

# DA Form 1 – Development application details

**Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.**

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Optus Mobiles Pty Ltd C/- Metasite Pty Ltd
Contact name <i>(only applicable for companies)</i>	Joel Stuart
Postal address <i>(P.O. Box or street address)</i>	PO Box 31
Suburb	Crows Nest
State	NSW
Postcode	1585
Country	Australia
Contact number	(02) 9439 1006
Email address <i>(non-mandatory)</i>	<a href="mailto:Joel.stuart@metasite.com.au">Joel.stuart@metasite.com.au</a>
Mobile number <i>(non-mandatory)</i>	0425848094
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	B8857

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

#### 3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (all lots must be listed), **or**

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		3910	Cape Tribulation Road	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	0	SP219085	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		3910	Cape Tribulation Road	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	4	SP219085	Douglas Shire

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
-16.08772	145.46513	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Douglas Shire

☒ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

Coral Sea

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☒ In a tidal area

Name of local government for the tidal area (if applicable):

Douglas Shire Flood Storm Tide Overlay

Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

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

**5) Are there any existing easements over the premises?**

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

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

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

- ☒ Development permit      ☐ Preliminary approval      ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment      ☒ Impact assessment *(requires public notification)*

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

Telecommunications facility (50m Lattice tower)

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

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

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

- ☐ Development permit      ☐ Preliminary approval      ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment      ☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

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

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

**8.1) Describe the proposed material change of use**

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

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

<input type="checkbox"/> Yes		
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<input checked="" type="checkbox"/> No		
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**Division 2 – Reconfiguring a lot**

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

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

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

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
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<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))
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**10) Subdivision****10.1) For this development, how many lots are being created and what is the intended use of those lots:**

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

**10.2) Will the subdivision be staged?**

<input type="checkbox"/> Yes – provide additional details below
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<input type="checkbox"/> No
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How many stages will the works include?	
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What stage(s) will this development application apply to?	
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11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

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

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

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13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure	
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure	
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation	
<input type="checkbox"/> Other – please specify: <table border="1" style="width: 100%;"><tr><td></td></tr></table>			

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$	
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## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

### 17) Do any aspects of the proposed development require referral for any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

#### Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- ☐ Wetland protection area

#### Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the <b>chief executive of the distribution entity or transmission entity</b> : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council</b> : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the <b>Minister under the Transport Infrastructure Act 1994</b> : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the <b>relevant port operator</b> : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the <b>Chief Executive of the relevant port authority</b> : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the <b>Gold Coast Waterways Authority</b> : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the <b>Queensland Fire and Emergency Service</b> : <input type="checkbox"/> Tidal works marina ( <i>more than six vessel berths</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> <li>• that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul>
Further advice about information requests is contained in the <u>DA Forms Guide</u> .

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application  
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application  
☒ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
☐ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached  
☒ No

23) Further legislative requirements

### Environmentally relevant activities

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below  
☒ No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

### Hazardous chemical facilities

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

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under

section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

**Environmental offsets**

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

**Koala conservation**

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

**Water resources**

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

**Waterway barrier works**

23.7) Does this application involve **waterway barrier works**?

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

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

**Marine activities**

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

**Quarry materials from a watercourse or lake**

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

#### **Quarry materials from land under tidal waters**

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Referable dams**

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

#### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:

☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☐ A certificate of title

☒ No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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#### **Brothels**

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

#### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

## 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

**Note:** See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

☒ Yes

☐ Not applicable

## 25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## PART 9 – FOR OFFICE USE ONLY

Date received:

Reference number(s):

### Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment manager

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

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

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# PLANNING ASSESSMENT REPORT

## (Impact Assessable)

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***Proposal:***

Proposed Telecommunications Tower  
3910 Cape Tribulation Road, Cape Tribulation QLD 4873  
(Lot 0 / SP 219085)  
(Access through Lot 4 / SP 219085)

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***Prepared for:***

Douglas Shire Council

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***Prepared by:***

Metasite Pty Ltd  
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**metasite**

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***On behalf of:***

Optus Mobile Pty Ltd

**OPTUS**

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DOCUMENT REVIEW SHEET	
Client:	Optus Mobile Pty Ltd
Document Reference Number:	Cape Tribulation
File Number:	B8857
Project Manager:	Adrian Bell
Preparation & Self Check:	Joel Stuart
Application submission date:	02/07/2019

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## 1.0 EXECUTIVE SUMMARY

Proposal:	<p>Optus proposes to construct a new telecommunications facility at 3910 Cape Tribulation Road, Cape Tribulation QLD 4873 (Lot 0/SP219085). The facility will comprise the installation of:</p> <ul style="list-style-type: none"> <li>• A new 50m lattice Tower with standard Optus headframe.</li> <li>• Four (4) Optus panel antennas (each 2.8m max in length) mounted on the headframe.</li> <li>• One (1) x 1800mm microwave radiocommunications parabolic antenna.</li> <li>• A standard 2.4m tall chain wire fence around Optus lease area.</li> <li>• One (1) Optus shelter on an elevated steel support platform above 1:100 flood levels, and</li> <li>• Ancillary equipment, include but not limited to: amplifiers, diplexers, radio remote units (RRUs), combiners, cable feeders, cable ladders, earthing, bird proofing, electrical works and air-conditioning equipment (including future equipment identified on plans).</li> </ul>
Purposes:	The telecommunications facility is necessary to meet increased customer demand for Optus voice coverage and data technology (3G & 4G mobile and wireless broadband coverage).
Site Information:	<p>Lot and Plan: Lot 0 / SP219085</p> <p>Address: 3910 Cape Tribulation Road, Cape Tribulation QLD 4873</p> <p>Proposed Optus lease area of 206sqm (12.5m x 16.5m)</p>
Town planning details:	<p>Scheme: Douglas Shire Council</p> <p>Zoning: Conservation Zone</p> <p>Use Definition: Telecommunications Facility</p>
Application:	Impact Assessable Material Change of Use (MCU) Development Application seeking a Development Permit for the installation of an Optus telecommunications facility.
Applicant:	<p>Applicant: Optus Mobile Pty Ltd, C/- Metasite Pty Ltd</p> <p>Office Address: Level 2, 71 Alexander St, CROWS NEST, NSW, 2065</p> <p>Postal Address: Metasite, PO Box 31, CROWS NEST, NSW, 1585</p> <p>Contact Person: Joel Stuart</p> <p>Contact Number: 02 9439 1006</p> <p>Contact Email: joel.stuart@metasite.com.au</p>

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## 2.0 INTRODUCTION

Metasite Pty Ltd is engaged by Huawei Australia Pty Limited on behalf of Optus Mobile Pty Ltd (Optus) for the deployment of their telecommunications base station sites. As part of this deployment process, Optus has identified a need for increased digital mobile telephone coverage and capacity improvements to provide coverage footprint & capacity to the users in the area surrounding the proposed site. Optus has an existing network which continues to require on-going investment to address improved coverage and capacity demands. As part of this program of works, Optus are seeking to improve voice and data capabilities in major regional and holiday centres such as the area surrounding the proposed site.

The area surrounding the proposed site currently has no Optus mobile coverage. To deliver coverage to this area, the proposed facility is designed to provide both voice and data technologies.

The proposal is partially funded through the Commonwealth Government's Mobile Black Spot Program. The aim of the program is to improve mobile phone coverage and competition in regional and remote Australia.

In response to this identified need, we are seeking to obtain planning consent for the installation of a new mobile base station at 3910 Cape Tribulation Road, Cape Tribulation QLD 4873 (Lot 0/SP219085). An in-depth site selection process was undertaken in the area prior to confirming the location at 3910 Cape Tribulation Road as our preferred location. This process matched potential candidates against four key factors, namely:

- Town planning considerations (such as zoning, surrounding land uses, environmental significance, compliance with the planning scheme and visual impact);
- The ability of the site to provide acceptable coverage levels to the area;
- The ability for Optus to secure a lease agreement with the landowner, and finally;
- The Construction feasibility of the chosen location.

The site area at 3910 Cape Tribulation Road was found to be the most suitable in the study area. According to the applicable Douglas Shire Planning Scheme 2018, the subject site is designated as being within a "*Conservation*" land use zone. This report provides an assessment of the matters relevant to an Impact Assessable Material Change of Use development application for a telecommunications facility, including:

- A detailed analysis of the site selection process;
- A full description of the proposal, in relation to the facility's location, design, access, visual impact, etc, and;
- An assessment of the proposal against the relevant planning provisions/objectives of all levels of Government (i.e. National, State, Regional and Local);

The telecommunications facility will operate within all current and relevant standards regulated by the Australian Communications and Media Authority (ACMA).

This information will demonstrate to Douglas Shire Council that the proposed facility is appropriate in order to obtain approval and the subsequent development permit.

### 3.0 PROCESS FOR IDENTIFYING AND PLANNING A MOBILE BASE STATION

#### 3.1 Background

Mobile phone networks and mobile phone use have become an integral part of the everyday functioning of business's homes and society. Mobile telecommunications systems work on a cellular principle, whereby a network of base stations provides coverage to an area. Each base station transmits and receives signals to and from devices in the area. However, each base station also has a restricted capacity in terms of the number of calls it can receive & transmit and capacity for users to upload & download data/browse the web. Therefore, networks located in areas where a large number of calls are made and greater reliance on internet usage is required, will need an increased number of base stations to accommodate the high traffic demand.

The closest Optus base station is located approximately 17km south of the subject site at Alexandra Range lookout, Lot 164 / NPW58, Cape Tribulation Road, Kimberley QLD 4873. This base station is located too far away to service Cape Tribulation and the existing dwellings in the surrounding area.

As noted above the area surrounding the site does not currently have Optus mobile coverage and is what is known generically as a 'coverage blackspot'.

The Cape Tribulation area was nominated as an area for treatment under the Commonwealth Government's Mobile Blackspot Program (MBSP). Optus was successful in obtaining funding for the site under round 2 of the program thus facilitating the deployment of the site.

A number of factors have led to delays in acquisition and deployment of the site but those factors have been cleared and Optus is now in a position to proceed.

#### 3.2 Optus Coverage Objectives

Planning for a new mobile telecommunications base station is a complex process, which in this case involves the following activities:

##### -Identification of areas with poor service and / or performance

Optus uses a number of methods to identify those parts in the network that require improved coverage, capacity and call performance. These methods include: physical surveys, statistical measures, computer modelling of coverage, and the evaluation of customer complaints. When an area within the Optus network is identified as providing poor levels of service and performance, investigations are undertaken to determine the measures required to rectify these service and performance deficiencies. In this case, Optus has identified that Cape Tribulation and the surrounding rural and residential areas as requiring improved data and call services, as there are significant deficiencies in existing coverage.

#### -Remedial measures

Optus Radio Frequency (RF) engineers assess deficiencies in coverage, and devise measures necessary to address this problem. The first stage of the process is to examine whether the deficiency may be improved through optimisation of the existing network infrastructure (i.e. by modifying/upgrading existing facilities to enhance local coverage) to avoid the need for additional infrastructure. In this instance, there are no existing Optus sites in Cape Tribulation, therefore, optimisation is not applicable and new site candidates were required.

#### -Site Parameters

Optus identifies an area where the requirement for a telecommunications facility would be highest (the “*target area*”) and identifies the area that would provide improvements to that area (the “*search area*”). Preliminary investigation is then undertaken in conjunction with its planning / environmental, property consultants, Radio Frequency (RF) engineers and designers in order to identify possible locations and options to locate a telecommunications facility.

Whilst the operational and geographical aspects of deploying new mobile base stations are initial factors, there are many other critical issues that have to be effectively resolved in parallel that also influence network design. Some of the issues which need to be considered are: visual amenity, potential co-location opportunities, the availability and suitability of land and a willing site provider, occupational health and safety, construction issues (including structural and loading feasibility and access for maintenance purposes), topographical constraints, legislative policy constraints, environmental impacts, and cost implications.

The number, type and height of facilities required to provide additional capacity and coverage to the network are largely determined by the above operational, geographical and other factors discussed that influence final network design. These compounded factors often severely restrict the available search area within which a facility can be established.

### **3.3 Candidate Sites**

An extensive research of potential candidates was conducted with the search area. The research considered the ability of each potential candidate to meet the coverage objectives, as well as planning objectives, co-location opportunities and public health considerations and are then ranked accordingly. The outcome was that the proposed site was selected as the preferred candidate that best suit the above requirements.

**Candidate A** – 3812 Cape Tribulation Road, Cape Tribulation was considered for a greenfield new tower. This candidate was discounted because an agreement could not be reached with the owners.

**Candidate B** – Lot 2/RP741072, Cape Tribulation Road, Cape Tribulation was considered for a greenfield new tower. This location requires a 50m Lattice Tower to provide acceptable RF coverage. This proposal did not provide acceptable RF coverage to the area.

**Candidate C** – Lot 6/RP741072, Cape Tribulation Road, Cape Tribulation was considered for a greenfield new tower. This proposal did not provide acceptable RF coverage to the area.

**Candidate D** – Lot 20/NPW695, Cape Tribulation Road, Cape Tribulation was considered for a greenfield new tower. This proposal did not provide acceptable RF coverage to the area.

