

Planning Report


Proposed Telstra Corporation Limited Mobile Telecommunications Facility

DTMR Road Reserve between Old Port Rd & Port Douglas Rd, Port Douglas, QLD 4877 (-16.523882, 145.467985)



Document Control Record

Document Description	Planning Report: Proposed Telecommunications Facility at DTMR Road Reserve between Old Port Rd & Port Douglas Rd, Port Douglas QLD 4877		
Site No.	440255	Site Name	Four Mile Beach

	Name	Signed	Date
Prepared By	Caitlin Spencer		03/03/2016

File Location	M:\QLD\telstra_Sectorisation & SAED 20002731 Sites_SAED sites\Four Mile Beach 4011839.01\4011839.01\01 SAED\06 Planning
Document Status	Final

Prepared for	Prepared by:
Telstra Corporation	Service Stream – Mobile Communications Contact: Caitlin Spencer Service Stream Mobile Communications PO Box 510 Lutwyche QLD 4030 M 0436 011 208 caitlin.spencer@servicestream.com.au

This report has been prepared as a supporting document to the Development Application. The report relies upon data, surveys, measurements and results taken at or under particular times and conditions specified herein. Any findings and conclusions or recommendations only apply to the aforementioned circumstances. Service Stream does not accept any responsibility for the use of this report by any parties other than Douglas Shire Council, without its prior written permission.

Contents

Executive Summary	3
1 Introduction	4
1.1 Objectives of this Report	4
1.2 The proposal and Need for the Facility	4
1.3 Base Stations and How They Work	4
1.4 Consequences of Not Proceeding	5
2 Site Selection and Justification	6
2.1 Site Selection Parameters	6
2.2 Options Considered	6
2.2.1 Assessment of Alternative Candidate Sites	6
2.2.2 Co-location Opportunities	6
2.2.3 Greenfield Candidates	7
Sheraton Mirage Golf Course, Port Douglas Road, Port Douglas, Qld, 4877	8
2.2.4 Site Selection and Preferred Location	10
3 The Proposed Facility	11
3.1 Site Location and Surrounds	11
3.2 Description of the Proposal	13
3.2.1 Facility and Equipment Details	13
3.2.2 Access and Parking Details	13
3.2.3 Electricity Supply	14
3.2.4 Plant and Equipment to be Use	14
3.2.5 Construction Process	14
3.2.6 Workforce and Working Hours	14
3.2.7 Timing	14
4 Legislation	15
4.1 Commonwealth Legislation	15
4.1.1 Telecommunications Act 1997	15
4.1.2 Telecommunications Code of Practice 1997	15
4.1.3 Telecommunications (Low-Impact Facilities) Determination 1997	15
4.1.4 Deployment Code	16
4.1.5 Environmental Protection and Biodiversity Conservation Act 1999	19

5 State Legislation 20

5.1 Queensland Planning Legislation	20
5.1.1 Sustainable Planning Act 2009	20
5.1.2 Regional Plan	20
5.1.3 State Planning Regulatory Provisions	21
5.1.4 State Planning Policy	22
5.1.5 Referral Agencies	23
5.1.6 State Development Assessment Provisions	23
5.1.7 Vegetation Management Act 1999	24
5.1.8 Nature Conservation Act 1992	24

6 Local Government Regulatory Framework 25

6.1 Douglas Shire Planning Scheme 2006	25
6.2 Zoning	25
6.3 Overlays	26
6.4 Applicable Planning Scheme Codes	28
6.4.1 Planning Scheme Codes	28

7 Environmental Impact Assessment 36

7.1 Visual Impact	36
7.1.1 Visual Amenity	36
7.2 Socio-Economic Considerations	41
7.3 Environmental Considerations	42
7.3.1 Flora and Fauna	42
7.3.2 Bushfire Management	42
7.3.3 Heritage	42
7.4 Traffic Generation	43
7.4.1 Construction Access	43
7.4.2 Operation Access	43
7.5 Soils and Erosion Landscape Provision	43
7.5.1 Contaminated Land	43
7.5.2 Erosion and Sediment Control	43
7.6 Other Impacts during Construction	43
7.6.1 Air Quality	43
7.6.2 Noise and Vibration	44

7.6.3	Waste Minimisation and Management	44
7.6.4	Health and Safety	44
8	Conclusion	46
	Appendix A	47
	Appendix B	48
	Appendix C	49
	Appendix D	50
	Appendix E	51

Executive Summary

Proposal	<p>Telstra propose to install a Mobile Telecommunications Facility at Four Mile Beach comprised of the following:</p> <ul style="list-style-type: none"> • A new 30 m monopole; • One (1) Triangular Head Frame; • Three (3) ARGUS RVVPX310.11B-T2 panel antennas (2533mm x 350mm x 208mm) at a centreline elevation of 30 m; • One (1) Telstra GPS antenna base mounted at 3100mm; • The installation of associated ancillary equipment, including Remote Radio Unit's, Combiners, Feeders, Mast Head Amplifiers etc.; • One (1) Telstra equipment shelter (3280mm (L) x 2280mm (W) x 2995mm (H)) adjacent to the proposed facility; • Telstra compound security fence with double access gates. 	
Purpose	<p>Telstra has identified the need to improve 3G and 4G services to the Four Mile Beach area. The facility at Four Mile Beach will form an integral part of the Telstra NextG network and will enable Telstra to enhance and expand mobile and broadband services within the region.</p>	
Property Details	<p>Site Co-ordinates: -16.523882, 145.467985</p> <p>Address: DTMR Road Reserve between Old Port Road and Port Douglas Road, Port Douglas QLD 4877. Adjacent Property Details: Lot 24 on plan SP168542</p> <p>Property Owner: Department of Transport and Main Roads</p>	
Planning Instrument	<p>Council: Douglas Shire Council</p> <p>Planning Instrument: Douglas Shire Council Planning Scheme</p> <p>Zone: Residential 1 Zone</p> <p>Proposed Use: Telecommunications Facility</p>	
Applicable Planning Scheme Polices	Relevant State & Local Planning Policies	Complies
	Far North Queensland Regional Plan	Yes
	State Planning Policy	Yes
	Douglas Shire Council Planning Scheme 2006	Yes
Application	<p>Use and development of the land for the purposes of construction & operation of a Telecommunications Facility.</p>	

1 Introduction

1.1 Objectives of this Report

This Planning Report has been prepared by Service Stream Mobile Communications (SSMC) on behalf of Telstra Corporation Limited (Telstra).

This Planning Report accompanies an Application for Development Approval for installation of a new mobile telecommunications facility at the Department of Transport and Main Roads (DTMR), Road Reserve between Old Port Road and Port Douglas Road, Port Douglas (Site Co-ordinates: -16.523882, 145.467985), Adjacent to Lot 24 SP 168542.

An in-depth site assessment and feasibility review process was undertaken to consider a range of issues, including:

- Co-location on existing telecommunications facilities or structures wherever possible;
- Compliance with applicable legislation, regulations and policies;
- Minimising environmental and heritage impacts;
- Radio frequency objectives to provide the required coverage to Four Mile Beach and surrounds; and
- Landowner agreement to the proposal.

This development application seeks planning consent for:

- A 30 m high monopole;
- radio transmission equipment; and
- ancillary equipment shelter.

1.2 The proposal and Need for the Facility

Telstra has identified the need to improve 3G and 4G services to the Four Mile Beach area. The facility at Four Mile Beach will form an integral part of the Telstra NextG network and will enable Telstra to enhance and expand mobile and broadband services within the region.

1.3 Base Stations and How They Work

A Mobile Base Station is essentially a radio transmitter / transceiver and an antenna, which transmits and receives radio frequency (RF) or electromagnetic energy (EME) signals from mobile phones.

A base station typically consists of an Equipment Cabin (which houses all the electronics required to send and receive mobile phone calls, a series of Panel Antennas (which transmit and receive signals to and from the handset) and a Radio Transmission (RT) Dish which links the base station to the main public telephone network.

When a call is made from a mobile phone, the first step in the process is for the phone to check that there is coverage in the area that the call is made. Once the phone has verified that there is sufficient signal strength to make the call, the phone establishes a connection with a nearby mobile phone base station. This base station then establishes the call and holds the call as long as the phone user remains on the call and in the range of that base station.

A mobile phone base station provides coverage to a geographic area known as a “cell”. Cells are aligned next to each other in a similar pattern to a honeycomb, and it is for this reason that mobile phone networks are sometimes referred to as “cellular” networks. The location of the base station within the cell is determined by a number of factors, including topography and other physical constraints such as trees and buildings, the cell ‘capacity’ or number of calls expected to be made in the cell, and the radio frequency at which the base station will operate.

Mobile phone base station antennas need to be located clear of obstructions like trees and tall buildings to ensure good signal quality. In essence, a mobile phone needs to have ‘sight’ of a mobile phone base station. In other words, the radio signal from the phone to the base station needs to be uninterrupted. Hills, trees and tall buildings can obscure this line of sight and so base stations need to be very carefully located to maximise the coverage available.

Each base station can only carry a finite number of calls. In areas of high mobile phone use, such as central business districts and high density areas, more base stations are required to handle the level of call traffic. In high use areas, there are often a range of base stations, from very specific in-building solutions (designed to give quality coverage within a specific building), to very small base stations known as ‘microcells’. Microcells cover a small geographic area and are often found at intersections and in heavy pedestrian traffic areas. In rural areas, or areas where mobile phone use is not as high, base stations will often be located on hills or tall structures to maximise the coverage area. (*Source: MCF Fact Sheet - How the mobile phone network operates*).

1.4 Consequences of Not Proceeding

The consequences of the proposal not proceeding would be:

- Poor quality telecommunications services in the Four Mile Beach area, including poor reception, interference and unexpected call drop outs;
- An erosion in the quality of telecommunication services in the wider area;
- Lack of improvement in most up-to-date mobile network services including mobile broadband in the areas; and
- Reduced competition in the telecommunications industry, potentially resulting in uncompetitive practices, increased costs to consumers and reduced levels of service to customers.

2 Site Selection and Justification

2.1 Site Selection Parameters

A detailed site assessment and feasibility review was undertaken as part of this proposal with due consideration given to a range of issues including but not limited to:

- Consistency with the applicable Commonwealth and State and Local planning policies and regulatory instruments;
- Minimal impact on the environment during the construction and operation of the facility;
- Avoiding known Areas of Environmental Significance or heritage listed sites or any sites of heritage significance;
- Meeting the radio frequency objectives of Telstra's 3G and 4G networks, providing the required coverage to Four Mile Beach and surrounding areas;
- Satisfactory agreement with the land owner and their agreement to the proposal; and
- Opportunities for co-location with other existing telecommunications facilities/utility structures wherever possible. Upgrading of existing telecommunications equipment is considered good industry practice and would result in a good planning outcome. Telstra recognise this need and opt for co-location sites or sites with utility uses.

2.2 Options Considered

2.2.1 Assessment of Alternative Candidate Sites

Following the identification of the search area, several candidate sites were assessed based on their ability to meet the coverage objectives and other site considerations including property, planning and engineering. The assessment of options considered is provided below.

2.2.2 Co-location Opportunities

In the first instance, Telstra seeks to co-locate on existing infrastructure available within a search area. A search of the Radio Frequency National Site Archive (RFNSA) indicates the colocation opportunities existing in the Four Mile Beach area (**Figure 1**).

