

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

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

Andrew Kennedy

Postal address

Level 7, 123 Albert Street

Suburb	Brisbane		
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-

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akennedy

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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
- 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)			Wharf Street, Port Douglas	4877	99	SP150469	Douglas
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)	Community and Recreational Facilities	Port Douglas and Environs Locality	Acid Sulfate Soils Overlay Natural Hazards Overlay
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 land on which the development is proposed (indicate square metres)

148,700m²

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Open space and recreation.

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	Department of Natural Resources and Mines (Douglas Shire Council Trustee)
<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 11 Yes

10a. 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 local government/private certifier’s copy of the accepted QLeave form

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

11. 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)

12. 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
Plans	Email
EME Report	Email
Owners Consent	Email

13. 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 10

- 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 2013.

Question 10a

- 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 can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

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)
Telecommunications Facility	Telecommunications 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	
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. WHARF STREET, PORT DOUGLAS

JUNE 2017
FINAL
PREPARED FOR OPTUS PTY LTD

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Ben Slack
Associate Director	Matthew Brown
Senior Consultant	Grant Williams
Consultant	Andrew Kennedy
Project Code	BA3882
Report Number	FINAL

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EXECUTIVE SUMMARY

SITE AND PROPOSAL DETAILS

Address of site	Wharf Street, Port Douglas, QLD 4877
Real Property Description	Lot 99 on SP150469
Site Area	148,700m ²
Planning Scheme	Douglas Shire Planning Scheme 2006
Zone (Planning Area)	Community and Recreational Facilities
Local Plan	Port Douglas and Environs Locality
Purpose	Material Change of Use for Telecommunication Facility.
General Description	Telecommunication facility comprising a 25m monopole (overall height of 27.5m) and equipment shelter.
Land Owner	Department of Natural Resources and Mines (Douglas Shire Council Trustee)

ASPECTS OF DEVELOPMENT

Type of development	Material Change of Use	Reconfiguration of Lot	Operational Works	Building Work
Type of Approval	Development Permit for Telecommunication Facility	None	None	Preliminary Approval for Telecommunication Facility
Level of Assessment	Code Assessment	N/A	N/A	Exempt

APPLICATION DETAILS

Applicant	Contact details	Reference Number
Optus Mobile Pty Ltd C/- Urbis Pty Ltd Level 7 123 Albert Street, Brisbane, QLD, 4000	Andrew Kennedy Phone: (07) 3007 3800 Email: akennedy@urbis.com.au	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 Wharf Street, Port Douglas on Lot 99 on SP150469 (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 labour 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 that 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 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 Port Douglas 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 Port Douglas. 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 Port Douglas 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.

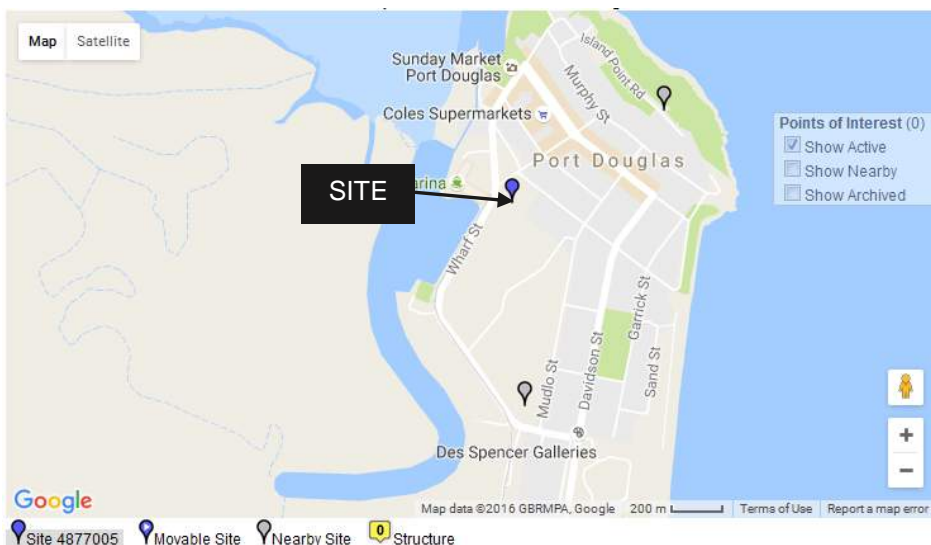
3.1. JUSTIFICATION FOR SITE SELECTION

Optus carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility located at *Wharf Street, Port Douglas* would be the most appropriate solution (see 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. While there are two sites in the general vicinity of the proposal site, as seen in Figure 1 below, they are not able to achieve the required radio frequency performance, being located in excess of 600m from the proposed site and outside the coverage search ring. The location of the site of the proposal is shown in Figure 2 below.

Figure 1 – Nearby Sites



Source: Radio Frequency National Site Archive

Figure 2 – 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 **Figures 3 and 4**.

Table 1 – List of potential sites

Candidate	Details
A	<p>Wharf Street, Port Douglas. Lot 146 on SR861.</p> <p>Proposal type: New 20m monopole.</p> <p>While the candidate achieved reasonable radio frequency performance, the site was among several which exhibited particularly high scenic amenity and was thus considered less desirable than the proposal candidate.</p>
B	<p>Grant Street, Port Douglas. Lot 12 on SR787.</p> <p>Proposal type: New 20m monopole.</p> <p>The site exhibited high scenic amenity and is also a parking area, offering limited space for the erection of the tower and associated equipment shelter. Therefore the candidate was considered to be inferior to the location proposed.</p>
C	<p>38 – 42 Wharf Street, Port Douglas. Lot 103 on SR500</p>

Candidate	Details
	<p>Proposal type: New 20m monopole.</p> <p>Similar to candidate A, the site is upon marina land. The combination of high scenic amenity and uncertainty regarding leasing arrangements made the candidate undesirable. Further, the particular location may be subject to a high water table.</p>
D	<p>Lot 126 on SR868</p> <p>Proposal type: New 20m monopole</p> <p>The candidate, similar to Candidate B, is a parking area exhibiting relatively high use, making space for a facility limited. It was also considered that access to power, across the carpark, would be difficult.</p>
E	<p>2-4 Macrossan Street, Port Douglas. BUP100163</p> <p>Proposal type: 8m Rooftop.</p> <p>The site, being on a building with many tenants, was considered to be complex leasing arrangement. The candidate also achieves a reduced radio-frequency outcome due to the lower elevation.</p>
F	<p>19 Warner Street, Port Douglas. Lot 31 on PTD20910</p> <p>Proposal type: New 20m monopole</p> <p>Though the lot itself is vacant, it was not considered practical to install a facility without impacting possible future uses onsite.</p>
G	<p>11 Warner Street, Port Douglas. Lot 37 on PTD2091.</p> <p>Proposal type: New 20m monopole.</p> <p>The candidate was considered desirable originally, however no contact with the landowner was able to be achieved to discuss potential leasing arrangements.</p>
H	<p>13 Warner Street, Port Douglas. Lot 28 on PTD20910</p> <p>Proposal type: New 20m monopole</p> <p>An existing leasehold effects the whole site, therefore this candidate was not considered desirable from a leasing perspective.</p>
I	<p>22 Mowbray Street, Port Douglas. Lot 56 on CP PTD20910</p> <p>Proposal type: New 25m monopole</p> <p>Initial feedback from landlord was that they would not support a tower in this location, so further assessment was not undertaken.</p>
J	<p>Wharf Street, Port Douglas. Lot 99 on SP150469</p> <p>Proposal type: New 25m monopole.</p> <p>This site, along with the proposal candidate (Candidate K) are considered to be</p>

Candidate	Details
	desirable options for the location of a telecommunications facility, with respect to amenity and visual impacts.
K (Proposal)	<p>Wharf Street, Port Douglas. Lot 99 on SP150469</p> <p>Proposal type: New 25m monopole.</p> <p>This site is considered to be the most desirable option for the location of a telecommunications facility with respect to amenity and visual impacts. The land owner was highly involved in the selection of the specific location onsite.</p>
L	<p>11-17 Macrossan Street, Port Douglas. Lot 4 on SP236921.</p> <p>Proposal type: 15m Rooftop.</p> <p>The candidate is a shopping centre, including a supermarket. The structural aspects of the roof exhibited some uncertainty for this purpose as did the tenure arrangements. Furthermore, this was considered to achieve a poor visual outcome within the centre of town.</p>

Figure 3 – Candidate location A – F



Picture 1 – Candidate A

Source: Google Earth



Picture 2 – Candidate B

Source: Google Earth



Picture 3 – Candidate C

Source: Google Earth



Picture 4 – Candidate D

Source: Google Earth



Picture 5 – Candidate E

Source: Google Earth



Picture 6 – Candidate F

Source: Google Earth

Figure 4 – Candidate location G – L



Picture 7 – Candidate G

Source: Google Earth



Picture 8 – Candidate H

Source: Google Earth



Picture 9 – Candidate I

Source: Google Earth



Picture 10 – Candidate J

Source: Google Earth



Picture 11 – Candidate K (proposal)

Source: Google Earth



Picture 12 – Candidate L

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 Port Douglas area.

Following the failure to find a suitable site for co-location, suitable sites for a new facility in the Port Douglas 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; or
- Candidate K was considered to provide a better outcome in any of the above categories.

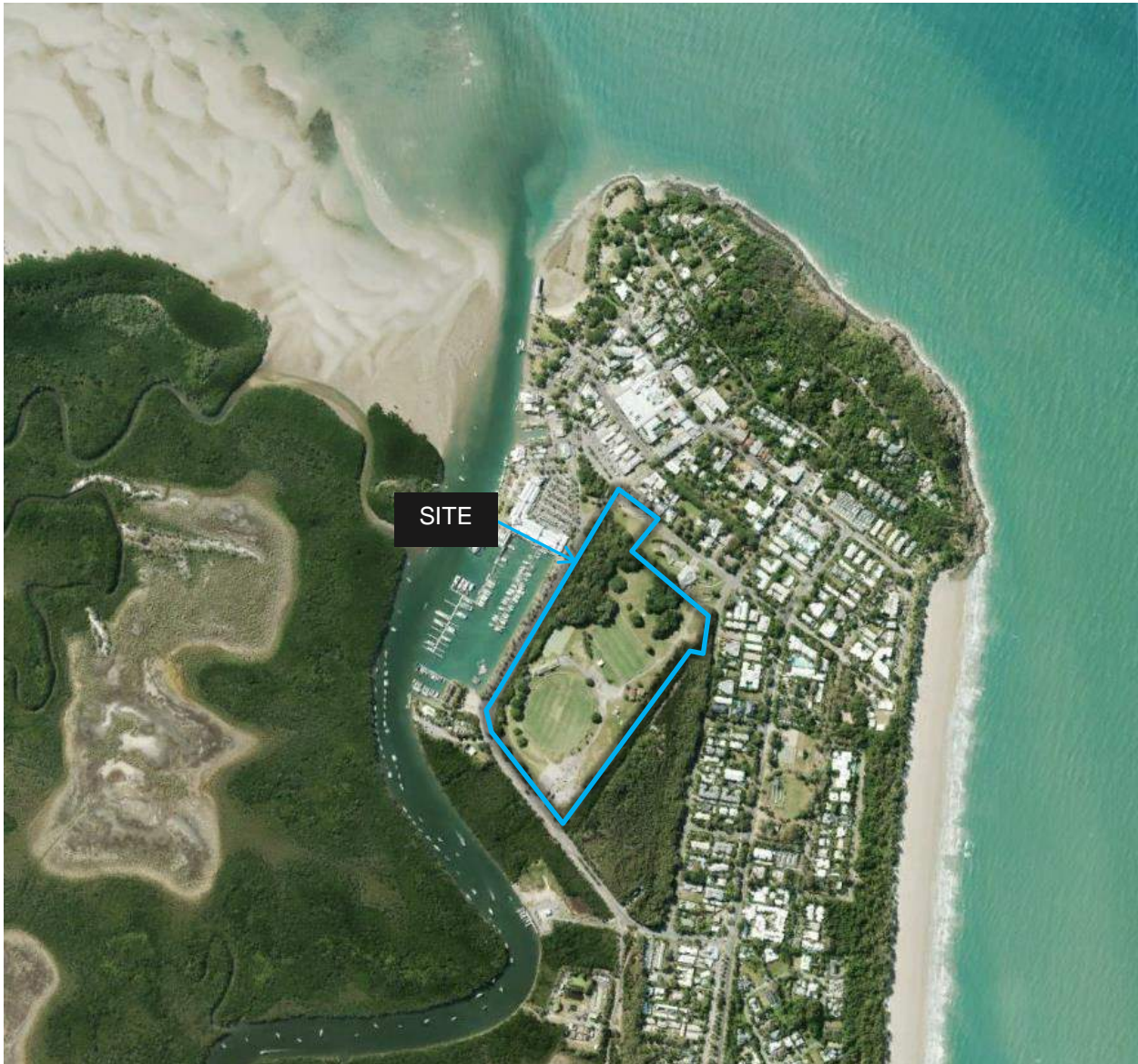
Optus has concluded that Candidate K is the most appropriate location for the installation of a new facility. Therefore, on behalf of Optus, we submit this Development Application for a new telecommunications facility at *Wharf Street, Port Douglas*.