**Candidate E** – Lot 3/RP40257, Cape Tribulation Road, Cape Tribulation was considered for a greenfield new tower. This proposal did not provide acceptable RF coverage to the area.

**Candidate F** – 3910 Cape Tribulation Road, Cape Tribulation was considered for a greenfield new tower. This proposal is the proposed candidate and the only candidate that is viable for Optus once all candidates and objectives are considered.

**Candidate G** – 3903 Cape Tribulation Road, Cape Tribulation was considered for a greenfield new tower. This proposal did not provide acceptable RF coverage to the area.

**Candidate H** – Proposed Telstra 40m Lattice Tower, 3726 Cape Tribulation Road, Cape Tribulation was considered for a co-location onto a proposed Telstra facility. Refer to section 3.5 for further information regarding the proposed Telstra facility.

### **3.4 Land Use and Locality**

The proposed site is located at 3910 Cape Tribulation Road, Cape Tribulation (Lot 0 / SP 219085). The property is zoned as 'Conservation' under *the Douglas Shire Planning Scheme 2018*.

The chosen location ensures the site will be located furthest away from residential dwellings from all directions. Furthermore, the proposal meets the Radio Frequency (RF) objectives and the landowner is supportive of the proposal. The surrounding land use is entirely zoned conservation.

### **3.5 Consideration and investigations for co-location**

Optus considered available co-location opportunities; however, none of those options were suitable for the proposal as no current opportunities exist.

Both Telstra and Optus have been seeking to develop new infrastructure to provide coverage to the Cape Tribulation area.

We understand that Telstra has also secured funding from the Commonwealth Government under the MBSP under a subsequent funding round and with separate arrangements.

Optus and Telstra consulted with each other over the site acquisition cycle but have each decided to pursue separate facilities. This is discussed below.

Telstra are proposing to develop a new telecommunications facility at 3726 Cape Tribulation Road, Cape Tribulation (Lot 5 RP741072).

Optus has considered the proposed Telstra facility and has discounted the possibility of co-locating on that proposed facility due to the following factors:

Optus' proposal is funded separately by the Commonwealth Government under the Mobile Phone Blackspots Program (Release 2). The funding is specific and based on certain objectives being met. Optus' analysis demonstrates that the objectives are met by the proposed Optus site and will not necessarily be met by the Telstra candidate. Without mobile blackspot finding there is no guarantee that the Optus proposal would go ahead.

Generally, Mobile Phone Blackspots Program requirements aside, the coverage that Optus would be able to achieve from the Telstra candidate location is materially different and reduced to that from the proposed site.

Refer to **Appendix D** for information about the differences in predicted radio performance between the proposed Optus facility and what Optus' coverage would look like if Optus were to co-locate onto the proposed Telstra facility. As shown in this appendix, the proposed coverage of the proposed Optus location is significantly greater than the Telstra co-location coverage, particularly in the northern reaches of the township. Although the coverage plot of the proposed Telstra location may look similar, a portion of the township to the north would be missed from the proposed Telstra location.

Telstra is proposing a solar power solution for its candidate site. Solar power solutions are admirable on environmental grounds, but not as robust as mains or generator based supplies or as capable of supporting multiple technologies or being upgraded as readily. Solar power solutions are not generally recommended for macro base stations.

The proposed Optus facility has been designed to cater for Telstra to co-locate at the site should it determine to do so.

### 3.6 Site Description and Context

The proposed site is located on the rear of 3910 Cape Tribulation Road (Lot 0/SP219085). The site is a tourism accommodation premise and consists of accommodation, a bar and store premise, and amenities.

The location of the proposed facility comprises a 12.5m x 16.5m lease area on the western side of the property – refer to **Image 01**. This area will be accessible via an access track through Lot 0 and lot 4 to the front of the Property where an existing road entrance onto Cape Tribulation Road will be used.



**Image 01:** Aerial view of the proposed site location in relation to surrounding landscape  
**Source:** QLD Globe

The subject site is largely surrounded by bushland and other tourism premises. No child care centres, schools, or other 'community sensitive' uses are located in the surrounding area.

The position of the proposed site on the lot was selected for several reasons:

- The facility will have minimal visual impact on the surrounding established areas
- Electricity supply is available from, and will be supplied by, PK's Jungle Village via their existing generator systems. The supply will be privately assessed and any upgrades required will be undertaken as part of construction.
- The proposal will achieve the desired Optus coverage objectives;

## 4.0 COMMONWEALTH REGULATORY FRAMEWORK

The installation of certain telecommunications facilities (as defined in the Telecommunications Act 1997) is regulated in the Australian Communications and Media Authority (ACMA) under the Telecommunications Act 1997. Other applicable supplementary legislative and regulative requirements are;

- Telecommunications Act 1997
- Telecommunications (Low-Impact) Determination 2018;
- Telecommunications Code of Practice 2018;
- The Australian Communications Alliance - Industry Code (C564:2018) for Mobile Phone Base Station Deployment.

As in the case with this proposal, relevant State and Local government legislation applies to telecommunications facilities that do not come under the purview of the Telecommunications Act 1997 and its subordinate legislation. The legislative requirements are outlined below in more detail.

### 4.1 Telecommunications Act 1997

In 1991, the Commonwealth Government initiated a major reform of the telecommunications industry in Australia. The reform allows limited competition until July 1997 at which time full competition was permitted. In July 1997, the *Telecommunications Act 1997 (the Act 1997)* was introduced to replace the 1991 Act, which facilitated this competition.

Under the 1997 Act, the Government established the *Telecommunications Code of Practice 2018 (Code of Practice)*, which sets out the conditions under which a carrier must operate. Optus, as a licensed telecommunications carrier, must comply with the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 2018* for all telecommunications facilities. Under the Act 1997, provisions have been made for telecommunications carriers to be subject to State and Territory planning laws in certain instances. The Act 1997 exempts carriers from the requirements of State planning legislation when the proposed facility is compliant with the *Telecommunications (Low-impact Facilities) Determination 2018 (the Determination)*.

The proposal involves installing a new fifty (50) metre lattice tower with a headframe on top to attach the panel antennas along with other ancillary equipment as listed in the “Executive Summary” section of this report. Therefore, the facility does not meet the parameters set out in the *Determination* and requires development approval under the provisions of the Douglas Shire Planning Scheme 2018.

#### 4.2 Telecommunications Code of Practice 2018

The *Telecommunications Code of Practice 2018 (Code of Practice)* is made under Schedule 3 of the *Telecommunications Act 1997 (the Act 1997)*. The *Code of Practice* ensures good practice measures under which a Carrier must operate and outlines conditions which carrier conduct must adhere to. This addresses conditions on carrier conduct when:

- Inspecting land;
- Installing a facility; and
- Maintaining a facility.

The Code emphasises “best practice” design, planning and installation of facilities, compliance with industry standards and minimisation of adverse impacts as much as practicable, particularly in terms of degradation of the environment and visual impact. The proposal adheres to the conditions outlined in the *Code of Practice* in accordance to *the Act 1997* in particular section 2.11 best practice for inspection of land, section 3.11 best practice for subscriber connection and section 6.11 best practice conditions for maintenance of facilities.

This proposal has taken into consideration the requirements outlined above in the best practice conditions of the *Code of Practice* and thus includes the best design, planning and location measurements to ensure the proposed facility is in accordance with sections 2.11 and 3.11 of *the Act 1997*.

Section 3.13 of *the Act 1997* addresses co-location and the need for carriers to take reasonable steps to find out whether existing facilities are available and to use all existing facilities for the activity. As outlined in section “2.5 Consideration and investigations for co-location” there are no existing facilities in the area and no current co-location opportunities. A desktop study and scooping visit of the area was undertaken and the site itself. In this case, Lot 4 on SP 120102 was selected as it was considered not to have an adverse impact on the environment whilst complying with relevant state and local legislation.

#### 4.3 Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications (Low-impact Facilities) Determination 2018 (the Determination)* was made under subclause 6 (3) of schedule 3 of the *Telecommunications Act 1997*. The Act outlines under subclause 6 (4), (5), and (7) that certain facilities, cannot be classified as low-impact facilities, these include the following:

- Designated overhead lines;
- A tower that is not attached to a building;
- A tower attached to a building and more than 5 metres high;
- An extension to a tower that has previously been extended; and
- An extension to a tower, if the extension is more than 5 metres high.

The proposal cannot be classified as a low-impact facility under *the Determination* as it involves the installation of a fifty (50) metre lattice tower. Therefore, the proposal is subject to the assessment of the *Queensland Planning Act 2016* and the *Douglas Shire Planning Scheme 2018*.

#### **4.4 The Australian Communications Alliance - Industry Code (C564:2011) for Mobile Phone Base Station Deployment**

The Mobile Phone Base Station Deployment Industry Code (the Deployment Code) is a mandatory code for all Carriers and deals with concerns raised by the community. The Deployment Code applies to Carriers who are installing, intending to install, operating, contracting or arranging for the installation of fixed telecommunication infrastructure.

An underlying principle of the Deployment Code is that public health and safety is of paramount importance and the overarching driver of the code is the precautionary approach used to minimise the impact of telecommunications facilities.

The precautionary approach must be applied to site selection, infrastructure design, installation and operation. The precautionary approach has been taken for the proposed facility.

## 5.0 QUEENSLAND PLANNING LEGISLATION AND GUIDELINES

There are a number of State Government provisions which could potentially apply to the proposed Optus facility. These include:

- The Queensland Planning Act 2016;
- Local Government Planning Scheme.

### 5.1 Queensland Planning Act 2016

The *Planning Act 2016* was established as a state-wide, applicant-driven development assessment system, by which local governments (and state agencies in particular circumstances) assess and make decisions on the various land-use and development proposals.

The *Planning Act 2016* mandates the framework and process for development assessment and also the basic requirements for an application.

The purpose of the Queensland Planning Act 2016 (as set out in: Section 3 Purpose of Act) is to:  
*“establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.”*

Pursuant to Chapter 3 of the *Planning Act 2016*, this application has been prepared to form part of an Impact Assessable Material Change of Use application, seeking a development permit under the Douglas Shire Planning Scheme 2018. As per Chapter 3 Section 45 of the Act, an Impact Assessable Material Change of Use must be carried out:

- against the assessment benchmarks in a categorising instrument for the development; and*
- having regard to any matters prescribed by regulation for this paragraph; and*
- may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstance, financial or otherwise.*

### 5.2 State Planning Policy (SPP)

The *State Planning Policy (SPP)* sets out the state’s interests in land-use planning and development across Queensland.

The SPP outlines 17 state interests, arranged under five broad themes:

- Liveable communities and housing
- Economic growth
- Environment and heritage
- Safety and resilience to hazards
- Infrastructure

Under State interest – liveable communities, liveable, well-designed and serviced community are delivered to support wellbeing and enhance quality of life.

### **5.3 Regional Plan**

In accordance to the Douglas Shire Planning Scheme 2018, Regional plans for the area must be considered in Material Change of Use applications. The Cape Tribulation area is covered by the Far North Queensland Regional Plan 2009-2031, which outlines the general direction and guidance for the future development of the region.

Under the Far North Queensland Regional Plan area, the site is identified as Regional Landscape and Rural Protection area, and is not identified as being within the Regional Interest Area. Given the minor impact of the proposed facility, is it not considered to impede the future rural use of the area. The proposal is also considered to be consistent with the regional plan by provided much needed cellular service, safety, and amenity to the community.

### **5.4 Referral Agencies**

The State Assessment and Referral Agency (SARA) is the entity of the QLD government responsible for the referral of applications with state interests.

The proposal has been submitted to SARA for a pre-lodgement assessment. The Far North Queensland SARA office has contacted Metasite via phone and confirmed that no State referral is required. Written advice to this affect is expected in the coming days and will be passed onto council once received.

### **5.5 Wetland Protection Area**

In this instance, a referral to SARA is not required for Wetland Protection. Although the site area falls within the Referrable Wetlands Trigger area the proposal involves minimal earthworks of less than 100m<sup>3</sup> and therefore is not considered 'high impact earthworks' and a referral is not required.

### **5.6 Regulated Vegetation**

The proposed facility is located with the Regulated Vegetation Management (RVM) Category X area – Generally exempt from the Vegetation Management Act. As such, it is considered that the minor vegetation clearing and tree trimming required for this development does not require a referral.