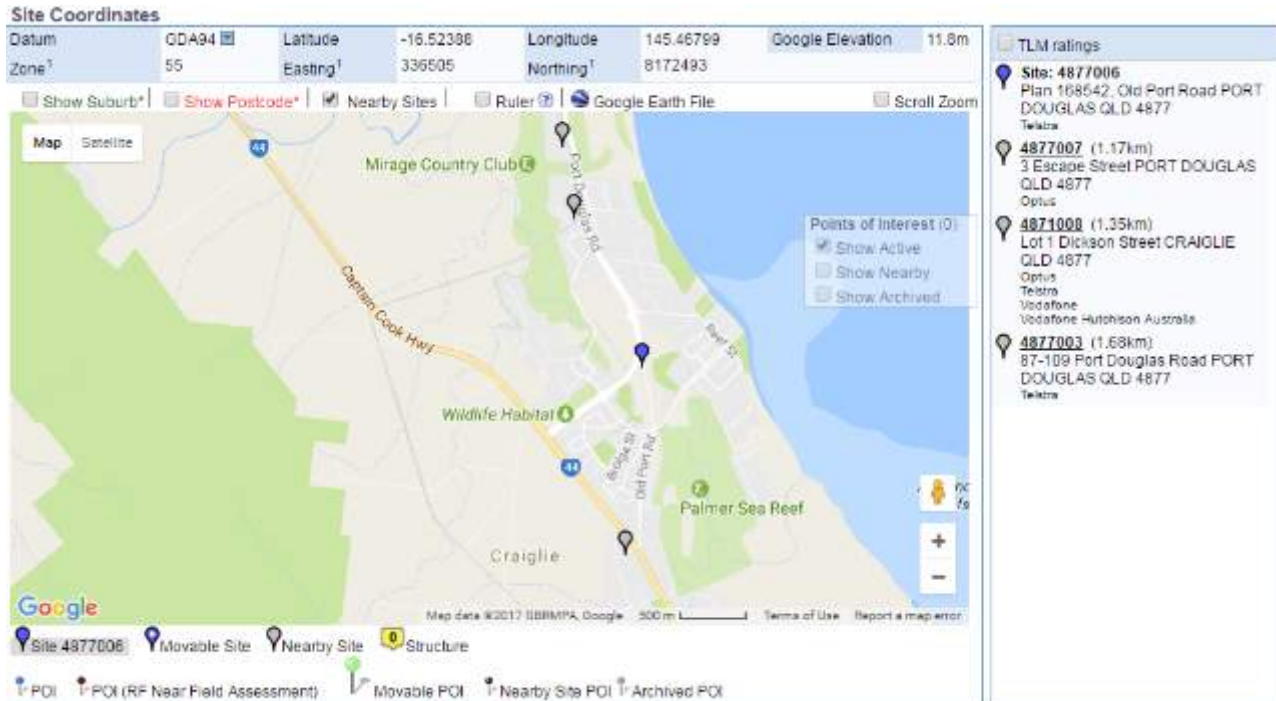


Figure 1 - RFNSA

It can be seen in **Figure 1** that there are two (2) existing and one (1) proposed telecommunication structures within the Four Mile Beach area:

- RFNSA 4877006 - Proposed Optus 25m monopole
- RFNSA 4877003 – Existing 24m Telstra lattice tower
- RFNSA 4877003 – Existing rooftop at QT Port Douglas

Each of the abovementioned facilities were investigated for co-location opportunities. Given Telstra does not currently have a presence within the Four Mile Beach area and given the dense and linear layout of the township, a height of at least 30 m is required in order to provide good/reliable coverage to the whole Four Mile Beach area.

As illustrated above, the existing telecommunication structures within the Four Mile Beach area and surrounds do not exceed 25 m in height. Therefore, co-location at the required height of 30 m was not achievable and Telstra would be unable to meet the coverage objectives for the Four Mile Beach area. The above co-location opportunities were discounted and a greenfield option was subsequently investigated.

2.2.3 Greenfield Candidates

A thorough investigation of the Four Mile Beach area and its surrounds has been undertaken, with consideration of the abovementioned selection criteria. A total of four (4) candidates were selected for in-depth investigation, as per **Figure 2** and **Table 1**.



Figure 2 – Alternative Candidates

Table 1: Alternative Candidate Assessment

Candidate	Address and Lot Number	Facility Type	Description
Candidate A	Sheraton Mirage Golf Course, Port Douglas Road, Port Douglas, Qld, 4877 (Lot 132/SP160477)	New 30 m monopole	<p>Telstra investigated the potential for a new facility to be located on the Sheraton Mirage Golf Course. The 50.74 hectare is within the 'Conservation Zone' zone of the <i>Douglas Planning Scheme 2006</i> and falls within the Scheme of integrated resort development. The property currently contains the Mirage Country Club including Golf Course, club house and tennis courts.</p> <p>The proposed location of the facility would allow for adequate setback from residential uses to the east. Although a facility at golf course was considered to be a consistent use, the proposed location of the facility provide very little vegetation screening with only low lying mangroves situated to the west of the site. Given the lack of screening, it was considered that a 30 metre facility in this location would also be highly visible to the surrounding area, which was not considered a good visual outcome.</p> <p>The identified location was in close proximity to a local creek with the lot identified as being within the coastal management district and Coastal hazard area – high storm tide inundation area. Design amendments would likely be required to address potential risks to the facility, increasing the visual impacts of the facility.</p> <p>For these reasons, Candidate A was discounted.</p>

Candidate B	<p>Sheraton Mirage Golf Course, Port Douglas Rd, Port Douglas, Qld, 4877</p> <p>(Lot 132/SP160477)</p>	New 30 m monopole	<p>Telstra investigated the potential for a new facility to be located on the Sheraton Mirage Golf Course. The 50.74 hectare is within the 'Conservation Zone' zone of the <i>Douglas Planning Scheme 2006</i> and falls within the Scheme of integrated resort development. The property currently contains the Mirage Country Club including Golf Course, club house and tennis courts.</p> <p>The proposed location of the facility would be in closer proximity to residences to the east which overlook the golf course. Although a facility at the golf course was considered to be a consistent use, the proposed location would provide little vegetation screening with only low lying mangroves situated to the south of the site, and intermittent palm trees across the course. Given the lack of screening, it was considered that a 30 metre facility in this location would also be highly visible to the surrounding area, which was not considered a good visual outcome.</p> <p>The identified location was in close proximity to a local creek with the lot identified as being within the coastal management district and Coastal hazard area – high storm tide inundation area. Design amendments would likely be required to address potential risks to the facility, increasing the visual impacts of the facility.</p> <p>Therefore, Candidate B was discounted.</p>
Candidate C	<p>Four Mile Beach Plaza, 364-366 Port Douglas Rd, Port Douglas, Qld 4877</p> <p>(0/BUP70698)</p>	New 30 m monopole	<p>Telstra investigated the potential for a new facility to be located within Four Mile Beach Plaza. The property is situated within the 'Commercial – Local centre' zone of the <i>Douglas Shire Planning Scheme 2006</i>.</p> <p>A facility at Candidate C would be located in close proximity to a large number of dwellings and would be highly visible to the surrounding area. Furthermore, there was limited space available for the development of a base station in this location. This was not considered a good planning or visual outcome.</p> <p>For these reasons Candidate C was discounted.</p>
Candidate D	<p>Road reserve between Old Port Rd & Port Douglas Rd, Port Douglas, Qld, 4877 (-16.523882, 145.467985 adjacent to Lot 24 SP168542)</p>	New 30 m monopole	<p>Telstra investigated the potential for a new facility to be located within the road reserve between Port Douglas Road and Old Port Road. The land in this location is not zoned and as such will adopt the zoning of the closest lot and plan being Lot 24 SP168542 which is 'Residential 1' zone of the <i>Douglas Shire Planning Scheme 2006</i>.</p> <p>A 30 m monopole in this location would provide good and reliable coverage to the Four Mile Beach area. Furthermore, the location allows for separation to nearby dwellings. The location also aims to utilise existing vegetation on the road reserve to screen the facility from the surrounding area as much as practicable. The proposed location was identified away from the Port Douglas</p>

			<p>Road frontage to minimise impacts on amenity of this road and to reduce impacts to road users.</p> <p>For these reasons, Candidate D was considered as the preferred location.</p>
--	--	--	---

2.2.4 Site Selection and Preferred Location

Following an evaluation of the candidate sites and the issues identified, Candidate D was deemed to be the most acceptable solution for the following reasons:

- The proposal is considered to be consistent with the environmental and planning requirements;
- The proposed facility will be located within the road reserve which allows for separation to dwellings;
- Existing vegetation surrounding the location will minimise the visual impact when viewed from the surrounding area;
- The proposal meets the radio frequency (RF) objectives of Telstra’s network, giving the required coverage to the Four Mile Beach area; and
- The site has access to power and appropriate access for construction and maintenance purposes.

3 The Proposed Facility

3.1 Site Location and Surrounds

The proposed facility is located in the road reserve between Old Port Rd & Port Douglas Rd, Port Douglas, Qld, 4877 (-16.523882, 145.467985 adjacent to Lot 24 SP168542). The relative ground level of the land is approximately 0 m AHD.

The Local Government Authority for the proposal is Douglas Shire Council. As the proposed facility is located on unzoned land, the site will assume the zoning of the closest lot and plan, being Lot 24 on SP168542, which is zoned Residential 1 under the Douglas Shire Planning Scheme 2006. **Figure 3** illustrates the location of the site and the proposed facility.

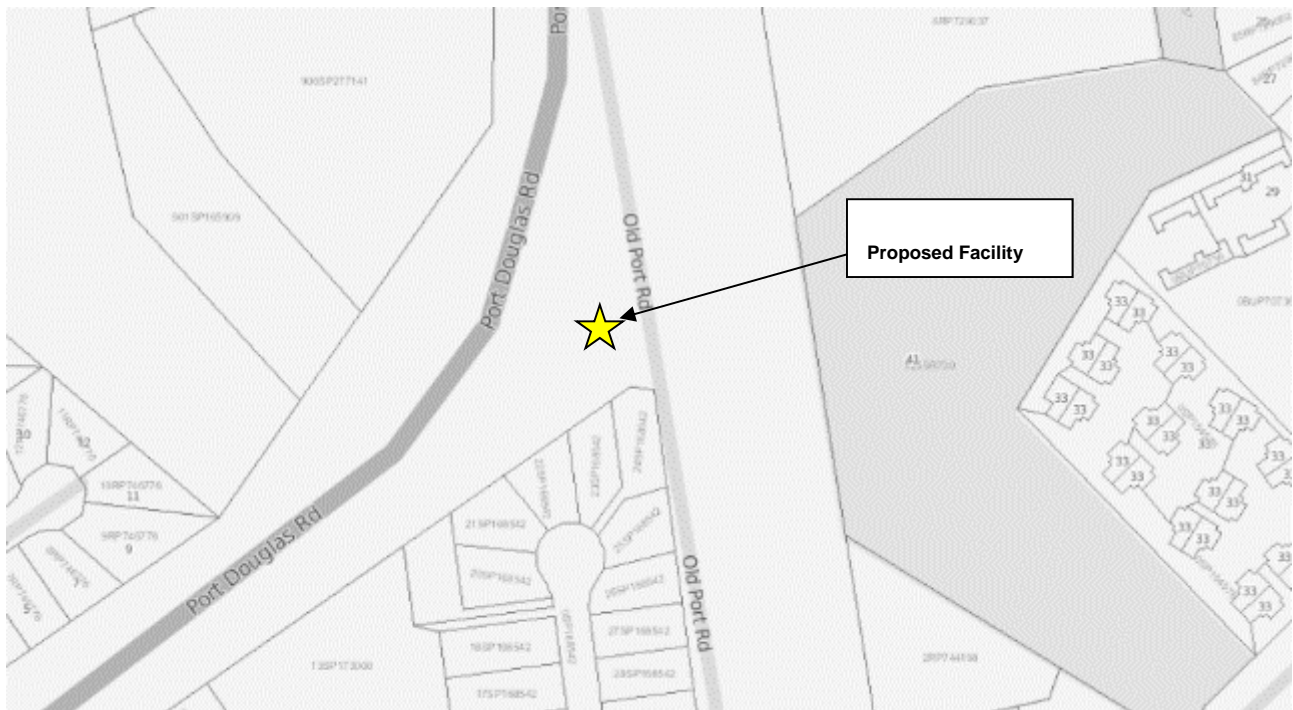


Figure 3 - Proposed subject site and location of facility (Source: SARA Mapping, DILGP)

The subject site is vacant area of land between Port Douglas Road and Old Port Road. The site is surrounded by residential land and tourist accommodation. The closest dwelling is located approximately 35 m to the south of the facility.

Figure 4 illustrates an aerial view of the site location and surrounds. **Figure 5** illustrates a photo of the proposed location.



