none"> the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 		
Bicycles parking		
<p>P 5</p> <p>Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.</p>	<p>A 5.1</p> <p>The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.</p>	<p>P 5 Not applicable</p> <p>The site is only to be visited by technicians for maintenance. It is expected these infrequent visits would require various tools and equipment, making a bicycle an impractical vehicle choice.</p>
Vehicular access to site		
<p>P 6</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 	<p>A 6.1</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>A 6.2</p> <p>All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p>	<p>P 6 Complies</p> <p>The site is to be accessed via Assman Road. The site will be accessed infrequently and is not expected to generate traffic volume able to create conflict or demand for on street parking.</p> <p>Assman Road offers good visibility for at least 50m from expected site access point.</p>

Performance outcome	Acceptable outcome	Response
<p>conditions;</p> <ul style="list-style-type: none"> • 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>A 6.3</p> <p>Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	
Accessibility and amenity for users		
<p>P 7</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>A 7.1</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>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces 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.</p>	<p>P 7 Complies</p> <p>On –site parking is relatively informal and will be used infrequently, as the site is unmanned. As such, it is integrated into the existing open space. Vehicles, when present, are expected to be largely obscured from view behind vegetation form most directions.</p>
<p>P 8</p> <p>The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A 8.1</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 	<p>P 7 Complies</p> <p>On –site parking is relatively informal and will be used infrequently, as the site is unmanned. The site is not likely to be visited by a wide range of vehicles or users, as it will be visited only infrequently by technicians in</p>

Performance outcome	Acceptable outcome	Response
	<ul style="list-style-type: none"> Service Delivery Vehicles. 	commercial vehicles.
	<p>A 8.2</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>A 8.2 Not applicable</p> <p>Covered parking is not required.</p>
Access Driveways		
<p>P 9</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>A 9.1</p> <p>Access driveways are designed in accordance with the provisions of the relevant Australian Standards.</p>	<p>P 9 Complies</p> <p>The access point to the site is the existing driveway off Assman Road and is able to be easily negotiated by expected commercial vehicles.</p>
<p>P 10</p> <p>The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.</p>	<p>A 10.1</p> <p>Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p>P10 Not applicable</p> <p>The proposal does not include a new access driveway.</p>
Access for People with Disabilities		
<p>P 11</p> <p>Access for people with disabilities is provided to the Building from the parking area and from the street.</p>	<p>A 11.1</p> <p>Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.</p>	<p>P 11 Not applicable</p> <p>Given that the facility is only to be visited by technicians with the ability to ascend a ladder and access sometimes physically demanding spaces, it is not expected that people with a disability are required to access the site.</p>

Performance outcome	Acceptable outcome	Response
Access for pedestrians		
<p>P 12</p> <p>Access for pedestrians is provided to the Building from the parking area and from the street.</p>	<p>A 12.1</p> <p>Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.</p>	<p>Not applicable</p> <p>Given the site is to be accessed only by technicians, using a range of equipment requiring transport, it is not expected pedestrians will access the site.</p>
Access for cyclists		
<p>P 13</p> <p>Access for cyclists is provided to the Building or to bicycle parking area from the street.</p>	<p>A 13.1</p> <p>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.</p>	<p>P 13 Not applicable</p> <p>Given the site is to be accessed only by technicians, using a range of equipment requiring transport, it is not expected cyclists will access the site.</p>
Dimension of parking spaces		
<p>P 14</p> <p>Parking spaces have adequate areas and dimensions to meet user requirements.</p>	<p>A 14.1</p> <p>Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards. AND Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard. AND Parking spaces 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 spaces for compact vehicles have the following minimum dimensions:</p>	<p>P 14 Complies</p> <p>On –site parking is relatively informal and will be used infrequently, as the site is unmanned. The site is not likely to be visited by a wide range of vehicles or users, as it will be visited only infrequently by technicians in commercial vehicles. The area for parking is able to accommodate the expected commercial vehicle.</p>