4. THE SITE AND SURROUNDS

4.1. SITE LOCATION AND CHARACTERISTICS

The site is located in Port Douglas, and comprises a recreational space, including a cricket field, as shown in Figure 5 below. The site of the development application is Wharf Street Port Douglas and is formally described as Lot 99 on SP 150469.

Figure 5 – Site and surrounds



Source: Google Earth

The site over which this application is made comprises 1 parcel of land, with a total area of 14.87 hectares. The land is currently used for open and recreational space, and includes a cricket club in the southern portion of the site. The specific location of the proposed telecommunications facility onsite is well vegetated with tall and established vegetation surrounding the site in all directions. A narrow grassed track winds its way to a small clearing, which will become the specific location of the proposal. Figure 6 below illustrates these details.

Figure 6 – Site Features



Source: Google Earth

4.2. SURROUNDING CONTEXT.

The land immediately surrounding the subject site is characterised by residential / short-term accommodation uses, commercial uses and the marina. The area is scenic, with nearby waters of the Great Barrier Reef and forested ridges in the hinterland. Care has been taken to ensure that the proposal is not located within a key view corridor, and is well screened to ensure that it is not visually obtrusive. Specifically, nearby uses include the following:

- North – Immediately north of the site, on the other side of Mowbray Street, is an area of residential housing. Beyond this is the commercial centre of Port Douglas, which lies on land sloping upward toward the north-west to Flagstaff Hill.
- East – Immediately to the east, beyond existing trees, lies a church. Beyond this is further residential use and tourist accommodation.

- South – To the south of the proposal, still on the site is two sporting fields and a cricket club. Beyond this is a large area of wetlands.
- West – To the west, beyond adjacent existing trees, is The Reef Marina, which includes a number of associated businesses, such as boat hire, Scuba tours and a restaurant. Beyond the marina is a large area of wetlands and a creek leading to the Great Barrier Reef waters.

4.3. LAND OWNERSHIP AND ENCUMBRANCES

The land is held under reserve tenure, with the Douglas Shire Council as Trustee. There is a lease over part of the site to the Port Douglas Community Service Network Inc. Refer to the Certificate of Title in **Appendix A** for further reference.

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

5. THE PROPOSED FACILITY

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

The proposal for this site is to install a 25m tall Telecommunications Facility tower:

- The construction of a 25m monopole, with an overall height of 27.5m;
- The attachment of three (3) panel antennas (2.523m long) on a hexagonal headframe;
- The attachment of fifteen (15) Remote Radio Units on the hexagonal headframe;
- The construction of an equipment shelter on concrete piers, consisting of the following dimensions:
 - 3150mm x 2380mm; totalling 7.5m²
- Associated ancillary equipment, including underground conduits.
- The proposed Optus lease area is 66m².

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 proposed facility is somewhat separated from sensitive land uses with the nearest residential use being located approximately 100m east of the proposed monopole. As mentioned in section 4.2, the surrounding land uses are otherwise recreational and a marina.

The specific location of the proposal onsite has been well considered and was selected following an onsite meeting with Douglas Shire Council representatives. It is extremely well screened with a dense buffer of established vegetation extending in all directions from the proposal. The narrow grassed access path is not easily visible on the map in Figure 7, such is the enclosed nature of the specific location. Note that vegetation clearing for the proposed facility should be minimal and will only be undertaken as necessary.

Figure 7 – Site context



Source: Google Earth

Figure 7, above, illustrates that while the separation from sensitive uses is somewhat moderate, it is only from one direction that the top of the pole will be visible from residential land uses. The facility, including the lower parts and equipment shelter will be well screened by the existing vegetation. The vegetative screening is anticipated to provide full screening to the top two-thirds of the 25m pole. The facility will be painted in a pale eucalypt colour in its entirety to ensure that it blends in to its surroundings. Whilst the top of the facility will be visible, it is contended that it will not be visually obtrusive.

Figure 8 – Views over site from surrounding streets



Picture 13 – View from the north - Mowbray Street



Picture 14 – View from the east - Wharf Street



Picture 15 – View of the specific location amongst established vegetation

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.

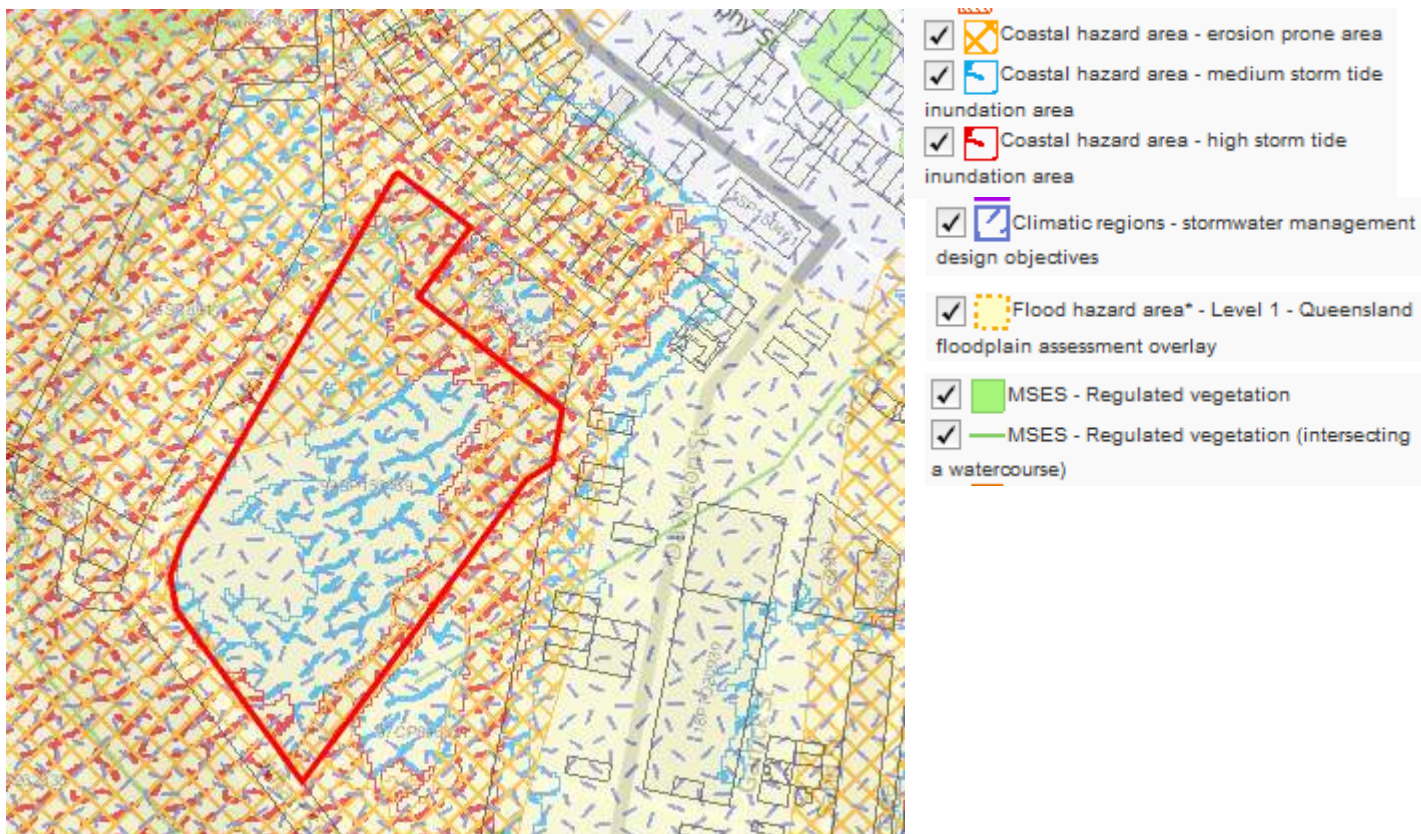
This demonstrates that the proposal is not subject to any current SPRPs.

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 9 – 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

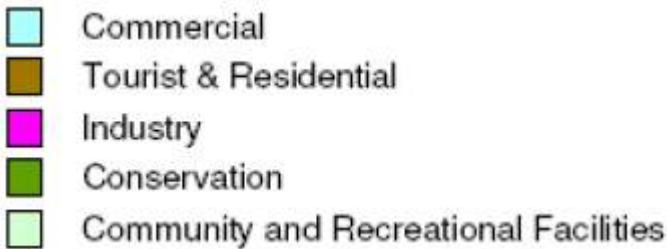
The site is included in the Community and Recreation Facilities Planning Area (Zone) in the Planning Scheme, as shown in Figure 10.

This proposal is consistent with the intent of the area as the telecommunications facility will provide a service to nearby residential areas, short-term accommodation and businesses. Under the Planning Scheme, the Community and Recreational Facilities Planning Area is to provide for a range of outcomes, including the following, relevant to the proposal:

- *Accommodate community facilities such as schools, churches, community centres, State and Local Government facilities and major public utility depots or operations which are important to a locality or the Shire, in locations which are convenient and accessible to the communities which the facilities serve.*
- *Ensure that areas are available for active sport and recreational pursuits, including facilities for commercial recreation*
- *Provide opportunities for sporting clubs using playing fields to establish club facilities*
- *Ensure that a range of functional open spaces, including local and district parks, major areas of parkland with a Shire-wide focus and open space links are provided for the use and enjoyment of residents of, and visitors to, the Shire.*

While not a community facility in the usual sense, the proposed telecommunications facility provides mobile telephone and associated services in a location convenient to those who live and work in the area. Indeed, the facility is proposed to mitigate identified service deficiency in the area. Furthermore, the proposal, being located away from the existing cricket club will not affect the ongoing availability of this facility for active sport or the club's operation. Similarly, the location on the site does not undermine the primary recreation use of the site, or the existing Community hall located nearby, also in the Community and Recreational Facility Planning Area.

