

Click or tap to enter a date.

Our Ref: 18-395
Your Ref: MCUI 3100/2019

Chief Executive Officer

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Paul Hoyer – Manager Environment and Planning; and
Daniel Lamond – Planning Officer

Dear Paul & Daniel,

RESPONSE TO COUNCIL'S INFORMATION REQUEST – PART 3 OF THE DEVELOPMENT ASSESSMENT RULES ASSOCIATED WITH THE PROPOSED 'TELECOMMUNICATION FACILITIES' OVER LAND LOCATED AT L94, L152 & 212 GORGE ROAD, MOSSMAN GORGE (REAL PROPERTY DESCRIPTION: LOT 7 ON SP212661, LOT 94 ON SR257 & LOT 152 ON SR832).

We refer to the above matter and confirm that Urban Sync Pty Ltd continues to provide town planning and development advice to the Mossman Gorge Centre (the Applicant) in respect of this project. We have been commissioned to coordinate a response to the Information Request provided by Douglas Shire Council (Council) in respect of the proposed development and on behalf of the Applicant.

INFORMATION REQUEST ITEMS

SITE PLANS

1. *"On the site plans indicate which facility and tower type is to be sited on which land parcel noting that this application requires public notification."*

Response:

Please see updated site plan as **Attachment 1** for your information.

TYPE OF TELECOMMUNICATIONS

2. *"Detail whether co-location opportunities for other telecommunication services can occur on the proposed infrastructure."*

Response:

The Applicant has confirmed that while the infrastructure has been engineered exclusively the current demand particulars, each tower has the capacity to support additional equipment to allow for co-location opportunities to be established throughout the Gorge.

The Applicant is happy to enter into an agreement to share these services; however, it is noted that any individual and/or company seeking to use this infrastructure to establish co-location services will need to:

- a) Liaise with their chosen provider (and any other relevant technical specialists where required) to ensure that the chosen tower/s are suitable to support any necessary additions and/or can be modified (at their cost) to include any additional counterweights (if required) without compromising the existing infrastructure; and
- b) Confirm the need for and obtain any other additional certifications (i.e. engineering), approvals, or permits at their own cost, if required.

IMPACT ON COUNCIL'S ASSETS

3. "The proposed seesaw tower in Lot 94 on SR257 is proposed to be located adjacent to Council's water infrastructure."
- 3.1 "the photograph included in the Planning Report (Figure 3 on page 13) appears to indicate that the footings or an excavation has already occurred. Please confirm that this is the area of the proposed facility."

Response:

The Applicant confirms that the partially excavated pit represents the location of the proposed seesaw tower over Lot 94.

- 3.2 "Provide a survey prepared by a qualified cadastral surveyor detailing the location of Council's water infrastructure in the immediate location of the tower. The survey should include outer diameter pipe size and details of junctions."

Response:

Please see the latest issue of the 'Potential Vegetation Clearing Site Plan' completed by RPS Australia East Pty Ltd provided as **Attachment 2**, which has been updated to include the location of the existing watermain that traverses through the Gorge Lease Area (Lease A), including pipe diameters, locations of junctions, depth (where available).

CONCLUSION

We confirm that in accordance with Part 3 s13.2(a) of the Development Assessment Rules given effect under s68(1) of the *Planning Act 2016* (Qld), the above outlines a response to all the information requested by Council.

We trust this information is sufficient for your purposes. Should you require any additional information or wish to discuss this request in further detail, please do not hesitate to contact me as referenced below.

Yours faithfully,



Louise Cameron
Town Planner.