Performance outcome	Acceptable outcome	Response
	<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 spaces 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 by the relevant Australian Standards.</p>	
	<p>A 14.2</p> <p>Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	<p>A 14.2 Not applicable</p> <p>The site is not expected to be visited by bicycle.</p>

On-site driveways, Manoeuvring Areas and Parking/Standing Areas

<p>P 15</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 	<p>A 15.1</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>P 15 Complies</p> <p>The site is flat and requires no earthworks to attain a suitable gradient for driveway, manoeuvring and parking areas.</p>
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Performance outcome	Acceptable outcome	Response
<p>surfaced; and</p> <ul style="list-style-type: none"> are available at all times they are required. 	<p>A 15.2</p> <p>Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>A 15.2 Not applicable</p> <p>The proposal complies with P 15. However it is noted the area to be used for parking is not expected to be under demand for another use, as the site is in existing open space. It will be maintained as necessary for the occasional maintenance visits.</p>
Vehicle circulation, Queuing and set down areas		
<p>P 16</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>A 16.1</p> <p>Circulation and turning areas comply with the provisions of the relevant Australian Standards.</p>	<p>P 16 Complies</p> <p>Vehicles will easily be able to manoeuvre on the large site so as to leave the site in a forward gear.</p>
<p>P 17</p> <p>An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.</p>	<p>A 17.1</p> <p>Circulation driveways comply with the provisions of the relevant Australian Standards.</p>	<p>P 17 Complies</p> <p>It is not expected that multiple vehicles will be traversing the site, however there is ample opportunity for the occasional visiting technician's vehicle to access the parking area.</p>
<p>P 18</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>A 18.1</p> <p>Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTRROAD Guidelines.</p>	<p>P 18 Not applicable</p> <p>Vehicle queuing or special parking is not expected to occur as a result of occasional maintenance visits.</p>



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Company seal (if used)

signed on the _____ day of AUGUST 2016
[signature of Director/company secretary] _____
[signature of Director/company secretary]

signed on the _____ day of AUGUST 2016
[signature of Director] _____
[signature of Director]

[insert details of the proposed development e.g. material change of use for three storey apartment building]

Telecommunications Facility

on the premises described above for the purposes of

[insert name of applicant]

Optus Mobile Pty Ltd & Units Pty Ltd

consent to the making of a development application under the Sustainable Planning Act 2009 by

[insert street address, lot or plan description, or coordinates of the premises the subject of the application]

Kingston Rd Whybarn QLD 4873 (Lot 15 on SP165089)

as owner of premises identified as follows:

[insert name of company]

G Leonard & Son Pty Ltd

[insert position in full - i.e. another director, or a company secretary. Delete the above name and company position if not applicable, i.e. for a proprietary company that has a sole director who is also the sole company secretary, only that director needs to complete the owner's consent]

Director of the below mentioned company

[insert name in full]

I, Alison Leonard - Director

Director of the below mentioned company and

[insert name in full]

I, Sebastian Leonard - Director

Company owner's consent to the making of a development application under the Sustainable Planning Act 2009

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 24160548

Search Date: 31/08/2016 14:47

Title Reference: 50440624

Date Created: 27/05/2003

Previous Title: 21062016

REGISTERED OWNER

Dealing No: 706631765 23/05/2003

G LEONARDI & SON PTY LTD

ESTATE AND LAND

Estate in Fee Simple

LOT 15 SURVEY PLAN 155089
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20083017 (POR 166)
2. LEASE No 706301868 24/01/2003 at 09:45
JOHN WILLIAM SHEPHERDSON
KERRY LEIGH SHEPHERDSON JOINT TENANTS

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 **

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Requested By: D-ENQ SAI GLOBAL



Environmental EME Report Kingston Rd, WHYANBEEL QLD 4873

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

Date 19/7/2016

RFNSA Site No. 4873019

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 Kingston Rd WHYANBEEL 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 0.16% 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 mobile phone 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 1.98 V/m; equivalent to 10.35 mW/m² or 0.16% 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	LTE700 (proposed), WCDMA900 (proposed), WCDMA2100 (proposed), LTE2600 (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 Kingston Rd in 360° circular bands	Maximum Cumulative EME Level – 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				1.14	3.45	0.059%
50m to 100m				1.21	3.88	0.063%
100m to 200m				1.099	3.21	0.047%
200m to 300m				1.92	9.8	0.16%
300m to 400m				1.98	10.35	0.16%
400m to 500m				1.82	8.79	0.13%
Maximum EME level				1.98	10.35	0.16
	336.95 m from the antennas at Kingston Rd					

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
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>.