Figure 10 - 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:

- Port Douglas and Environs Locality Code
- Community and Recreational Facilities Planning Area 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

While the site is mapped as affected by the Acid Sulfate Soils Overlay and the Natural Hazards Overlay, these overlays do not impose assessment criteria as the development does not meet the criteria set out in the applicability sections of the relevant overlay codes. The site is mapped as fronting roads identified as being in the Pedestrian and Cycle Movement Overlay, however the Planning Scheme contains no code associated with these overlays for the purposes of the proposal.

11. CONCLUSION

Urbis Pty Ltd has been commissioned by Optus Mobile Pty Ltd to prepare this development application for the approval of a Telecommunications Facility at Wharf Street, Port Douglas.

The development application is for the purpose of a Development Permit for a Material Change Use for a Telecommunications Facility on Lot 99 on SP150469.

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

- The site is strategically located upon existing industrial land, appropriately separated from sensitive land uses;
- The size and configuration of the proposal represents the lowest impact option available for the site;
- The proposed facility provides a structure on which other telecommunications carriers can co-locate in the future if required; and
- The installation will address a number of customer complaints relating to mobile telephone coverage, capacity and the quality of mobile telephone calls in *Port Douglas* and surrounding areas.

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

DISCLAIMER

This report is dated June 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Optus 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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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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

APPENDIX A

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 and erosion prone 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 as required.
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 allow permeation of water.
(4) 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	Complies The proposal does not include the use of hazardous materials.

hazard, and	
(5) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and	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 allow permeation of water.
(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	Not Applicable The site is mapped as in an erosion prone area, but is not in a Coastal Management District. The specific location of the facility in on relatively flat land.
(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	Not Applicable The proposal is not for the redevelopment of existing permanent structures. It comprises new development.
(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.	Complies The proposal does not include coastal protection work.

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	N/A	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 F

PLANNING SCHEME CODE ASSESSMENT

F.1 PORT DOUGLAS LOCALITY CODE

Performance outcome	Acceptable outcome	Response
General requirements		
<p>P1.</p> <p>Buildings and structures complement the Height of surrounding development,</p> <p>AND</p> <p>The height of buildings in the Port Douglas Waterfront transitions from single storey in the Community and Recreation Facilities Planning Area through to three storeys in the Port Douglas Waterfront North Planning Area.</p> <p>AND</p> <p>Buildings are limited to two Storeys outside the Port Douglas Waterfront, except; in the High Scale locations depicted on the Locality Plan, where development of three Storeys is appropriate.</p>	<p>A1.1</p> <p>In the Planning Areas (and parts thereof) contained in the Port Douglas Waterfront listed below, the maximum Height of Buildings/structures is 3.0 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:</p> <ul style="list-style-type: none"> • Community and Recreation Facilities <p>AND</p> <p>In the Planning Areas (and parts thereof) listed below the maximum Height of Buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:</p> <ul style="list-style-type: none"> • Residential 1; • Industry; • Conservation; • Community and Recreational Facilities (except in the Port Douglas Waterfront); • Residential 2; • Tourist and Residential (Medium Scale); • Commercial – (Medium Scale, outside the Tourist Centre); • Commercial – (High Scale, outside the Tourist Centre); • Commercial – (High Scale, within the Tourist 	<p>P1 Complies</p> <p>The proposal complies with performance outcome P1. While the height of the structure itself is considerably taller than the nearest buildings, it is of a slimline design and colour scheme (pale eucalypt) which assist it to integrate into the vegetated surrounds. Further, the equipment shelter and lower portions will be screened by vegetation.</p> <p>Further, as Figure 6 illustrates, the nearby cricket fields are equipped with several tall outdoor lighting poles. These are similar in scale to the proposal and as such the proposal is unlikely to represent a significant cumulative impact. Similarly, the more distant telecommunication tower on the elevated Island Point Road is a larger, more prominent facility than that proposed, particularly due to its elevated location.</p>

Performance outcome	Acceptable outcome	Response
<p>P2.</p> <p>P2 Development is connected to available urban services.</p>	<p>A 2.1</p> <p>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>P2 Complies</p> <p>The proposal complies with performance outcome P1. New underground connection to electricity is proposed.</p>

Performance outcome

Acceptable outcome

Response

Centre and on the high side of Macrossan Street) – in this instance there is no specified number of Storeys, however the maximum Height prevails.

- Port Douglas Waterfront North (where depicted within Figure 1 of the Port Douglas Waterfront North Planning Area Code); and
- Port Douglas Waterfront South.

AND

In the Planning Areas (parts thereof) listed below the maximum Height of Buildings/structures is 10 metres and 3 Storeys. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:

- Tourist and Residential – (High Scale); and
- Commercial – (High Scale, within the Tourist Centre and on the low side of Macrossan Street, through to Warner Street); and
- Port Douglas Waterfront North (where depicted within Figure 1 of the Port Douglas Waterfront North Planning Area Code).

P2.

P2 Development is connected to available urban services.

A 2.1

Development is connected to available urban services by underground connections, wherever possible.

AND/OR

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.

P2 Complies

The proposal complies with performance outcome P1. New underground connection to electricity is proposed.

Performance outcome	Acceptable outcome	Response
<p>P3. Landscaping of development Sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetated streetscape.</p>	<p>A 3.1 Landscaping of a development Site complies with Planning Scheme Policy No 7 – Landscaping, with particular emphasis on appropriate species for Port Douglas.</p>	<p>P3 Complies While the proposal does not include landscaping or new plantings, the location enables the retention of existing vegetation which assist to offset the visual impact of the proposal. The vegetation dominates the streetscape and will continue to do so.</p>
<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>A 4.1 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>P4 Complies The proposal is equipped with adequate access for the purpose of the proposal. As an unmanned facility, operated remotely, access for operation is not required on a regular basis. Occasional access for maintenance is typically required no more than 3-4 times per year.</p>
Tourist centre		
<p>P5 Development in the Tourist Centre enhances the distinct tropical resort town character and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the entire footpath for the length of the building</p>	<p>P 5.1 Development is built up to the street Frontage/s at Ground Level and incorporates a light frame awning a minimum of 3 metres wide for the length of the street Frontage/s. OR If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum Setback of 6 metres and the required awning is still maintained along the length of the street Frontage/s.</p>	<p>P5 Not applicable The proposal is not in the Tourist Centre.</p>
<p>P 6 Development in the Tourist Centre is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level Frontage.</p>	<p>A 6.1 Commercial development establishes at Ground Level and a maximum of one level above ground with any residential tourist development establishing on levels above ground or on Ground Level but not on the street Frontage, in any mixed use development.</p>	<p>P6 Not applicable The proposal is not in the Tourist Centre.</p>

Performance outcome	Acceptable outcome	Response
<p>P7</p> <p>Development in the Tourist Centre is of a height and scale which complements the village character of the town and remains subservient to the natural environment and the backdrop of Flagstaff Hill, in particular.</p>	<p>A 7.1</p> <p>The achievement of the maximum Building/structure Height specified above in A1.1, relies on compliance with Acceptable Solutions A7.2, A7.3, A7.4 and A8.1 below.</p>	<p>P7 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
	<p>A 7.2</p> <p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street Frontage/s of 40 metres.</p>	<p>P7 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
	<p>A 7.3</p> <p>Any break in the building facade varies the alignment by a 1 metre minimum deviation.</p>	<p>P7 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
	<p>A 7.4</p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> • a change in roof profile; • a change in parapet coping; • a change in awning design; • a horizontal or vertical change in the wall plane; or • a change in the exterior finishes and exterior colours of the development. <p>Planning Scheme Policy No 2 – Building Design and Architectural Elements should be referred to for demonstrating compliance with elements listed above.</p>	<p>P7 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>

Performance outcome	Acceptable outcome	Response
	<p>A 7.5</p> <p>Any Building which does not comply with A7.2, A7.3 and A7.4 above, is limited to 1 storey and/or 4.5 metres in height.</p>	<p>P7 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
<p>P 8</p> <p>Development in the Tourist Centre is climate-responsive, contributes positively to the character of the Locality, is complementary in scale to surrounding development and does not exceed a base Plot Ratio of 0.5:1 and a maximum Plot Ratio of 1:1.</p> <p>AND</p> <p>Will not achieve the maximum Plot Ratio specified above unless the development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements (and referred to in the Acceptable Solution).</p>	<p>A 8.1</p> <p>Development incorporates the following design features and corresponding plot ratio bonuses [in brackets]:</p> <ul style="list-style-type: none"> a) appropriate roof form and roofing material [10% Plot Ratio Bonus]; and b) appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and c) appropriate window openings with window awnings, screens or eaves shading 80% of the window opening – refer Planning Scheme Policy No. 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and d) minimum of 700mm eaves [15% Plot Ratio Bonus]; and e) orientation of the Building to address the street/s [5% Plot Ratio Bonus]; f) sheltered pedestrian Access by unenclosed covered common area walkway of 1.5 metres in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and g) inclusion of windows and balconies to the street façade of the Building [10% Plot Ratio Bonus]; and h) provision of lattice, battens or privacy screens [5% Plot Ratio Bonus]; and i) the overall length of a Building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% Plot Ratio Bonus]. 	<p>P8 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
<p>P 9</p> <p>Car parking generated by:</p> <p>a) the commercial</p>	<p>P 9.1</p> <p>In respect to P9 (a), a minimum of 30% of the car parking requirements for the commercial component of development is provided on the Site of a</p>	<p>P9 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>

Performance outcome	Acceptable outcome	Response
<p>component of development is fully or partly accommodated on the Site of the development, depending on the availability of alternative public car parking nearby with any balance to be paid in lieu of providing on-site car parking for commercial development in accordance with Planning Scheme Policy No 3 – Car Parking Contributions; and</p> <p>b) the residential component of any mixed use development is provided on the Site for the full allocation for units and visitor parking and is held in a common pool for common use.</p>	<p>development fronting Grant, Macrossan, Owen or Wharf Street, with 100% on-site provision applying for a commercial component along other streets in the Tourist Centre.</p> <p>AND</p> <p>Any balance is paid in lieu of providing on-site car parking for commercial development in accordance with Planning Scheme Policy No. 3 – Car Parking Contributions.</p>	
<p>P 10</p> <p>The use of on Site public car parking in the Tourist Centre is maximised.</p>	<p>A 10.1</p> <p>On Site car parking available for public use in the Tourist Centre is clearly sign-posted at the Site Frontage.</p>	<p>P10 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
	<p>A 10.2</p> <p>Signage for car parking for public use is to be of a standard blue and white sign with a directional arrow unless otherwise specified.</p>	<p>P10 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
	<p>A 10.3</p> <p>Boom gates, pay machines or other regulatory devices to control Access to public car parking areas are not constructed/erected.</p>	<p>P10 Not applicable</p> <p>The proposal is not in the Tourist Centre.</p>
<p>P 11</p> <p>Car parking and access in the Tourist Centre:</p> <p>a) does not dominate street Frontages, especially along streets with high pedestrian</p>	<p>A 11.1</p> <p>In respect to P11 (a), along Grant, Macrossan, Owen and Wharf Streets, on-site car parking and Access is minimised, and where possible, shared access driveways and Access easements are to be provided to limit the number of vehicles crossings.</p>	<p>P11 Not applicable</p> <p>The proposal is not in the Tourist Centre</p>

Performance outcome	Acceptable outcome	Response
traffic and pedestrian-oriented development; and b) facilitates pedestrian connectivity; and c) is safe and convenient.		
P 12 Residents in residential accommodation located within the Tourist Centre are protected from noise intrusion associated with night time activities, such as outdoor dining, bars and nightclubs.	No acceptable solution	P12 Not applicable The proposal is not in the Tourist Centre
P 13 Safe and convenient pedestrian linkages are promoted in the Tourist Centre.	A 13.1 One centrally located pedestrian Access is provided via a sheltered walkway/arcade from Macrossan Street to Warner Street between Grant Street and Owen Street.	P13 Not applicable The proposal is not in the Tourist Centre
Local Centres		
P 14 Local Centres outside the Tourist Centre service the surrounding residential area and do not adversely impact on the viability of the Tourist Centre.	A 14.1 The Net Lettable Area of each of the existing Local Centres does not exceed 300 m2 and is apportioned equally between the total number of lots which comprise the Local Centre.	P14 Not applicable The proposal is not in the Local Centre.
	A 14.2 Any proposed new Local Centre with a maximum Net Lettable Area of 500 m2, only establishes when an identifiable population of 1000 persons is located more than 2 km from any existing Local Centre or the Tourist Centre.	P14 Not applicable The proposal is not in the Local Centre.
	A 14.3 Any new Local Centre is located at a “gateway” location to a residential area, which best serves the surrounding residential area.	P14 Not applicable The proposal is not in the Local Centre.