E louise@urbansync.com.au | T 07 4051 6946 | M 0415 167 333

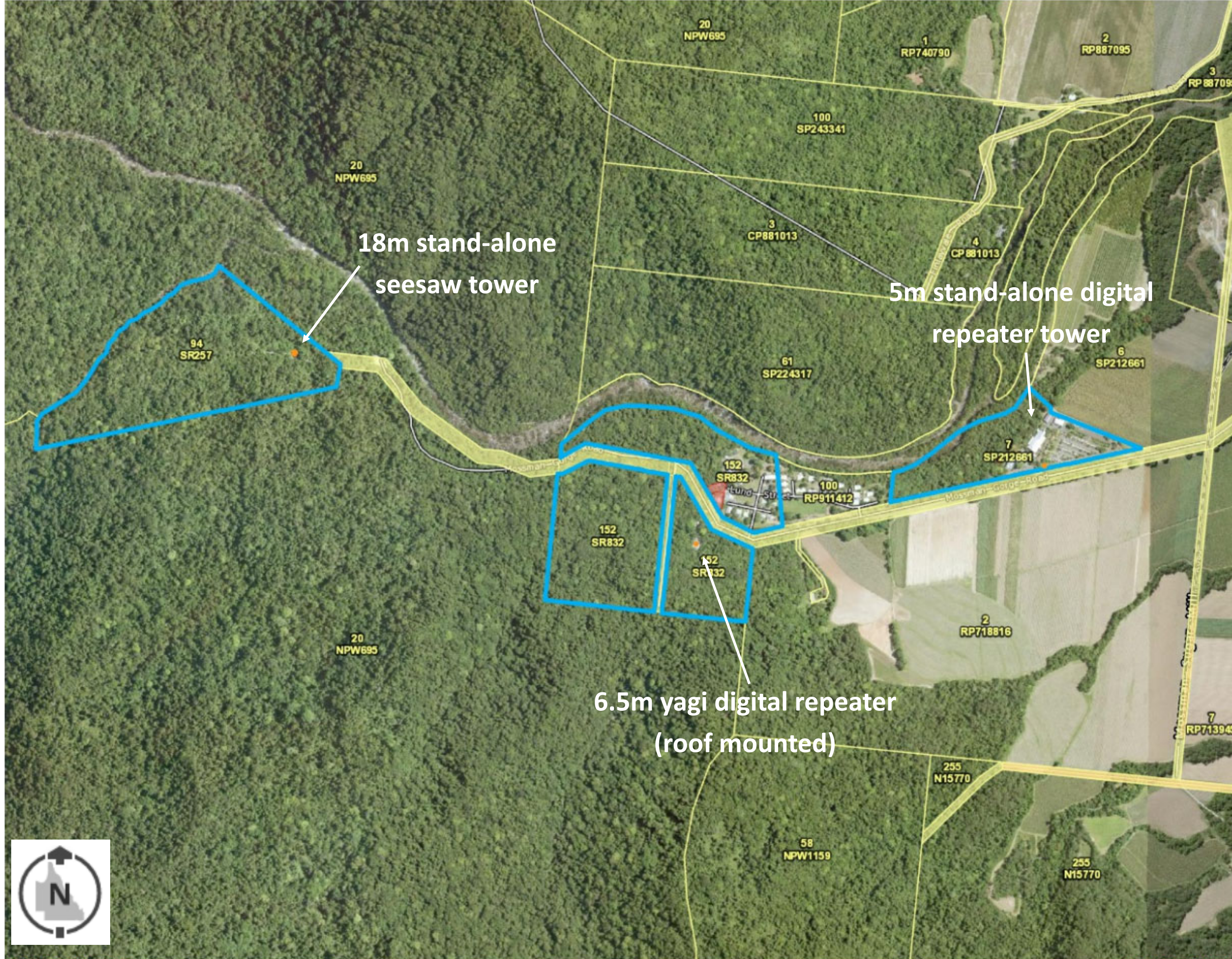


**Attachment 1:
Updated Site Plans
- Urban Sync Pty Ltd**



16°27'47"S 145°19'17"E

16°27'47"S 145°21'12"E



16°29'13"S 145°19'17"E

16°29'13"S 145°21'12"E

MOSSMAN GORGE CENTRE

Street Address:
7L, 94L, & 152L Mossman Gorge Road, SHANNONVALE

Real Property Description:
Lot 7 on SP212661, Lot 94 on SR257, & Lot 152 on SR257.

