

Our reference: 1906-11852 SPL
Your reference: B8857

5 July 2019

Optus Mobiles Pty Ltd
C/- Metasite Pty Ltd
PO Box 31
CROWS NEST NSW 1585
joel.stuart@metasite.com.au

Attention: Joel Stuart

Dear Sir/Madam

Pre-lodgement advice

Thank you for your correspondence received on 25 June 2019 in which you sought pre-lodgement advice from the Department of State Development, Manufacturing, Infrastructure and Planning regarding the proposed development described below.

Reference information

Departmental role:	Referral agency (if applicable)
Departmental jurisdiction:	Schedule 10, Part 20, Division 4, Table 3 – Material change of use of premises in a wetland protection area (if applicable)

Location details

Street address:	3910 Cape Tribulation Road, Cape Tribulation
Real property description:	Lot 0 on SP219085
Local government area:	Douglas Shire Council
Existing use:	Common area adjacent to PK's Jungle Village hostel

Details of proposal

Development type:	Material change of use
Development description:	Telecommunications Facility - 50m lattice tower

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Request for pre-lodgement advice	Metasite Pty Ltd	25/06/2019	1906-11852 SPL	-
Draft Site Layout	Huawei Technologies	22/12/2017	B8857-P1	01
Draft Site Elevation	Huawei Technologies	22/12/2017	B8857-P2	01

The department has carried out a review of the information provided and the impacts of the proposal. The following advice outlines the matters of interest to the department and matters that should be addressed if you lodge your development application with the assessment manager.

Item	Advice
Material change of use for telecommunications facility	
Proposal	
1.	<p>The proposed development is for a material change of use to facilitate the construction of a 50-metre lattice telecommunications tower in the south-eastern area of the premises.</p> <p>The lattice tower will be contained within a 187.5m² lease area which also includes an equipment shelter (4.5m²) and screening/fencing.</p> <p>The volume of earthworks has not been identified in the pre-lodgement request material.</p> <p>Site access is via an existing carpark entry via Cape Tribulation Road.</p>
Wetlands	
2.	<p>The proposed site of development is not within the coastal management district or erosion prone area; however, the area is wholly within a wetland protection area.</p> <p>Under Schedule 10, Part 20, Division 2, Section 34 of the Planning Regulation 2017, operational work in a wetland protection area is assessable development if the operational works is high impact earthworks.</p> <p>Schedule 24 of the Planning Regulation 2017 defines high impact earthworks as operational work that changes the form of the land, or involves placing a structure on land, in a way that diverts water to or from a wetland in a wetland protection area and involves excavating or filling of more than 100m³ (for development within 200m of the wetland).</p> <p>If the proposal involves more than 100m³ of filling or excavation, referral will be required under Schedule 10, Part 20, Division 4, Table 3 of the Planning Regulation 2017. It is unclear from the information provided whether the proposal will involve high impact earthworks or not.</p> <p>If required, referral agency assessment will be undertaken against State Code 9: Great Barrier Reef wetland protection areas of the State Development Assessment Provisions (SDAP).</p> <p>Matters of State Environmental Significance (MSES) as defined in Schedule 2 of the Environmental Offsets Regulation 2014 have been identified within the subject site. To address performance outcome 9 (PO9) of State Code 9, the application must identify if there are any MSES on or adjacent to the proposed development site. Where MSES are identified the development application should:</p> <ul style="list-style-type: none"> • Provide a targeted assessment to ground truth any MSES identified; • Demonstrate how the development avoids adverse impacts on each MSES to the greatest extent practicable;