Figure 4 - Aerial view of the subject site and surrounds (source: Google Earth)



Figure 5 - View looking north towards the proposed facility from the Golf Course (red arrow)

3.2 Description of the Proposal

3.2.1 Facility and Equipment Details

The proposal seeks development consent for a telecommunications facility and consists of the following:

- A new 30 m high monopole with triangular headframe;
- Three (3) panel antennas (with provision for 6 future antennas) at a centreline elevation of 30 m;
- The installation of associated ancillary equipment, including Remote Radio Unit's, Combiners, Feeders, Mast Head Amplifiers etc.;
- One (1) equipment shelter (dimensions 3280 L x 2280 W) at ground level, adjacent to the proposed facility; and
- A Telstra compound security fence with 3m wide access gates.

The proposed site layout and elevation plans are included in **Appendix A** of this report.

3.2.2 Access and Parking Details

The facility and all ancillary components will be constructed over the road reserve between Port Douglas Road and Old Port Road.

Access to the subject site is proposed via Old Port Road. Access to the facility will via an unmade access track within the road reserve.

During the construction phase, a truck will be used to deliver the equipment and a crane will be utilised to lift

most of the equipment into place. 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. This site access is considered appropriate for the construction of the facility given the facility will not be a significant generator of traffic.

Mobile phone base stations are unmanned, of low maintenance and remotely operated. As such, operational visits to the site will be approximately 2 - 6 times per year for maintenance purposes. Access to antennas will be via cherry pickers. The equipment shelter will be securely locked and the proposal will not involve the introduction of any climbing devices on the tower, preventing access to workers in these areas.

3.2.3 Electricity Supply

Power to the proposed facility will be sourced from an existing power supply on site. The conditions of supply are indicative only and are subject to approval and final offer from the relevant power authority.

3.2.4 Plant and Equipment to be Use

The proposal would require the use of:

- One cherry picker
- One crane
- Approximately four utility trucks

3.2.5 Construction Process

Construction activities will involve the following:

- Excavation of the monopole foundation;
- Delivery and pouring of concrete on site for the monopole and shelter foundations;
- Installation of conduit within trenches, followed by installation of cables within conduits;
- Delivery of the monopole sections to site;
- Separate installation of each monopole section;
- Attachment of antenna mount, mounts, cables, cable ladder to shelter and antenna;
- Installation of the earth grid and connection of the base station to the electrical supply and optical fibre cables;
- Installation and commissioning of the base station radio equipment.

The daily construction process will require approximately three to six workers on site and an average of four to six vehicle movements per day. The general construction timeframe, weather dependent, is approximately five weeks.

3.2.6 Workforce and Working Hours

Construction would be undertaken in accordance with landowner and council's recommended hours to ensure minimal disturbance to surrounding uses. Any necessary permits will be acquired prior to any works being undertaken.

3.2.7 Timing

It is anticipated that works would be completed approximately four to six weeks after the commencement given ideal working conditions.

4 Legislation

4.1 Commonwealth Legislation

As a licensed telecommunications carrier, Telstra must operate under the provisions of the *Telecommunications Act 1997* and the following supporting legislation:

- The Telecommunications Act 1997;
- Telecommunications Code of Practice 1997
- The Telecommunications (Low-impact Facilities) Determination 1997 (as amended);
- Deployment Code; and
- The Environment Protection and Biodiversity Conservation (EPBC) Act 1999.

4.1.1 Telecommunications Act 1997

The *Telecommunications Act 1997* (TA) came into operation in July 1997. The TA sets up a framework for regulating the actions of telecommunications carriers and service providers. Telstra is a licensed carrier under the TA.

Schedule 3 – Carriers' powers and immunities, of the TA, specifies 'authorised activities' that a carrier is empowered to carry out without approval under State legislation. These activities include the inspection of land, and the installation and maintenance of certain facilities.

A Carrier's power to install a facility is contingent upon the facility being a 'low-impact facility' as defined by the *Telecommunications (Low-Impact Facilities) Determination 1997 (As Amended)*.

In this case, the proposal involves the installation of a new facility, which therefore does not constitute a low-impact facility under the *Telecommunications (Low-Impact Facilities) Determination 1997 (As Amended)*. As the proposed facility does not meet the criteria mentioned above, the carrier is therefore not empowered to undertake the proposed works without approval under QLD legislation, and the carrier must obtain development consent from the consent authority.

The consent authority in this instance is Douglas Shire Council.

4.1.2 Telecommunications Code of Practice 1997

Under the *Telecommunications Act 1997* the Government established the Telecommunications Code of Practice 1997, which sets out the conditions under which a carrier must operate. Section 2.11 of the Telecommunications Code of Practice 1997 sets out the design, planning and installation requirements for the carriers to ensure the installation of facilities is in accordance with industry 'best practice'. This is required to:

"... minimise the potential degradation of the environment and the visual amenity associated with the facilities."
[Section 2.11(3)]

Best practice also involves the carrier complying with any relevant industry code or standard that is registered by the Australian Communications Authority (ACA) under Part 6 of the Act.

4.1.3 Telecommunications (Low-Impact Facilities) Determination 1997

The *Telecommunications (Low-impact Facilities) Determination 1997* identifies both the type of facilities that can be "Low-impact", and the areas in which these facilities can be installed. Importantly, this current facility is not defined as a "low impact facility" and is therefore subject to State Planning Laws and Regulations. In this specific instance, the provisions of the *Sustainable Planning Act 2009* and the *Douglas Shire Planning Scheme* will be applicable to the proposal.

4.1.4 Deployment Code

The 'Mobile Phone Base Station Deployment Code' Communications Alliance Ltd Industry Code (C564:2011) is a code developed by a working committee with representatives from carriers, various levels of government, an industry group and a community action group. The Code came into effect on the 1st July, 2012. The Code is designed to:

- Allow the community and councils to have greater participation in decisions made by carriers when deploying mobile phone base stations; and
- Provide greater transparency to local community and councils when a carrier is planning, selecting sites for, installing and operating Mobile Phone Radiocommunications Infrastructure.

The carriers' activities are published on the internet based Radio Frequency National Site Archive (RFNSA) as well as information relevant to each site such as EME Reports.

In the site selection and design stages of this proposal the precautionary approach outlined in the Deployment Code has been considered (see **Table 2** below). No consultation external to that undertaken in the Development Application process is required under the Code.

Table 2: Application of the Industry Code C564:2011 precautionary approach to mobile phone Radiocommunications infrastructure placement and design

Clause 4.1 Site Selection	
Subclause	Response
4.1.1 Clause 4.1 applies if a Carrier proposes to select a new site for the deployment of Mobile Phone Radiocommunications Infrastructure.	Clause 4.1 Applies to this proposal
4.1.2 A Carrier must have written procedures for site selection for Mobile Phone Radiocommunications Infrastructure in relation to factors contained in clause 4.1.5 and make them available to the public on request.	Written procedures have been developed and will be made available to members of the public on request.
4.1.3 For new sites, once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	The site selection summary will be made available to any member of the public.
4.1.4 The Carrier must comply with its procedures.	The Carrier complies with all procedures.

<p>4.1.5 The procedures must require, as a minimum, that for each site the Carrier have regard to:</p> <p>(a) the reasonable service objectives of the Carrier including:</p> <p>(i) The area the planned service must cover;</p> <p>(ii) Power levels needed to provide quality of service;</p> <p>(iii) The amount of usage the planned service must handle.</p>	<p>(i) The primary requirement for the proposal is to facilitate the delivery of Telstra 3G and 4G services.</p> <p>(ii) The power levels of Telstra's facilities are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency.</p> <p>iii) The proposed base station needs to ensure that long-term, consistent, high quality voice and mobile data services are provided to Four Mile Beach and the surrounding area.</p>
<p>(b) Minimisation of EMR exposure to the public.</p>	<p>(b) The proposed design and location of the facility means its antennas are excluded from direct public access. Telstra facility power levels are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency and minimising EME emissions.</p>
<p>(c) The likelihood of an area being a community sensitive location. (Examples of sites which sometimes have been considered to be sensitive include residential areas, childcare centres, schools, aged care centres, hospitals and regional icons).</p>	<p>The proposed facility has been designed and sited with regards to community sensitive locations. The facility has been sited within the road reserve, which allows for separation to nearby dwellings as much as practicable without conflicting with existing practices on site. There are no other community sensitive locations in proximity to the site.</p>
<p>(d) The objective of avoiding community sensitive locations.</p>	<p>Community sensitive locations are avoided wherever possible when deploying base stations. However, in some cases, given the coverage objectives and topographical constraints of an area, it is sometimes difficult to avoid community sensitive locations. In such instances, these locations are identified and relevant members of the community are consulted with during the development application process.</p>
<p>(e) Relevant state and local government telecommunications planning policies.</p>	<p>All relevant state and local government planning policies have been considered regarding the proposal.</p>
<p>(f) The outcomes of consultation processes with Councils and Interested and Affected Parties as set out in clause 6.7.</p>	<p>The outcomes of the consultation processes with the identified affected parties will be</p>

	taken into considered during the development application process.
(g) The heritage significance (built, cultural and natural.	The proposed area does not contain any heritage significance.
(h) The physical characteristics of the locality including elevation and terrain.	The Four Mile Beach area is located along the coastline of the Douglas Shire LGA. The locality is relatively flat. The facility will be located within the road reserve. The location has been chosen with consideration given to elevation, terrain and existing operations on site.
(i) The availability of land and public utilities.	The existing land and access is considered adequate to meet the requirements of the proposal. The required power supply is available to the site.
(j) The availability of transmission to connect the Mobile Phone Radiocommunications Infrastructure with the rest of the network, e.g. line of sight for microwave transmission.	The facility will utilise transmission links to obtain connectivity to the surrounding network.
(k) The radiofrequency interference the planned service may cause to other services.	The proposal will not interfere with any existing services.
(l) The radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions.	The proposal will not interfere with any existing services.
(m) Any obligations and opportunities to co-locate facilities.	Co-location options were investigated, however the existing structures in the area did not have adequate height to meet Telstra's coverage objectives for the Four Mile Beach area.
(n) <i>Cost factors.</i>	The cost factors are within the normal scope of a standard facility of similar design, location and scale.
Clause 4.2 Mobile Phone Radiocommunications Infrastructure Design	
Subclause	Response
4.2.1 Clause 4.2 applies if a Carrier proposes to design Mobile Phone Radiocommunications Infrastructure.	Clause 4.2 applies to this proposal.
4.2.2 A Carrier must have written procedures for designing Mobile Phone Radiocommunications Infrastructure.	Written procedures have been developed by Telstra.

<p>4.2.3 With the objective of minimising unnecessary or incidental RF emissions and exposure, the procedures must require that, in designing Mobile Phone Radiocommunications Infrastructure, the Carrier have regard to:</p> <p>(a) The reason for the installation of the infrastructure, considering – coverage, capacity and quality;</p> <p>(b) The positioning of antennas to minimise obstruction of radio signals;</p> <p>(c) The objective of restricting access to areas where RF exposure may exceed limits of the EMR standard;</p> <p>(d) The type and features of the infrastructure that are required to meet service needs including:</p> <p>(i) The need for macro, micro or pico cells;</p> <p>(ii) The need for directional or non-directional antennas.</p> <p>(e) The objective of minimising power whilst meeting service objectives; and</p> <p>(f) Whether the costs of achieving this objective are reasonable.</p>	<p>(a) The primary requirement for the proposal is to facilitate the delivery of Telstra 3G and 4G services.</p> <p>(b) The antennas have been positioned to minimise the obstruction of radio signals as required.</p> <p>(c) The proposed monopole does not involve the introduction of any climbing devices on the tower, preventing public access to this area. The ODU's will be securely locked and appropriate EME signage will be placed on the site.</p> <p>(d) (i)-(ii) The site requires 3 panel antennas to meet its coverage objectives.</p> <p>(e) Telstra's facilities automate power in response to the demand and number of connections.</p> <p>(f) The cost of achieving the objective are reasonable.</p>
<p>4.2.4 A Carrier must comply with those procedures.</p>	<p>All procedures have been complied with.</p>
<p>4.2.5 Site EMR assessments for Mobile Phone Radiocommunications Infrastructure must be made in accordance with the ARPANSA prediction methodology and report format (see Appendix F – ARPANSA EME Report Format).</p>	<p>The supplied EME report (refer to Appendix F) meets the ARPANSA EME Report requirements.</p>
<p>4.2.6 The ACMA may request a copy of the site EMR estimate, and the Carrier must provide the estimate to the ACMA within two weeks of the request being made.</p>	<p>Any requests will be complied with within two weeks of the request being made.</p>

Telstra has applied the Precautionary Approach in the Selection and Design of the proposed site in accordance with Sections 4.1 and 4.2 of this Code.