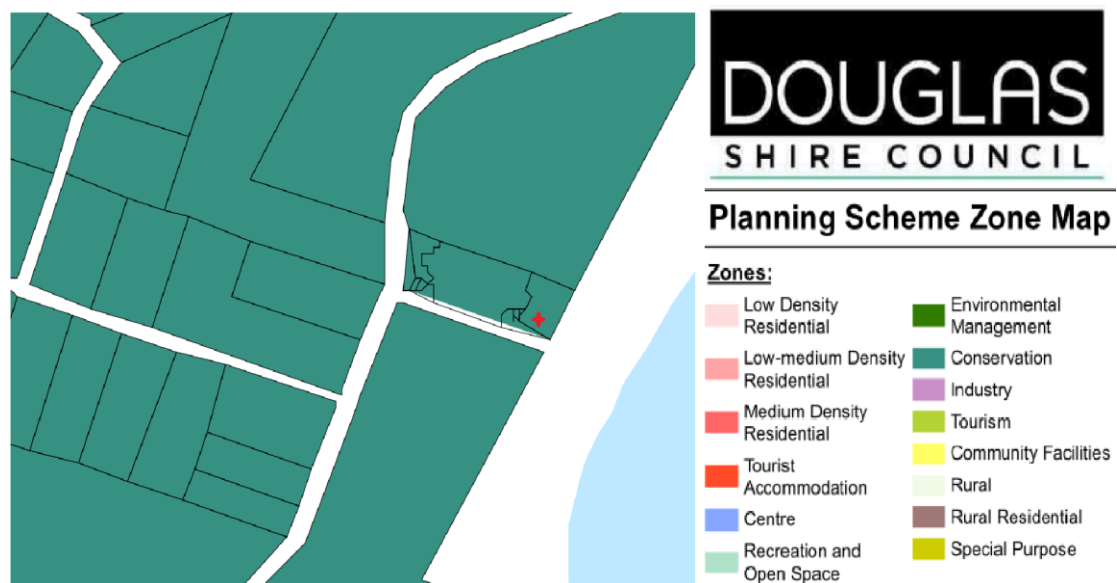
## 6.0 LOCAL GOVERNMENT REGULATORY FRAMEWORK

In addition to relevant Commonwealth and State Government regulatory requirements, the proposed facility is also subject to the Local Government regulatory framework. In this instance, the relevant Local Government regulatory framework is the Douglas Shire Planning Scheme 2018.

In accordance with the Douglas Shire Planning Scheme 2018, table 5.6c Conservation Zone under Part 5 Tables of assessment, the scope of work of the proposed development does not fit under self or code assessment. Therefore, it is an Impact Assessable development and is required to address the whole of the planning scheme.

### 6.1 Conservation Zone

The site is situated in the Conservation zone. Although care was taken in the siting of the proposed facility and conservation zones would usually be avoided, this was unavoidable in this case as the entire subject area of Cape Tribulation is zoned Conservation Zone. Regardless, the proposed location of the facility has been chosen for a combination of factors including its avoidance of protected fauna and flora, and its location outside of the world heritage area and the coastal management district.



**Image 02:** Zone Map screen of the proposed site location.  
**Source:** Douglas Shire Zoning Map Sheet – ZM-005

The Conservation Zone Code has a purpose of achieving the following overall outcomes:

- (a) Biological diversity, ecological integrity and scenic amenity are protected;
- (b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the

controlling authority so that conservation and scenic values of these areas are not adversely affected;

- (c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;
- (d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.
- (e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;
- (f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.

The proposed telecommunications facility will provide the infrastructure benefits to support the recreational and other activities in the surrounding area, while avoiding detrimental impact on the biodiversity and environmental significance of the area. The proposal will not impact opportunities for the Return to Country of any surrounding land.

As such, it is considered that the proposal is generally in accordance with the purpose of the Conservation Zone Code. The proposal is assessed against the Assessment Criteria of the Conservation Code in the attached **Appendix C**.

## 6.2 Local Plan

The proposed facility is located within the Cape Tribulation/Daintree Coast Local Plan. Specifically, the proposal is located within Precinct 6 – Low Impact Tourism Accommodation.

The outcomes sought for Precinct 6 are to:

- (a) provide for continued small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment in appropriate locations;
- (b) ensure development, including treatment of waste, is confined to existing cleared areas;
- (c) carry out development in accordance with an Environmental Management Plan;
- (d) ensure development is visually non-obtrusive.

The proposed facility will support the surrounding community and tourism accommodation, as well as the uses of the surrounding precincts of the Local Plan. The proposal takes advantage of the already cleared area being used by the accommodation premise with minimal visual impact on the surrounding area. Suitable Environmental Management Plans will be implemented by the construction team of this project to ensure that impacts on the surrounding environment are minimised. The proposal is assessed against the Assessment Criteria of the Local Plan in the attached **Appendix C**.

### 6.3 Telecommunications Facilities Use

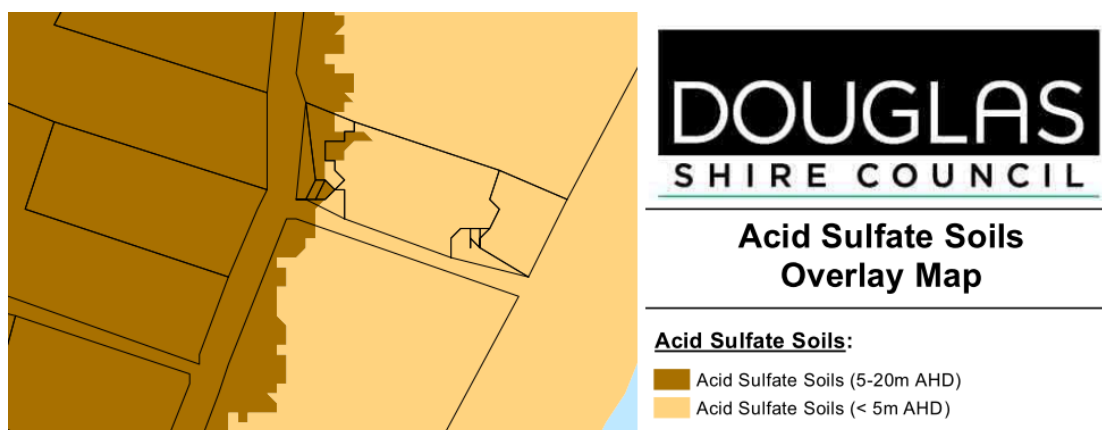
The proposed facility falls within the use definition of a 'Telecommunications Facility' under the Douglas Shire Planning Scheme 2018. The purpose of the Telecommunications Facilities Code is to be achieved through the following overall outcomes:

- (a) development is provided in a safe manner;
- (b) development provides for the siting or co-location of facilities to minimise adverse impacts on community well-being, visual amenity and the environment.

The proposed facility meets these overall outcomes as it will be deployed in a safe manner and will provide for the co-location of additional carriers and equipment onto the facility. The proposal is assessed against the assessment criteria of the code in the attached **Appendix C**.

### 6.4 Acid Sulfate Soils

The proposed facility is located within the Acid Sulfate Soils (<5m AHD) overlay as show in **Image 3** below. The proposed facility will not involve extensive earthworks and disturbance of soil contaminates will be avoided. A Geotechnical assessment will be undertaken prior to construction, and if any acid sulfate soils are identified in the proposed excavation area an Acid Sulfate Soils Management Plan will be drafted and followed during construction. Any contaminants encountered during the excavation and construction processes will be dealt with in accordance with best practice and any appropriate management plans. The proposal is assessed against the Assessment Criteria of the overlay Code in the attached **Appendix C**.



**Image 03:** Acid Sulfate Soils Overlay screen of the proposed site location.  
**Source:** Douglas Shire Acid Sulfate Soils Overlay Map Sheet – ASS-003

### 6.5 Storm Tide and Inundation

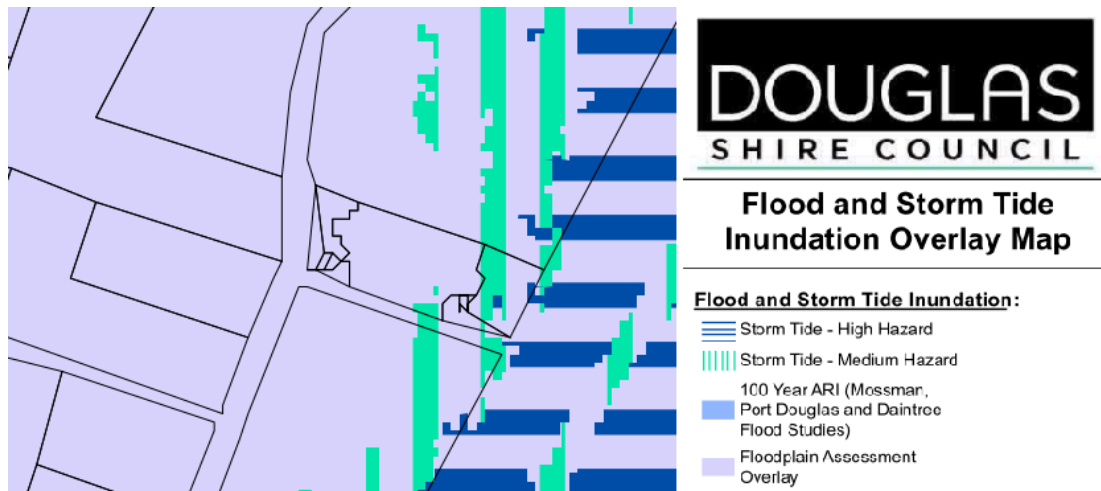
The proposed facility is located with the Medium Hazard area of the Storm Tide and Inundation Overlay as shown below in **Image 4**. The purpose of the Storm Tide and Inundation Overlay Code is achieved through the following overall outcomes:

- (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
- (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
- (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

The proposal will directly support the disaster management response and recovery efforts through the supply of telecommunications services to the surrounding area. This will allow for improved communications to and between civilians in the area, as well as between disaster recovery services. The facility will also provide an opportunity for the co-location of disaster recovery services equipment, to assist in improving their own private networks.

The proposed facility will not unacceptably increase risks of flooding and tidal disasters in the area. The proposed facility will be constructed of flood and tidal resilient materials, and the equipment enclosures will be situated on an elevated platform above the reasonably expected flood and tidal levels. The electrical supply will include appropriate isolation measures to ensure that there are no electrical dangers during a flood or tidal event. No contaminants are to be located on site during the operation of the facility.

It is considered that the proposed facility does not pose any unacceptable risk in a flood or tidal event, and will support the efforts of disaster response and recovery through the provided telecommunications services. The proposal is assessed against the Assessment Criteria of the overlay Code in the attached **Appendix C**.



**Image 04:** Storm Tide and Inundation Map screen of the proposed site location.

**Source:** Douglas Shire Flood and Storm Tide Inundation Overlay Map Sheet – FST-005

## 6.6 Bushfire Hazard

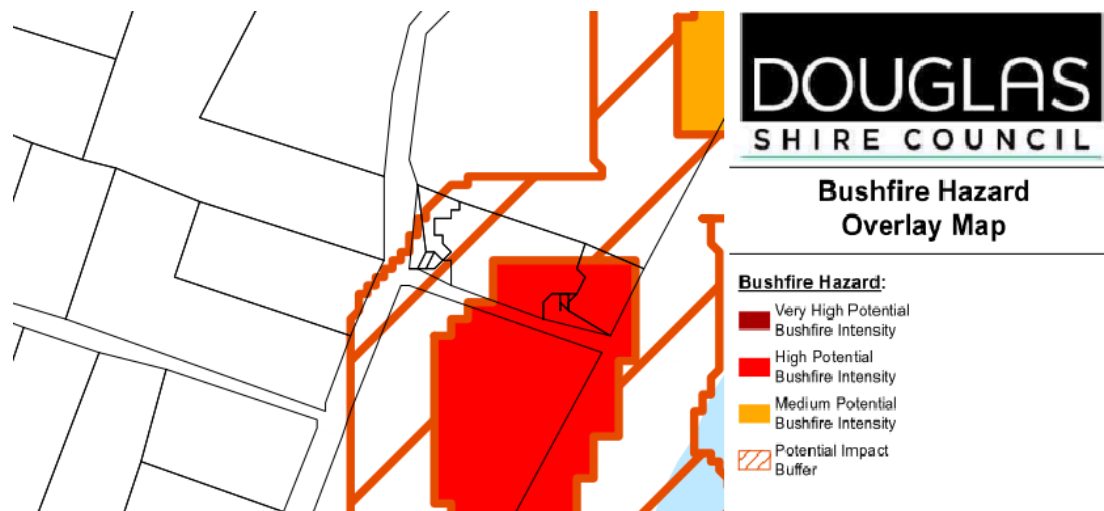
The proposed facility is located in the High Potential Bushfire Intensity area of the Bushfire Hazard Overlay as shows in **Image 5** below. The purpose of the overlay code is achieved through the following overall outcomes:

- (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
- (b) development is designed and located to minimise risks to people and property from bushfires;
- (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
- (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
- (e) development contributes to effective and efficient disaster management response and recovery capabilities.

The proposed facility is not a 'vulnerable activity' in accordance with Note 1 of the overlay code. The facility will operate as an unmanned facility with approximately 6 monthly site visits and works. The proposal is located with separation from buildings and other uses, and in an area that has been largely cleared of vegetation. The facility will be constructed of fire resilient materials and poses minimal risk to the other occupants of the land and the surrounding environment. No hazardous materials or contaminants are to be held on site. The facility will assist in the response and recovery of any potential bushfire risk by providing the area with a much needed telecommunications service.