Performance outcome	Acceptable outcome	Response
<p>P 15</p> <p>Existing residential housing estates are protected from incursion by higher density residential uses.</p>	<p>A 15.1</p> <p>Multi-Unit Housing does not establish in the residential estate of Solander and the areas in Reef Park estate included in the Residential 1 Planning Area.</p>	<p>P15 Not applicable</p> <p>The proposal is not in the Local Centre, nor is it residential use.</p>
<p>P 16</p> <p>Residential development, other than a House, is climate-responsive, contributes positively to the character of the Locality, is complementary in scale to surrounding development and does not exceed the identified Plot Ratio designation on the Locality Map/s (that is):</p> <ul style="list-style-type: none"> • land designated High Scale has a base Plot Ratio of 0.5:1 and a maximum Plot Ratio of 0.8:1; • land designated Medium Scale has a base Plot Ratio of 0.3:1 and a maximum Plot Ratio of 0.45:1; <p>OR</p> <ul style="list-style-type: none"> • land designated Low Scale has a base Plot Ratio of 0.25:1 and a maximum Plot Ratio of 0.35:1. <p>AND</p> <p>Will not achieve the maximum Plot Ratio specified above unless</p>	<p>A 16.1</p> <p>Development incorporates the following design features and corresponding plot ratio bonuses [in brackets]:</p> <ul style="list-style-type: none"> a) appropriate roof form and roofing material [10% Plot Ratio Bonus]; and b) appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and c) appropriate window openings with window awnings, screens or eaves shading 80% of the window opening – refer Planning Scheme Policy No. 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and d) minimum of 700mm eaves [15% Plot Ratio Bonus]; and e) orientation of the Building to address the street/s [5% Plot Ratio Bonus]; f) sheltered pedestrian Access by unenclosed covered common area walkway of 1.2 metres in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and g) inclusion of windows and balconies to the street façade of the Building [10% Plot Ratio Bonus]; and h) provision of lattice, battens or privacy screens [5% Plot Ratio Bonus]; and i) the overall length of a Building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% Plot Ratio Bonus]. 	<p>P16 Not applicable</p> <p>The proposal is not in the Local Centre, nor is it residential use.</p>

Performance outcome	Acceptable outcome	Response
the development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements (and referred to in the Acceptable Solution).		
P 17 The Site Coverage of any residential or tourist development does not result in a built form that is bulky or visually obtrusive.	A 17.1 The Site Coverage of any residential or tourist development, other than a House, is limited to: <ul style="list-style-type: none"> • 45% at Ground Level; • 40% at first floor level; and • 35% at second floor level, if applicable. 	P17 Not applicable The proposal is not in the Local Centre, nor is it residential use.
P 18 Tourist development provides a range of services and facilities for the recreational convenience of in-house guests.	A 18.1 Tourist development provides a range of recreational facilities and small scale commercial services such as Restaurant/bars, shop/boutique, and tour booking office, for the enjoyment and convenience of in-house guests.	P18 Not applicable The proposal is not in the Local Centre, nor is it tourist development.
Other development		
P 19 Industrial development is limited to Service Industry and is located in existing or identified Industrial areas and is of a scale and intensity of development which is acceptable in the Locality.	A 19.1 Service Industry development is located in the identified Industrial areas of: <ul style="list-style-type: none"> • Special Management Area 3 - Service Industry Precincts (Craiglie); and • Special Management Area 4 - Service Industry Precincts (Mahogany Street) 	P19 Not applicable The proposal is not for industrial or service industry development.
Community Facilities		
P 20 Community facilities are	A 20.1 Community facilities are conveniently located within or near	P20 Not applicable The proposal is not for a community

Performance outcome	Acceptable outcome	Response
provided to service the local community and visitors in convenient and accessible locations.	the Tourist Centre and in close proximity to existing community facilities to service the needs of local residents and visitors.	facility. However, it is located by technical necessity in a location able to provide the level telecommunication service required.
	<p>A 20.2</p> <p>Public car parking areas are provided within or in close proximity to the Tourist Centre, existing community facilities, sporting/recreation grounds and Four Mile Beach.</p>	<p>P20 Not applicable</p> <p>See response to 20.1 above.</p>
<p>P 21</p> <p>The views and vistas of Four Mile Beach from the intersection of Davidson Street and Macrossan Street to the beach front are maintained.</p>	<p>A 21.1</p> <p>Any development in Macrossan Street between Davidson Street and the beach front, outside the Tourist Centre, is designed with Macrossan Street as the Main Street Frontage and the Buildings are Setback 6 metres from the Main Street Frontage.</p>	<p>P20 Not applicable</p> <p>The proposal is not at Macrossan or Davidson Streets.</p>
<p>P 22</p> <p>Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute the Scenic Amenity and natural values of the locality ^{17,18}.</p>	No acceptable solution	<p>P 22 Complies</p> <p>The proposal is designed to minimise visual impact and has characteristics able to complement surrounding development, as noted at P1. Clearing of vegetation will be limited and only undertaken as absolutely necessary to accommodate the facility within the existing clearing. It is noted that the location is not mapped as being the site of any Regulated Vegetation under the Vegetation Management Act.</p>
Port Douglas waterfront		
<p>P 23</p> <p>The Port Douglas Waterfront is protected from any new incompatible land uses and activities or intensification of existing incompatible uses, to</p>	<p>A 23.1</p> <p>Development in the Port Douglas Waterfront North Planning Area and the Port Douglas Waterfront South Planning Area complies with the respective Codes for each Planning Area; and</p>	<p>P23 Not applicable</p> <p>The proposal is not in the Port Douglas waterfront North or South Planning Area.</p>

Performance outcome	Acceptable outcome	Response
allow for the future planned spatial arrangements of the waterfront.	<p>A 23.2</p> <p>Development in the Commercial Planning Area on premises that has road frontages on both Warner Street and the unnamed laneway at the rear, use Warner Street as the Primary Road frontage for pedestrian access and business frontage ensuring centralised parking on Lot 12 on SR787 for the Port Douglas Waterfront and Tourist Centre is unimpeded.</p>	<p>P23 Not applicable</p> <p>The proposal is not in the Port Douglas waterfront North or South Planning Area.</p>
Special Management Area 1- Flagstaff Hill		
<p>P 24</p> <p>Flagstaff Hill is protected from inappropriate development to protect the Hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Tourist Centre.</p>	<p>A 24.1</p> <p>Only Houses on large allotments are developed in Special Management Area 1 - Flagstaff Hill.</p>	<p>P24 Not applicable</p> <p>The proposal is not on the Flagstaff Hill.</p>
<p>P 25</p> <p>All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the Site, including through:</p> <p>a) building design which minimises excavation and filling; and b) buildings being designed to step down the Site and incorporate foundations and footings on piers or poles; and c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non reflective and complement the colours</p>	<p>No acceptable solution</p>	<p>P25 Not applicable</p> <p>The proposal is not on the Flagstaff Hill.</p>

Performance outcome	Acceptable outcome	Response
of the surrounding vegetation and viewshed; and d) protection of the views from public viewing points.		
<p>P 26</p> <p>The Residential Growth Area is developed taking account of the opportunities and constraints and existing topographic and man made features of the whole of the Site, and in particular, that part of the Site identified as Investigation Zone (vegetation and flooding).</p>	<p>No acceptable solution</p>	<p>P26 Not applicable</p> <p>The proposal is not on the Flagstaff Hill.</p>
<p>P27</p> <p>Any reconfiguration layout ensures that Access to the State-Controlled Road is minimised.</p>	<p>A 27.1</p> <p>Vehicular Access to the Captain Cook Highway is limited to one Access point via Andreasson Road with internal vehicular connectivity provided throughout the Residential Growth Area, if development occurs in stages.</p>	<p>P27 Not applicable</p> <p>The proposal is not on the Flagstaff Hill nor is it for reconfiguration of a lot.</p>
<p>P 28</p> <p>Residential development near Mowbray River does not detrimentally impact on the natural values of the river system, or of coastal waters.</p>	<p>A 28.1</p> <p>Any residential development on land adjacent to Mowbray River:</p> <ul style="list-style-type: none"> a) does not involve the construction of a canal estate or similar form of development; and b) is separated from the river by a road and substantial public open space. 	<p>P28 Not applicable</p> <p>The proposal is not on land adjacent to Mowbray River.</p>
Special Management Area 3 – Service Industry Precincts (Craiglie)		
<p>P 29</p> <p>Development within the Craiglie Service Industry Precinct supports the tourism and marine industries within Port Douglas.</p>	<p>P 29.1</p> <p>Only Service Industry uses are located in the Service Industry Precincts (Craiglie). AND</p> <p>The proponent of the proposed Service Industry use provides</p>	<p>P29 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct.</p>

Performance outcome	Acceptable outcome	Response
	written evidence to Council that it supports/services the tourism or marine industry in Port Douglas.	
<p>P 30</p> <p>Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and carparking areas setback a sufficient distance from the Frontage to enable landscaping to screen or soften the appearance of the development.</p>	<p>A30.1</p> <p>Buildings and structures are setback 8 metres from the Captain Cook Highway Frontage, or no closer to the Captain Cook Highway Frontage than buildings and structures on adjoining Sites (averaged), which ever is the greater.</p> <p>A 30.2</p> <p>The Setback area to the Captain Cook Highway Frontage is landscaped with advanced Dense Planting including trees species (100 litre bag stock), which will, at maturity, exceed the Height of the Building on Site.</p> <p>A 30.3</p> <p>Advertising signs are discreet in appearance with no large advertising signs including tenancy signs located on or near the Captain Cook Highway Frontage, or within any landscaped setback area adjacent to the highway.</p> <p>A 30.4</p> <p>Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as not to be visually prominent from the Captain Cook Highway.</p>	<p>P30 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct.</p> <p>P30 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct.</p> <p>P30 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct.</p> <p>P30 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct.</p>
<p>P31</p> <p>The reconfiguration of Lot 83 on SR 724 for Industrial development proceeds in line with a demonstrated demand for industrial land at Craiglie</p>	<p>A31.1</p> <p>Council will only support the staged reconfiguration of that part of Lot 83 on SR 724 designated in the Industry Planning Area, in association with a Needs Analysis, prepared in accordance with Planning Scheme Policy No 10 – Reports and Information the Council May Request, which demonstrates a clear demand for</p>	<p>P31 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct. It is not at Lot 83 SR724.</p>