Item	Advice
	<ul style="list-style-type: none"> • Where the above is not reasonably possible, demonstrate how impacts on MSES have or will be minimised and/or mitigated to the greatest extent practicable; • Demonstrate whether the development will have a Significant Residual Impact on any identified MSES using the Significant Residual Impact Guideline. An assessment will need to be undertaken for each MSES to determine whether the proposed development will result in a significant residual impact; and • Identify any potential offset obligation as per PO9 (3) of State Code 9. Further advice on environmental offsets can be found on the Queensland Government website. <p>The Department of Environment and Science's Guideline: State Development Assessment Provisions, State Code 9: Great Barrier Reef wetland protection areas may be helpful when responding to State code 9.</p> <p>The following tools may be helpful for a desktop analysis and assessment:</p> <ul style="list-style-type: none"> - Environmental Reports Online - Request a property report and vegetation maps - Map of Referable Wetlands - WetlandInfo - Protected Plants Flora Survey Trigger Map - Request Species List - Queensland Wetland Buffer Guideline
	Native vegetation
3.	As the premises is less than 5 hectares in area, referral agency assessment is not required for clearing native vegetation under Schedule 10, Part 3, Division 4, Table 3 of the Planning Regulation 2017.
	State Development Assessment Provisions
4.	<p>A development application requiring referral to the department will be assessed against the relevant State codes of the State Development Assessment Provisions (SDAP). For example, State Code 9: Great Barrier Reef wetland protection areas.</p> <p>SDAP version 2.5 took effect on 1 July 2019. To assist applicants in preparing a development application, the department has prepared SDAP version 2.5 response templates.</p> <p>Please note, the SDAP is continually amended to reflect updates to legislation and policies. It is recommended that you check the department's website to ensure you are addressing the current SDAP version when preparing your application.</p> <p>An application that complies with all applicable acceptable outcomes is considered to satisfy the corresponding performance outcome. If an application does not comply with one or more of the applicable acceptable outcomes, compliance with the performance outcome should be demonstrated.</p>
	Development assessment fees
5.	<p>The referral fee under the Planning Regulation 2017 for a development application for a material change of use in a wetland protection area and involving high impact earthworks is:</p> <ul style="list-style-type: none"> • Schedule 10, Part 20, Division 4, Table 3, Item 8: \$3,313.00

Item	Advice
Matters outside SARA's jurisdiction	
Protected plants	
6.	<p>In Queensland, all native plants are considered 'protected plants' under the <i>Nature Conservation Act 1992</i>. Anyone proposing to clear protected plants 'in the wild' for any reason may require a permit from the Department of Environment and Science (DES).</p> <p>Prior to any clearing of protected plants, a person must check the flora survey trigger map to determine if the clearing is within a high-risk area. This trigger map is available as part of the Vegetation Management Report which can be accessed on Queensland Government's website.</p> <p>In a high-risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants (EVNT plants) and their supporting habitat.</p> <p>DES can be contacted via email at palm@des.qld.gov.au or by contacting 1300 130 372 for information regarding clearing requirements under the <i>Nature Conservation Act 1992</i> protected plant framework. Further information on protected plants can be found in DES's Operational policy.</p>

This pre-lodgement advice does not constitute an approval or an endorsement that the department supports the development proposal. Additional information may be required to allow the department to properly assess the development proposal when a formal application has been lodged.

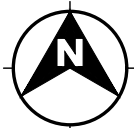
Should this proposal be amended in any way, this pre-lodgement advice may no longer be relevant, and the applicant is encouraged to seek further advice from the State Assessment and Referral Agency. This pre-lodgement advice is valid for a period of nine (9) months from date of issue, unless a change in legislation or policy occurs that would affect the pre-lodgement advice.

For further information please contact Tony Croke, Principal Planning Officer, on 40373205 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

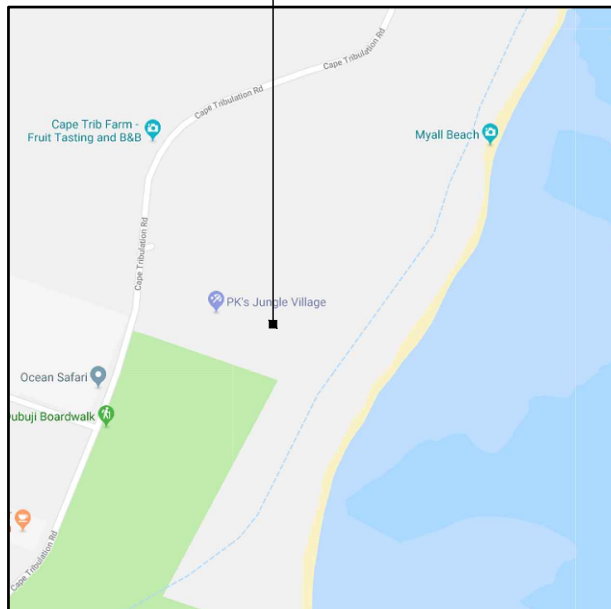
Yours sincerely



Brett Nancarrow
Manager (Planning)