An additional Asset Protection Zone (APZ) is not considered to be required at this facility as; there is no legislative basis for an APZ in Queensland, there is already acceptable separation for surrounding vegetation, and the facility will pose minimal risk to the area and is fire resistant within reason. As such, it is considered that the proposal meets the overall outcomes of the

overlay code. The proposal is assessed against the Assessment Criteria of the overlay Code in the attached **Appendix C**.



**Image 05:** Bushfire Hazard Overlay screen of the proposed site location.

**Source:** Douglas Shire Bushfire Hazard Overlay Map Sheet – BH-005

## 6.7 Landscape Values & Visual Impact

The proposed facility is located within the Medium Landscape Value area of the Landscape Values Overlay, as shown in **Image 6** below. The purpose of the Landscape Values Overlay Code are achieved through the following overall outcomes:

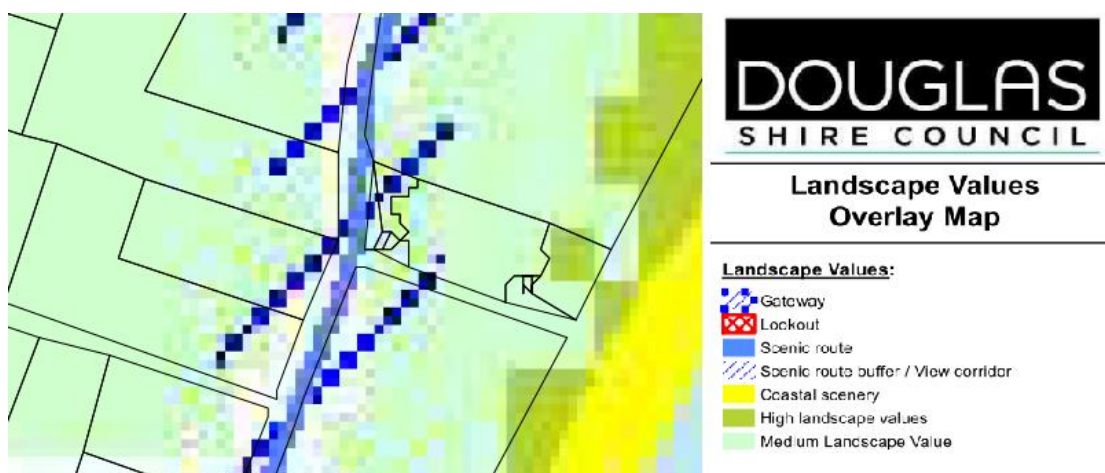
- (a) areas of High landscape value are protected, retained and enhanced;
- (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
- (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
- (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
- (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
- (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
- (g) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
- (h) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
- (i) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
- (j) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.

- (k) views towards High landscape value areas and the Coral Sea are not diminished;
- (l) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
- (m) advertising devices do not detract from the landscape values, character types or amenity of an area.

The proposed facility is located at the rear of the lot, with significant separation from both the roadway and township, and the beach from of Myall Beach. The proposal is located on low lying land which has minimal significant or protected vegetation and has been largely cleared already. Minimal further vegetation clearing is proposed.

The facility is surrounded on all sides by mature vegetation to a significant height, blocking views of the proposed facility from all sides. There are no points along the existing road or in the township which would provide significant views of the proposed facility due to this vegetation. Furthermore, due to the significant vegetation that encroaches all the way up to the beach at Myall Beach, there would be no o minimal views of the facility from the beachfront either. As such, the only locations where the proposed facility would be visible from is from boat or from a viewing area of height further inland. Any such facility along this stretch of coast would incur these impacted views, and it is considered that this impact is unavoidable for such a facility and therefore acceptable. As such, it is considered that the proposed facility has as minimal visual impact on the area as possible for such a facility.

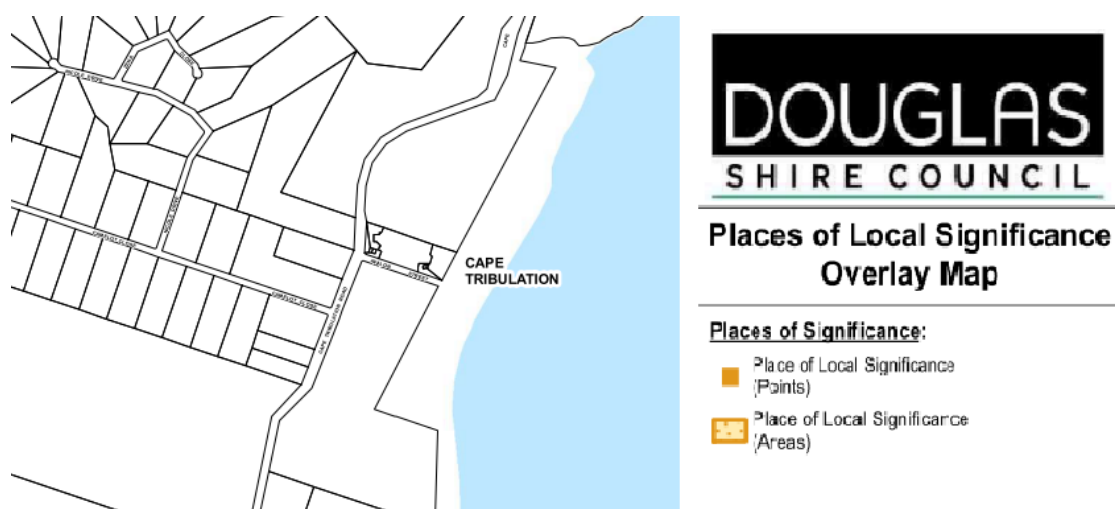
As discussed above, the proposed facility will have a minimal visual impact on the area which we believe should be considered acceptable for the Medium Landscape Value area. The proposal will have limited or no visual impact on the surround High Landscape value, Scenic Route, and coastal Scenery areas. The proposal will not impact of any significant vegetation or watercourses in the surrounding area, and no nearby lookouts or scenic areas will be impacted. As such, it is considered that the proposal meets the overall outcomes of the overlay code. The proposal is assessed against the Assessment Criteria of the overlay Code in the attached **Appendix C**.



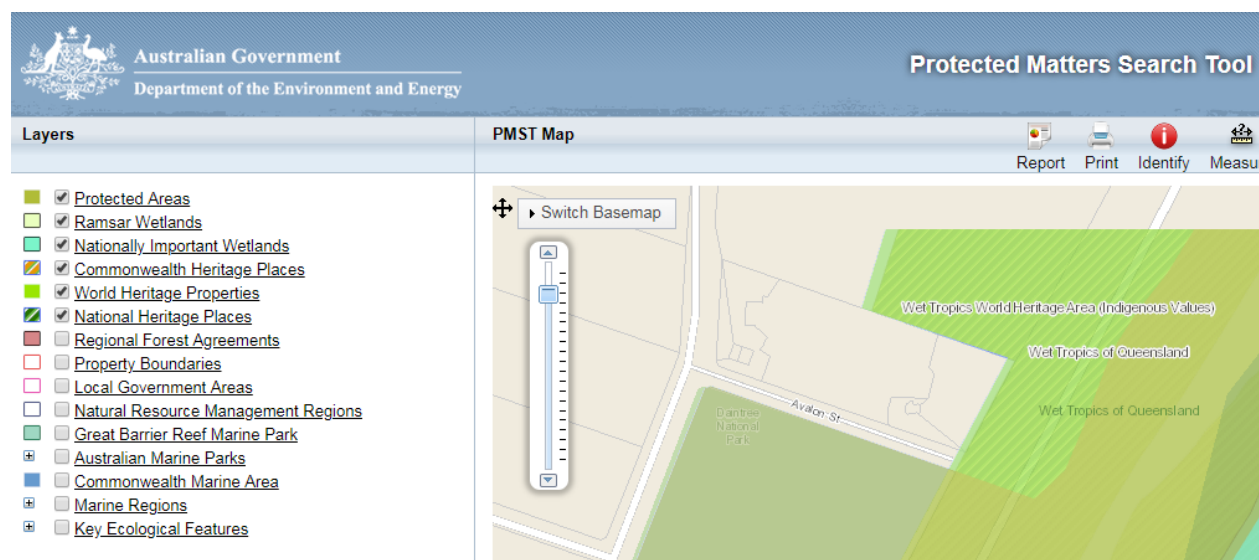
**Image 06:** Landscape Values Map screen of the proposed site location.  
**Source:** Douglas Shire Landscape Values Overlay Map Sheet – FST-005

## 6.8 Heritage

As per **Image 7** below, the proposed facility is not located in or near an area of local significance as per the Places of Local Significance Overlay Map. In order to determine any possible natural or cultural values of state or national significance associated with the site, a search was conducted through the relevant Heritage Registers. Searches have indicated that there are no items of cultural heritage significance located in the vicinity of the proposal site. **Image 8** below shows that the proposed facility has been specifically located to avoid the surrounding World Heritage, Protected Wetlands, and Protected areas of Cape Tribulation. As such, the proposal will have very minimal impact on the Environmental and Cultural heritage of the Cape Tribulation area.



**Image 07:** Places of Local Significance Map screen of the proposed site location.  
**Source:** Douglas Shire Places of Local Significance Overlay Map Sheet – PS-001



**Image 08:** Protected Matters Search of the proposed site location.  
**Source:** Australia Government Protected Matters Search Tool.

### 6.9 Access, Transport and Traffic

The proposed site is located on the eastern edge of a large property. Existing vehicular access to the property is via an access easement through the property to Cape Tribulation road. Access to the facility will be via the existing paved access track to an existing fence & gate at the rear of Lot 4. The existing gate is to be extended further south to allow for larger vehicles to reach the facility location without further risk to existing vegetation and buildings. A 4X4 access track is then proposed to run from this gate around the existing round abuilding to the rear of the property where the facility is to be located. This will include a concrete 'bridge' over an existing small drainage ditch and some minor vegetation removal in the Category X RVM area.

During the construction phase, a truck will be used to deliver the equipment and a Crane & Elevated Work Platform (EWP) will be utilised to lift most of the equipment into place from ground level. Any traffic impacts associated with construction will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. If road closure is required, Optus will apply to Council for permission. A total construction period of approximately ten weeks (including Civil works and network integration and equipment commissioning) is anticipated. Construction activities will involve four basic stages:

- Stage 1 (Week 1)  
Site preparation works.
- Stage 2 (Weeks 2, 3 and 4)  
Construction of the monopole;
- Stage 3 (Weeks 5 and 6)  
Placing the Out-Door-Unit (ODU) within the fenced compound and connecting it to the monopole;
- Stage 4 (Weeks 7 – 10)  
Installation of antennas and radio equipment, as well as equipment testing.

Once operational, the facility will operate on a continuously unstaffed basis and will typically only require maintenance works several times a year. The proposed facility will have restrictions aimed at preventing public access, including a secured compound fence with a locked gate and warning signs placed around the facility.

### 6.10 Utility Service Details

Electricity will be supplied by the owner of the site through an existing generator as no grid power is available in Cape Tribulation. The Generator is to be assessed by an independent electrical engineer to identify if the power supply will require any upgrades as a result of the proposal.

### 6.11 Construction and Noise

Noise and vibration emissions associated with the proposed facility will be limited to the construction phase outlined above. Noise generated during the construction phase will be of

short duration. Given the site's location away from other land uses, construction noise should not impact local amenity.

There will be some minor noise from the ongoing operation of air-conditioning equipment in the equipment shelter. Noise emanating from the air-conditioning equipment is comparable to levels from domestic air-conditioning installations, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.

#### **6.12 Electrical Interference of the Facility**

In Australia, frequencies are bought from and allocated by the Federal Government for communication and broadcast services. I can confirm that the proposed facility at 3910 Cape Tribulation Road, Cape Tribulation (Lot 0/SP219085) will operate within the spectrum bands licensed by the Australian Communications and Media Authority (ACMA) for use by Optus. The proposed facility will run on the WCDMA900 and LTE700 technology/frequency which have been allocated by the ACMA exclusively to Optus and cannot operate or interfere with other signals that perform on different frequencies.

#### **6.13 Erosion, Sedimentation Control and Waste Management**

All erosion and sediment control mitigation measures will be detailed in construction plans and will comply with the Building Code of Australia and local Council standards. In addition, contractors must comply with the "*Optus Construction Specification*" that requires contractors to undertake the necessary erosion and sediment control measures in order to protect the surrounding environment. On completion of the installation, the site will be restored and reinstated to an appropriate standard. No waste which requires collection or disposal will be generated by the operation of the facility.

#### **6.14 Social and Economic Impacts**

Mobile telecommunications is a necessary service in a modern society. The proposed facility will provide enhanced digital mobile telephone coverage within the immediate providing 3G & 4G technology and data and voice network. Usage of 3G and 4G services continues to widen as new technologies, like more advanced 4G capable mobile handsets, become progressively more affordable and accessible for the wider community. Many of these new devices, like the iPhone and other "*smart*" handsets, are also data-intensive, meaning they place much more demand on the mobile network than an older 2G capable phone would – meaning that base stations must have the capacity to provide these services.