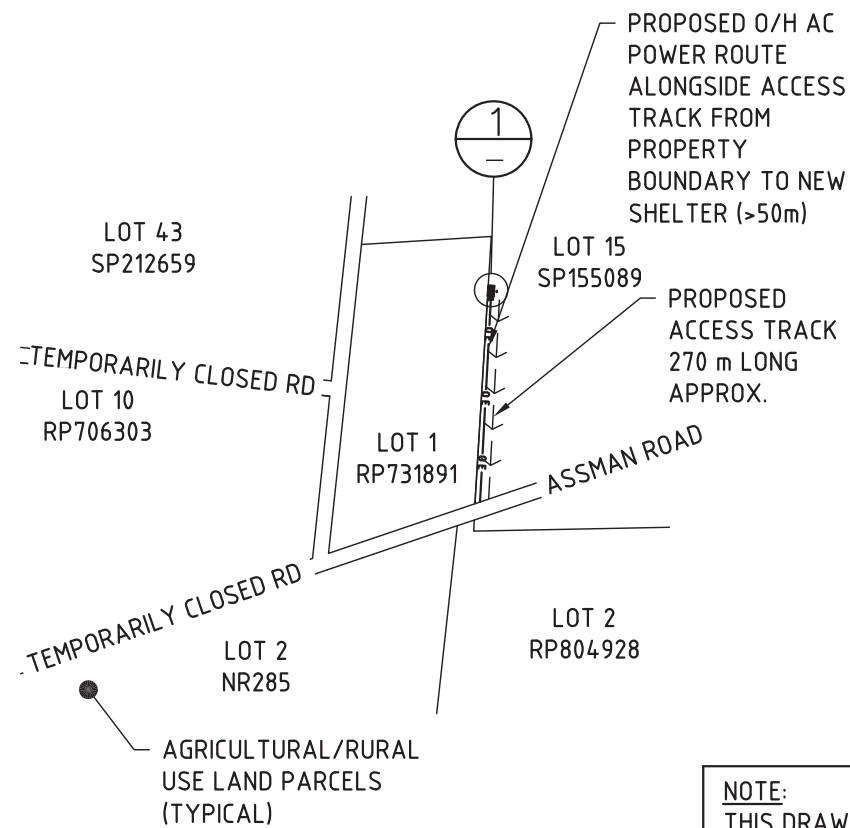


PROPOSED OPTUS
BASE STATION



LOCALITY MAP

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OVERALL SITE PLAN

SCALE: 1:10000

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

OPTUS RRU (15 OFF PROPOSED, 3 OFF FUTURE) MOUNTED ON HEADFRAME

PROPOSED OPTUS TOWER FOUNDATION (SHOWN INDICATIVE ONLY)

PROPOSED 50m HIGH LATTICE TOWER

MGA ZONE 55
E 325 157
N 8 189 291
AT CL LATTICE TOWER

OPTUS ANCILLARIES (6 OFF PROPOSED, 6 OFF FUTURE) TO BE MOUNTED BEHIND PANEL ANTENNA

OPTUS 12 PORT PANEL ANTENNAS (3 PROPOSED, 3 OFF FUTURE) MOUNTED ON HEADFRAME

FUTURE OPTUS PARABOLIC ANTENNAS (1 OFF x Ø1200, 1 OFF x Ø600)