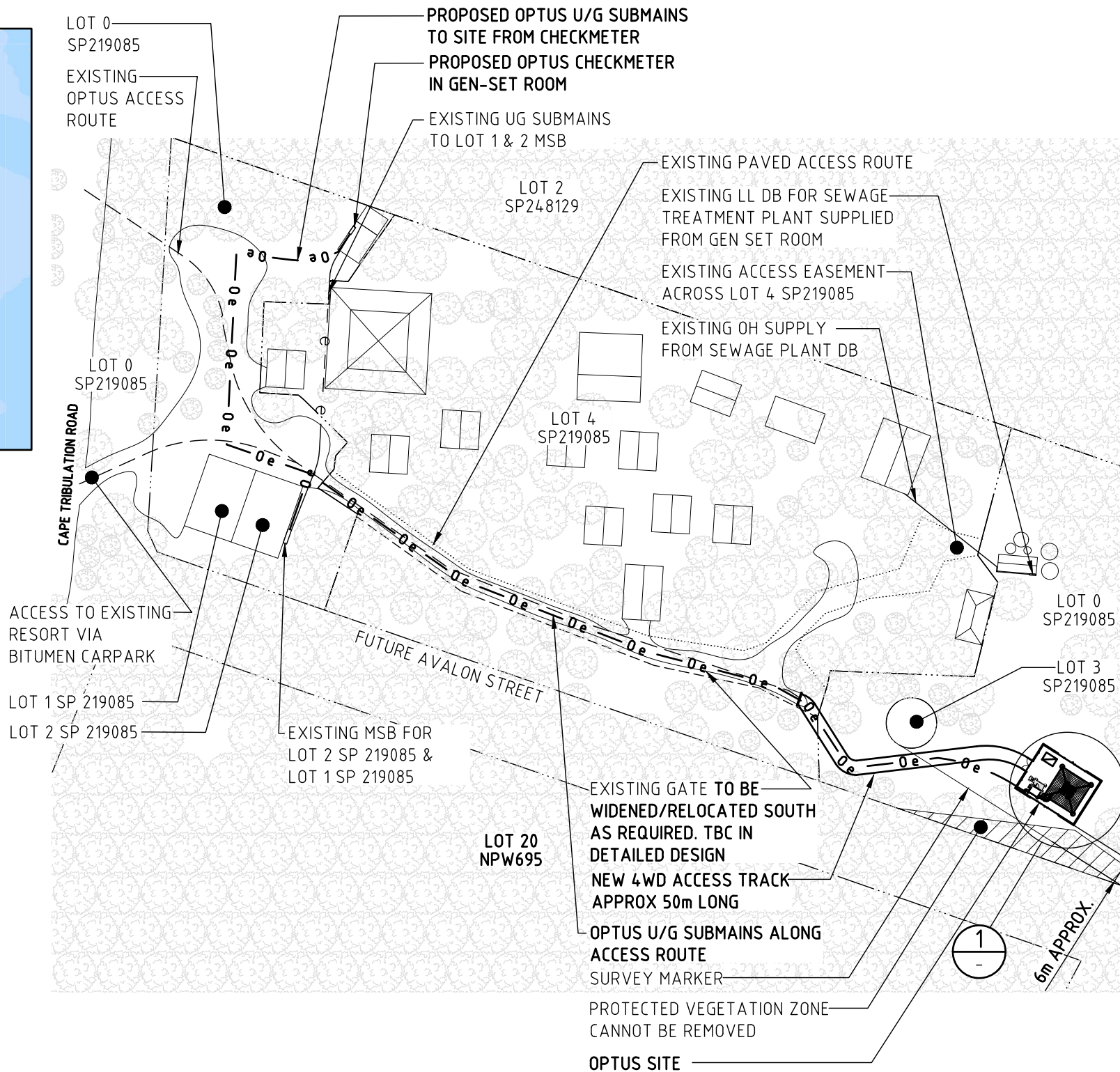
PROPOSED OPTUS
BASE STATION



LOCALITY MAP
COPYRIGHT © GOOGLE MAPS

LEGEND:

- LOT BOUNDARIES
- 0 e — 0 e — OPTUS SUBMAINS
- SURVEY MARKER
- - - e - - - EXISTING ELECTRICAL CABLES
- OPTUS SITE ACCESS ROUTE
- - - - - EXISTING PAVED ACCESS ROUTE
- EXISTING EASEMENT



OVERALL SITE PLAN
SCALE 1:1250

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

SITE ADDRESS:
LOT 0 / SP219085
CAPE TRIBULATION ROAD,
CAPE TRIBULATION, QLD 4873

- NOTES:**
1. **BASIS OF DESIGN**
 - > SITE INSPECTION 19/06/2019
 2. **PANEL ANTENNAS**
 - > 1-OFF PROPOSED HUAWEI ASI4517R1 12 PORT ANTENNA PER SECTOR (EACH 2.8m MAX. LONG) AT EL 49.00m.
 - > SECTOR 1 - 20°, SECTOR 2 - 110°, SECTOR 3 - 210°, SECTOR 4 - 290°
 - > MOUNTED TO STAND OFF MOUNTS ON HEADFRAME.
 3. **TRANSMISSION**
 - > Ø1800 PARABOLIC ANTENNA AT EL 45.00m (1 OFF PROPOSED)
 4. **EQUIPMENT SHELTER**
 - > PROPOSED ICS ZONECOOL TYPE A2 SHELTER.
 - > SUPPORTED ELEVATED STEEL PLATFORM ABOVE 1:100 LEVEL.
 5. **OPTUS LATTICE TOWER**
 - > PROPOSED 50m HIGH LATTICE TOWER WITH OPTUS SQUARE HEADFRAME AT EL 49.00m.
 6. **FEEDER CABLES**
 - > SIZE: 6/12 (4 OFF) TRUNK CABLE
 - > LENGTH: 60m
 - > PROPOSED TRUNK CABLES TO RUN FROM SHELTER IN 450 WIDE ELEVATED CABLE LADDER THEN RUN UP LATTICE TOWER UTILISING FEEDER SUPPORT BRACKETS.
 7. **SITE ACCESS**
 - > SITE ACCESS VIA EXISTING BITUMEN CARPARK AND THEN VIA NEW 50m APPROX. 4WD ACCESS TRACK. ENTRY OFF CAPE TRIBULATION ROAD.
 - > OPTUS SITE 250m FROM CAPE TRIBULATION ROAD ENTRY.
 8. **ANTENNA ACCESS**
 - > CLIMBING LADDER AND DOUBLE LANYARD ACCESS PROVIDED ON LATTICE TOWER.
 9. **POWER SUPPLY**
 - > PROPOSED OPTUS CHECK METER TO BE INSTALLED IN LANDLORDS' GEN SET ROOM AND 3-PHASE AC POWER TO BE PROVIDED FROM THE GEN SET. OPTUS AC POWER SUBMAINS TO TAKE SHORTEST ROUTE TO OPTUS SHELTER.
 - > PROPOSED U/G OPTUS AC POWER SUBMAINS >320m APPROX.
 - > DETAILS TO BE CONFIRMED AT DETAILED DESIGN.
 10. **OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - > PROPOSED OPTUS EQUIPMENT INCLUDES, LATTICE TOWER, HEADFRAME, MOUNTS, SHELTER, SHELTER PLATFORM, ANTENNAS, RRUS, ANCILLARIES TO BE PAINTED PALE EUCALYPT.