Proposed Development:
3 x Radio Towers

- Legend:**
- Applicable site/s
 - Proposed tower locations



SITE PLAN

- ALL -

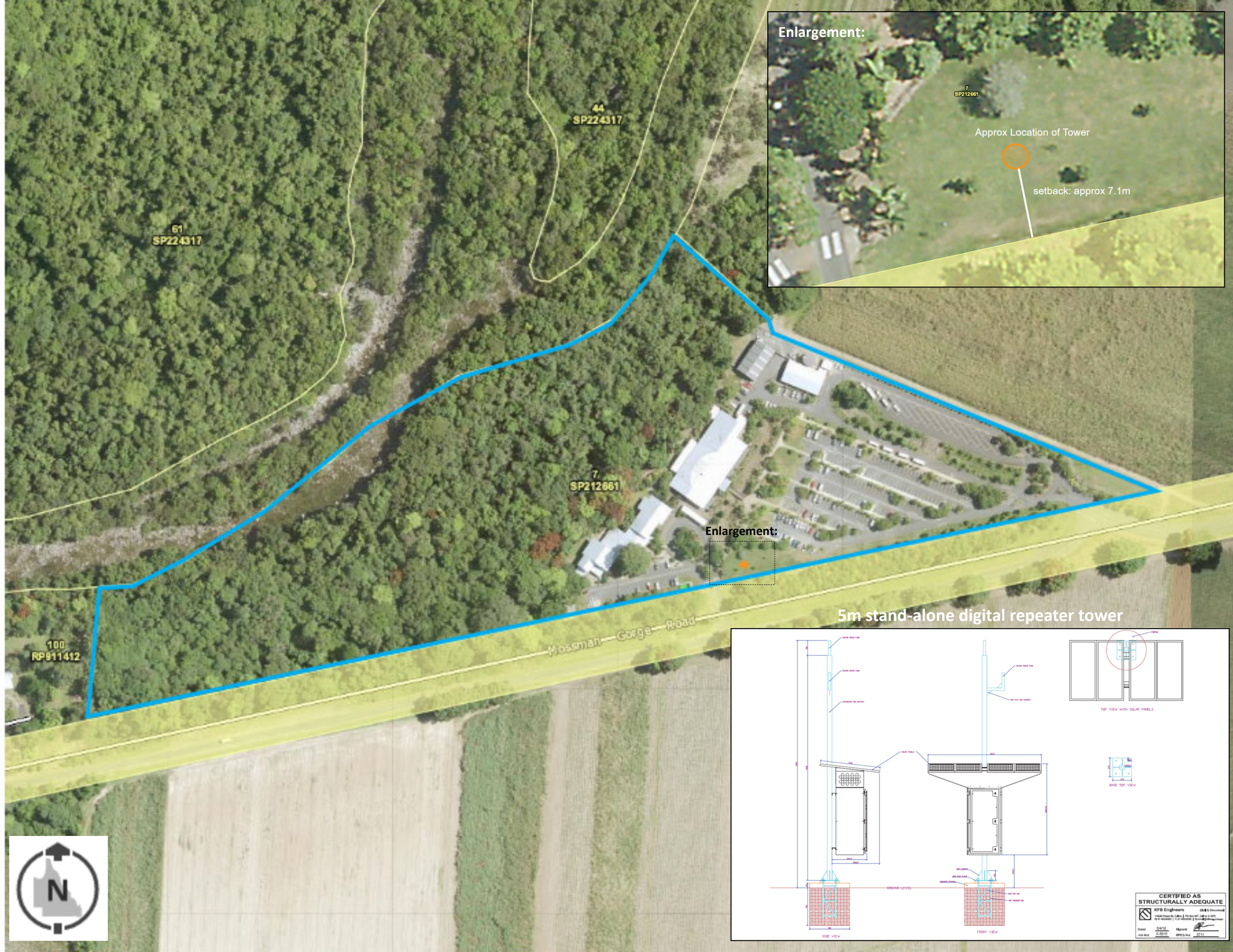
Plan No: 18-385 DA01 Rev: A
Date: 18/12/2018