4.1.5 Environmental Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation (EPBC) Act 1999 obliges telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of 'national environmental significance'. According to the EPBC Act 1999, there are seven matters of national significance which must be considered.

All relevant EPBC matters have been considered. It is not anticipated that the proposal will have a significant impact on any matters of national environmental significance. Accordingly, approval from the Minister of Environment is not required in this instance.

5 State Legislation

5.1 Queensland Planning Legislation

As identified in Section 4 of this report, the proposed facility does not fall within the definition of the *Telecommunications (Low-impact Facilities) Determination 1997*. It is therefore subject to State planning instruments and regulation in addition to the Commonwealth regulatory framework.

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

- The Sustainable Planning Act 2009;
- Regional Plan
- State Planning Regulatory Provisions;
- State Planning Policy;
- Referral Agencies.

5.1.1 Sustainable Planning Act 2009

The *Sustainable Planning Act 2009* (SPA) came into effect on 18 December 2009 replacing the *Integrated Planning Act 1997* (IPA).

The purpose of the *Sustainable Planning Act (SPA)* is to achieve ecological sustainability by –

- Managing the process by which development takes place, including ensuring the process is accountable effective and efficient and delivers sustainable outcomes;
- Managing the effects of development on the environment, including managing the use of premises; and
- Continuing the coordination and integration of planning at the local, regional and State levels.

The SPA emphasises the coordination and integration of planning at three levels:

- Local Government planning;
- Regional planning; and
- State planning

(SPA, p. 42, 17/2/10)

The proposed facility involves a “material change of use” of the premises and is defined as “assessable development” for the purposes of the SPA. A development permit is therefore required to be obtained prior to the commencement of the proposal. All applications for development are subject to the Integrated Development Assessment System (IDAS) process as set out in Chapter 6 of the SPA. Assessment of the proposal will be in accordance with the relevant local government planning legislation and the SPA.

Pursuant to Chapter 6 of the *Sustainable Planning Act 2009*, this application has been prepared to form part of a Code Assessable material change of use development application, seeking a development permit under the *Douglas Shire Planning Scheme 2006*.

5.1.2 Regional Plan

The proposed development falls within the Far North Queensland region which is covered by the *Far North Queensland Regional Plan 2009–2031*. The plan covers the following regional and Aboriginal councils:

- Cairns Regional Council
- Tablelands Regional Council
- Cassowary Coast Regional Council
- Yarrabah Aboriginal Council
- Wujal Wujal Aboriginal Council.

The FNQ Regional Plan allocates all land into one of three land use categories; Regional Landscape and Rural Production Area, Urban Footprint and Rural Living Area. These categories provide the spatial context for the regulatory provisions of the FNQ Regional Plan. The subject site falls within the Urban Footprint.

The Urban Footprint identifies land that can meet the region’s projected urban development needs to at least 2031. The Urban Footprint includes established urban areas, broad hectare and remnant broad hectare areas that could be suitable for future urban development. It incorporates a full range of urban uses including housing, industry, business, infrastructure, community facilities and urban open space.

It is considered that the use for a Telecommunications Facility will not compromise the residential nature or planned future urban growth of the area. It is considered that the proposed facility will support the future urban growth by providing improved mobile communications to the Four Mile Beach area. Therefore, the proposed facility is generally compliant with the provisions of the FNQ Regional Plan for the Urban Footprint area.

5.1.3 State Planning Regulatory Provisions

State Planning Regulatory Provisions (SPRPs) are the pre-eminent planning instruments and have the ability to regulate and prohibit development, despite the provisions of a local planning instrument. Assessment against the relevant SPRPs is outlined in **Table 3** below.

Table 3 – Assessment of State Planning Regulatory Provisions

Current Regulatory Provisions	Comments
Draft Palm Island State Planning Regulatory Provision 2015	Not applicable – The subject site is not located within the Palm Island Local Government Area.
Yeerongpilly Transit Oriented Development State Planning Regulatory Provision – 23 September 2014	Not Applicable - The site is not located within the area of the Yeerongpilly Transit Oriented Development.
South East Queensland Regional Plan 2009 – 2031 State Planning Regulatory Provisions (as amended)	Not Applicable – The subject site is not located within the South East Queensland Regional Plan 2009-2031.
Guragunbah State Planning Regulatory Provision – 27 September 2013	Not Applicable - The site is not located within the Guragunbah affected area.
State planning regulatory provision (adopted charges)	Not Applicable – No infrastructure charges are considered applicable for the proposal, given the use.
Off-road motorcycling facility on State-owned land at Wyaralong – October 2010	Not Applicable - The site is not located in Wyaralong nor is the proposed use of the site for a motor sport activity facility.

State Planning Regulatory Provisions (Adult stores)	Not Applicable - The proposed use of the site does not involve an Adult Store.
South East Queensland Koala Conservation State Planning Regulatory Provisions	Not Applicable - The site is not located within a Koala Assessable Development Area.
South East Queensland Koala Conservation State Planning Regulatory Provisions (as made November 2015)	Not Applicable - The site is not located within a Koala Assessable Development Area.
Queensland Housing Affordability Strategy – Greenfield Land Supply in South East Queensland	Not applicable – The proposal is not for the provision of affordable housing.

5.1.4 State Planning Policy

On 2 December 2013, the Queensland Government adopted its new single State Planning Policy (SPP). The SPP replaces the previous multiple policies in existence. The SPP sets out policies on matters of state interest in relation to planning and development, and provides a key framework for the government's broader commitment to planning reform.

The SPP identifies the state's interests in planning and development and how these are to be dealt with in planning instruments, Council development assessment processes and in designating land for community infrastructure.

It is noted a number of state interests identified within the SPP are only applicable to the preparation of Council planning schemes. As such, the following state interests are not applicable to the assessment of the subject development application.

- Liveable communities
- Housing supply and diversity
- Agriculture
- Development and construction
- Tourism
- Cultural heritage
- Energy and water supply
- Strategic ports

As the SPP has not been reflected in the Douglas Shire Planning Scheme, the proposed development requires assessment against the *'interim development assessment provisions'* as outlined in Part E of the SPP.

In accordance with Part E interim development assessment provisions of the SPP, there is one (1) code triggered and addressed in Table 4 below.

Table 4 - State Planning Policy Codes

State Interest	Assessment	Compliance
Water Quality – <ul style="list-style-type: none">Climatic Regions	Stormwater Management Design Objectives	Not applicable – the proposed telecommunications facility is to be established on an area significantly less than 2500m ² . There are negligible adverse impacts on the environmental values of receiving waters.

5.1.5 Referral Agencies

A referral agency is an agency that has jurisdiction over a matter in a Development Application if referral to that agency is triggered under Schedule 7 of the *Sustainable Planning Regulation 2009* (SP Reg).

The State Assessment and Referral Agency (SARA) established on 1 July 2013, made the Department of State Development, Infrastructure and Planning (DSDIP) the single referral agency for all development applications where the Chief Executive of SPA has a jurisdiction as either the Assessment Manager or referral agency. While DSDIP is responsible for a number of referral agency triggers now that the SARA provisions have commenced, there are still a number of other entities that exist outside of SARA, that still hold jurisdiction for their own referral agency triggers.

In accordance with Schedule 7 of the *Sustainable Planning Regulation 2009* (SP Reg), the proposed development triggers the following matters:

State Controlled Road

The proposal will require referral to DILGP who will act as a 'concurrence agency' in accordance with Sustainable Planning Regulation 2009 – Schedule 7, Table 3, Item 1 as the subject site is located within 25 m of Port Douglas Road Road, which is a State Controlled Road.

5.1.6 State Development Assessment Provisions

The Queensland State Development Assessment Provisions (SDAP) set out the matters of interest to the State for development assessment, where the Chief Executive administering SPA (the Director-General of DSDIP), is responsible for assessing development applications as either Assessment Manager or Referral Agency.

The SDAP is prescribed as a statutory instrument under SPA and contains the matters the Chief Executive of SPA may have regard to in development assessment, bounded by the decision-making rules outlined in SPA.

Although the SDAP is not applied by local government in the assessment of development applications, the subject application requires assessment against the SDAP as the Chief Executive of SPA is triggered as a Referral Agency (refer Section 6.2.4).

Specifically, the SDAP states that where the Chief Executive is a Referral Agency for a development application under the provisions of the SP Regulation mentioned in Table B.3, Column 3, the application must comply with the State codes mentioned in Table B.3, Column 4.

Table 5 summarises the relevant provisions of the SP Regulation (that is, the referral triggers identified in Table 1) together with the matters of interest and relevant SDAP module and corresponding code. Appendix E – SDAP Codes includes an assessment of the proposed works against each module.

Table 5: State Development Assessment Provisions Codes

Matter of State Interest	Relevant Provision of the Regulation	Prescribed Relevant Module & Code (for Material Change of Use)
State Controlled Road	<i>Schedule 7, Table 3, Item 1</i>	<p>Module 1: Community amenity</p> <p>1.1 Managing noise and vibration impacts from transport corridors state code</p> <p>1.2 Managing air and lighting impacts from transport corridors state code</p> <p>Module 18: State transport infrastructure protection</p> <p>18.1 Filling, excavation and structures state code</p> <p>18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p>Module 19: State transport network functionality</p> <p>19.1 Access to state-controlled roads state code</p> <p>19.2 Transport infrastructure and network design state code</p>

5.1.7 Vegetation Management Act 1999

The *Vegetation Management Act 1999* (VMA) is the legislation that regulates vegetation management and the clearing of native vegetation in Queensland. The VMA, administered by the Department of Natural Resources and Mines (DNRM), controls the rules and regulations that guide what clearing can be done, and how it must be done to meet the requirements of the law.

The proposed facility is not located within an identified Regulated Vegetation area (refer to **Appendix C – Environmental Searches**). Therefore a clearing permit from DNRM is not required.

5.1.8 Nature Conservation Act 1992

The *Nature Conservation Act 1992* (NC Act) provides for the conservation and management of nature through two mechanisms:

- the declaration and management of protected areas; and
- the protection of native wildlife that is not found within a protected area.

The NC Act provides for orders to conserve, protect or manage wildlife, habitat or areas subject to a threatening process likely to have a significant detrimental effect.

Part 3 of the *Nature Conservation (Wildlife Management) Regulation 2006* outlines exemptions which apply to the clearing of protected plants. The clearing of 'least concern' species are exempt under the NC Act. However, the clearing of Endangered, Vulnerable or Near Threatened (EVNT) species will require a clearing permit. Areas identified at 'high risk' of containing EVNT species require a pre-clearing flora survey prior to confirming requirements under the NC Act (as per Section 265 of the *Nature Conservation (Wildlife Management) Regulation 2006*).

The site is not identified within the DEHP flora survey trigger mapping as being within a 'high risk' area (refer **Appendix C – Environmental Searches**). Therefore a clearing permit from DEHP is not required.

6 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 2006*.

6.1 Douglas Shire Planning Scheme 2006

This application is seeking to obtain a development permit for a Telecommunications Facility, which is defined under the *Douglas Shire Planning Scheme 2006* as:

Telecommunications Facility - Means the use of premises for the provision of telecommunication services. The use excludes Low Impact Telecommunications Facilities as defined by the Telecommunications (Low Impact Facilities Determination) 1997 under the Telecommunications Act.

6.2 Zoning

The road reserve is not zoned under the Planning Scheme as such the zoning of the closest lot and plan (Lot 24 on SP168542) has been adopted. This land is zoned 'Residential 1' under the Planning Scheme. A proposed Material Change of Use for a 'Telecommunications Facility' within this zone is Code Assessable in accordance with *Port Douglas and Environs Locality Tables of Assessment – Table 1*. **Figure 6** illustrates the zoning of the subject site.