The proposed telecommunications facility will provide significantly enhanced digital mobile telephone coverage to the Cape Tribulation area. The new base station in this area will provide the community with a far greater range of mobile phone services. These will include the ability to make video calls, wireless access to the internet from mobile phones, and enable computers more reliable access to e-mails and secure access to internet sites for tasks such as online banking. Reliable mobile phone coverage is important to ensure the economic growth of

communities in rural areas, and in this regard the facility will have significant benefits social and economic benefits for the local community.

There are not expected to be any adverse social or economic effects as a result of the proposed facility. Indeed it is anticipated that there would be positive impacts only as outlined above.

### **6.15 Public Safety**

In relation to public safety and specifically Electromagnetic Emissions (EME) and public health, Optus operates within the operational standards set by the Australian Communication and Media Authority (ACMA) and Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA is a Federal Government agency incorporated under the Health and Ageing portfolio and is charged with the responsibility for protecting the health and safety of both people and the environment from the harmful effects of radiation (ionising and non-ionising).

All Optus installations are designed and certified by qualified professionals in accordance with all relevant Australian Standards. This ensures that the Optus facility does not result in any increase in the level of risk to the public. This facility is to be operated in compliance with the ACMA mandatory standard for human exposure to EME – currently the Radio communications (Electromagnetic Radiation Human Exposure) Standard 2014. The report shows that the maximum predicted EME will be 0.55% of the ACMA mandated exposure limit. This is substantially less than the maximum allowable exposure limit (where 100% of the limit is still considered to be safe).

Moreover, all Optus equipment has the following features which minimise the amounts of energy used and emitted:

- Dynamic/Adaptive Power Control is a network feature that automatically adjusts the power and hence minimises EME from both the base station and the handset;
- Adjustment of the number of transmitters in use to meet the active telephone traffic minimises EME from the network;
- Varying the base station's transmit power to the minimal required level, minimising EME from the network; and
- Discontinuous transmission is a feature that reduces EME emissions by automatically switching the transmitter off when no speech or data is being sent.

### **6.16 The Public Interest and the Benefits of Telecommunications**

The proposed Optus facility will have significant benefits for the local community of in Cape Tribulation. Optus believe that the public interest would be served by the approval of the proposal, given benefits for enhanced mobile telephone coverage and the provision of the

latest 4G broadband network in the area. The facility will have benefit for local residents, businesses and visitors to the district. Other benefits of telecommunications include:

- Enabling emergency calls to those in need;
- Medical Benefits – Using the various technology services, vital medical monitoring data can be sent to hospital based specialists by local doctors or emergency services personnel in the field. This allows for immediate and continuous medical assessments, which were not possible previously;
- Educational benefits such as curriculum sharing, data-sharing, easier links to outside experts via web links, virtual classrooms etc. This is particularly useful at a tertiary education level;
- Emergency Services such as the fire department use 3G & 4G phones and technology to conduct on-site assessments and send them instantly back to base;
- Telecommuting presents another option for workers – with high quality 3G & 4G coverage, workers may be able to work from home instead of travelling to work. This trend is heavily reliant upon wireless communication, and is anticipated to continue increasing in popularity; and
- Enabling business to conduct correspondence online which saves time, resources and money. Improved telecommunications provision effectively removes physical distance/travel time as barrier to business.
- The public benefits of telecommunications provision have been widely acknowledged for many years. Telecommunications is now more than ever an integral component of society, so much so that its absence is considered a social disadvantage.

## 7.0 CONCLUSION

Optus proposes to install a new telecommunications facility at 3910 Cape Tribulation Road, Cape Tribulation (Lot 0/SP219085). The facility seeks to provide adequate coverage and capacity to the Cape Tribulation area to meet the coverage objective for Optus voice and data technology (3G & 4G mobile and wireless broadband coverage), and to meet the requirements of the Federal Government's Mobile Blackspot Program. The site will also provide coverage footprint & capacity to the existing residential dwellings in all directions from the site to the surrounding residential dwellings.

In conjunction with Metasite Pty Ltd, Optus have undertaken an assessment of the relevant planning and technical matters, as required by Commonwealth, State and Local legislation, environmental, operational, Radio Frequency (RF) and public safety requirements.

As a result of this process, we consider that the proposed facility is suitable for its location, given the following reasons:

- The proposed facility is generally compliant with the relevant planning considerations within the Douglas Shire Planning Scheme 2018;
- The facility will greatly improve access to mobile telecommunications for people in the Cape Tribulation area;
- The facility is a Federal Government priority under the Mobile Blackspot Program;
- The facility will operate within the regulatory framework of Commonwealth, State and Local Governments;
- The facility will operate within all current and relevant Australian Standards;
- The proposed facility is the most appropriate option from a town planning perspective, given its location within a rural zone, its location within the lot and the subsequent setbacks from the majority of residential dwellings in the surrounding area and screening by existing mature trees;
- The facility is not anticipated to have an adverse impact on local environmental values for the subject site and surrounding area;
- The proposed facility will not prejudice the existing and future uses of the site, or the planned estates within the Douglas Shire Planning Scheme 2018;
- The proposed facility will provide a structure on which other telecommunications carriers can co-locate in future, if required;
- The proposed facility will have a number of significant economic and social benefits as outlined in previous sections of this planning report.

Based upon the above, we respectfully request that Douglas Shire Council approve the application and issue a Development Permit for a Material Change of Use for a Telecommunications Facility at this location, subject to reasonable and relevant conditions, and in accordance with the plans.

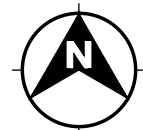
**Appendix A - Proposed Plans**

**Appendix B - EME Report**

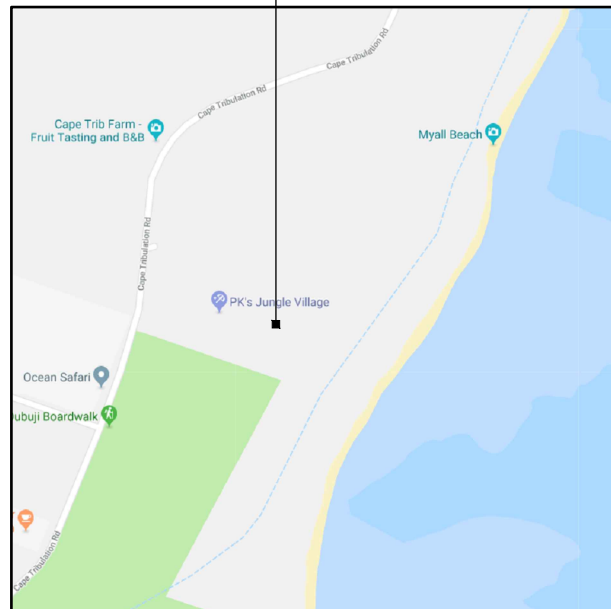
**Appendix C – Assessment Criteria Tables**

**Appendix D – RF Plots**

**Appendix E – Owners Consent**



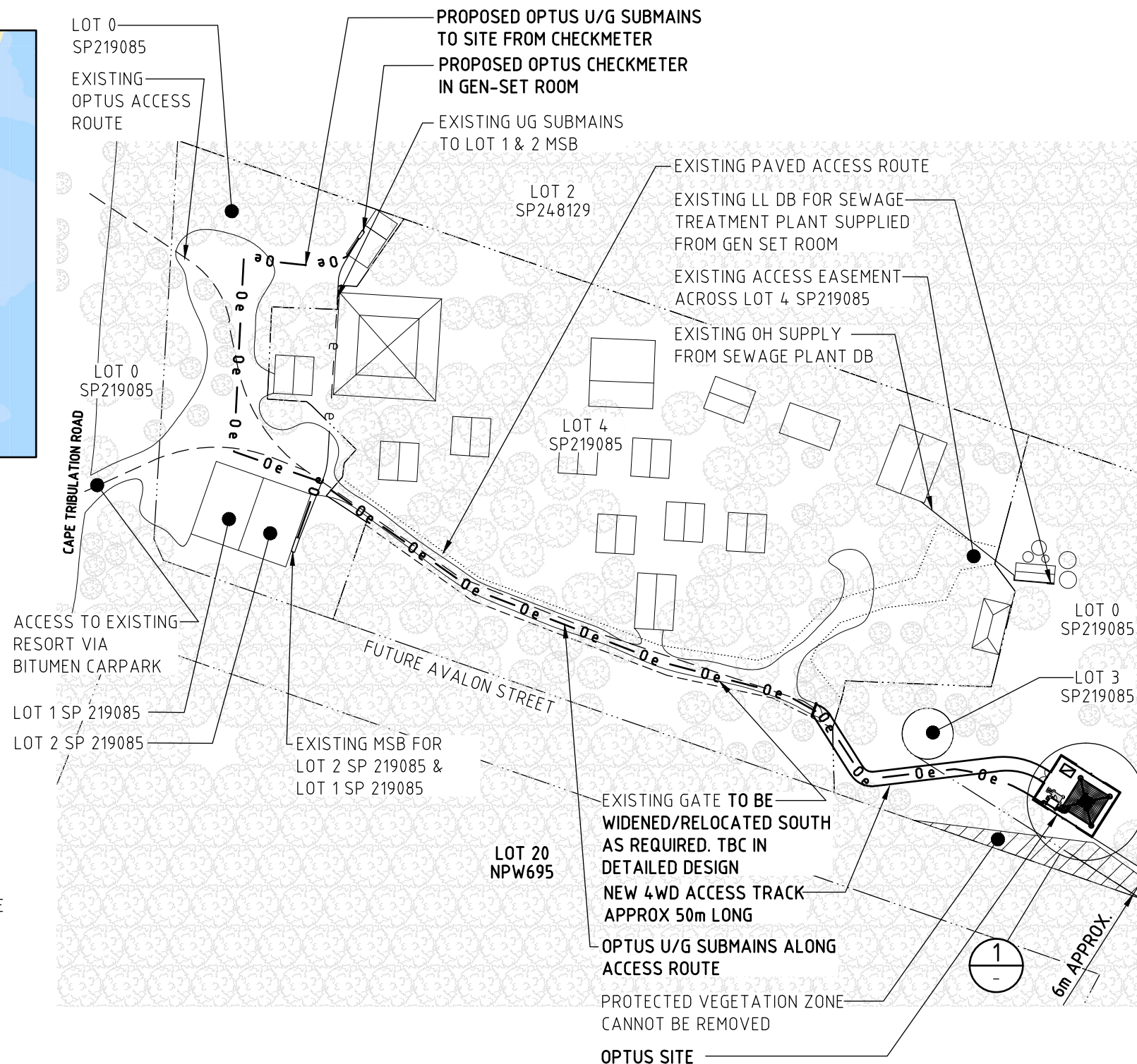
PROPOSED OPTUS  
BASE STATION



LOCALITY MAP  
COPYRIGHT © GOOGLE MAPS

LEGEND:

- LOT BOUNDARIES
- OPTUS SUBMAINS
- SURVEY MAKER
- 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:
- BASIS OF DESIGN**
    - > SITE INSPECTION 19/06/2019
  - 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.
  - TRANSMISSION**
    - > Ø1800 PARABOLIC ANTENNA AT EL 45.00m (1 OFF PROPOSED)
  - EQUIPMENT SHELTER**
    - > PROPOSED ICS ZONECOOL TYPE A2 SHELTER.
    - > SUPPORTED ELEVATED STEEL PLATFORM ABOVE 1:100 LEVEL.
  - OPTUS LATTICE TOWER**
    - > PROPOSED 50m HIGH LATTICE TOWER WITH OPTUS SQUARE HEADFRAME AT EL 49.00m.
  - 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.
  - 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.
  - ANTENNA ACCESS**
    - > CLIMBING LADDER AND DOUBLE LANYARD ACCESS PROVIDED ON LATTICE TOWER.
  - 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.
  - 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



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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:

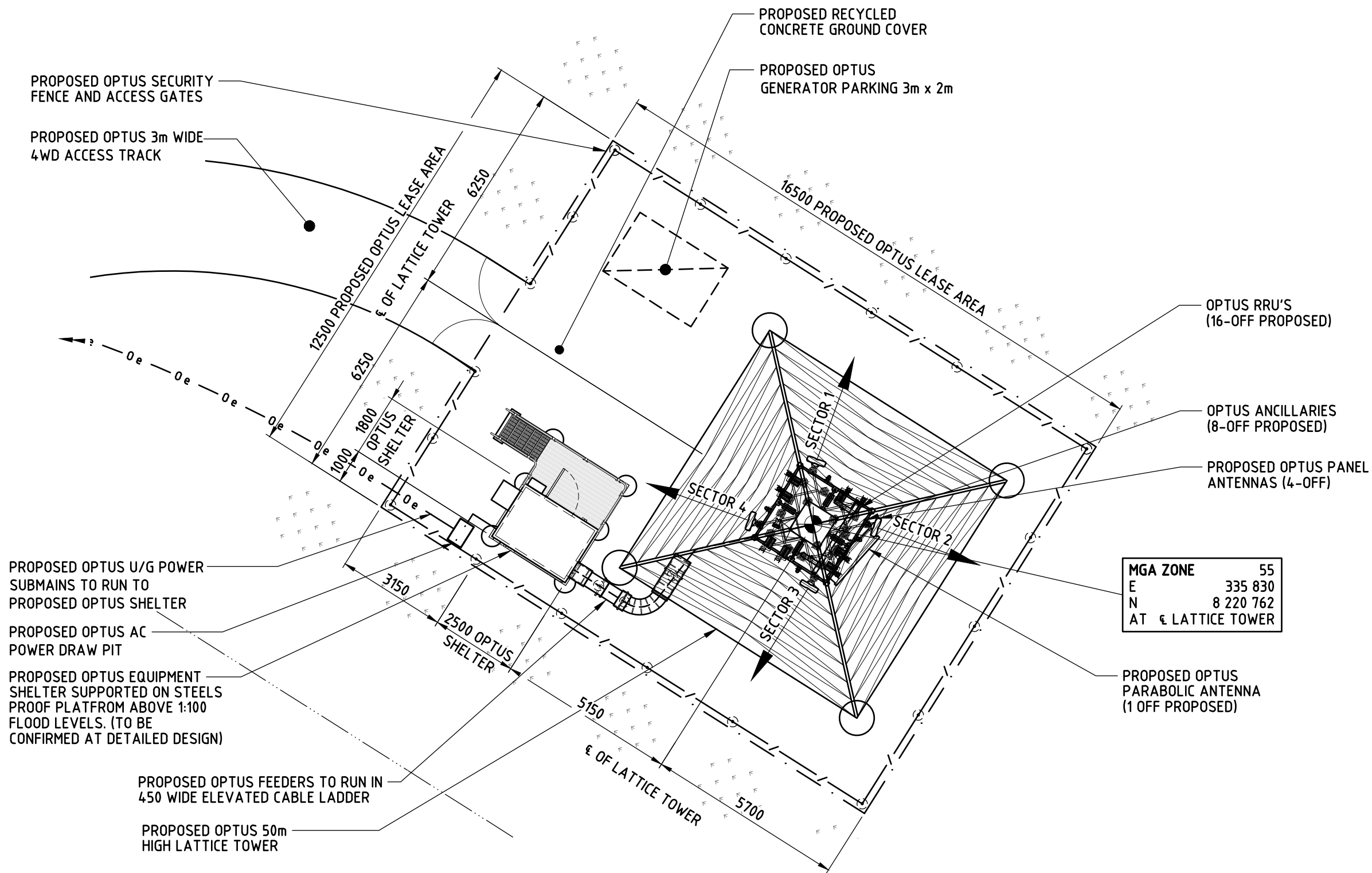
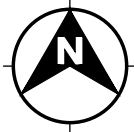
FOR APPROVAL

Drawing No.

B8857-P1

Revision

02



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



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MOBILE NETWORK  
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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



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Project:

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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



## **Environmental EME Report**

### **Camping Ground, off Cape Tribulation Rd, CAPE TRIBULATION QLD 4873**

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

**Date 23/3/2018**

**RFNSA Site No. 4873011**

## **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 Camping Ground, off Cape Tribulation Rd CAPE TRIBULATION QLD 4873. These levels have been calculated by Huawei using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.22% 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/m<sup>2</sup>) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

## **Results**

The maximum EME level calculated for the proposed systems at this site is 2.31 V/m; equivalent to 14.13 mW/m<sup>2</sup> or 0.22% of the public exposure limit.

## Radio Systems at the Site

There are currently no existing radio systems for this site.

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

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

## Calculated EME Levels

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

Distance from the antennas at Camping Ground, off Cape Tribulation Rd 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 <sup>2</sup>	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m <sup>2</sup>	% ARPANSA exposure limits
0m to 50m				1.8	8.64	0.13%
50m to 100m				1.71	7.79	0.11%
100m to 200m				1.17	3.64	0.06%
200m to 300m				2.31	14.12	0.22%
300m to 400m				2.31	14.13	0.22%
400m to 500m				2.057	11.22	0.17%
<b>Maximum EME level</b>				2.31	14.13	0.22
				301.32 m from the antennas at Camping Ground, off Cape Tribulation Rd		

## Calculated EME levels at other areas of interest

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

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m <sup>2</sup>	% 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/m<sup>2</sup>), microwatts per square centimetre (μW/cm<sup>2</sup>) and milliwatts per square metre (mW/m<sup>2</sup>). Note: 1 W/m<sup>2</sup> = 100 μW/cm<sup>2</sup> = 1000 mW/m<sup>2</sup>.

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 <sup>2</sup> = 375 μW/cm <sup>2</sup> = 3750 mW/m <sup>2</sup>
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m <sup>2</sup> = 450 μW/cm <sup>2</sup> = 4500 mW/m <sup>2</sup>
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m <sup>2</sup> = 450 μW/cm <sup>2</sup> = 4500 mW/m <sup>2</sup>
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m <sup>2</sup> = 900 μW/cm <sup>2</sup> = 9000 mW/m <sup>2</sup>
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 μW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 μW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 μW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 μW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>

## 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>.

## Appendix C – Code Assessment Tables

### Telecommunications Use Code

Performance outcomes	Acceptable outcomes	Assessment
<b>PO1</b> Development does not cause human exposure to electromagnetic radiation beyond limits outlined in the 'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003' and 'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields' – 3kHz to 300GHz.	<b>AO1</b> Development is designed and operated to restrict human exposure to electromagnetic radiation in accordance with:  (a) 'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003'; (b) 'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'.	The proposed facility is designed to comply with the Australian Standard for human exposure to radiofrequency, and an EME report for the proposed facility has been provided to council.
<b>If for a telecommunications tower</b>		
<b>PO2</b> Telecommunication towers are limited to a reasonable height to achieve their coverage objectives while minimising impacts on visual amenity and the character of the area.	<b>AO2.1</b> The maximum height of the tower is 30 metres;  <b>AO2.2</b> The tower is a colour and width that minimises visual recognition in the landscape.	The proposed facility is of the lowest height possible to achieve the required RF coverage and Federal Blackspot Program objectives. The facility will not be easily visible due to the extensive vegetation surrounding the facility which will partially obscure views from all sides.

<p><b>PO3</b></p> <p>Telecommunication towers and associated structures are setback from property boundaries to maintain clear separation to neighbouring properties and roads.</p>	<p><b>A03.1</b></p> <p>Where telecommunication towers are located near to a sensitive land use, they are setback a minimum of 1:1 (height to the setback of the common boundary).</p> <p><b>A03.2</b></p> <p>Where telecommunication towers are not located near to a sensitive land use, they are setback a minimum of 6 metres to the common boundary.</p> <p><b>A03.3</b></p> <p>Telecommunication towers and associated structures are setback from a road frontage to align with the setbacks provided on the adjoining land (if no setback on adjoining land, a minimum of least 6 metres).</p>	<p>The proposed facility is not located near sensitive land uses and is setback from all property boundaries by a minimum of 6m.</p>
<p><b>PO4</b></p> <p>Development ensures:</p> <ul style="list-style-type: none"> <li>(a) the facility is inaccessible to the general public; and</li> <li>(b) safety and warning signage are displayed where necessary.</li> </ul>	<p><b>A04.1</b></p> <p>To discourage public access, the site is enclosed by a 1.8 metre high black security fence.</p> <p><b>A04.2</b></p> <p>The site is appropriately signed with warning signs.</p>	<p>The proposed facility will include secure 2.4m security fencing and all appropriate safety signage as per the submitted drawings.</p>
<p><b>PO5</b></p> <p>Development that is a new telecommunications facility is designed to</p>	<p><b>A05</b></p> <p>Development ensures the design facilitates co-masting or co-siting with other carriers.</p>	<p>The proposed facility has been specifically designed to have space and structural capacity for another carrier to easily co-locate onto the</p>

facilitate co-location.		facility.
<b>P06</b> Development ensures that the telecommunications facility and associated buildings are adequately screened from the view of any adjoining land use or street.	<b>A06</b> Development provides a vegetative buffer between buildings and structures and adjoining land uses and the street, consisting of a minimum of two tier planting.	The proposed facility is surrounded by significant vegetation which will screen views of the facility from all sides.
<b>P07</b> Adequate access and a vehicle standing area are provided to facilitate the required level of servicing and maintenance.	<b>A07.1</b> A vehicular driveway of no more than 4 metres in width is provided, which is constructed to provide an all-weather surface and designed to accommodate drainage.  <b>A07.2</b> A vehicle standing area is provided within the fenced site of the facility.	The proposal includes and extension to an existing access track through the facility that will be less than 4m in width and constructed for all-weather purpose.  A vehicle standing area is included in the design of the facility.

## Conservation Zone Code

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO1</b>  The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.	<b>AO1</b>  Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	The proposed use is not identified in Table 6.2.3.3.b – <i>Inconsistent uses within the Conservation Zone</i> .
<b>PO2</b>  The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.	<b>AO2</b>  Buildings and structures are not more than 8.5 metres in height and two storeys.	Views of the proposed facility will be at least partially blocked by large mature vegetation and very few locations will have substantively impacted views of the facility. Telecommunications facilities are required to be of significant height to provide the required service to the area. As such, the proposed height of the facility is acceptable in the context.
<b>PO3</b>  Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.	<b>AO3</b>  Buildings and structures are setback not less than: <ul style="list-style-type: none"> <li>a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;</li> <li>b) 25 metres from Cape Tribulation Road frontage;</li> <li>c) 20 metres from any other road frontage 10 metres from side and rear boundaries.</li> </ul>	The proposed facility is set back from all road frontages in accordance with <b>AO3</b> .

<p><b>PO4</b></p> <p>The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings subservient to the natural environment.</p>	<p><b>A04</b></p> <p>Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m<sup>2</sup> and is sited clear of the high bank of any watercourse.</p>	<p>The proposed facility is sited in an already cleared area with minimal additional clearing required. All vegetation clearing to take place will be located within a Category X area of the Regulated Vegetation Map.</p>
<p><b>PO5</b></p> <p>Development is consistent with the overall outcomes sought for the Conservation zone.</p>	<p><b>A05</b></p> <p>No acceptable outcomes are prescribed.</p>	<p>The proposed facility is consistent with the overall outcomes of the Conservation Zone Code. This is discussed in further detail in section 6.1 of the Planning Assessment Report.</p>
<p><b>PO6</b></p> <p>Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.</p>	<p><b>A06</b></p> <p>The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and viewshed.</p>	<p>The proposed facility will be painted in a Pale Eucalypt colour to blend with the surrounding vegetation. Optus are willing to vary this colouring in accordance with any conditioning by Douglas Shire Council.</p>
<p><b>PO7</b></p> <p>Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which:</p> <ul style="list-style-type: none"> <li>(a) is informal in character and complementary to the existing natural environment;</li> <li>(b) provides screening;</li> <li>(c) enhances the visual appearance of the development.</li> </ul>	<p><b>A07.1</b></p> <p>For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.</p> <p><b>A07.2</b></p> <p>Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p>The proposed facility is located at the rear of a property with significant screening from all adjoining road and properties by existing vegetation and buildings.</p>

<p><b>P08</b></p> <p>Development is complementary to the surrounding environment.</p>	<p><b>A08.1</b></p> <p>Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.</p> <p><b>A08.2</b></p> <p>A driveway or parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> <li>(a) minimise erosion, particularly in the wet season;</li> <li>(b) minimise cut and fill;</li> <li>(c) follow the natural contours of the site;</li> <li>(d) minimise vegetation clearing.</li> </ul> <p><b>A08.3</b></p> <p>Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or On land steeper than 1 in 6 (16.6%) gradient:</p> <ul style="list-style-type: none"> <li>(a) A split level building form is utilised;</li> <li>(b) A single plane concrete slab is not utilised;</li> <li>(c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping. And</li> <li>(d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works.</li> </ul>	<p>The proposed facility is sited in an area that is already cleared and requires minimal extra clearing and excavation works.</p> <p>The access track and facility area will be constructed in accordance with Australian Standards and Optus requirements to manage erosion to best practice.</p> <p>The proposed facility location is of a gradient of less than 1 in 6. This will be confirmed by the Site survey to be undertaken shortly.</p> <p>The proposed facility is located on low lying ground away from ridgelines, however protrusion above the tree canopy is unavoidable for such a development as telecommunications facilities would not function correctly below the canopy level.</p>
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	<b>A08.4</b>  Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.	
<b>PO9</b>  Development is located to: <ul style="list-style-type: none"> <li>(a) protect the ecological values of the site and surrounding land;</li> <li>(b) maintain the scenic values of the area;</li> <li>(c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths;</li> <li>(d) avoid areas that are vulnerable to natural hazards;</li> <li>(e) minimise to the greatest extent possible on site excavation and filling;</li> <li>(f) provide buffers to cultural, historical or ecological features;</li> <li>(g) minimise visibility from external sites or public viewing points;</li> <li>(h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.</li> </ul>	<b>A09</b>  No acceptable outcomes are prescribed.	The proposed facility will maintain the ecological value of the surrounding area and poses minimal risk to the environment. The facility is appropriately setback from waterways, protect area and vegetation. Minimal site clearing and excavation is required for the proposal. The proposed facility will not be visible from the surrounding properties, viewing areas, or township.
<b>PO10</b>  Development does not result in adverse impacts on: <ul style="list-style-type: none"> <li>(a) ecological function or features;</li> <li>(b) on-site or surrounding waterways and</li> </ul>	<b>AO10</b>  No acceptable outcomes are prescribed.	The proposed facility will have minimal environmental impact and will not have adverse impacts on the Ecological function of the area of any nearby waterways.