Performance outcome	Acceptable outcome	Response
	additional industrial land at Craiglie.	
	<p>A31.2</p> <p>The Needs Analysis incorporates a methodology to be approved by Council for the staged development of any reconfiguration of the land for industrial purposes, in line with a specified future demand scenario.</p>	<p>P31 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct. It is not at Lot 83 SR724.</p>
	<p>A31.3</p> <p>The reconfiguration and/or redesignation for industrial development of that part of Lot 83 on SR 724 included in the Rural Planning Area does not occur in the life of this Planning Scheme, unless supported by another Needs Analysis prepared in accordance with A29.1 and A29.2 above.</p>	<p>P31 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct. It is not at Lot 83 SR724.</p>
<p>P32</p> <p>The parkland contribution associated with the reconfiguration of Lot 83 on SR 724 provides for the expansion of Teamster Park.</p>	<p>A 32.1</p> <p>Provision shall be made for a park contribution associated with the reconfiguration of Lot 83 on SR 724. Should the park contribution be provided in stages, the total contribution of land must be identified in one area in association with Stage 1 of any reconfiguration application.</p>	<p>P32 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct. It is not at Lot 83 SR724.</p>
<p>P 33</p> <p>Development on the western side of Owen Street provides for a range of Service Industry uses, which may incorporate a minor, ancillary and necessarily associated retail component.</p>	<p>A 33.1</p> <p>Service Industry development on the western side of Owen Street can be designed to designate up to a maximum of 30% of the total Gross Floor Area of any Building/s on the Site for a retail component to be located at the front of the development, provided the retail component is allied to the primary Service Industry activity carried out on the Site.</p>	<p>P33 Not applicable</p> <p>The proposal is not in the Craiglie service industry precinct.</p>
<p>P 34</p>	<p>A 34.1</p> <p>Any residential development</p>	<p>P34 Not applicable</p>

Performance outcome	Acceptable outcome	Response
The potential for conflict between Industrial development and any residential development is minimised.	occurring immediately adjacent to Special Management Area 3 does not occur until Road closures and Road openings have been undertaken to provide physical separation between residential land and industrial land. AND New Road alignments are generally sited in accordance with the Access points identified on the relevant Locality Plan.	The proposal is not in the Craiglie service industry precinct.
Special Management Area 4 – Service Industry Precinct (Mahogany Street)		
P 35 Development on Lot 147 on SR 866 supports the marine industries within Port Douglas.	A 35.1 Only Service Industry uses are located on that part of Lot 147 on SR 866 included in the Industry Planning Area. AND Only once lease arrangements on the land facilitate Service Industry uses. AND The proponent of the proposed Service Industry use provides written evidence to Council that it supports/services the marine industries in Port Douglas.	P35 Not applicable The proposal is not in the Mahogany St service industry precinct. It is not at Lot 147 SR866.
P 36 Development on Lot 147 on SR 866 provides for the protection of vegetation on the Site.	A 36.1 Development is limited to that part of the Site that is currently cleared in accordance with a vegetation assessment to determine the exact vegetation line along the boundaries of the Conservation and Industry Planning Areas.	P36 Not applicable The proposal is not in the Mahogany St service industry precinct. It is not at Lot 147 SR866.
	A 36.2 Buildings and structures are Setback 4 metres from the vegetation line and 6 metres from the front boundary of the Site.	P36 Not applicable The proposal is not in the Mahogany St service industry precinct. It is not at Lot 147 SR866.
P 37 Development on Lot 147 on SR 866 is provided with appropriate Access.	A 37.1 Access to the Site will be limited to existing Access points (maximum of 2) outside the Conservation Planning Area and constructed to	P37 Not applicable The proposal is not in the Mahogany St service industry precinct. It is not at Lot

Performance outcome	Acceptable outcome	Response
	a standard suitable for Service Industry uses.	147 SR866.

F.2 COMMUNITY AND RECREATIONAL FACILITIES PLANNING AREA CODE

Performance outcome	Acceptable outcome	Response
Consistent and inconsistent uses		
<p>P1</p> <p>The establishment of uses is consistent with the outcomes sought for the Community and Recreational Facilities Planning Area.</p>	<p>A 1.1</p> <p>Uses identified as inconsistent uses in the Assessment Table are not established in the Community and Recreational Facilities Planning Area.</p>	<p>A 1.1 Complies</p> <p>The proposal is not identified as an inconsistent use in the Assessment Table.</p>
Building/Structure siting		
<p>P2</p> <p>Buildings/structures are Setback to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses.</p>	<p>A 2.1</p> <p>Buildings are Setback not less than:</p> <ul style="list-style-type: none"> • a minimum of 8 metres from a State-Controlled Road; or • in other cases, a minimum of 6 metres from the Main Street Frontage; • 4 metres from any secondary Road Frontage; and • 3 metres from side and rear boundaries. 	<p>A 2.1 Complies</p> <p>The proposal tower, equipment shelter and lease area are setback over 6m from all nearby roads.</p>
Site Access and Car Parking		
<p>P3</p> <p>Car parking areas are Setback from the boundaries of the Site to ensure a high standard of amenity and to ensure</p>	<p>A 3.1</p> <p>Car parking areas are Setback;</p> <ul style="list-style-type: none"> • 6 metres from the Road Frontage/s of the Site; and 	<p>A 3.1 Complies</p> <p>The proposal tower, equipment shelter and lease area are setback over 6m from all nearby roads. The proposal is unmanned, and operated remotely.</p>

Performance outcome that the amenity of adjacent residential land, residential uses or other sensitive Sites is protected.	Acceptable outcome <ul style="list-style-type: none"> 3 metres from any other Site boundary. 	Response Attendance for occasional maintenance is the only visitation expected, and as such formal parking spaces are not included in the proposal.
P 4 The Setbacks to car parking areas are landscaped to enhance the amenity of the Site and to provide a buffer to adjacent residential land, residential uses and other sensitive Sites.	A 4.1 The Setback between the Road Frontage/s and the car parking area is landscaped with Dense Planting.	A 4.1 Complies The proposal tower, equipment shelter and lease area are setback over 6m from all nearby roads. The proposal is unmanned, and operated remotely. Attendance for occasional maintenance is the only visitation expected, and as such formal parking spaces are not included in the proposal. Nonetheless, the proposal is located among existing vegetation which is proposed to be retained.
Night lighting		
P 5 Night lighting of playing fields and club facilities do not adversely affect the amenity of adjacent areas or uses.	A 5.1 Where the Site adjoins land included in a Residential 1, Residential 2 or Tourist and Residential Planning Area or land developed partially or wholly for residential purposes, illumination levels parallel to and at a distance of 1.5 metres outside the Site for a Height of 10 metres do not exceed 8 lux in either the vertical or horizontal plane. OR Where regional standard facilities require a lux level of 100 – 200 lux shielding mechanisms and the correct design and positioning of the lights ensure minimal spillage to adjacent land.	P 5 Not applicable Night lighting is not included in the proposal. It is not a playing field/sport facility.
Landscaping		
P 6 Landscaping is functional, provides	P 6.1 All Site boundary Setback areas are provided with Dense Planting for a minimum distance of 2	P 6 Complies The proposal includes retention of existing vegetation on site. This

Performance outcome	Acceptable outcome	Response
<p>visual interest and form, incorporates native vegetation, provides screening and enhances the visual appearance of the development and provides for useable public recreation/congregation areas, where appropriate.</p>	<p>metres or as specified above in A3.1. OR A greater distance specified in a Land Use Code.</p>	<p>vegetation is integral to offsetting the visual impact of the facility and associated structures.</p>
Sloping sites		
<p>P 7</p> <p>Building/structures are designed and sited to be responsive to the constraints of sloping Sites.</p>	<p>A 7.1</p> <p>Building/structures are Erected on land with a maximum slope not exceeding 15%. OR 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. OR 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. AND 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. (Information that the Council may request as part of the 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>A 7.1 Complies</p> <p>The site slope does not exceed 15% in the area of the proposal.</p>

Performance outcome	Acceptable outcome	Response
<p>P 8</p> <p>The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A 8.1</p> <p>A split level building form is utilised.</p>	<p>P8 Not applicable</p> <p>The site is not a sloping site, and thus does not require a design which responds to slope.</p>
	<p>A 8.2</p> <p>A single plane concrete slab is not utilised.</p>	<p>P8 Not applicable</p> <p>The site is not a sloping site, and thus does not require a design which responds to slope.</p>
	<p>A 8.3</p> <p>Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	<p>P8 Not applicable</p> <p>The site is not a sloping site, and thus does not require a design which responds to slope.</p>
<p>P 9</p> <p>Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p>A 9.1</p> <p>Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p>P9 Not applicable</p> <p>The site is not a sloping site, and thus does not require a design which responds to slope.</p>
<p>P 10</p> <p>Development on sloping land 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>A 10.1</p> <p>All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p>P10 Not applicable</p> <p>The site is not a sloping site. Further, the proposal is surrounded by vegetation and contributes very little increased permeable surface to affect flow of water. The lease area is proposed to be gravel, rather than concrete or similar.</p>

F.3 TELECOMMUNICATIONS FACILITY CODE

Performance outcome	Acceptable outcome	Response
Siting and design		

Performance outcome	Acceptable outcome	Response
<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 100m to the north-east, with no sensitive uses nearby in other directions.</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>In addition to the above, at P1, The slimline design and colour scheme (pale eucalypt) are able to minimise the visual impact.</p> <p>Further, the immediate area includes tall light poles associated with the sporting fields, which offer an existing element of built character similar to the proposal.</p>
	<p>A 2.2</p> <p>Telecommunication Facilities are painted a colour which blends in with the surrounding landscape/townscape.</p>	<p>A 2.2 Not applicable</p> <p>Proposal complies with P 2. See response at A 2.1.</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 Not applicable</p> <p>Proposal complies with P 2. See response at A 2.1.</p>
	<p>A 2.4</p> <p>Telecommunication Facilities are located predominantly in industrial, commercial or rural areas.</p>	<p>A 2.4 Not applicable</p> <p>Proposal complies with P 2. See response at A 2.1.</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>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.</p>
Community Safety		
<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 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 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>	<p>A 5.2 Complies</p> <p>The proposal is surrounded by a 1.8m mesh fence, together with warning and instructional signage to discourage public access.</p>
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</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>P6 Complies</p> <p>This unmanned facility is able to be accessed for occasional maintenance across the open grassed site, with space for parking available. It is considered that an all-weather access track is both not required and is also considered to be disruptive to the</p>

Performance outcome	Acceptable outcome	Response
maintenance.	AND A vehicle standing area is provided within the fenced Site of any stand alone facility.	primary use of the site for open space and recreational purposes. All essential maintenance functions can be undertaken remotely and when physical access is required, it will be scheduled such that it does not occur during wet weather.