PROPOSED OPTUS 450 WIDE ELEVATED CABLE LADDER

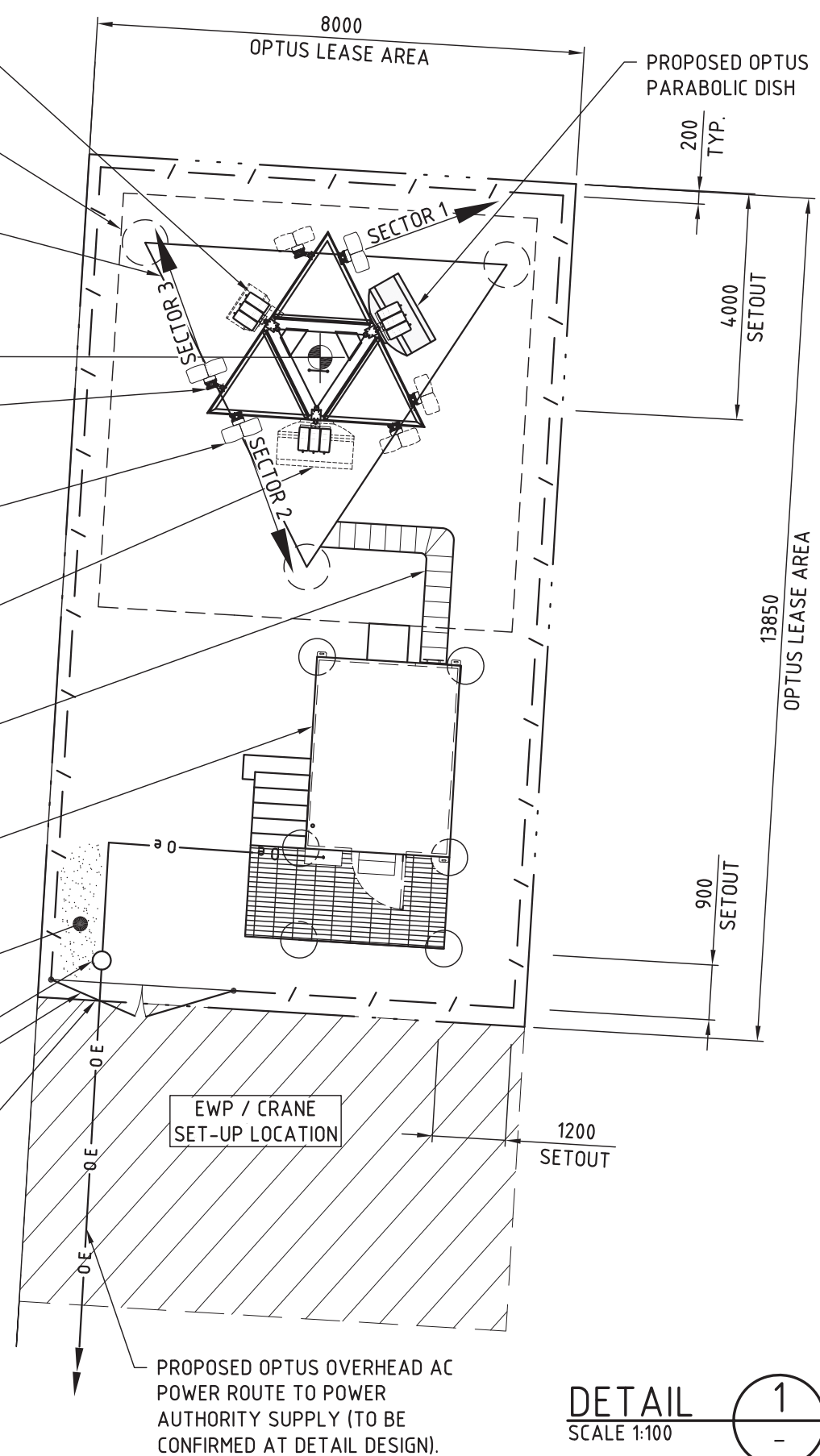
PROPOSED OPTUS EQUIPMENT SHELTER ON RAISED STEELWORK PLATFORM

PROPOSED GRAVEL GROUND COVER

PROPOSED OPTUS CONSUMER MAINS POLE

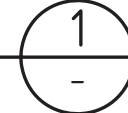
PROPOSED OPTUS SECURITY FENCE WITH 3m WIDE ACCESS GATE

PROPOSED OPTUS LEASE AREA



DETAIL

SCALE 1:100



SITE ADDRESS:

LOT 15 PLAN 155089 ASSMAN ROAD
WHYANBEEL
QLD 4873

NOTES:

- BASIS OF DESIGN**
 - SITE INSPECTION 22/03/2016
- PANEL ANTENNAS**
 - 1-OFF PROPOSED 12 PORT ANTENNA PER SECTOR (EACH 2.600m LONG) AT EL 50.00m
 - SECTOR 1 - 70°, SECTOR 2 - 160°, SECTOR 3 - 340°.
 - MOUNTED ON PROPOSED HEADFRAME
- TRANSMISSION**
 - Ø1200 PARABOLIC ANTENNA AT EL 20m
 - LINK SITE: B0093 CERAGON
 - TO BE CONFIRMED BY OPTUS
- EQUIPMENT SHELTER**
 - VOS 1.3 (3.15m x 2.38m) SANDWICH PANEL SHELTER, SUPPORTED ON RAISED STEELWORK PLATFORM
 - REQUIRED FLOOR HEIGHT FOR FLOOD LEVELS TO BE DETERMINED AT DETAIL DESIGN
 - PROPOSED SHELTER IS LOCATED IN CYCLONIC REGION C
- STRUCTURE**
 - PROPOSED OPTUS 50m HIGH LATTICE TOWER WITH TRIANGULAR HEADFRAME.
- FEEDER CABLES (HYBRID TRUNK CABLE)**
 - 3 x 6/12 TRUNK CABLE
 - LENGTH: 55m ALL SECTORS
 - TO RUN IN 450mm WIDE HORIZONTAL CABLE LADDER & FEEDER BRACKETS UP MIDDLE LEG OF PROPOSED LATTICE TOWER TO PROPOSED HEADFRAME
- SITE ACCESS**
 - VIA PROPOSED ACCESS TRACK FROM ASSMAN ROAD
- ANTENNA ACCESS**
 - VIA LADDER & 'LAD-SAF' PROVIDED ON TOWER
- POWER SUPPLY**
 - PROPOSED THREE PHASE AC POWER SUPPLY TO BE PROVIDED BY POWER AUTHORITY.
 - AC POWER ROUTE TO BE CONFIRMED AT DETAIL DESIGN.
 - AC POWER MAINS UPGRADE MAY BE REQUIRED TO BE CONFIRMED AT DETAIL DESIGN
 - PROPOSED AC POWER RUN > 50m
- OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - EXISTING SHRUBS AND GRASSES TO BE CLEARED AROUND PROPOSED COMPOUND AREA.
 - EWP HARDSTAND AREA TO BE DESIGNED, INSPECTED AND MAINTAINED BY CONTRACTOR PRIOR TO EACH USE.

Rev	Date	Revision Details	ACOR	LV	LV	LG	AB
Consultant	CAD	Designer	Verifier	Approver			
01	05.07.16	ISSUED FOR APPROVAL					

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Client:

Project:

MOBILE NETWORK AUSTRALIA
SITE No. B1438
WHYANBEEL
ASSMAN ROAD

Drawing Title:

DRAFT SITE LAYOUT

Drawing Status:

FOR APPROVAL

Drawing No. **B1438-P1**

Revision **01**

NOTE:
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- EL 50.50m ζ PROPOSED OPTUS RRU'S (9 OFF)
- EL 50.00m ζ PROPOSED OPTUS PANEL ANTENNAS (3 OFF)
 ζ FUTURE OPTUS PANEL ANTENNAS (3 OFF)
- EL 49.50m ζ PROPOSED OPTUS RRU'S (6 OFF)
 ζ FUTURE OPTUS RRU'S (3 OFF)
- EL 45.00m ζ FUTURE OPTUS ϕ 600 00PARABOLIC (1 OFF)
 ζ FUTURE OPTUS ϕ 1200 00PARABOLIC (1 OFF)