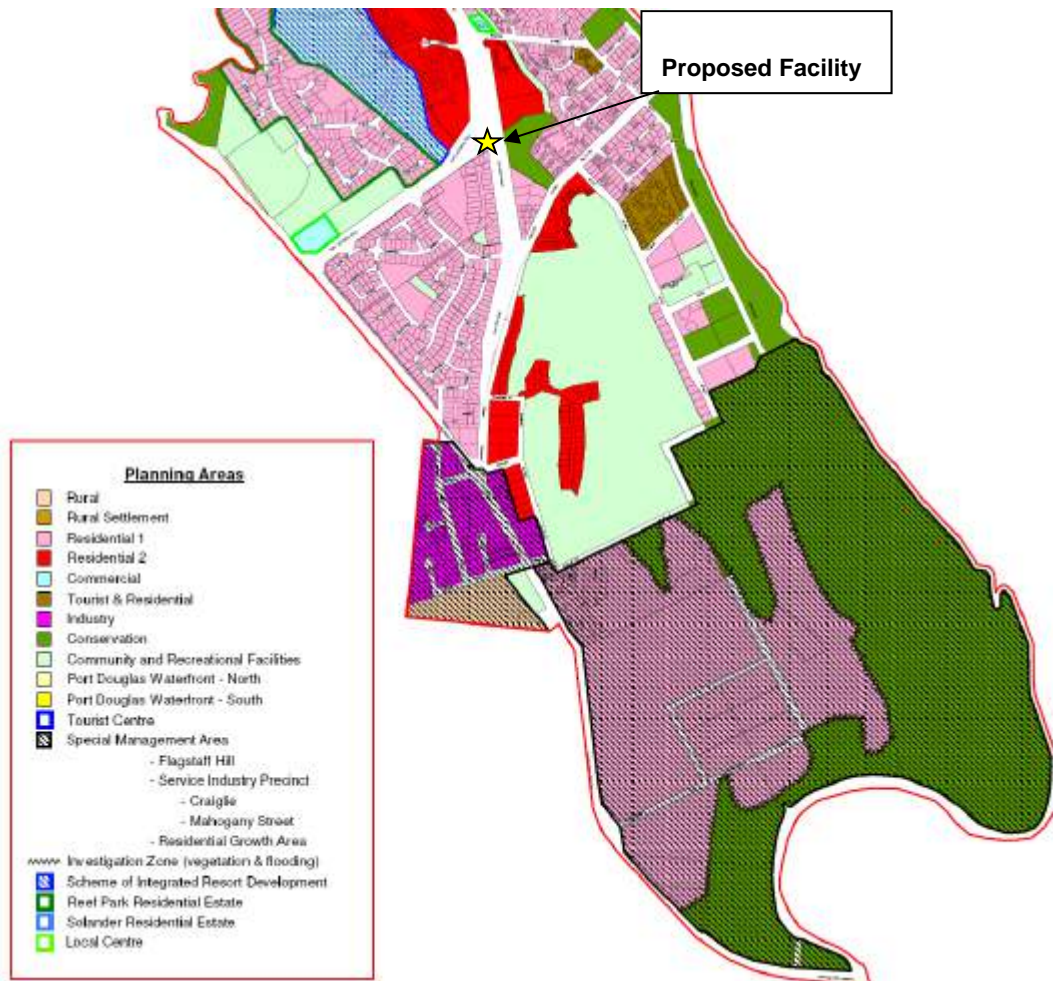


Figure 6: The subject site is not zoned as it forms part of a road reserve, as such, the nearest zone adjacent to the subject site (Residential 1) is adopted (Source: Douglas Shire Planning Scheme).

6.3 Overlays

The subject site is identified as having the following overlays as outlined under the *Douglas Shire Planning Scheme*:

- *Planning Area Code* – Subject site is mapped as Land at below 20m AHD (refer to **Figure 7**);
- *Natural Hazards Overlay* - Subject site is mapped as Low Bushfire risk Area (refer to **Figure 8**);

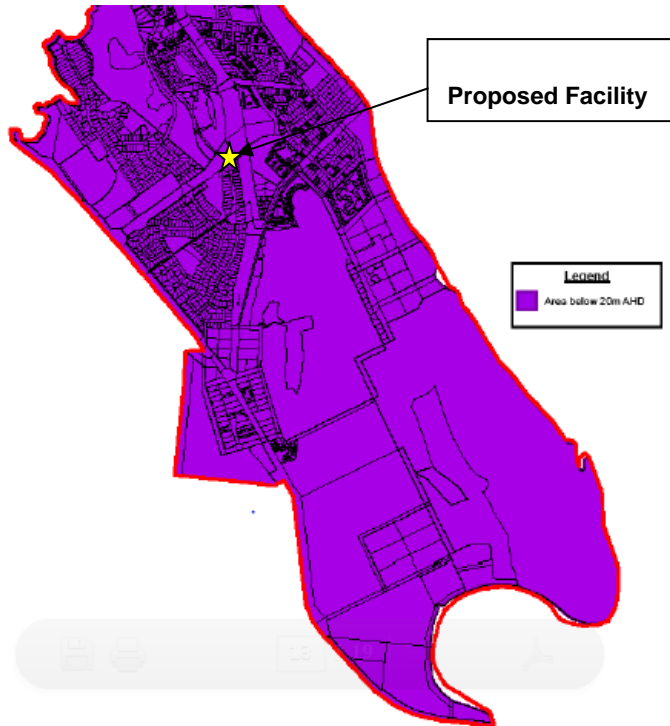


Figure 7 – Acid Sulfate Soils Overlay Code (source: Douglas Shire Planning Scheme)

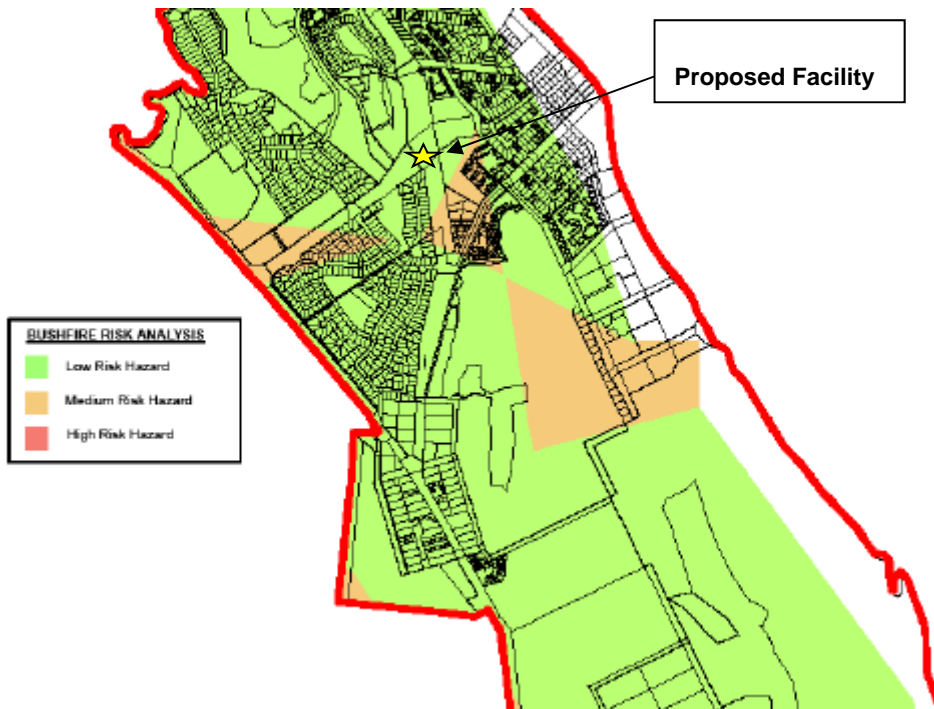


Figure 8 – Natural Hazards Overlay (source: Douglas Shire Planning Scheme)

6.4 Applicable Planning Scheme Codes

6.4.1 Planning Scheme Codes

As the proposed use will be Code Assessable, the proposal must be assessed against all relevant components of the *Douglas Shire Planning Scheme*. The development and overlay codes that have been deemed applicable to this application are outlined hereunder:

Part 6 - Zones

- Residential 1 Code

Part 8 – Overlays

- Acid Sulfate Soil Overlay Code
- Natural Hazard Overlay Code

Part 9 – Development Codes

- Telecommunications Facility Code
- Design and Siting of Advertising Devices Code
- Filling and Excavation Code
- Landscaping Code
- Natural Areas and Scenic Amenity Code
- Vehicle Parking and Access Code

An assessment against the Overall Outcomes of the above Codes is provided in the following sections below. Where deemed necessary, an assessment against the Performance Outcomes and Acceptable Outcomes of the above Codes is provided in **Appendix B – Planning Scheme Code Assessment**.

6.4.1.1 Residential 1 Planning Area Code

A Telecommunications Facility in the Residential 1 Zone is assessable against the Residential 1 Zone Code. The overall purpose of the Residential 1 Zone Code is achieved through the Overall Outcomes of the Zone. Compliance with the Overall Outcomes is provided in **Table 6** below.

Table 6 - Compliance with Overall Outcomes of the Residential 1 Zone Code

Overall Outcomes	Compliance
Maintain and enhance the residential character and amenity of established residential neighbourhoods	<p>While it is acknowledged that the development will be an addition to the area, a telecommunication facility and associated infrastructure within the road reserve is considered the most suitable solution for the Four Mile Beach area for the following reasons:</p> <ul style="list-style-type: none">• The facility has been sited in the road reserve where future development potential is restricted.• The facility has been sited against existing mature vegetation within the road reserve which will minimise the potential impacts of the facility on the wider area.

Overall Outcomes	Compliance
	<ul style="list-style-type: none"> Vegetation buffer exists between the site and residential uses for the site, restricting view to the facility from these viewpoints. The site location allows for restriction in the height of the facility to 30 metres whilst achieving the required coverage objectives
Ensure that the configuration of new residential areas is compatible with established residential neighbourhoods which are characterised by conventional residential housing	<p>Not Applicable.</p> <p>The proposal does involve the configuration of new residential areas. The location of the facility within the road reserve will ensure that the development does not interfere with the provision of future housing areas.</p>
Identify new areas intended for residential living and provide for a high level of residential amenity within the opportunities and constraints imposed by the land; and	<p>Not applicable</p> <p>The proposal does involve the new residential areas. The location of the facility within the road reserve will ensure that the development does not interfere with the provision of future housing areas.</p>
Provide for the establishment of facilities to service the local community	<p>Complies.</p> <p>The proposed development will provide high quality 3G and 4G coverage to the Four Mile Beach area. Telstra to enhance and expand mobile and broadband services with the region.</p>

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Residential 1 Planning Area Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Residential 1 Planning Area Code is included in **Appendix B – Planning Scheme Code Assessment**.

6.4.2.2. Acid Sulfate Soils Overlay Code

The subject site is identified to contain Acid Sulfate Soils on the Overlay Map. Therefore, the facility is assessable against the Acid Sulfate Soils Overlay Code. The overall purpose of the Acid Sulfate Soils Overlay Code is achieved through the Overall Outcomes. Compliance with the Overall Outcomes is provided in **Table 7** below.

Table 7 - Compliance with Overall Outcome of the Acid Sulfate Overlay Code

Overall Outcomes	Compliance
Development which occurs on a Site containing or potentially containing Acid Sulfate Soils is undertaken so that the potential risks associated with disturbing Acid Sulfate Soils are addressed and minimised.	<p>Complies.</p> <p>The proposal involves excavation of less than 100m³ of soil material (subject to geotechnical investigations). Any disturbed acid sulphate soil will be treated and managed in accordance with the current Queensland standards.</p>

For these reasons, the proposal is considered to comply with the Purpose and Overall Outcomes of the Acid Sulfate Soils Overlay Code. Further Compliance with the Performance Outcomes and Acceptable Solutions of the Acid Sulfate Overlay Code is not considered required.

6.4.1.3 Natural Hazards Overlay Code

The subject site is located on the Natural Hazard Overlay Map as an area of low risk. Therefore, the facility does not require assessment against Natural Hazard Overlay Code.

6.4.1.4 Telecommunication Facilities Code

The proposal involves a Material Change of Use for a Telecommunications Facility under the Planning Scheme and therefore assessment against the Telecommunications Facility Code is required. The overall purpose of the Telecommunications Facilities Code is achieved through the Overall Outcomes of the Code. Compliance with the Overall Outcomes is provided in Table 8 below.