F.4 DESIGN AND SITING OF ADVERTISING DEVICES CODE

Performance outcome	Acceptable outcome	Response
Signage Type		
P 1 Advertising Devices are subservient in scale to the primary use of the Site and relate to the use/s carried out on the Site.	A 1.1 Where a Balloon, Blimp, Kite, Bunting, Flag, Banner or similar: <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). 	P1 Complies 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, rather than promotional. For example, it is likely that signage might instruct only authorised people to enter. It will convey safety and cautionary information. Such signs are expected to be attached to fencing and buildings and are not likely to be visible from a significant distance.
	A 1.2 <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. • 	A 1.2 Not applicable Proposal complies with P1, see response at A 1.1.
	A 1.3 Where a Chalk Board or A Frame Sign: <ul style="list-style-type: none"> • maximum of one Chalk 	A 1.3 Not applicable Proposal complies with P1, see

Performance outcome	Acceptable outcome	Response
	<p>Board or A Frame Sign per business, or Frontage;</p> <ul style="list-style-type: none"> • 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 State-controlled Road reserve where the speed limit is 60 km/hr or less; • if located within the Road reserve, located a minimum of 1 metre from the kerb; <p>OR</p> <ul style="list-style-type: none"> • where no kerb, a minimum of 10 metres from the edge of the Road carriageway. 	<p>response at A 1.1.</p>
	<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 Not applicable</p> <p>Proposal complies with P1, see response at A 1.1.</p>
	<p>A 1.5 Where a Fascia Sign located on the</p>	<p>A 1.5 Not applicable</p>

Performance outcome	Acceptable outcome	Response
	fascia of an awning: <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 metre from the fascia. 	Proposal complies with P1, see response at A 1.1.
	A1.6 Where a Home Activity or Home Based Business Sign: <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. 	A 1.6 Not applicable Proposal complies with P1, see response at A 1.1.
	A1.7 Where a Projecting Wall Sign: <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. 	A 1.7 Not applicable Proposal complies with P1, see response at A 1.1.
	A1.8 Where a Symbol, being any ornamental design or device not	A 1.8 Not applicable Proposal complies with P1, see

Performance outcome	Acceptable outcome	Response
	<p>otherwise described, whether or not a message is included in the design or device: maximum area of 1 m².</p>	<p>response at A 1.1.</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 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>A 1.9 Not applicable</p> <p>Proposal complies with P1, see response at A 1.1.</p>
	<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 Not applicable</p> <p>Proposal complies with P1, see response at A 1.1.</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>A 1.11 Not applicable</p> <p>Proposal complies with P1, see response at A 1.1.</p>

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>A1.12</p> <p>Where an Indirectly Illuminated Sign:</p> <ul style="list-style-type: none"> • artificial light limited to illuminating the face of the sign; • does not cause light spillage from the source of external illumination; • complies with other relevant requirements for the particular type of Advertising Device, which are specified in this Code; • not located within a State-Controlled Road or on a Council Road. 	<p>A 1.12 Not applicable</p> <p>Proposal complies with P1, see response at A 1.1.</p>
	<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; <p>and</p>	<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, as vegetation exists around much of the lease area and the facility is distant from other key locations on the site and nearby sites, such as the community centre and cricket club facilities.</p>

Performance outcome	Acceptable outcome	Response
	<ul style="list-style-type: none"> - - Indirectly Illuminated Sign. • Industrial Areas: <ul style="list-style-type: none"> - - Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary); - - Tenancy Sign; - - Wall Sign; - - Window Sign; and - - Indirectly Illuminated Sign. 	

F.5 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 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>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 pier type footings.</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 1.2 Not applicable</p> <p>Proposal complies with P1. See response at A 1.1</p>
	<p>A 1.3</p> <p>Cuts are screened from view by the siting of the Building/structure, wherever possible.</p>	<p>A 1.3 Not applicable</p> <p>Proposal complies with P1. See response at A 1.1</p>

Performance outcome	Acceptable outcome	Response
	<p>A 1.4</p> <p>Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p>	<p>A 1.4 Not applicable</p> <p>Proposal complies with P1. See response at A 1.1</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 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 1.5 Not applicable</p> <p>Proposal complies with P1. See response at A 1.1</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>	<p>A 1.6 Not applicable</p> <p>Proposal complies with P1. See response at A 1.1</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>A 2.2 Complies</p> <p>The proposal is set back over 6m from any boundary.</p>
Flooding and Drainage		
<p>P 3</p>	<p>A 3.1</p> <p>Filling and excavation does not</p>	<p>A3.1 Complies</p> <p>The proposal occurs on a site with</p>

Performance outcome Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	Acceptable outcome result in the ponding of water on a Site or adjacent land or Road reserves.	Response 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 3.2 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 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. 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 3.3 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.	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. 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.

Performance outcome	Acceptable outcome	Response
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.

F.6 LANDSCAPING CODE

Performance outcome	Acceptable outcome	Response
Landscape design		
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	A 1.1 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. AND Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	P 1 Complies The proposal does not include any new landscaping, however it is located on a well vegetated part of the site, where considerable mature vegetation offers the ability to screen much the proposal from the time of its installation. Given the imperative to ensure visual impact is minimised with a proposal such as this, there is a clear incentive to retain the existing vegetation to the maximum extent possible. The facility will be well screened from street frontages, where vegetation will continue to dominate the streetscape on this part of the site.
Landscape- Character and Planting		
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual	A 2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.	P2 Complies The proposal does not include new landscaping, as it is a telecommunication tower, however it does retain existing vegetation which is integral to offset visual impact of the

Performance outcome	Acceptable outcome	Response
interest and form.		tower and equipment shelter. At street level, the view over the site will be dominated by the considerable vegetation, which extends for some distance. The tower, though it will protrude above the vegetation, will comprise only a minor part of the vista.
	A 2.2	A 2.2 Not applicable
	The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	The proposal meets P2. See response at A 2.1
	A 2.3	A 2.3 Not applicable
	Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	The proposal meets P2. See response at A 2.1
P 3	A 3.1	P3 Complies
Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping47.	Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	The proposal is located among considerable existing vegetation and retains it to the maximum extent possible. This retention is important for ensuring the visual impact of the tower is offset. Only minimal vegetation clearing will be required to accommodate the facility within the existing clearing and this will only be undertaken as necessary. It is anticipated that any approval could include conditions to ensure compliance.
	A 3.2	A 3.2 Not applicable
	Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	The proposal meets P3. See response at A 3.1

Performance outcome	Acceptable outcome	Response
<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 3.3</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 3.3 Not applicable</p> <p>The proposal meets P3. See response at A 3.1</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 3.4 Not applicable</p> <p>The proposal meets P3. See response at A 3.1</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>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>P 5 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>
	<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 5.2 Not applicable</p> <p>See response at P5.</p>
	<p>A 5.3</p>	<p>A 5.3 Not applicable</p>

Performance outcome	Acceptable outcome	Response
	Landscape beds and trees are protected by garden edging, bollards or wheel stops.	See response at P5.
	<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>	<p>A 5.4 Not applicable</p> <p>See response at P5.</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>P 6 Complies</p> <p>The proposal retains existing screening vegetation along frontages, though fences are not present at the frontage nor are they proposed there.</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>The proposal meets P 6. See response at A6.1</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>P7 Not applicable</p> <p>The proposal is not for residential development.</p>
	<p>A 7.3</p> <p>A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p>	<p>P7 Not applicable</p> <p>The proposal is not for residential development.</p>
	<p>A 7.4</p>	<p>P7 Not applicable</p>

Performance outcome	Acceptable outcome	Response
	Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	The proposal is not for residential development.
<p>P 8</p> <p>Undesirable features are screened with Landscaping.</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>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>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>P 9 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>P 10 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> <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; 	<p>P 10 Not applicable</p> <p>The proposal is not for residential development.</p>

Performance outcome	Acceptable outcome	Response
	<ul style="list-style-type: none"> 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 10 Not applicable</p> <p>The proposal is not for residential development.</p>
<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>P 11 Complies</p> <p>While 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>
	<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, groundcovers and mulch to completely cover unsealed ground. 	<p>A 11.2 Not applicable</p> <p>The proposal complies with P 11. See response at A 11.1.</p>
	<p>A 11.3</p> <p>Dense Planting to the side</p>	<p>A 11.3 Not applicable</p> <p>The proposal complies with P 11. See</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>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>response at A 11.1.</p>
	<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>A 11.4 Not applicable</p> <p>The proposal complies with P 11. See response at A 11.1</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>P12 Complies</p> <p>While the proposal does not include landscaped areas, the lease area along with the facility itself are to be maintained at intervals for safe and effective operation of the facility (which is unmanned). The lease area is to be kept free of weeds and debris.</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>	<p>A 12.2 Not applicable</p> <p>The proposal complies with P 12. See response at A 12.1.</p>
	<p>A 12.3</p> <p>Turf areas are accessible by standard lawn maintenance equipment.</p>	<p>A 12.3 Not applicable</p> <p>The proposal complies with P 12. See response at A 12.1.</p>

Performance outcome	Acceptable outcome	Response
	<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>A 12.4 Not applicable</p> <p>The proposal complies with P 12. See response at A 12.1.</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>A 12.5 Not applicable</p> <p>The proposal complies with P 12. See response at A 12.1.</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>P 13 Complies</p> <p>The lease area is to be of gravel, allowing infiltration of water to soil, rather than increasing runoff.</p>
	<p>A13.2</p> <p>Overland flow paths are not to be restricted by Landscaping works.</p>	<p>A 13.2 Not applicable</p> <p>The proposal complies with P 13. See response at A 13.1.</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>A 13.3 Not applicable</p> <p>The proposal complies with P 13. See response at A 13.1.</p>
<p>P 14</p> <p>Tree species and their location accommodate vehicle and pedestrian sight lines.</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>P 14 Complies</p> <p>The proposal does not include any new plantings, including to areas for access.</p>

Performance outcome	Acceptable outcome	Response
<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>P15 Not applicable</p> <p>The proposal retains maximum existing vegetation, however 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>A 15.2</p> <p>Hard surfaces are stable, non-slippery and useable in all weathers.</p>	<p>A 15.2 Not applicable</p> <p>The proposal complies with P 15. See response at A 15.1.</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 15.3 Not applicable</p> <p>The proposal complies with P 15. See response at A 15.1.</p>
	<p>A 15,4</p> <p>Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p>A 15.3 Not applicable</p> <p>The proposal complies with P 15. See response at A 15.1.</p>
<p>Utilities and services</p>		
<p>P 16</p> <p>The location and type of plant species does not adversely affect the function and accessibility of services and facilities</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>P 16 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
and service areas.	<p>A 16.2</p> <p>All underground services are to be located under pathways and below the eaves of the Building.</p>	<p>A 16.2 Not applicable</p> <p>The proposal complies with P 16. See response at A 16.1.</p>
	<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 complies with P 16. See response at A 16.1.</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 Not applicable</p> <p>The proposal complies with P 16. See response at A 16.1.</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 16.5 Not applicable</p> <p>The proposal complies with P 16. See response at A 16.1.</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 16.6 Not applicable</p> <p>The proposal complies with P 16. See response at A 16.1.</p>
	<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 16.7 Not applicable</p> <p>The proposal complies with P 16. See response at A 16.1.</p>

Performance outcome	Acceptable outcome	Response
	<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 substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>A 16.8 Not applicable</p> <p>The proposal complies with P 16. See response at A 16.1.</p>

F.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 	<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, no more than 3-4 times per year. 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 any public transport serving the area; <ul style="list-style-type: none"> • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation. 	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 physical 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; 	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 physical disability are required to access the site.

