



13/09/2017

Neil Beck
Douglas Shire Council
PO Box 723,
Mossman QLD 4873

Via email

Site: Four Mile Beach

Re: Information Request response for Development Application (MCUC 1972/2017) for Material Change of Use (Code Assessment) for a Proposed Telstra Telecommunications Facility at 23L Old Port Road, Port Douglas.

We refer to your request for further information dated 6 April 2017, in accordance with section 276 of the *Sustainable Planning Act 2009* at Proposed Telstra Telecommunications Facility at 23L Old Port Road, Port Douglas.

In accordance with section 278(1)(a) of the *Sustainable Planning Act 2009*, the following response to the requested information is provided below:

1. Colocation

The proposed facility is required to provide coverage to southern areas of Port Douglas and Four Mile Beach. In general, the location and height of a facility along with the size and number of antennas are balanced to ensure dedicated service to an intended geographic area. A compromise in height or a location further away from the technically optimum position may result in service gaps and require additional facilities to achieve the same level of service. Telstra's Radio Frequency Engineers use state of the art applications to evaluate potential candidates to predict the effectiveness of the facility.

In this instance the proposed location at road reserve between Old Port Road and Port Douglas Road was selected as it displayed the highest degree of compliance with the site selection criteria which, in addition to the network coverage performance, must also consider:

- visual impact on the surrounding area;
- the need to obtain relevant town planning approvals;
- the proximity to community-sensitive locations;
- existing colocation opportunities
- the proximity to areas of environmental heritage or significance;
- the availability of secure tenure;
- the availability of public utilities, such as power;
- minimisation of electromagnetic radiation exposure to the public; and
- other cost factors

Where possible, Telstra seeks to co-locate facilities with existing facilities of other carriers / public utilities or use public easements. A proposed Optus facility at 3 Escape Drive, Port Douglas was identified during a desktop search of the area. The proposed Optus site is located approximately 1 kilometre from an existing Telstra installation at the Sheraton Resort Port Douglas.

A technical assessment into the viability of the site was undertaken to determine if colocation on the proposed structure would be suitable for Telstra to achieve its coverage objectives for the area. Given reservations for future Optus expansion, co-location at this Optus structure would only allow for a Telstra facility at a height of 20m. At this elevation, the facility would not achieve the required dominant coverage, given that the facility is 1.2km from the coverage target area.

During Telstra's site scoping process, a number of green-field options near the proposed Optus facility were identified and subsequently discounted due to their proximity to existing network sites in the area. Any new site is required to be positioned so that it provides quality coverage to the target area, being southern areas of Port Douglas and Four Mile Beach. If the facility is positioned too close to existing sites, the proposed Optus site will not achieve the requisite coverage and will instead potentially cause interference to the network.

2. Site Survey

Please see **Attachment 1 – Site Survey** which provides a detailed survey of the site showing existing vegetation, topographic features and photos of the demarcated lease area. This survey details trees within proximity of the site and shows existing street trees along the Old Port Road corridor. As demonstrated by the survey and associated photos of the site, the proposed facility is setback from existing vegetation on site and will not require the removal or pruning of vegetation for the establishment of the monopole and associated ground based equipment. The facility has been sited to ensure minimal interference or impact on the existing environment features of the property. The access to the facility is directly off Old Port Road. This access will not require the removal of existing street trees at the site.

3. Contour Plan

Please see **Attachment 1 – Site Survey** which provides the site contours for the proposed compound area and adjoining road reserve. This survey shows details of the existing ground levels and the facilities location in relation to the existing swale drain. The proposed facility has been setback from the top of the bank of the swale drain and will not impact water movement throughout this area. Please see **Figures 1 and 2** which show the site location in relation to existing drainage channels over the property.



Figure 1: Lease area for proposed telecommunications facility showing existing swale drain (left hand side of image)



Figure 2: Location of lease area in relation to existing swale drain within the road reserve.

Due to the minor footprint of the development, it is not considered that the facility will not result in any adverse impacts to existing drainage at the site. Earthworks associated with the facility are limited to that required to establish the foundations for the monopole and piers for the shelter. The proposed works will not require ground levelling or cutting or filling. Edging will be created around the compound location and weed matting laid within the compound area. A gravel rock base will be laid within the compound to further prevent weeds growing within the fenced area. This gravel rock base will allow for water to permeate through to the soil and will not result in any pooling of water within the compound area.

Given the minor compound size and the design of the facility, the proposal will not result in a significant area of sealed or non-permeable surface which would lead to an increase in run-off from the site. The proposed development will not increase the potential for erosion, scour or overland flow. Erosion mitigation measures will be implemented during the build where necessary, with build to be carried out during appropriate weather.

Given the above and the location of the facility away from the existing swale drain, it is not considered that a drainage plan is required for the site.

4. Photomontages

Please see **Attachment 2 – Photomontages** which provide indicative views of the facility from the road corridors as outlined in Council’s information request.

5. Consultation

The Deployment Code is designed to complement the existing regulatory and legislative requirements for telecommunications deployments under the Telecommunications Act 1997. It ensures greater community consultation and participation in the installation of mobile phone base stations and requires carriers to apply a number of disciplines during the site selection, design and operation of communications facilities. The Code requires carriers to apply a Precautionary Approach to site selection, site design and site operation. The constraints and site selection considerations for the subject site have been outlined in the planning report.

The Deployment Code requires the development of a ‘fit for purpose’ consultation plan for new sites that **do not** require planning approval. If a facility is not deemed low-impact, mobile phone carriers must comply with all relevant federal and state laws as well as Local Government planning controls.

In this instance, the proposed development is subject to a code assessable development application and does not require public notification. No additional consultation has been/will be undertaken.

We consider that the information provides an adequate response to all of the information requested in accordance with s.278 of the Sustainable Planning Act. Please contact Caitlin Spencer on 0436 011 208 or alternatively by e-mail caitlin.spencer@servicestream.com.au if you require further information.

Yours Sincerely,



Caitlin Spencer

Planning Consultant – Service Stream

Attachment A – Detailed Survey Plan

Attachment B – Photomontages of the Subject site

Attachment 1: Survey Plan

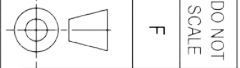
Attachment 2: Photomontages



View from Road Reserve near the intersection of Port Douglas Road and Old Port Road

EXISTING

PROPOSED



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FOUR MILE BEACH
SITE ACCESS AND LOCALITY PLAN
16542 OLD PORT DOUGLAS ROAD, PORT DOUGLAS, QLD 4877

Montage No: TWO

SHT NO 1

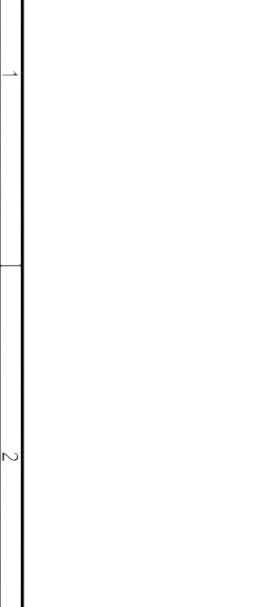


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View from Old Port Road Reserve

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Montage No: THREE

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View from Port Douglas Road Reserve

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