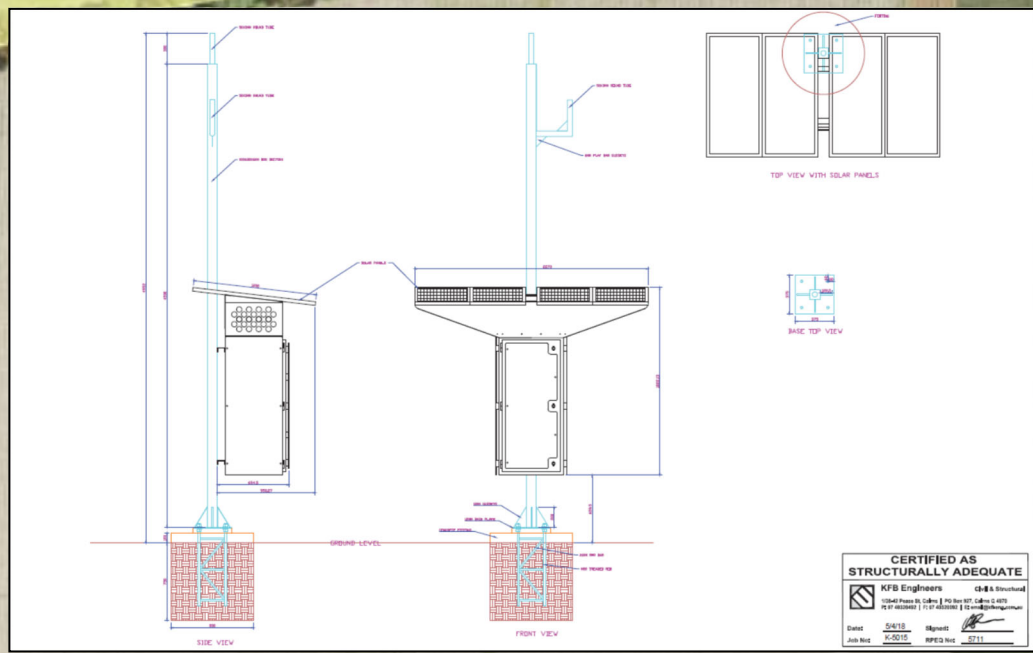
PEOPLE. LAND. OPPORTUNITY.

16°28'17"S 145°20'38"E

16°28'17"S 145°21'5"E



5m stand-alone digital repeater tower



16°28'37"S 145°20'38"E

16°28'37"S 145°21'5"E

MOSSMAN GORGE CENTRE

Street Address:
 7L, 94L, & 152L Mossman Gorge Road, SHANNONVALE

Real Property Description:
 Lot 7 on SP212661, Lot 94 on SR257, & Lot 152 on SR257.

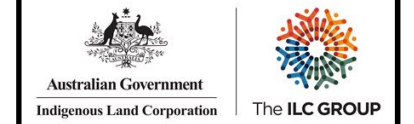
Proposed Development:
 3 x Radio Towers

- Legend:**
- Applicable site/s
 - Proposed tower locations



SITE PLAN (Lot 7)

Plan No: 18-385 DA02 Rev: A
 Date: 18/12/2018



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16°28'6"S 145°19'19"E

16°28'6"S 145°19'56"E



16°28'34"S 145°19'19"E

16°28'34"S 145°19'56"E

MOSSMAN GORGE CENTRE

Street Address:

7L, 94L, & 152L Mossman Gorge Road, SHANNONVALE

Real Property Description:

Lot 7 on SP212661, Lot 94 on SR257, & Lot 152 on SR257.

Proposed Development:

3 x Radio Towers

Legend:

- Applicable site/s
- Proposed tower locations

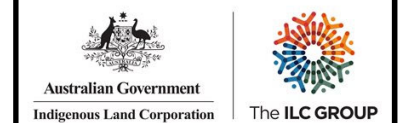


SITE PLAN

(Lot 94)

Plan No: 18-385 DA03 Rev: A

Date: 18/12/2018



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MOSSMAN GORGE CENTRE

Street Address:
7L, 94L, & 152L Mossman Gorge Road, SHANNONVALE

Real Property Description:
Lot 7 on SP212661, Lot 94 on SR257, & Lot 152 on SR257.

Proposed Development:
3 x Radio Towers

Legend:

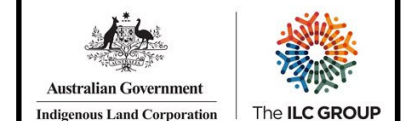
- Applicable site/s
- Proposed tower locations