Performance outcome	Acceptable outcome	Response
	<ul style="list-style-type: none"> All other uses – 2% (to the closest whole number) of the total number of spaces required. 	
Motor cycles		
<p>P 3</p> <p>In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> ordinary vehicles do not demand parking in the 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>A 3.1</p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	<p>P 3 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 motor cycle an unlikely vehicle choice.</p>
Compact vehicles		
<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</p>	<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 	<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 compact vehicles.</p>

Performance outcome	Acceptable outcome	Response
<p>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 destinations such that they present significant inclination for use by users of compact vehicles; and, the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 	<p>does not exceed 10% of total vehicle parking required; and,</p> <ul style="list-style-type: none"> the parking location is proximate to the entry locations for parking users; and, the parking provided complies with other elements of this Code. 	
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		

Performance outcome	Acceptable outcome	Response
<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 conditions; the nature and extent of future street or intersection improvements; current and future on-street parking arrangements; the capacity of the adjacent street system; and the available sight distance. 	<p>A 6.1</p> <p>The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND 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>A 6.3</p> <p>Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>P 6 Complies</p> <p>The site is to be accessed via Mudlo Street. 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>Mudlo Street, a straight suburban street, offers good visibility for at least 50m from expected site access point. Furthermore, this is an existing access point for the site.</p> <p>A 6.2 Not applicable.</p> <p>Proposal complies with P 6. See response at A 6.1.</p> <p>A 6.3 Not applicable.</p> <p>Proposal complies with P 6. See response at A 6.1.</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. AND 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</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>

Performance outcome	Acceptable outcome	Response
	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 8 The layout of parking areas provides a high degree of amenity and accessibility for different users.	A 8.1 The layout of the parking area provides for the accessibility and amenity of the following: <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. 	P 7 Complies 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.
	A 8.2 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.	A 8.2 Not applicable Covered parking is not required.
Access Driveways		
P 9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A 9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	P 9 Complies The access point to the site is the existing driveway off Mudlo Street and is able to be easily negotiated by service vehicles.
P 10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the	A 10.1 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.	P10 Not applicable The proposal does not include a new access driveway.

Performance outcome	Acceptable outcome	Response
location of the driveway.		
Access for People with Disabilities		
P 11 Access for people with disabilities is provided to the Building from the parking area and from the street.	A 11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	P 11 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 physical disability are required to access the site.
Access for pedestrians		
P 12 Access for pedestrians is provided to the Building from the parking area and from the street.	A 12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	P 12 Not applicable 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.
Access for cyclists		
P 13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	A 13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	P 13 Not applicable 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.
Dimension of parking spaces		
P 14 Parking spaces have adequate areas and dimensions to meet user requirements.	A 14.1 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	P 14 Complies 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

Performance outcome	Acceptable outcome	Response
	<p>vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>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> <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>commercial vehicles. The area for parking is able to accommodate the expected commercial vehicle.</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,</p>	<p>A 15.1</p> <p>On-Site driveways, vehicle manoeuvring and</p>	<p>P 15 Complies</p> <p>The site is flat and requires no earthworks to attain a suitable gradient</p>

Performance outcome	Acceptable outcome	Response
<p>manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> are at gradients suitable for intended vehicle use; consider the shared movements of pedestrians and cyclists; are effectively drained and surfaced; and are available at all times they are required. 	<p>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>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>for manoeuvring and parking areas.</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 to Mudlo Street 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>

Performance outcome	Acceptable outcome	Response
<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 AUSTROAD 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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Sydney NSW 2000
Australia
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CURRENT RESERVE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 22912925

Search Date: 02/03/2016 11:41

Title Reference: 49020090

Date GAZETTED: 07/04/1990

PAGE: 1685

Opening Ref: RES 24104
Purpose: RECREATION
Sub-Purpose:
Local Name:
Address:
File Ref: RES 26032

TRUSTEES

DOUGLAS SHIRE COUNCIL Gazetted on 07/04/1990 Page 1685

LAND DESCRIPTION

LOT 99 SURVEY PLAN 150469 Gazetted on 17/10/2003 Page 477-479
Local Government: DOUGLAS

Area: 14.870000 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 714134651 28/10/2011 at 13:29
PORT DOUGLAS COMMUNITY SERVICE NETWORK INC
OF PART OF THE LAND
TERM: 20/07/2011 TO 19/07/2021 OPTION NIL

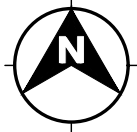
ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Reserve Search **

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Requested By: D-ENQ SAI GLOBAL



PROPOSED OPTUS BASE STATION



LOCALITY MAP

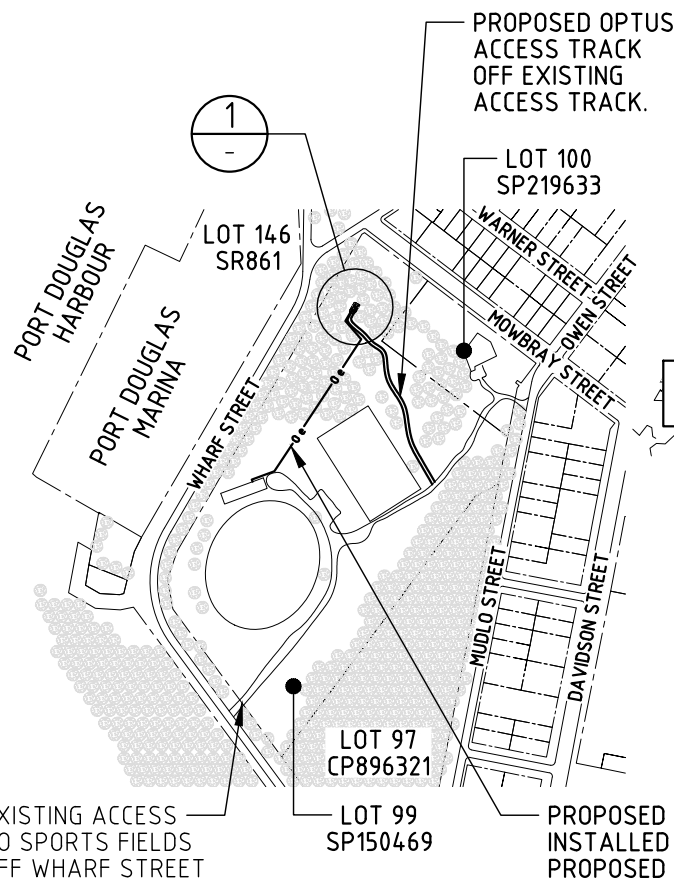
COPYRIGHT © GOOGLE MAPS

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

NOTE:
"BEFORE UNDERTAKING ANY UNDERGROUND WORK OR WORK THAT COULD POTENTIALLY DAMAGE THE CAPPING LAYER ON THE SITE, THE CONTRACTOR IS TO CONSULT THE SITE MANAGEMENT PLAN AVAILABLE FROM THE CAIRNS REGIONAL COUNCIL. DIRECTLY LIAISE WITH THE COUNCIL ON ANY ISSUES THAT THE SITE MANAGEMENT PLAN DOES NOT EXPLICITLY COVER."

NOTE:
PROPOSED OPTUS LEASE AND COMPOUND AREA HAS BEEN KEPT TO A MINIMUM TO REDUCE THE IMPACT OF TREE CLEARING REQUIRED. LEASE AREA MAY NEED TO INCREASE IN SIZE TO ENSURE THE PROPOSED MONOPOLE FOUNDATION DOESN'T COMPROMISE THE CAPPING LAYER OF THE OLD LANDFILL. DETAILS TO BE CONFIRMED AT DETAILED DESIGN WITH COMPLETED SURVEY AND GEOTECHNICAL INVESTIGATION.

MGA ZONE 55
E 335838
N 8176790
AT € MONOPOLE

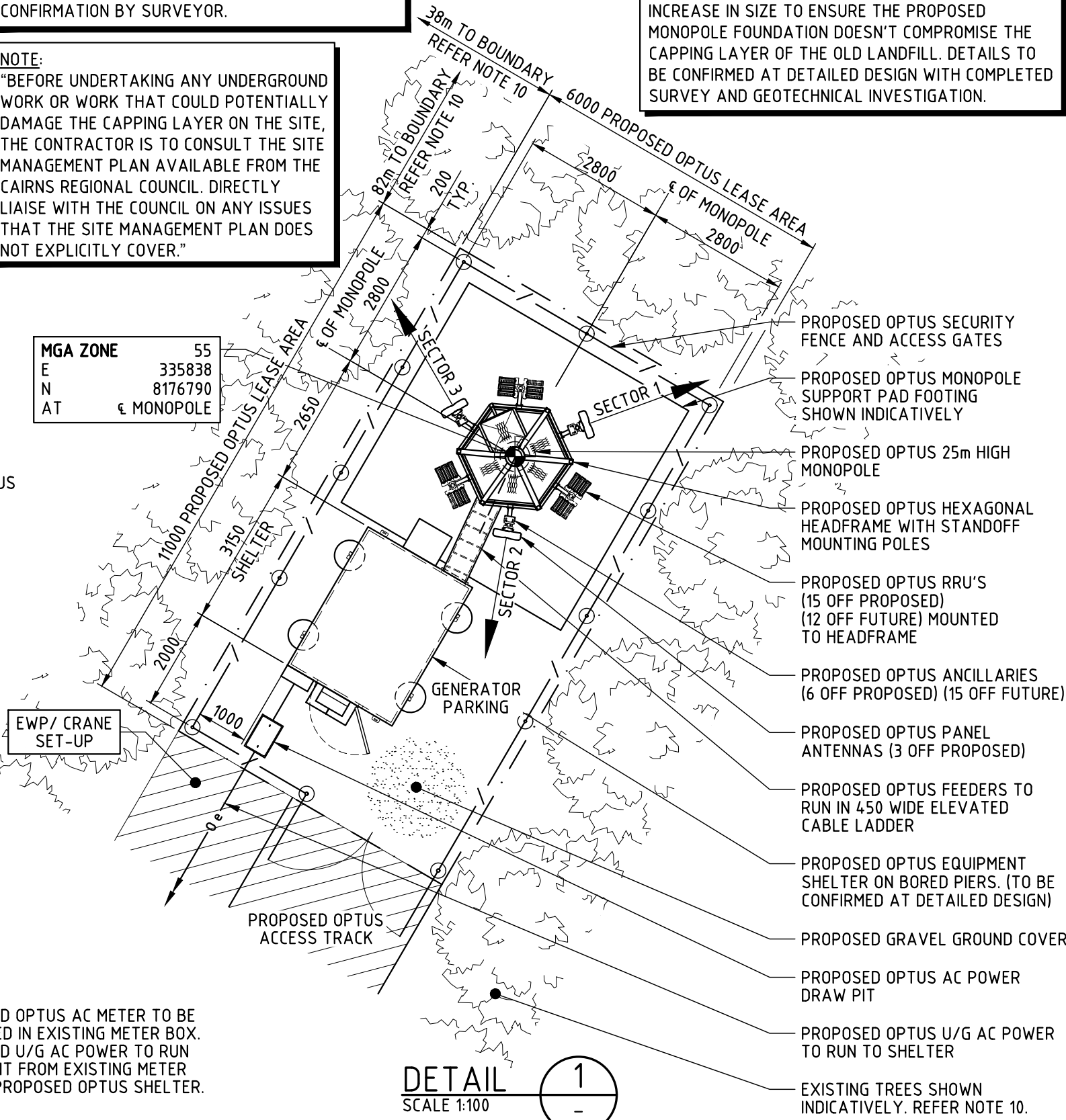


OVERALL SITE PLAN

N.T.S.