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	28.06.19	ISSUE OF APPROVAL	HUAWEI	BL	AP	BC	JH
01	22.12.17	ISSUED FOR APPROVAL	OPUS	AW	AP	BC	JH



HUAWEI TECHNOLOGIES (AU) PTY LTD
ABN 49 103 793 380
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9528 3888 FAX: +61 2 9411 8533
MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:



Project:

MOBILE NETWORK AUSTRALIA
SITE No. B8857 - Q
CAPE TRIBULATION
CAPE TRIBULATION ROAD, CAPE TRIBULATION

Drawing Title:

DRAFT SITE LAYOUT SHEET 1

Drawing Status:

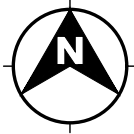
FOR APPROVAL

Drawing No.

B8857-P1

Revision

02

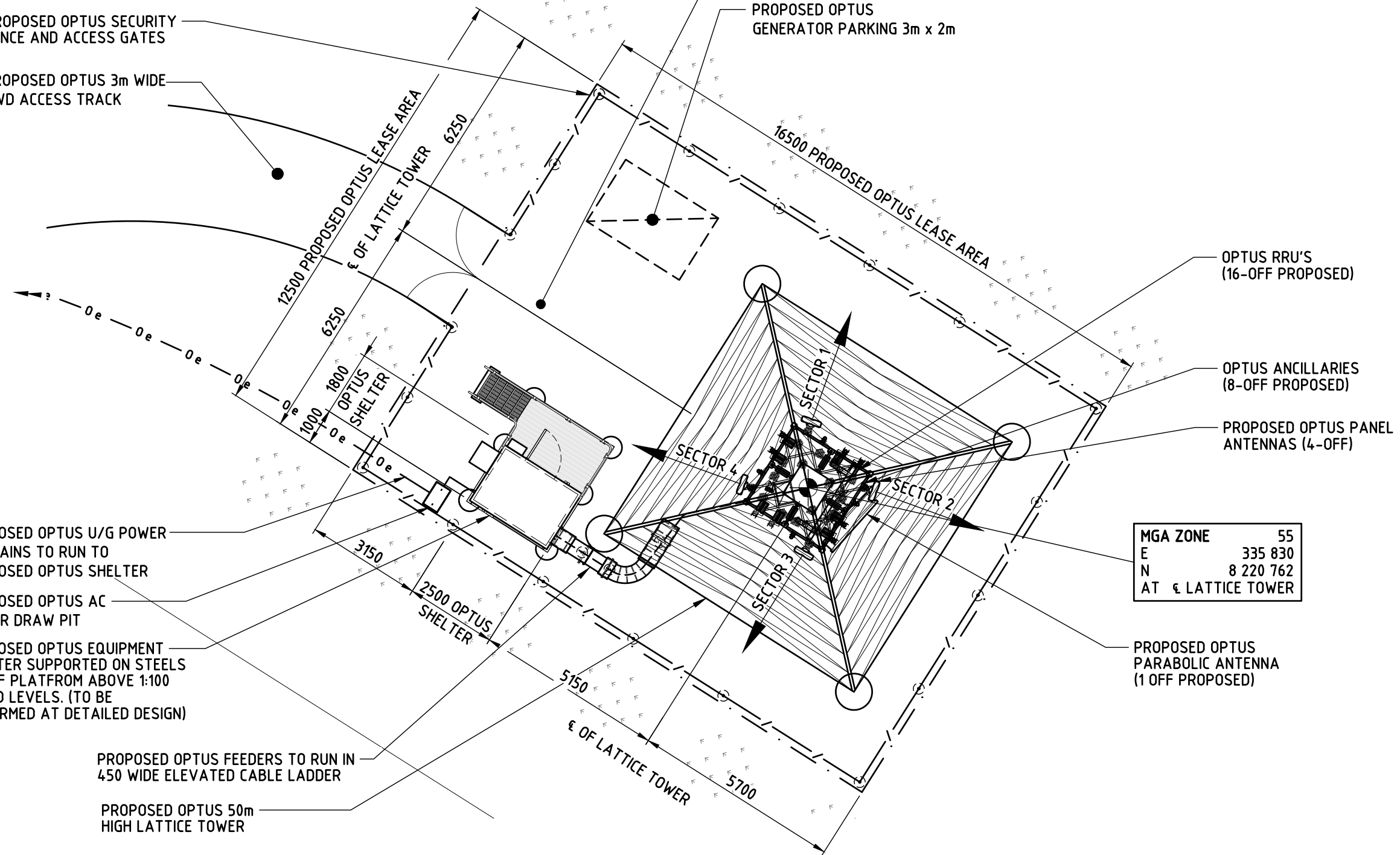


PROPOSED OPTUS SECURITY FENCE AND ACCESS GATES

PROPOSED OPTUS 3m WIDE 4WD ACCESS TRACK

PROPOSED RECYCLED CONCRETE GROUND COVER

PROPOSED OPTUS GENERATOR PARKING 3m x 2m



OPTUS RRU'S (16-OFF PROPOSED)