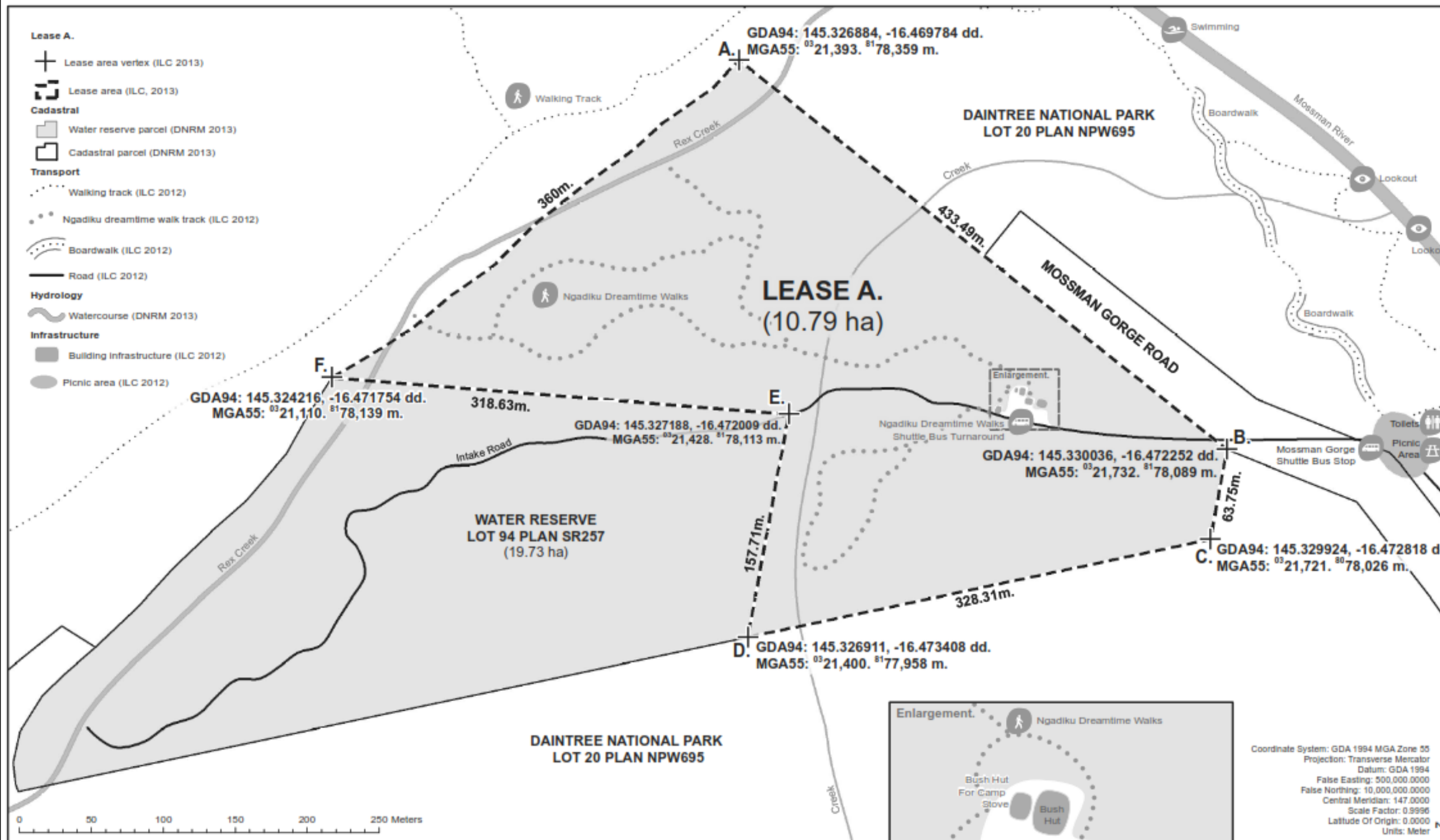
SITE PLAN

(Lot 94—Lease Plan)

Plan No: 18-385 DA03.1 Rev: A
Date: 18/12/2018

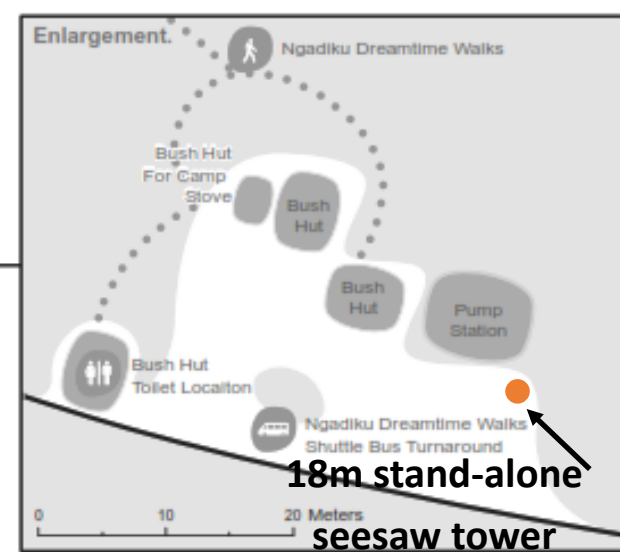


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Lease Area for Mossman Gorge Walking Tracks
Water Reserve, Lot 94 on Plan SR257,
CAIRNS REGIONAL SHIRE, QLD.