Table 8 - Compliance with Overall Outcomes of the Telecommunications Facility Code

Overall Outcomes	Compliance
<p>Facilitate the provision of telecommunication services while minimising detrimental visual, environmental and community safety impacts.</p>	<p>Complies.</p> <p>The proposed facility has been sited giving consideration to a number of factors including environmental/heritage considerations, colocation opportunities, legislation requirements, coverage objectives and landlord interest. The proposed site within the road reserve is considered the most suitable option for the Four Mile Beach area for the following reasons;</p> <ul style="list-style-type: none"> • The siting within the road reserve allows for a central location to provide good/reliable service to the surrounding Four Mile Beach community • Existing vegetation located within the road reserve to the north of the site will partially screen the facility from areas to the north and Port Douglas Road. This vegetation will also serve as a backdrop for the facility when viewed from residential areas to the south; • The existing corridor of vegetation located along the northern boundary of residential premises to the south will obscure views of the facility from dwellings that adjoin the subject property to the south; • The height of the monopole has been limited to 30m whilst ensuring the required radio frequency objectives for the Four Mile Beach area are met. • The proposed facility will operate in compliance with the ACMA mandatory standard for human exposure to EME – currently the Radio communications (Electromagnetic Radiation-Human Exposure) Standard 2003 & Radio Protection Standard for Maximum Exposure levels to radiofrequency fields – 3kHz to 300 GHz. Appendix F demonstrates that the predicted cumulative EME will be well under the ACMA mandated exposure limit. <p>The proposed facility supports community wellbeing through the provision of enhanced communications infrastructure within the Four Mile Beach area. The facility may provide</p>

Overall Outcomes	Compliance
	improved opportunities for local residents and businesses by improving access to a range of employment, commercial, cultural, recreational and community services.

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Telecommunications Facility Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Telecommunications Facility Code is included in **Appendix B – Planning Scheme Code Assessment**

6.4.1.5 Advertising Devices Code

The proposal for a Telecommunications Facility requires assessment against the Advertising Devices Code. The purpose of the Advertising Devices Code is achieved through the Overall Outcomes of the Code. Compliance with the Overall Outcomes is provided in Table 9 below.

Table 9 - Compliance with Overall Outcomes of the Advertising Devices Code.

Overall Outcomes	Compliance
Ensure that Advertising Devices do not adversely impact on the streetscape or detract from the amenity of the locality;	Not Applicable Proposal does not involve the development of any advertising devices.
Ensure that Advertising Devices are appropriate to the scale of surrounding Buildings and the locality	Not Applicable Proposal does not involve the development of any advertising devices.
Ensure that any Advertising Devices which are incorporated in the Site design of a development or the architecture of a Building, complement the Building or development	Not Applicable Proposal does not involve the development of any advertising devices.
Limit the number of Advertising Devices to avoid excessive signage throughout the Shire; and	Not Applicable Proposal does not involve the development of any advertising devices.
Ensure that Advertising Devices do not dominate the surrounding vegetation, Landscaping or natural features of the environment and scenic amenity values of the Shire.	Not Applicable Proposal does not involve the development of any advertising devices.

For these reasons, the proposal is considered to comply with the Purpose and Overall Outcomes of Advertising Devices Code. Further Compliance with the Performance Outcomes and Acceptable Solutions of the Advertising Devices Code is not considered to be required.

6.4.1.6 Filling and Excavation Code

The proposal for a Telecommunications Facility requires assessment against the Landscape Code. The purpose of the Landscape Code is achieved through the Overall Outcomes of the Code. Compliance with the Overall Outcomes is provided in Table 10 below

Table 10 - Compliance with Overall Outcomes of the Filling and Excavation Code

Overall Outcomes	Compliance
<p>ensure that filling and excavation do not:</p> <ul style="list-style-type: none"> • affect visual/scenic amenity values of the Shire; • cause flooding and drainage problems; • impact upon the environment of an area; • cause land instability; or • adversely impact upon utility services. 	<p>Complies.</p> <p>Excavation works required to establish the facility are minor and limited to that required to establish the monopole foundation and shelter footings. Due to the minor footprint of the development, the works will not result in adverse impacts on the visual/scenic amenity, result in flooding or drainage problems, impact on the environment or result in instability.</p> <p>A dial before you dig will be carried out prior to commencement of the works to ensure no services/utilities are impacted.</p>

For these reasons, the proposal is considered to comply with the Purpose and Overall Outcomes of Filling and Excavation Code. Further Compliance with the Performance Outcomes and Acceptable Solutions of the Filling and Excavation Code is not considered to be required.

6.4.2.9 Landscape Code

The proposal for a Telecommunications Facility requires assessment against the Landscape Code. The purpose of the Landscape Code is achieved through the Overall Outcomes of the Code. Compliance with the Overall Outcomes is provided in Table 11 below.

Table 11 – Compliance with Overall Outcomes of the Landscape Code

Overall Outcomes	Compliance
<p>ensure that new Landscaping incorporates plants which encourage Biodiversity;</p>	<p>Not applicable.</p> <p>The development does not propose the establishment of landscaping. While it is acknowledged that the proposed facility will be an addition to the area, the following siting elements of the proposal remove the need for landscaping of the lattice tower as follows;</p> <ul style="list-style-type: none"> • A monopole design was selected over a lattice tower, due to it slim line form and reduced bulk; • The monopole has been designed at the minimum height necessary to meet service objectives; • Existing vegetation on the subject site, and within the surrounding area, will provide screening to the proposed facility; • Due to the presence of existing vegetation, the base of the monopole and equipment shelter

Overall Outcomes	Compliance
	would receive screening when viewed from the surrounding road network.
maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works;	Not Applicable. See response above
ensure that Landscaping enhances the visual quality and unique identity of different parts of the Shire by featuring endemics;	Not Applicable. See response above
create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees;	Not Applicable. See response above
ensure that native species are incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas	Not Applicable. See response above
ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment	Complies. All existing vegetation is to be retained on site.
ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping; and	Not Applicable. See response above
ensure that Landscaping screens Buildings to reduce their bulk and to enhance the landscape character of the Shire	Not Applicable. See response above

The proposed development is considered to comply with the purpose and overall outcomes of Landscape Code. For these reasons further compliance with the Performance Criteria and Acceptable Solutions of the Landscape Code is not considered necessary.

6.4.2.10 Natural Areas and Scenic Amenity Code

The proposal for a Telecommunications Facility will not result in a Designated Development Area (DDA) being within, or partially within an area of remnant vegetation, 50 metres from an area of Remnant vegetation or within 50 metres of a watercourse. As such assessment against the Natural Areas and Scenic Amenity Code is not required.

6.4.2.11 Vehicle Parking and Access Code

The proposal for a Telecommunications Facility requires assessment against the Vehicle Parking and Access Code. The purpose of the Code is achieved through the Overall Outcomes of the Code. Compliance with the Overall Outcomes is provided in **Table 12** below.

Table 12 – Compliance with Overall Outcomes of the Vehicle Parking and Access Code

Overall Outcomes	Compliance
Sufficient vehicle parking is provided on-Site to cater for all types of vehicular traffic accessing and parking on the Site, including staff, guests, patrons, residents and short term delivery vehicles	<p>Complies.</p> <p>The proposed development is an unmanned telecommunications facility. The only times vehicle access will be required is during the installation of the equipment and maintenance periods 3-4 times a year. There is sufficient parking and manoeuvring space on-site for vehicles during these periods.</p>
sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff.	<p>Not applicable.</p> <p>The proposed facility is unmanned and will not require bicycle parking.</p>
on-Site parking is provided so as to be accessible and convenient, particularly for any short term use;	<p>Complies.</p> <p>The proposed development does not provide for on-site parking as the facility will not be a large generator of traffic. The only times vehicle access will be required is during the installation of the equipment and maintenance periods 3-4 times a year. There is sufficient parking and manoeuvring space on-site for vehicles during these periods.</p>
the provision of on-Site parking, loading/unloading facilities and the provision of Access to the Site, do not impact on the efficient function of the street network or on the area in which the development is located; and	<p>Complies.</p> <p>There is sufficient on-site parking for construction and maintenance vehicles.</p>
new vehicle access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements	<p>Complies.</p> <p>The proposed access is to be unmade and as such it is not considered that the streetscape will be unduly impacted. Furthermore the facility will not impact on current or future on-street parking.</p>

The proposed development is considered to comply with the purpose and overall outcomes of Vehicle Parking and Access Code. For these reasons further compliance with the Performance Criteria and Acceptable Solutions of the Vehicle Parking and Access Code is not considered necessary.

7 Environmental Impact Assessment

The following issues should be considered when assessing the potential impact of a proposal:

- Visual Impact
- Social and economic impacts
- Environmental Considerations
 - Flora and Fauna
 - Bushfire Management
 - Heritage
- Traffic Generation
- Soil Erosion and Landscaping provision
 - Contaminated Land
 - Erosion and Sediment Controls
- Other Impacts During Construction
 - Air Quality
 - Noise
 - Health and Safety
 - Waste Minimisation and Management

7.1 Visual Impact

7.1.1 Visual Amenity

Whilst undertaking an assessment of the proposal, Telstra considered the visual impact and aesthetics of the facility on the surrounding environment. Telstra has endeavoured to find a balance between providing services and minimising visual impact on the community and local environment.

The Four Mile Beach area comprises a number of land uses including residential, tourist, business and commercial concentrated along the coastline. The wider area comprises larger rural allotments predominately used for agricultural purposes.

Due to the dense and linear layout of the township, a facility must be located within a relatively central location in order to provide good and reliable service.

The subject site is located within the road reserve between Port Douglas Road and Old Port Road. There is existing mature vegetation across the reserve with powerlines intersecting through the southern portion of the reserve. The site is surrounded by residential uses and tourist business. Siting of the facility within this location allows for a central location to provide good/reliable service to the surrounding community whilst ensuring separation to nearby dwellings as much as practicable.

Figure 9 illustrates an aerial view of the Four Mile Beach area and demonstrates the dense and linear layout of the locality. **Figure 10** illustrates a photo of the proposed location on the subject site.



Figure 9 – Aerial view of Four Mile Beach area and location of proposed facility



Figure 10: View looking west from Old Port Road towards the proposed facility (red arrow)

Telstra seeks to propose facilities in locations that have the least amount of impact possible on a community, while being able to deliver a high quality service. However, it is recognised that, similar to all forms of development, telecommunications facilities may have a visual effect. This visual effect can be attributed to two unavoidable characteristics of mobile phone base stations:

- i) They are structures which generally protrude above other structures; and
- ii) They need to be located at suitable heights in order to operate effectively.

Notwithstanding, telecommunication facilities are now an accepted part of the urban landscape (much like powerlines) as they provide a necessary service and essentially contribute to the wellbeing of a community.

As can be seen in **Figure 10**, the proposed facility will be located against existing vegetation in the road reserve which will provide some screening benefits to the surrounding area.

Figure 11 - Figure 13 below illustrate views towards the proposed facility from surrounding areas



Figure 11: View looking north east from Port Douglas Road towards the proposed facility (Source: Google Earth)



Figure 12 – View looking south-west from opposite side of Old Port Road towards the facility



Figure 13: View looking south from Port Douglas Road towards the proposed facility

While it is acknowledged that the proposal may be visible from certain viewpoints from the west, the siting and design of the facility aims to minimise the visual impact as much as practical. As illustrated in **Figure 11**, **Figure 12** and **Figure 13**, the proposed facility will be partially screened by existing vegetation on the road reserve and within the wider area. While the top portion of the facility may be visible from these location, the separation distance in conjunction with the existing vegetation aims to soften the impact of the monopole when viewed from its surrounds.

Existing vegetation buffer along the boundary of the residential areas to the south will act as a buffer and obscure a large majority of views towards the facility from dwellings. Any potential views of the facility are unlikely to be significantly obtrusive due to the vegetation screening.

Figures 14 and **Figure 15** demonstrate the buffers of vegetation on the boundary.