wetlands.		
<b>PO11</b> Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.	<b>AO11</b> No acceptable outcomes are prescribed	The proposed facility will not involve the disturbing of any significant natural processes in the area.
<b>PO12</b> Fencing is designed to not impede the free movement of native fauna through the site.	<b>AO12</b> No acceptable outcomes are prescribed.	The proposed facility is located in an already cleared area and minimal clearing is required. The proposed security fencing around the facility will not impede the movement of any native fauna through the area as no significant vegetation or habitat will be on the facility side of the security fence.
<b>PO13</b> New lots contain a minimum lot size of 200 hectares, unless: <ul style="list-style-type: none"> <li>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments);</li> <li>(b) the reconfiguration is limited to one additional lot to accommodate an existing or approved: <ul style="list-style-type: none"> <li>I. Telecommunications facility;</li> <li>II. Utility installation;</li> </ul> </li> <li>(c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</li> </ul>	<b>AO13</b> No acceptable outcomes are prescribed.	The proposal does not include the reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Assessment
<b>PO1</b>  Development does not result in a demand which exceeds the capacity of: <ul style="list-style-type: none"> <li>(a) the Daintree River ferry crossing;</li> <li>(b) Alexandra Range Road;</li> <li>(c) the local road network.</li> </ul>	<b>AO1</b>  No acceptable outcomes are prescribed.	The proposed facility will be an unmanned facility that will involve minimal site visits and upgrades once operational. As such the facility will not result in demand exceeding capacity in the Cape Tribulation and Daintree Coast area.
<b>PO2</b>  Development provides a suitable standard of self-sufficient service for: <ul style="list-style-type: none"> <li>(a) potable water;</li> <li>(b) water for fire fighting purposes;</li> <li>(c) electricity supply.</li> </ul>	<b>AO2.1</b>  Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be: <ul style="list-style-type: none"> <li>(a) fitted with a 50mm ball valve and camlock fitting;</li> <li>(b) installed and connected prior to occupation;</li> <li>(c) sited so as to be visually unobtrusive.</li> </ul> <b>AO2.2</b>  Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.  <b>AO2.3</b>  An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	The proposed facility is an unmanned facility and therefore does not require potable water. The facility will have access to sufficient water for firefighting purposes from the existing tourism premise on the site. The facility will have sufficient electricity via the existing generator on site.

<b>PO3</b>  On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.	<b>AO3</b>  No acceptable outcomes are prescribed.	The proposed facility is an unmanned facility that will not produce any waste water during operation.
<b>PO4</b>  The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<b>AO4.1</b>  If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore.  <b>AO4.2</b>  Surface water is to be used for domestic purposes only.	The proposed facility will not require any water and will not impact the natural water resources of the area.
<b>PO5</b>  Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.	<b>AO5</b>  No acceptable outcomes are prescribed.	The proposed facility will not impact on sensitive natural vegetation, foreshore areas, watercourses, or tidal areas.
<b>PO6</b>  Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.	<b>AO6.1</b>  The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.  <b>AO6.2</b>  The noise of generators is controlled by design, or	The proposed facility will be painted in a non-reflective pale eucalypt colour or a colour chosen by council in the conditions of an approval. The proposed facility will be receiving power from an existing on-site generator which will comply with <b>AO6.6</b> & <b>AO6.3</b> of this code.

	<p>the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p><b>A06.3</b></p> <p>Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.</p>	
<p><b>PO7</b></p> <p>Landscaping of the development ensures that the endemic character of the local area is dominant.</p>	<p><b>A07.1</b></p> <p>Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;</p> <p><b>A07.2</b></p> <p>All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.</p>	<p>The proposed facility does not involve the removal of and existing landscaping, and no additional landscaping is proposed.</p>
<p><b>PO8</b></p> <p>Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>	<p><b>A08.1</b></p> <p>Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic;</p> <p><b>A08.2</b></p> <p>Where existing roads/tracks are 4-wheel drive only,</p>	<p>The extension of the existing access track through the subject property will be a slow speed gravel track and will comply with the requirements of the Planning Scheme Policy 5 – FNQROC.</p>

	upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.	
<p><b>P09</b></p> <p>The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p><b>A09.1</b></p> <p>Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p><b>A09.2</b></p> <p>All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.</p> <p><b>A09.3</b></p> <p>This is no disturbance to tree roots and</p> <p>Trenching does not involve any damage to tree roots.</p> <p><b>A09.4</b></p> <p>On-site drainage and stormwater management:</p> <ul style="list-style-type: none"> <li>(a) maintains natural flow regimes;</li> <li>(b) minimises impervious surfaces;</li> <li>(c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)</li> </ul>	<p>The proposed facility will involve minimal excavation and filling which will not exceed 5% of the cleared area of the lot. During construction of the proposed facility, erosion control will be implemented in accordance with Australian Standards, Optus requirements, and <b>A09.1, A09.1, A09.3, &amp; A09.4</b> of this code.</p>

**General requirements – Dwelling house - Not applicable**

**Additional requirements for Nature based tourism, being Forest stay accommodation- Not applicable**

**Additional requirements for Precinct 1 – Conservation precinct- Not applicable**

**Additional requirements for Precinct 2– Low impact residential precinct- Not applicable**

**Additional requirements for Precinct 3 – Low impact commercial precinct – Not applicable**

**Additional requirements for Precinct 4 – Low impact community purpose precinct – Not applicable**

**Additional requirements for Precinct 5 – Low impact rural production and tourism enterprise precinct – Not applicable**

Additional requirements for Precinct 6 – Low impact tourist accommodation precinct		
Performance outcomes	Acceptable outcomes	Assessment
<b>PO28</b>  Development complements, protects and enhances the environmental and scenic values of the site.	<b>AO28.1</b>  One dwelling house establishes per lot.  <b>AO28.2</b>  Any other development is limited to existing cleared areas on the site.  <b>AO28.3</b>  No development is to occur above the 60 metre contour line.	The proposed facility does not involve the development of a dwelling, is located in an existing cleared area, and is below the 60m contour line.
<b>PO29</b>  Development results in a small scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.	<b>AO29</b>  No acceptable outcomes are prescribed.	The proposed facility will support the existing community and tourism industry by providing and reliable and operational telecommunications service to the area. This service will assist the business operators, residents, and visitors of the area and will support the small scale expansion of existing tourism businesses in the area.
<b>PO30</b>  Development is carried out in accordance with a site specific and development specific Environmental Management Plan.	<b>AO30</b>  No acceptable outcomes are prescribed.	A construction and operational Environmental Management Plan will be produced and implemented should this application be approved.

## Acid Sulfate Soils Overlay Code

Performance outcomes	Acceptable outcomes	Assessment
<b>PO1</b>  The extent and location of potential or actual acid sulfate soils is accurately identified.	<b>AO1.1</b>  No excavation or filling occurs on the site.  Or  <b>AO1.2</b>  An acid sulfate soils investigation is undertaken.	Acid Sulfate Soils investigations will be undertaken by a geotechnical specialist.
<b>PO2</b>  Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	<b>AO2.1</b>  The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: <ul style="list-style-type: none"> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in:</li> <li>(d) actual acid sulfate soils being moved below the water table;</li> <li>(e) previously saturated acid sulfate soils being aerated.</li> </ul> or  <b>AO2.2</b>  The disturbance of potential acid sulfate soils or	Acid Sulfate Soils investigations will be undertaken by a geotechnical specialist and appropriate management procedures will be implemented.

	<p>actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul>	
<p><b>PO3</b></p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p><b>AO3</b></p> <p>No acceptable outcomes are prescribed.</p>	<p>Acid Sulfate Soils investigations will be undertaken by a geotechnical specialist and appropriate management procedures will be implemented.</p>

## Flood and Storm Tide Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Assessment
<p><b>PO1</b></p> <p>Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p>	<p><b>AO1.1</b></p> <p>Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses,</p> <p><b>AO1.2</b></p> <p>Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p> <p><b>AO1.3</b></p> <p>New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area;</li> <li>(b) located on the highest part of the site to minimise entrance of flood waters;</li> <li>(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li> </ul> <p><b>AO1.4</b></p> <p>In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity</p>	<p>The proposed facility will be built of flood resilient materials and designed to withstand events. The equipment enclosures will be sited on an elevated platform above the reasonably expected flood and tidal event levels.</p>

	of floodwaters.	
<b>PO2</b>  The development is compatible with the level of risk associated with the natural hazard.	<b>A02</b>  The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide:  (a) Retirement facility; (b) Community care facility; (c) Child care centre.	The proposed facility is not a retirement facility, community care facility, or child care facility, and is an unmanned facility.
<b>PO3</b>  Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use  <b>A03.1</b>  New buildings are:  (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site.  Or  <b>A03.2</b>  The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.  Or	The proposed development does not involve a new building and will be an unmanned facility. The proposal does not involve the reconfiguration of lots or the intensification of residential use.

	<p><b>A03.3</b></p> <p>Where involving an extension to an existing dwelling house that is situated below DFE / Storm tide, the maximum size of the extension does not exceed 70m<sup>2</sup> gross floor area.</p> <p>For Reconfiguring a lot</p> <p><b>A03.4</b></p> <p>Additional lots:</p> <ul style="list-style-type: none"> <li>(a) are not located in the hazard overlay area; or</li> <li>(b) are demonstrated to be above the flood level identified for the site.</li> </ul> <p><b>A03.5</b></p> <p>Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p> <ul style="list-style-type: none"> <li>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</li> <li>(b) by direct and simple routes to main carriageways.</li> </ul> <p><b>A03.6</b></p> <p>Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes</p>	
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	<p>off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>Or</p> <p><b>A03.7</b></p> <p>There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	
<p><b>PO4</b></p> <p>Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)</p> <p><b>A04.2</b></p> <p>Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p><b>A04.2</b></p> <p>Materials are stored on-site:</p> <ul style="list-style-type: none"> <li>(a) are those that are readily able to be moved in a flood event;</li> <li>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</li> </ul>	<p>The proposed facility is non-residential and the structure will allow for the flow of flood waters. The facility will be constructed of flood resilient materials and the equipment enclosures will be sited on an elevated platform above the reasonably expected flood and tidal event levels. No excess materials will be stored on site.</p>

<p><b>PO5</b></p> <p>Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p>	<p>For Operational works</p> <p><b>A05.1</b></p> <p>Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> <li>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</li> <li>(b) a net increase in filling (including berms and mounds).</li> </ul> <p><b>A05.2</b></p> <p>Works (including buildings and earthworks) in non urban areas either:</p> <ul style="list-style-type: none"> <li>(a) do not involve a net increase in filling greater than 50m<sup>3</sup> ; or</li> <li>(b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>i. loss of flood storage;</li> <li>ii. loss of/changes to flow paths;</li> <li>iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</li> </ul> </li> </ul> <p>For Material change of use</p> <p><b>A05.3</b></p> <p>Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology</p>	<p>The proposed facility will involve minimal earth works and will not involve the alteration of any waterways, flood storage capacity, or flood characteristics of the land.</p>
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	<p>report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <ul style="list-style-type: none"> <li>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</li> <li>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</li> </ul> <p>For Material change of use and Reconfiguring a lot</p> <p><b>A05.4</b></p> <p>In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	
<p><b>PO6</b></p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p><b>A06.1</b></p> <p>Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>Or</p> <p><b>A06.2</b></p> <p>If a DFE level is adopted, structures used for the</p>	<p>No hazardous materials will be kept on site.</p>

	<p>manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <p><b>AO6.3</b></p> <p>Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p><b>AO6.4</b></p> <p>If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p>	
<p><b>PO7</b></p> <p>The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p><b>AO7</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>(a) increase the number of people calculated to be at risk of flooding;</li> <li>(b) increase the number of people likely to need evacuation;</li> <li>(c) shorten flood warning times; and</li> <li>(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</li> </ul>	<p>The proposed facility will directly support disaster management response and recovery services by providing critical telecommunications services to the area.</p>
<p><b>PO8</b></p> <p>Development involving community infrastructure:</p> <ul style="list-style-type: none"> <li>(a) remains functional to serve</li> </ul>	<p><b>AO8.1</b></p> <p>The following uses are not located on land inundated during a DFE/Storm tide:</p> <ul style="list-style-type: none"> <li>(a) community residence; and</li> </ul>	<p>The proposed facility will be built of flood resilient materials and the equipment enclosures will be placed on an elevated platform above 1% AEP levels. Flood waters will be able to flow freely through the</p>