See attached data attribution for more information.





MOSSMAN GORGE CENTRE

Street Address:
7L, 94L, & 152L Mossman Gorge Road, SHANNONVALE

Real Property Description:
Lot 7 on SP212661, Lot 94 on SR257, & Lot 152 on SR257.

Proposed Development:
3 x Radio Towers

- Legend:**
- Applicable site/s
 - Proposed tower locations



SITE PLAN (Lot 152)

Plan No: 18-385 DA04 Rev: A
Date: 18/12/2018



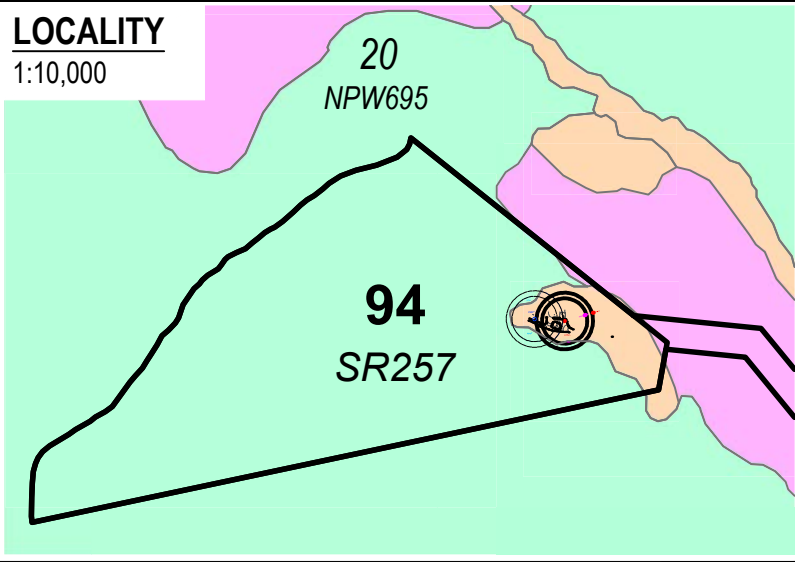
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**Attachment 2:
Updated 'Potential Vegetation Clearing – Site Plan'
- RPS Australis East Pty Ltd**



LOCALITY

1:10,000



PRELIMINARY ONLY



IMPORTANT NOTE

This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan. Boundaries shown have been plotted from DNRME DCDB and are approximate only.

VMA MAPPING LEGEND

- Category A or B area containing endangered regional ecosystems.
- Category A or B area containing of concern regional ecosystems.
- Category A or B area that is a least concern regional ecosystem.

POTENTIAL CLEARING AREAS

Existing Tower

- 681m²**
30.0m buffer from tower within least concern regional ecosystems
- 2782m²**
37.5m buffer from tower within of concern regional ecosystems

Proposed Tower

- 36m²**
30.0m buffer from tower within least concern regional ecosystems
- 4017m²**
37.5m buffer from tower within of concern regional ecosystems

AMENDMENTS

A: AMK: 13/6/2019: Add water main location

PROJECT MANAGER		SURVEYED	
A Kerlin		MGF 28/3/2019	
COMPILED		CAD REF	
AMK		PR143136-1a.DWG	
SHEET SIZE		SHEET 1	
A3		OF SHEETS 1	
		PR143136 Mossman Gorge.mjo	