PROPOSED OPTUS TOWER HEADFRAME

FUTURE OPTUS PARABOLIC ANTENNA DISH MOUNT (TYPICAL)

PROPOSED OPTUS 50m HIGH LATTICE TOWER

PROPOSED OPTUS TRUNK CABLES TO RUN ON FEEDER BRACKETS ON TOWER LEG

PROPOSED OPTUS PARABOLIC ANTENNA DISH MOUNT (TYPICAL)

PROPOSED 450 WIDE ELEVATED CABLE LADDER

PROPOSED OPTUS EQUIPMENT SHELTER ON RAISED STEEL WORK PLATFORM

PROPOSED OPTUS SECURITY FENCE AND 3m WIDE GATES

— 0 E —

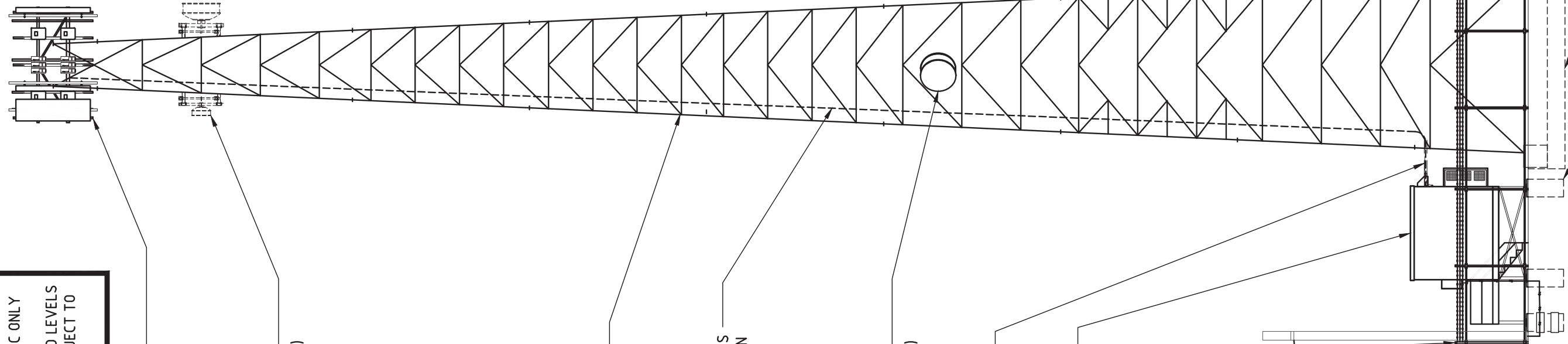
PROPOSED OPTUS OVERHEAD AC POWER ROUTE TO POWER AUTHORITY SUPPLY (TO BE CONFIRMED AT DETAIL DESIGN).

PROPOSED TOWER FOUNDATION (PIER ON PAD FOUNDATION TO BE DETERMINED AT DETAILED DESIGN).
PROPOSED OPTUS EQUIPMENT SHELTER BORED PIERS (TO BE DETERMINED AT DETAILED DESIGN).

EL 1.00m FLOOR LEVEL OF OPTUS EQUIPMENT SHELTER (TO BE DETERMINED AT DETAILED DESIGN)

EL 0.00m GROUND LEVEL AT BASE OF TOWER

EL 20.00m ζ PROPOSED OPTUS ϕ 1200 PARABOLIC ANTENNA (1 OFF)



EASTERN ELEVATION
SCALE 1:150

01	05.07.16	ISSUED FOR APPROVAL	ACOR	LV	LV	LG	AB
Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver



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Client:



Project:

MOBILE NETWORK AUSTRALIA
SITE No. B1438
WHYANBEEL
ASSMAN ROAD

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:

FOR APPROVAL

Drawing No.

B1438-P2

Revision

01