<p>community need during and immediately after a flood event;</p> <p>(b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes;</p> <p>(c) retains essential site access during a flood event;</p> <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p>(b) emergency services; and</p> <p>(c) residential care facility; and</p> <p>(d) utility installations involving water and sewerage treatment plants; and</p> <p>(e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).</p> <p>Or</p> <p><b>AO8.2</b></p> <p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <p>(a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted,</p> <p>(b) community centres;</p> <p>(c) meeting halls;</p> <p>(d) galleries;</p> <p>(e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <p>(a) emergency shelters;</p> <p>(b) police facilities;</p> <p>(c) sub stations;</p> <p>(d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p>	<p>proposed site area.</p>
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	<ul style="list-style-type: none"> <li>(a) correctional facilities;</li> <li>(b) emergency services;</li> <li>(c) power stations;</li> <li>(d) major switch yards. and/or</li> </ul> <p><b>AO8.3</b></p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <ul style="list-style-type: none"> <li>(a) community residence; and</li> <li>(b) emergency services; and</li> <li>(c) hospitals; and</li> <li>(d) residential care facility; and</li> <li>(e) sub stations; and</li> <li>(f) utility installations involving water and sewerage treatment plants.</li> </ul> <p><b>AO8.4</b></p> <p>Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <ul style="list-style-type: none"> <li>(a) located above DFE/Storm tide or the highest known flood level for the site;</li> <li>(b) designed and constructed to exclude floodwater intrusion / infiltration.</li> </ul> <p><b>AO8.5</b></p> <p>Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	
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## Access, Parking and Servicing Code

Performance outcomes	Acceptable outcomes	Assessment
<p><b>PO1</b></p> <p>Sufficient on-site car parking is provided to cater for 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"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely number of visitors to the site;</li> <li>(d) the level of local accessibility;</li> <li>(e) the nature and frequency of any public transport serving the area;</li> <li>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building;</li> <li>(g) whether or not the use involves a heritage building or place of local significance;</li> <li>(h) whether or not the proposed use involves the retention of significant vegetation.</li> </ul>	<p><b>AO1.2</b></p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p><b>AO1.2</b></p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p><b>AO1.3</b></p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p><b>AO1.4</b></p> <p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate</p>	<p>The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.</p>

<p><b>PO2</b></p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p><b>A02</b></p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> <li>(a) AS2890.1;</li> <li>(b) AS2890.3;</li> <li>(c) AS2890.6.</li> </ul>	<p>The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.</p>
<p><b>PO3</b></p> <p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) to operate safely and efficiently;</li> <li>(b) to accommodate the anticipated type and volume of vehicles;</li> <li>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</li> <li>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</li> <li>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</li> <li>(f) so that they do not adversely impact current and future on-street parking arrangements;</li> <li>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</li> <li>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a</li> </ul>	<p><b>A03.1</b></p> <p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>(a) Australian Standard AS2890.1;</li> <li>(b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</li> </ul> <p><b>A03.2</b></p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> <li>(a) are not placed over an existing: <ul style="list-style-type: none"> <li>i. telecommunications pit;</li> <li>ii. stormwater kerb inlet;</li> <li>iii. sewer utility hole;</li> <li>iv. water valve or hydrant.</li> </ul> </li> <li>(b) are designed to accommodate any adjacent footpath;</li> <li>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</li> </ul>	<p>The proposed access track will be built to Australian Standards and Optus requirements. The access track is designed in a safe manor and will not have adverse impacts on the environment. Minimal vegetation is required to be cleared for the access track and this vegetation is located in Category X area of the RVM.</p>

<p>stormwater channel).</p>	<p><b>A03.3</b></p> <p>Driveways are:</p> <ul style="list-style-type: none"> <li>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</li> <li>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</li> <li>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</li> <li>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</li> <li>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</li> </ul> <p><b>A03.4</b></p> <p>Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	
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<b>PO4</b>  Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>AO4</b>  The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.
<b>PO5</b>  Access for people with disabilities is provided to the building from the parking area and from the street.	<b>AO5</b>  Access for people with disabilities is provided in accordance with the relevant Australian Standard.	The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.
<b>PO6</b>  Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>AO6</b>  The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.
<b>PO7</b>  Development provides secure and convenient bicycle parking which: <ul style="list-style-type: none"> <li>(a) for visitors is obvious and located close to the building's main entrance;</li> <li>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</li> <li>(c) is easily and safely accessible from outside the site.</li> </ul>	<b>AO7.1</b>  Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);  <b>AO7.2</b>  Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.  <b>AO7.3</b>  Development provides visitor bicycle parking which does not impede pedestrian movement.	The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.

<p><b>PO8</b></p> <p>Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> <li>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</li> <li>(b) encourage walking and cycling;</li> <li>(c) ensure pedestrian and cyclist safety.</li> </ul>	<p><b>AO8</b></p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> <li>(a) create a walking or cycle route along the full frontage of the site;</li> <li>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</li> </ul>	<p>The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.</p>
<p><b>PO9</b></p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) in accordance with relevant standards;</li> <li>(b) so that they do not interfere with the amenity of the surrounding area;</li> <li>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</li> </ul>	<p><b>AO9.1</b></p> <p>Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> <p><b>AO9.2</b></p> <p>Service and loading areas are contained fully within the site.</p> <p><b>AO9.3</b></p> <p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> <li>(a) do not impede access to parking spaces;</li> <li>(b) do not impede vehicle or pedestrian traffic movement.</li> </ul>	<p>The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.</p>

<p><b>PO10</b></p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p><b>AO10.1</b></p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> <li>(a) car wash;</li> <li>(b) child care centre;</li> <li>(c) educational establishment where for a school;</li> <li>(d) food and drink outlet, where including a drivethrough facility;</li> <li>(e) hardware and trade supplies, where including a drive-through facility;</li> <li>(f) hotel, where including a drive-through facility;</li> <li>(g) service station.</li> </ul> <p><b>AO10.2</b></p> <p>Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>The proposed facility is an unmanned facility and will not increase demand for parking at the premise. The facility will provide space for any vehicles required to service the facility within the site area.</p>
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Environmental Performance Code

Performance outcomes	Acceptable outcomes		Compliance
Lighting – Not applicable			
Noise			

<p><b>PO2</b></p> <p>Potential noise generated from the development is avoided through design, location and operation of the activity.</p>	<p><b>AO2.1</b></p> <p>Development does not involve activities that would cause noise related environmental harm or nuisance;</p> <p>Or</p> <p><b>AO2.2</b></p> <p>Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p><b>AO2.3</b></p> <p>The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) car parking is located away from adjacent sensitive land uses;</li> <li>(b) car parking is enclosed within a building;</li> <li>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</li> <li>(d) buffered with dense landscaping.</li> </ul>	<p>The proposed facility will have some minor noise from the ongoing operation of air-conditioning equipment in the equipment shelter. Noise emanating from the air-conditioning equipment is comparable to levels from domestic air-conditioning installations, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.</p>
<p><b>Airborne Particles and other emissions – Not applicable</b></p>		
<p><b>Odours – Not applicable</b></p>		

Waste and recyclable material storage – Not applicable
Sensitive land use activities – Not applicable
Stormwater quality – Not applicable
Pest Plans (for material change of use on vacant land over 1,000m <sup>2</sup> ) – Not applicable

## Vegetation Management Code

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO1</b></p> <p>Vegetation is protected to ensure that:</p> <ul style="list-style-type: none"> <li>(a) the character and amenity of the local area is maintained;</li> <li>(b) vegetation damage does not result in fragmentation of habitats;</li> </ul>	<p><b>AO1.1</b></p> <p>Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;</p> <p>Or</p> <p><b>AO1.2</b></p> <p>Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government; or</p> <p><b>AO1.3</b></p> <p>Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <ul style="list-style-type: none"> <li>(a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or</li> <li>(b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or</li> <li>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</li> <li>(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is</li> </ul>	<p>The proposed facility is freehold land. The facility will involve minimal vegetation clearing which will occur solely in Category X area of the Regulated Vegetation Map, and therefore is considered exempt clearing.</p>

	<p>located within three metres of an existing or approved structure, not including a boundary fence;</p> <p>Or</p> <p><b>AO1.4</b></p> <p>Vegetation damage that is reasonably necessary for carrying out work that is:</p> <ul style="list-style-type: none"> <li>(a) authorised or required under legislation or a local law;</li> <li>(b) specified in a notice served by the local government or another regulatory authority;</li> </ul> <p>or</p> <p><b>AO1.5</b></p> <p>Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;</p> <p>Or</p> <p><b>AO1.6</b></p> <p>Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999;</p> <p>Or</p>	
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	<p><b>AO1.7</b></p> <p>Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>Or</p> <p><b>AO1.8</b></p> <p>Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>Or</p> <p><b>AO1.9</b></p> <p>Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999;</p> <p>Or</p> <p><b>AO1.10</b></p> <p>Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act 2009.</p> <p><b>AO1.11</b></p> <p>Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p>	
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	<p><b>A01.12</b></p> <p>Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>	
<p><b>PO2</b></p> <p>Vegetation damaged on a lot does not result in a nuisance</p>	<p><b>A02.1</b></p> <p>Damaged vegetation is removed and disposed of at an approved site;</p> <p>Or</p> <p><b>A02.2</b></p> <p>Damaged vegetation is mulched or chipped if used onsite.</p>	<p>Any damaged vegetation resulting from the proposed works will be disposed of responsibly in accordance with <b>A02.1</b> &amp; <b>A02.2</b> of this code.</p>
For assessable development – Not applicable		

## Filling and Excavation Code

Performance outcomes	Acceptable outcomes	Assessment
<b>Filling and excavation - General</b>		
<p><b>PO1</b></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><b>AO1.1</b></p> <p>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>And</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p><b>AO1.2</b></p> <p>Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p><b>AO1.3</b></p> <p>Cuts are screened from view by the siting of the building/structure, wherever possible.</p> <p><b>AO1.4</b></p> <p>Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p><b>AO1.5</b></p> <p>No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property,</p>	<p>The proposed facility involves minimal filling and excavation works and will not result in any significant soil slope change. Any excavation works will be conducted in accordance with <b>AO1.1-6</b> of this code.</p>

	<p>unless the prior written approval of the adjoining landowner has been obtained.</p> <p><b>AO1.6</b></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>	
<b>Visual Impact and Site Stability</b>		
<p><b>PO2</b></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><b>AO2.1</b></p> <p>The extent of filling and excavation does not exceed 40% of the site area, or 500m<sup>2</sup> whichever is the lesser,</p> <p>except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p> <p><b>AO2.2</b></p> <p>Filling and excavation does not occur within 2 metres of the site boundary</p>	<p>The proposed works do not involve filling or excavating more than 40% of the site area or 500m<sup>2</sup>. No filling or excavating will occur within 2m of the property boundary.</p>
<b>Flooding and drainage</b>		
<p><b>PO3</b></p> <p>Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p><b>AO3.1</b></p> <p>Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p><b>AO3.2</b></p> <p>Filling and excavation does not result in an increase in the flow of water across a site or</p>	<p>The proposed works will have a minimal impact on the slope of the ground or the flow of water. The site area is already reasonably flat and rainwater currently drains away through existing drainage ditch which will be unaffected by the development.</p>

	<p>any other land or road reserves.</p> <p><b>A03.3</b></p> <p>Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p><b>A03.4</b></p> <p>Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	
<b>Water quality</b>		
<p><b>PO4</b></p> <p>Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p><b>A04</b></p> <p>Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>A geotechnical investigation will be undertaken at the site location to identify any possible ground contaminates. Any contaminates found will be handled appropriately to ensure that water quality is maintained.</p>
<b>Infrastructure</b>		
<p><b>PO5</b></p> <p>Excavation and filling does not impact on Public Utilities.</p>	<p><b>A05</b></p> <p>Excavation and filling is clear of the zone of influence of public utilities.</p>	<p>All involved filling and excavation works will occur in the site area, which is significantly clear of any public utilities.</p>

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

I, Mark Friedrich Biancotti, chairman of Body Corporate  
World Heritage Community Titles Scheme 39715 [Insert full name.]

as owner of the premises identified as follows:

[Insert street address, lot or plan description or coordinates of the premises the subject of the application.]  
Lot 0 on SP 219085 (the common property of  
CMS 39715.

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

[Insert name of applicant.]

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]

M Biancotti 17/6/19 [signature of owner and  
date signed]

**Company owner's consent to the making of a development application  
under the *Planning Act 2016***

I, Mark Fredrick Biancotti

[Insert name in full]

Sole Director/Secretary of the company mentioned below.

*[Delete the above where company owner's consent must come from both director and director/secretary]*

I,

[Insert name in full]

Director of the company mentioned below.

and I,

[Insert name in full]

[Insert position in full—i.e. another director, or a company secretary]

*Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.*

Of

M.F.B Properties (NQ) Pty Ltd  
(ACN 101980303)

[Insert name of company and ACN]

the company being the owner of the premises identified as follows:

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

(Lot 4 on SP219085) 3910 Cape Tribulation Rd

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

[Insert name of applicant]

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four-storey apartment building.]

Company seal [if used]

Company Name and ACN: .....

  
Signature of Sole Director/Secretary

17/6/19.  
Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: .....

.....  
Signature of Director

.....  
Date

.....  
Signature of Director/Secretary

.....  
Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]