OPTUS ANCILLARIES (8-OFF PROPOSED)

PROPOSED OPTUS PANEL ANTENNAS (4-OFF)

MGA ZONE	55
E	335 830
N	8 220 762
AT	€ LATTICE TOWER

PROPOSED OPTUS PARABOLIC ANTENNA (1 OFF PROPOSED)

PROPOSED OPTUS U/G POWER SUBMAINS TO RUN TO PROPOSED OPTUS SHELTER

PROPOSED OPTUS AC POWER DRAW PIT

PROPOSED OPTUS EQUIPMENT SHELTER SUPPORTED ON STEELS PROOF PLATFORM ABOVE 1:100 FLOOD LEVELS. (TO BE CONFIRMED AT DETAILED DESIGN)

PROPOSED OPTUS FEEDERS TO RUN IN 450 WIDE ELEVATED CABLE LADDER

PROPOSED OPTUS 50m HIGH LATTICE TOWER

DETAIL 1
SCALE 1:100

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	28.06.19	ISSUE OF APPROVAL	HUAWEI	BL	AP	BC	JH
01	22.12.17	ISSUED FOR APPROVAL	OPUS	AW	AP	BC	JH



HUAWEI TECHNOLOGIES (AU) PTY LTD
ABN 49 103 793 380
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9526 3888 FAX: +61 2 9411 8533
MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575