PROPOSED OPTUS AC METER TO BE INSTALLED IN EXISTING METER BOX. PROPOSED U/G AC POWER TO RUN IN CONDUIT FROM EXISTING METER BOX TO PROPOSED OPTUS SHELTER.

EWP/ CRANE SET-UP



DETAIL 1
SCALE 1:100

SITE ADDRESS:
44 WHARF STREET,
PORT DOUGLAS, QLD, 4877

NOTES:

- BASIS OF DESIGN**
 - > SITE INSPECTION 07/04/2016
- PANEL ANTENNAS**
 - > 1-OFF PROPOSED HUAWEI ASI4517R1 12 PORT ANTENNA PER SECTOR (EACH 2.8m MAX. LONG) AT EL 26.00m.
 - > SECTOR 1 - 70°, SECTOR 2 - 190°, SECTOR 3 - 330°
 - > MOUNTED ON A HEXAGONAL HEADFRAME.
- TRANSMISSION**
 - > ø300 PARABOLIC ANTENNA AT EL 22.00m (1 OFF PROPOSED)
 - > LINK SITE - B0093 PORT DOUGLAS (TO BE CONFIRMED VIA L.O.S. AT DETAILED DESIGN)
 - > ø1200 PARABOLIC ANTENNA AT EL 22.00m (1 OFF FUTURE)
- EQUIPMENT SHELTER**
 - > PROPOSED VOS 1.3 (3.15m x 2.38m) SANDWICH PANEL. CYCLONIC RATED SHELTER.
 - > SUPPORTED ON BORED PIERS (TO BE CONFIRMED AT DETAILED DESIGN).
- OPTUS MONOPOLE**
 - > 25m HIGH MONOPOLE WITH HEXAGONAL HEADFRAME.
 - > FOUNDATION TYPE TO BE CONFIRMED AT DETAILED DESIGN. REFER TO ADDITIONAL NOTES ON DRAWING.
 - > MONOPOLE MAY REQUIRE ADJUSTMENT. ADJUSTING EXPECTED <2m TO BE CONFIRMED AT DETAILED DESIGN.
- FEEDER CABLES**
 - > SIZE: 3 OFF 9/18 TRUNK CABLES
 - > LENGTH: 35m ALL SECTORS
 - > FEEDERS TO RUN FROM SHELTER IN 450 WIDE ELEVATED HORIZONTAL CABLE LADDER THEN RUN INTERNALLY UP MONOPOLE.
- SITE ACCESS**
 - > SITE ACCESS OFF WHARF STREET VIA EXISTING SPORTS FIELD ACCESS TRACK. PROPOSED OPTUS ACCESS TRACK OFF EXISTING SPORTS FIELD ACCESS TRACK.
 - > 265m PROPOSED OPTUS ACCESS TRACK LENGTH.
- ANTENNA ACCESS**
 - > STEP PEGS & 'LAD-SAF' PROVIDED ON MONOPOLE.
- POWER SUPPLY**
 - > PROPOSED 3-PHASE AC POWER TO BE PROVIDED FROM PROPOSED OPTUS METER INSTALLED IN EXISTING SPORTS CLUB METER BOX.
 - > PROPOSED AC POWER SUBMANS TO RUN FROM EXISTING METER BOX TO PROPOSED OPTUS SHELTER IN U/G PVC CONDUIT.
 - > PROPOSED U/G OPTUS AC POWER RUN >300m
 - > DETAILS TO BE CONFIRMED AT DETAILED DESIGN.
- OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - > EWP HARDSTAND AREA TO BE DESIGNED, INSPECTED, AND MAINTAINED BY CONTRACTOR PRIOR TO EACH USE.
 - > SETOUT OF COMPOUND TO BE AGREED ON SITE WITH SURVEYOR PRIOR TO LEASE PEGGING.
 - > SURROUNDING TREES TO BE TRIMMED/CLEARED AS REQUIRED. TRIMMING/CLEARING TO BE KEPT TO A MINIMUM.

Rev	Date	Revision Details	Consultant	AW	AP	BC	JH
01	08.09.16	ISSUED FOR APPROVAL	URBIS	AW	AP	BC	JH
			Consultant	CAD	Designer	Verifier	Approver



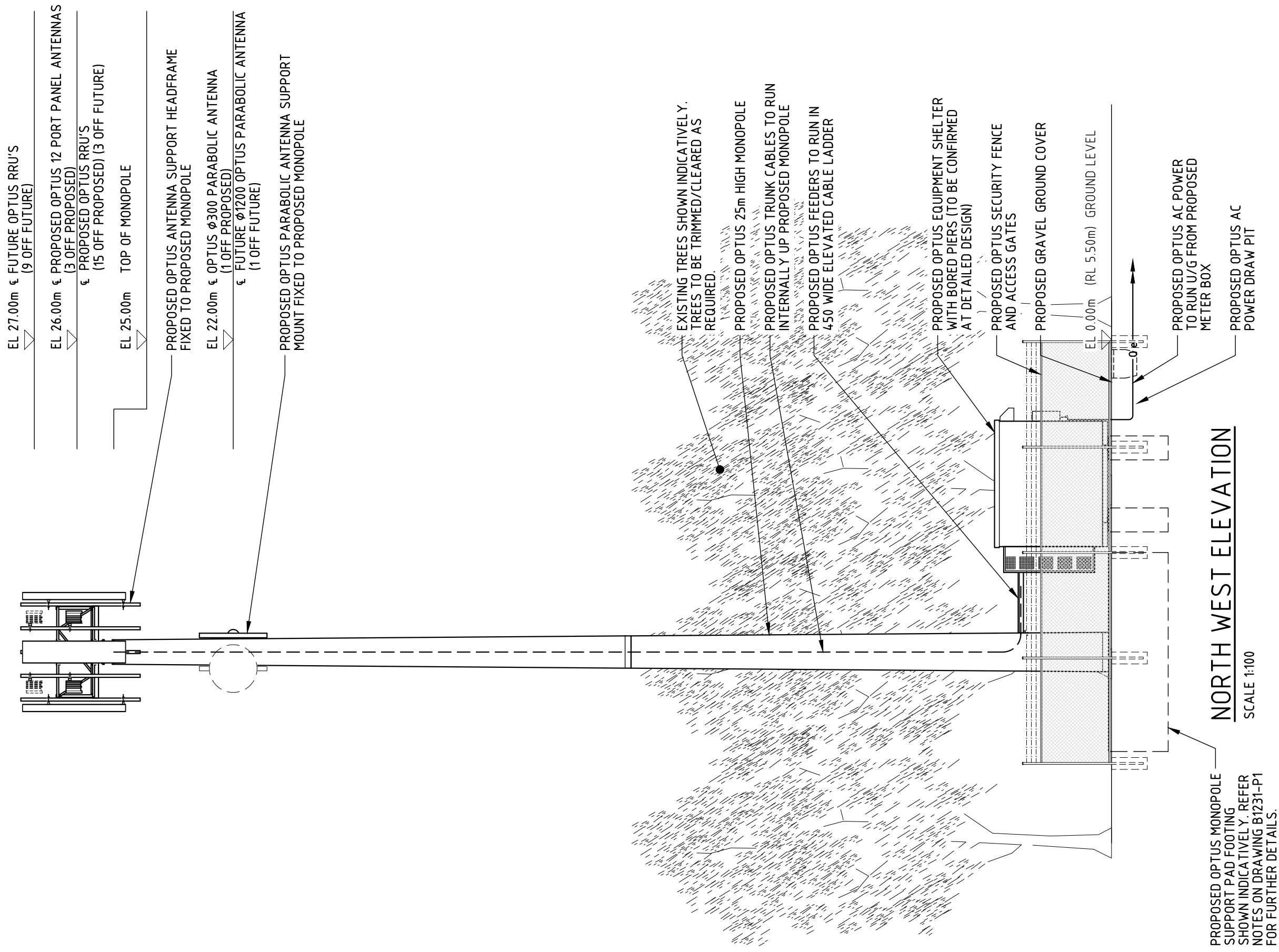
HUAWEI TECHNOLOGIES (AU) PTY LTD
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Client:
Project:
MOBILE NETWORK AUSTRALIA
SITE No. B1231 - K
PORT DOUGLAS MARINA
44 WHARF STREET

Drawing Title:
DRAFT SITE LAYOUT
Drawing Status:
FOR APPROVAL
Drawing No.
B1231-P1
Revision
01

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



NORTH WEST ELEVATION
SCALE 1:100

PROPOSED OPTUS MONOPOLE SUPPORT PAD FOOTING SHOWN INDICATIVELY. REFER NOTES ON DRAWING B1231-P1 FOR FURTHER DETAILS.

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	08.09.16	ISSUED FOR APPROVAL	URBIS	AW	AP	BC	JH



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Client:



Project:

MOBILE NETWORK AUSTRALIA
SITE No. B1231 - K
PORT DOUGLAS MARINA
44 WHARF STREET

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:

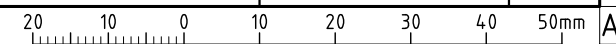
FOR APPROVAL

Drawing No.

B1231-P2

Revision

01



Environmental EME Report

44 Wharf Street, PORT DOUGLAS QLD 4877

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

Date 3/5/2017

RFNSA Site No. 4877005

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 44 Wharf Street PORT DOUGLAS QLD 4877. 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 0.92% of the public exposure limit.

The ARPANSA Standard

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

How the EME is calculated in this report

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

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

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

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

In practice, exposures are usually lower because:

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

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

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

The EME levels are presented in three different units:

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

Results

The maximum EME level calculated for the proposed systems at this site is 4.91 V/m; equivalent to 63.86 mW/m² or 0.92% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

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

Carrier	Radio Systems
Optus	WCDMA900 (proposed), LTE700 (proposed), WCDMA2100 (proposed), LTE2600 (proposed), LTE1800 (proposed)

Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

Distance from the antennas at 44 Wharf Street in 360° circular bands	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				3.56	33.69	0.46%
50m to 100m				2.55	17.31	0.24%
100m to 200m				4.91	63.86	0.92%
200m to 300m				4.58	55.75	0.79%
300m to 400m				3.15	26.26	0.37%
400m to 500m				2.36	14.74	0.21%
Maximum EME level				4.91	63.86	0.92
				161.98 m from the antennas at 44 Wharf Street		

Calculated EME levels at other areas of interest

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

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

RF EME Exposure Standard

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

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

Further Information

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

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

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

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

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

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

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

I, Linda Kay Cardew

[insert name in full]

Chief Executive Officer

I, _____ *[insert name in full]*

[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]

of Douglas Shire Council

[insert name of company]

as owner of premises identified as follows:

Wharf Street, Port Douglas, QLD 4877 - Lot 99 on SP150469

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

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

Optus Mobile Pty Ltd

[insert name of applicant]

on the premises described above for the purposes of

Telecommunications Facility

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



[signature of Director]

signed on the 25th day of May 20 17

[signature of Director/company secretary]

signed on the _____ day of _____ 20 _____

Company seal *[if used]*