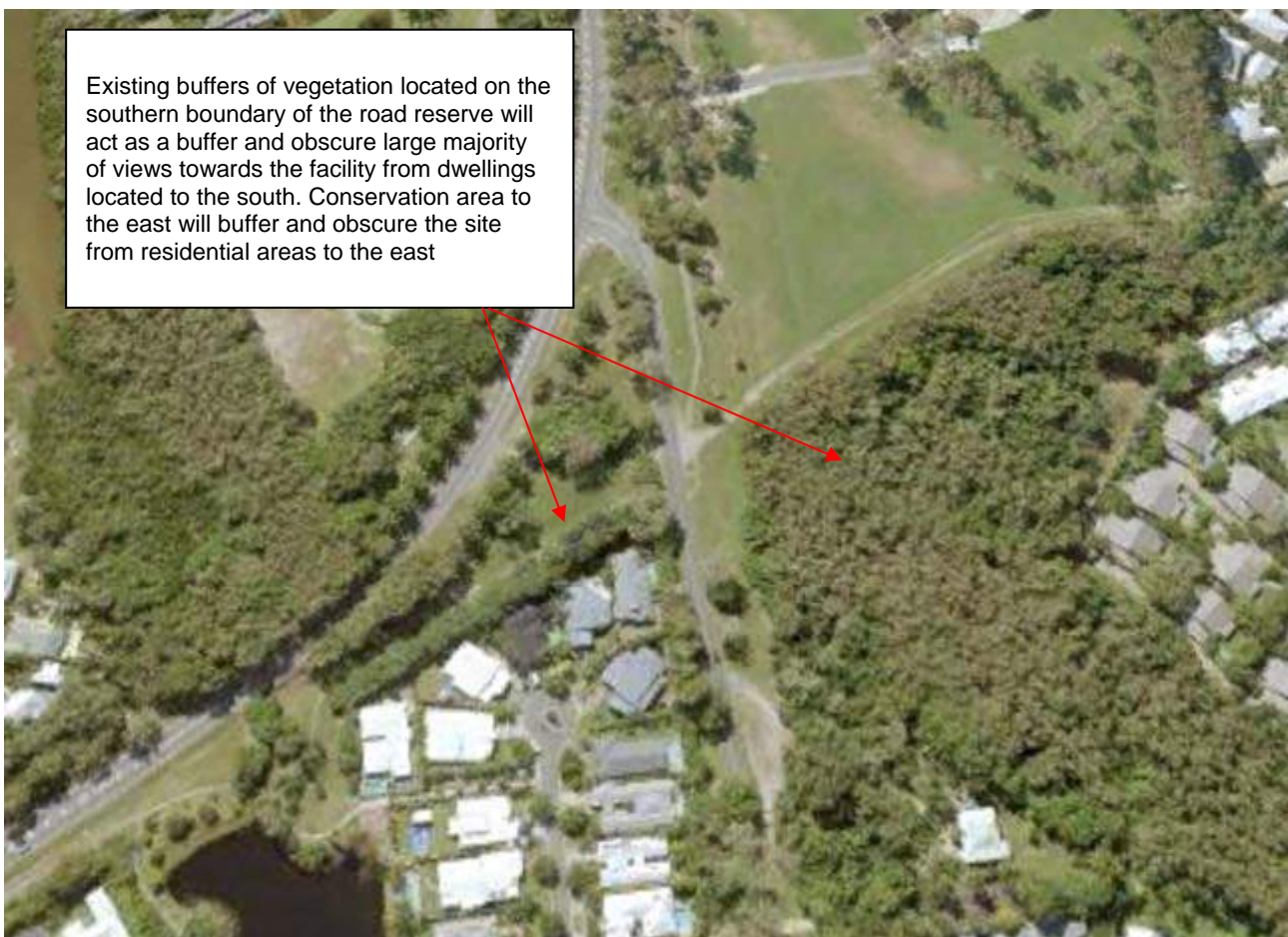


Figure 14: Existing vegetation buffers along southern boundary of the road reserve



Figure 15: Example of existing buffer along southern boundary of the road reserve

While it is acknowledged that the proposed facility will be an addition to the area, it is considered that the facility has been located and designed appropriately to minimise detrimental visual impacts. Once established the monopole is not likely to result in significantly adverse impacts upon the scenic amenity of the surrounding area when considering the following reasons:

- The proposal is considered to be consistent with the environmental and planning requirements;
- The proposed facility will be located within the road reserve and will not conflict with future development within the Four Mile Beach area.
- Existing vegetation on the subject site will minimise the visual impact when viewed from the surrounding area;
- The proposal meets the radio frequency (RF) objectives of Telstra's network, giving the required coverage to the Four Mile Beach area; and
- The site has access to power and appropriate access for construction and maintenance purposes.

7.2 Socio-Economic Considerations

The proposed facility will upgrade and expand services in the Four Mile Beach area and surrounds. This will ensure that local residents benefit from the access to a mobile network service that is comparable to that provided in major metropolitan centres.

These services allow communities to enjoy:

- Greater business accessibility and flexibility, especially for commuters, tradespeople and home-based business;

- Reliable personal safety – maintaining a mobile phone for critical communications and emergencies.
- As an industry telecommunications including mobile broadband has experienced exponential growth for many years now.

The proposed development will enable carriers to remain competitive and increase the choice of mobile telephone services available to consumers. Increased competition in the market brings direct economic benefits for individual consumers and the community as a whole. The development is consistent, with the objectives of the TA 1997, namely:

- To promote *“the efficiency and international competitiveness of the Australian telecommunications industry”* (s.3(1)); and
- To ensure that telecommunications services *“are supplied as efficiently and economically as practicable”* (s.3(2)(a)(ii)).

The proposed facility will thus have a positive impact on the social and economic environment of the locality.

7.3 Environmental Considerations

7.3.1 Flora and Fauna

Online searches were undertaken in order to determine any protected species on the site and within the surrounding area. The following databases were viewed:

- EPBC Protected Matters Tool;
- Vegetation Management Act;
- Nature Conservation Act - High Risk Flora Area Search; and
- Wildlife Online Search Tool.

The EPBC Act Protected Matters Report illustrates that some protected species are present within the 1km radius search ring. Given the minor nature of the works and that no removal of vegetation is required, it is considered that the proposal will not have a significant impact on any flora or fauna species in the area.

7.3.2 Bushfire Management

The facility is pre-fabricated and in accordance with the Building Code of Australia and Australian Standards. A Fire Management Plan is not required for a telecommunication facility as they are unmanned, remotely operated and do not pose a risk to human life.

7.3.3 Heritage

Online searches were undertaken in order to determine any natural or cultural values of Territory or Commonwealth significance. The following databases were viewed:

- Australian Heritage Places Inventory;
- Register of the National Estate; and
- Queensland Heritage Register.

Searches of the above registers established that the subject site is not subject to nor has any recognised cultural significance.

However, the duty of care outlined in the *Aboriginal Cultural Heritage Act 2003 Duty of Care Guidelines* will be exercised during construction and if at any time a cultural heritage find is made, all activities will cease immediately until further notice to proceed has been obtained from the relevant cultural heritage party.

7.4 Traffic Generation

7.4.1 Construction Access

Vehicular access to the site is available on the existing road network. A truck will be used to deliver equipment to the site and a cherry picker will be used to lift most of the equipment into place.

There would be a slight increase in traffic volume on the surrounding roads during construction. However, any such impacts are expected to be minor and short term in duration. All appropriate permits will be acquired prior to undertaking any construction works.

It is expected that there would be approximately six additional vehicle movements per day during construction. It is anticipated that works would be completed within four weeks after commencement given ideal working conditions.

7.4.2 Operation Access

Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational visits to the site will be approximately 2 - 6 times per year. The proposed facility will not require services from public transport or parking facilities. Parking for maintenance vehicles is available on the subject site.

7.5 Soils and Erosion Landscape Provision

7.5.1 Contaminated Land

The site is not known to contain any contaminated land.

7.5.2 Erosion and Sediment Control

The following soil and water management mitigation measures will be undertaken if/when required for the movement of equipment:

- Keeping ground disturbing activities to a minimum;
- Implementing appropriate sediment control measures as required, such as the installation of silt/sediment fences and/or sediment traps;
- Stabilisation of the site compound area with weed matting and gravel base;
- No removal of vegetation is proposed;
- Erosion and sediment controls will be checked regularly;
- Fill in and compact any trenches immediately after services have been laid; and
- Works would not occur during periods of heavy rainfall.

7.6 Other Impacts during Construction

7.6.1 Air Quality

Where there is potential for dust generation during construction or during the movement of construction vehicles, it is expected to be localised and any impacts minimal and of short term duration. The compound site and surrounds would be appropriately restored after the completion of works and work within and around the site is not expected to impact upon the surrounding land. Once installed the proposal will have no air pollution and is not expected to cause dust hazards.

7.6.2 Noise and Vibration

Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. There will be some low level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.

7.6.3 Waste Minimisation and Management

Due to the minor nature of the works, the generation of waste resulting from construction of the proposed facility is expected to be minimal. All waste material will be disposed of at an approved waste disposal facility.

During the operational phase, the facility will be unmanned and will not generate any waste or odour emissions.

7.6.4 Health and Safety

The ACMA mandates exposure limits for continuous exposure of the general public to Radio Frequency Electro Magnetic Emissions (RF EME) from mobile base stations. These limits are specified in the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields – 3 khz to 300Ghz', Radiation Protection Series Publication No.3 ARPANSA ("RPS 3").

Some community members perceive that there is a potential health risk associated with mobile phones and mobile phone base stations. RPS 3, which sets public and occupational limits of exposure to radiation, is designed to avoid any known adverse effects where people are exposed to RF EME. Compliance with these exposure limits is a condition of the radiocommunications licenses issued by the ACMA.

ARPANSA states:

"The weight of national and international scientific opinion is that there is no substantiated evidence that RF emissions associated with living near a mobile phone base station poses a health risk."

The World Health Organisation's current advice is:

"None of the recent reviews have concluded that exposure to RF fields from mobile phones and their base stations causes any health consequences."

In accordance with RPS 3, an estimate has been made of the maximum cumulative radiofrequency (RF) electromagnetic energy (EME) levels at ground level emitted from the proposed mobile base station. Estimates of RF EME levels are provided for 360° circular bands at 0-50, 50-100, 100-200, 200-300, 300-400 and 400-600m from the base of the antenna.

The EME report concludes that the estimated maximum cumulative EME level at the subject site is 0.62 percent of the ACMA mandated exposure limit (refer to **Appendix D**).

The predictions in the Environmental EME Report assume a near worst-case scenario including:

- base station transmitters operating at maximum power (no automatic power reduction);
- simultaneous telephone calls on all channels; and
- an unobstructed line of sight view to the antennas.

In practice a worst-case scenario is rarely the case. There are often trees and buildings in the immediate vicinity, and cellular networks automatically adjust transmit power to suit the actual telephone traffic. The level

of EME may also be affected where significant landscape features are present and predicted EME levels might not be the absolute maximum at all locations.

Further to the above, emission levels produced by 3G transmitters such as that proposed by this proposal are considered to be lower than other common types of transmitters.

“The EME emission levels produced by 3G transmitters are considered low, with an average radiated power of around 3 watts. This is significantly lower than the power levels of some other common types of transmitters, such as two-way radios used by taxis and emergency services. For example, a 3G mobile phone base station antenna radiates a little more than one-tenth of the power of a taxi’s two-way radio.”

This fact sheet further goes on to describe the low EME exposure levels from operating base stations as follows:

“From 1997 to 1999, ARPANSA conducted tests to measure the radiofrequency EME levels at GSM mobile phone base stations in 14 different localities, finding that emissions were usually many times lower than the allowable limits.”

8 Conclusion

Telstra proposes to install a new telecommunications facility located at the road reserve between Port Douglas Road and Old Port Road adjacent to (Lot 24 SP168542). This report provides the necessary information to support the application for a development permit.

Telstra has identified the need to provide improved 3G and 4G services to the Four Mile Beach area. The facility at Four Mile Beach will form an integral part of the Telstra's network and enable Telstra to enhance and further expand mobile and broadband services with the region.