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MOSSMAN GORGE CENTRE

PROPOSED RADIO TOWER

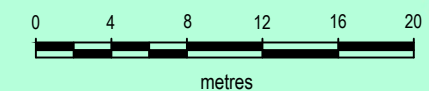
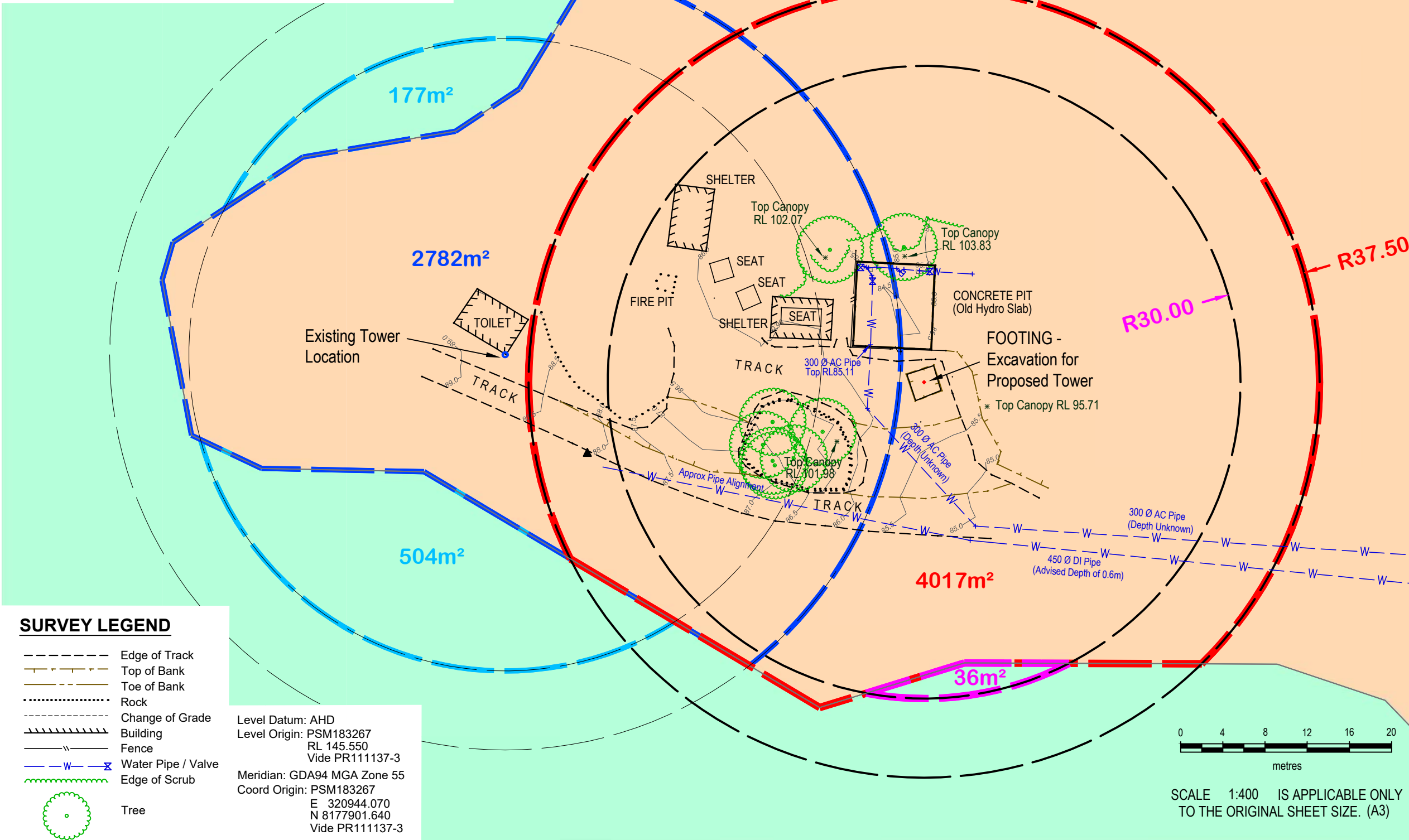
POTENTIAL VEGETATION CLEARING - SITE PLAN

SCALE	DATE	DRAWING NO.	ISSUE
1:400	13/6/2019	PR143136-1	A

SURVEY LEGEND

- Edge of Track
- Top of Bank
- Toe of Bank
- Rock
- Change of Grade
- Building
- Fence
- Water Pipe / Valve
- Edge of Scrub
- Tree

Level Datum: AHD
 Level Origin: PSM183267
 RL 145.550
 Vide PR111137-3
 Meridian: GDA94 MGA Zone 55
 Coord Origin: PSM183267
 E 320944.070
 N 8177901.640
 Vide PR111137-3



SCALE 1:400 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)