Client:
OPTUS

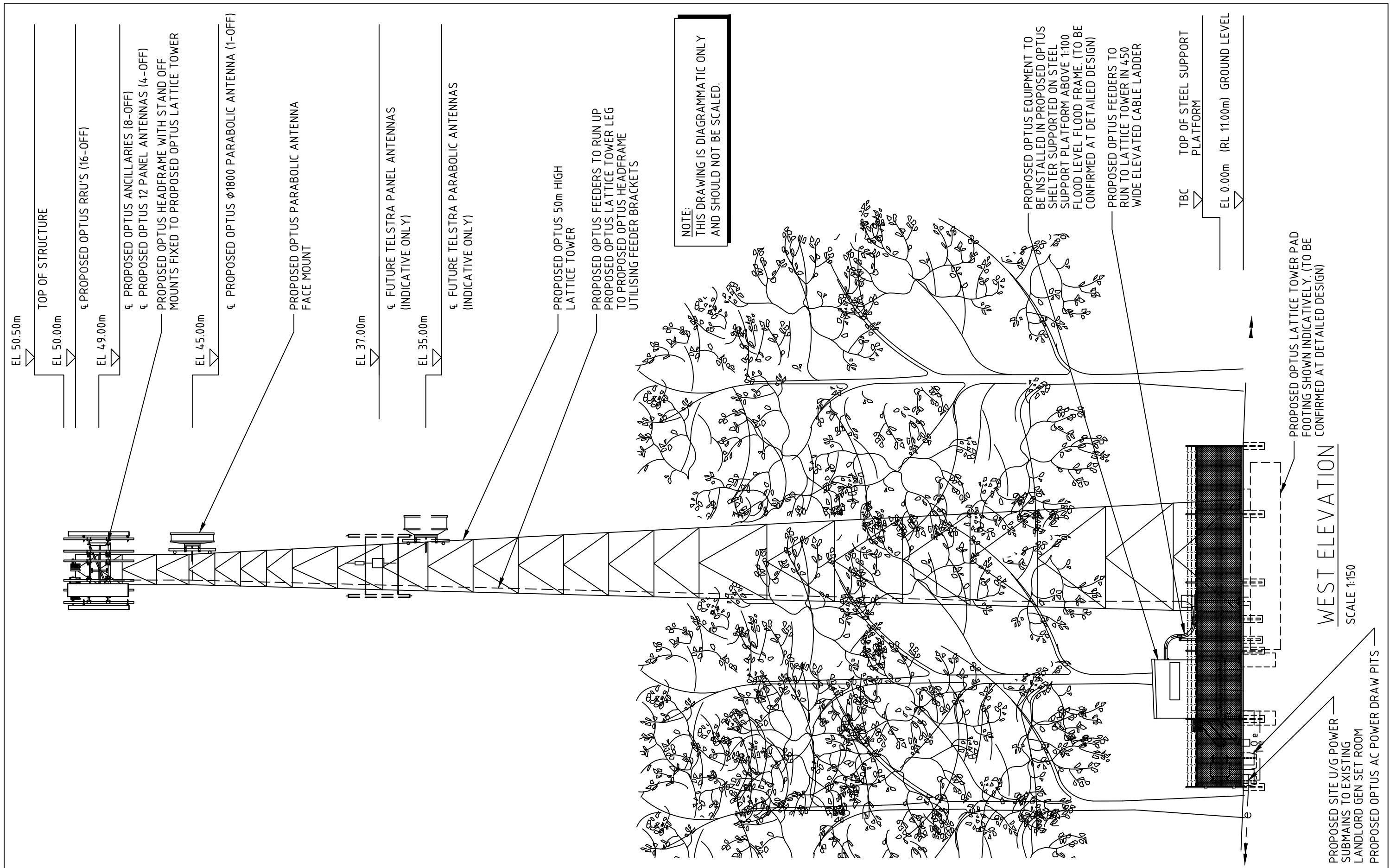
Project:
MOBILE NETWORK AUSTRALIA
SITE No. B8857 - Q
CAPE TRIBULATION
CAPE TRIBULATION ROAD, CAPE TRIBULATION

Drawing Title:
DRAFT SITE LAYOUT SHEET 1

Drawing Status:
FOR APPROVAL

Drawing No.
B8857-P1

Revision
02



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

PROPOSED OPTUS EQUIPMENT TO BE INSTALLED IN PROPOSED OPTUS SHELTER SUPPORTED ON STEEL SUPPORT PLATFORM ABOVE 1:100 FLOOD LEVEL FLOOD FRAME. (TO BE CONFIRMED AT DETAILED DESIGN)

PROPOSED OPTUS FEEDERS TO RUN TO LATTICE TOWER IN 450 WIDE ELEVATED CABLE LADDER

TBC
TOP OF STEEL SUPPORT PLATFORM

EL 0.00m (RL 11.00m) GROUND LEVEL

PROPOSED OPTUS LATTICE TOWER PAD FOOTING SHOWN INDICATIVELY. (TO BE CONFIRMED AT DETAILED DESIGN)

WEST ELEVATION
SCALE 1:150

PROPOSED SITE U/G POWER SUBMAINS TO EXISTING LANDLORD GEN SET ROOM
PROPOSED OPTUS AC POWER DRAW PITS

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	28.06.19	ISSUED FOR APPROVAL	HUAWEI	BL	AP	BC	JH
01	22.12.17	ISSUED FOR APPROVAL	OPUS	AW	AP	BC	JH



HUAWEI TECHNOLOGIES (AU) PTY LTD
ABN 49 103 793 380
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9526 3686 FAX: +61 2 9411 8533
MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:

Project:
MOBILE NETWORK AUSTRALIA
SITE No. B8857 - Q
CAPE TRIBULATION
CAPE TRIBULATION ROAD, CAPE TRIBULATION

Drawing Title:
DRAFT SITE ELEVATION

Drawing Status:
FOR APPROVAL

Drawing No.
B8857-P3

Revision
01