The facility has been strategically sited and designed to minimise visibility within the surrounding environment as much as practicable. The proposed facility is considered appropriate for the following reasons:

- It is considered that the visual impact of the proposal is acceptable having had full regard to the context of the locality, the nature of the design employed, and the coverage benefits deriving from the installation;
- The proposal will provide improved telecommunication infrastructure to the Four Mile Beach area ensuring the region will continue to receive up to date modern telecommunication infrastructure and technology;
- The proposed development is expected to provide socio-economic benefits to the community, businesses, travellers and emergency services in the region;
- The proposed site was considered the most viable option for the area as it meets the required radio frequency objectives, construction, access and power requirements of the facility and meets planning and property assessment criteria as outlined in section 3;
- The proposal is consistent with the stated objectives of the *Douglas Shire Planning Scheme*;
- The proposed facility has also been designed and sited in accordance with the principles outlined in the Deployment Code; and
- The facility will comply with all Government standards outlined by ARPANSA.

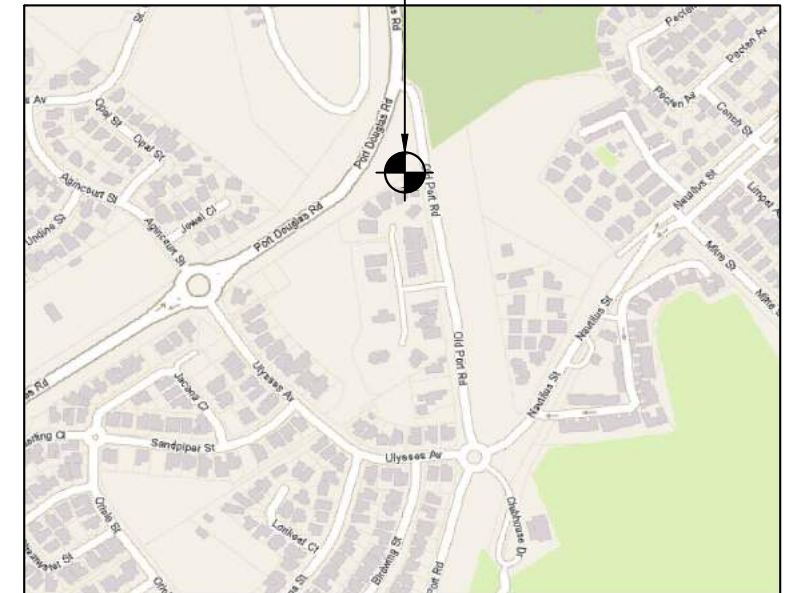
As such we respectfully request that a development permit be granted, subject to reasonable and relevant conditions.

Appendix A

Design Drawings



RFNSA SITE No. 4877006



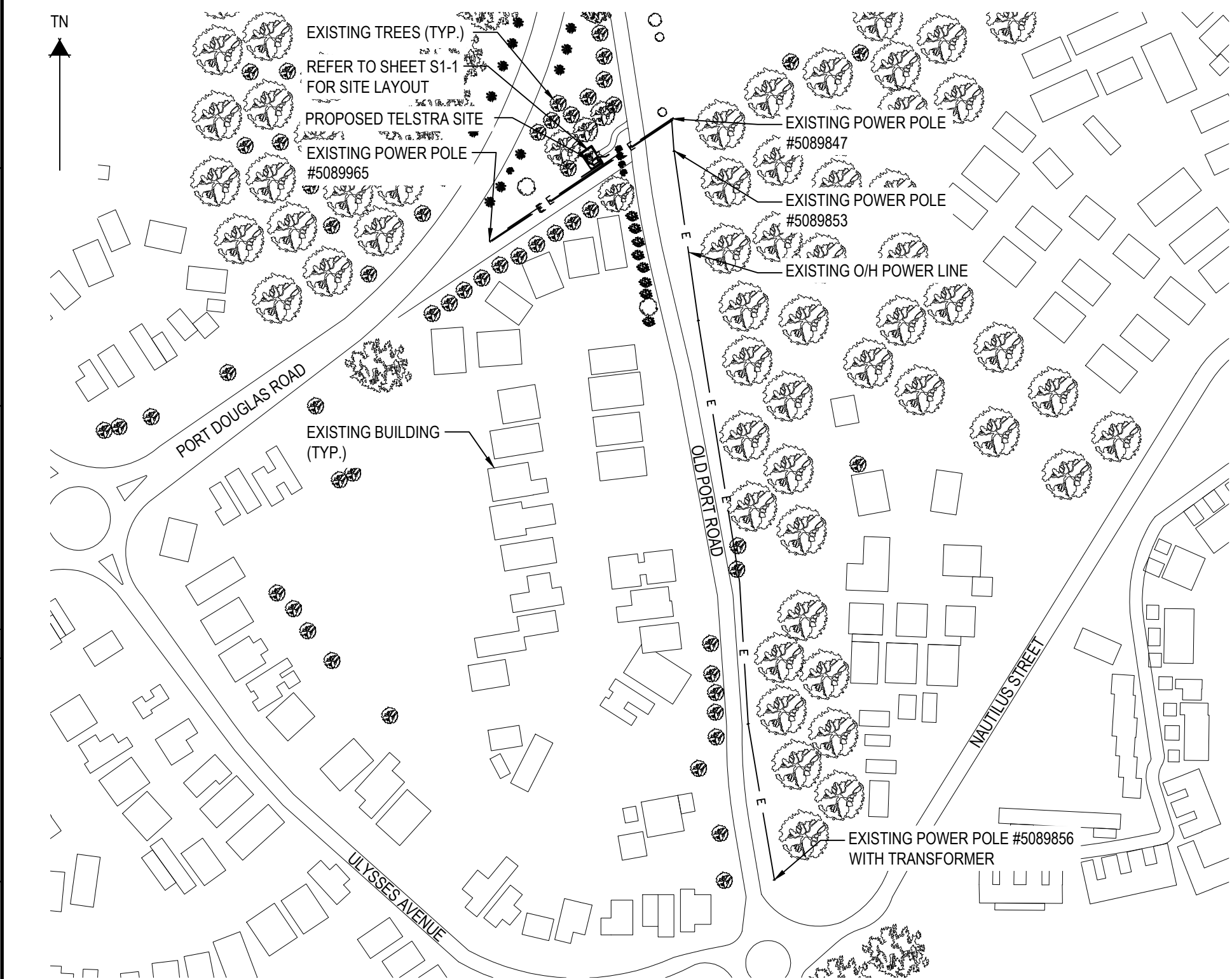
COPYRIGHT © WHEREIS® REGISTERED TRADEMARK OF SENSIS PTY LTD.

LOCALITY PLAN

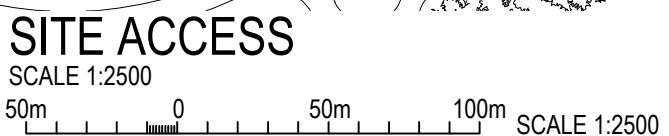
NOT TO SCALE

SERVICES LEGEND

- T-----T-----T----- OPTIC FIBRE BELOW GROUND
- E ———— E ———— ABOVE GROUND ELECTRICAL SUPPLY
- E ———— E ———— BELOW GROUND ELECTRICAL SUPPLY
- FE ———— FE ———— ABOVE GROUND FEEDER CABLES
- FE ———— FE ———— BELOW GROUND FEEDER CABLES



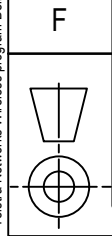
- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.



NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S1-2

PRELIMINARY

DO NOT SCALE



PROPERTY DESCRIPTION		SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
PART OF THE ROAD RESERVE FOR OLD PORT ROAD NEAR THE INTERSECTION WITH PORT DOUGLAS ROAD		LATITUDE	GDA 94 -16.52388
		LONGITUDE	GDA 94 145.46799

service stream
MOBILE COMMUNICATIONS
Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030
T +61 7 3068 6913 | www.servicestream.com.au

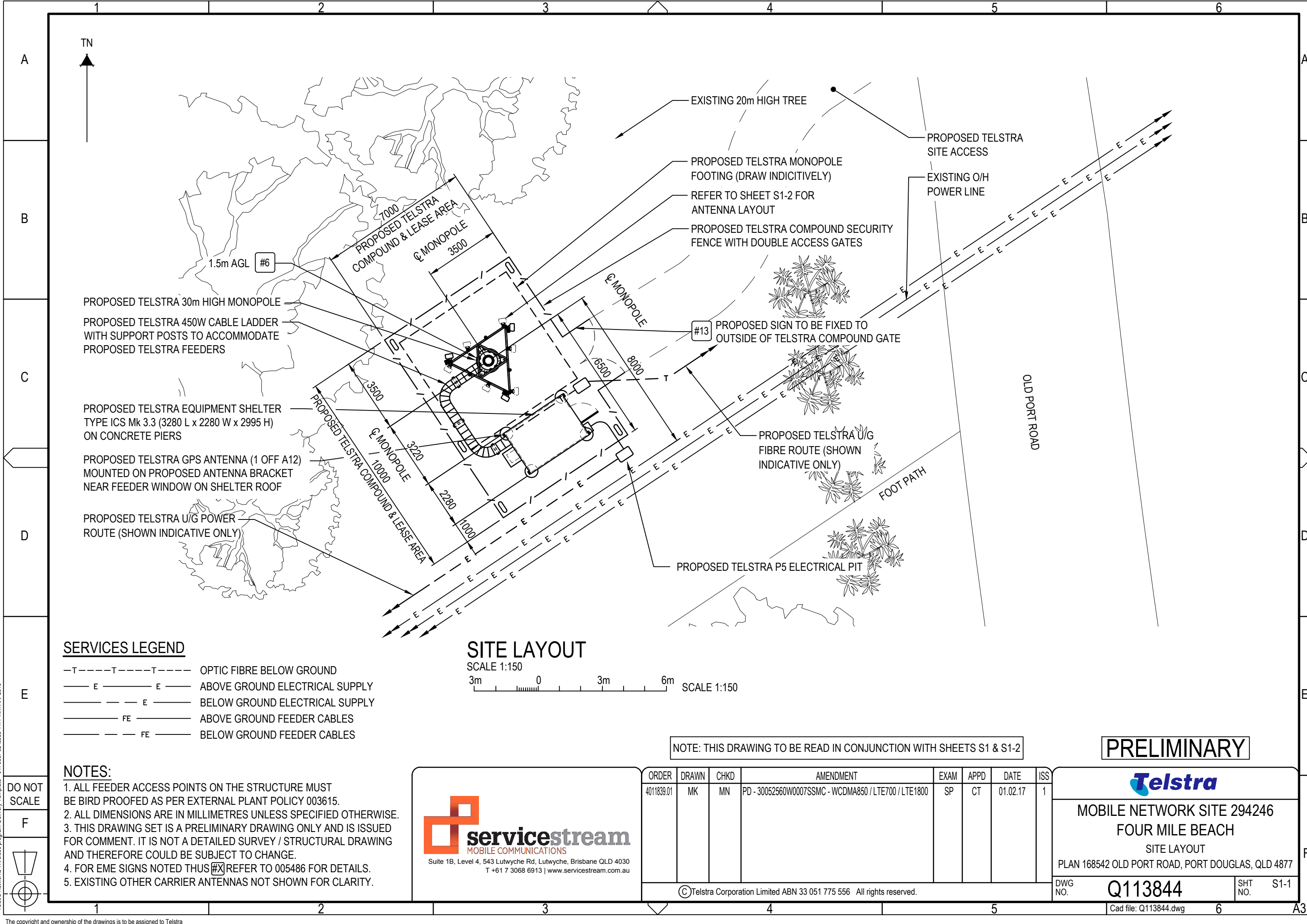
ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1

MOBILE NETWORK SITE 294246
FOUR MILE BEACH
SITE LAYOUT AND ACCESS
PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877

DWG NO.	Q113844	SHT NO.	S1
---------	----------------	---------	----

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

Telstra Networks Wireless program Delivery Template - 017866P02 issue 11.4 XX /XX/ 2015



PROPOSED TELSTRA 30m HIGH MONOPOLE
 PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT POSTS TO ACCOMMODATE PROPOSED TELSTRA FEEDERS

PROPOSED TELSTRA EQUIPMENT SHELTER TYPE ICS Mk 3.3 (3280 L x 2280 W x 2995 H) ON CONCRETE PIERS

PROPOSED TELSTRA GPS ANTENNA (1 OFF A12) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA U/G POWER ROUTE (SHOWN INDICATIVE ONLY)

EXISTING 20m HIGH TREE

PROPOSED TELSTRA SITE ACCESS

EXISTING O/H POWER LINE

PROPOSED TELSTRA MONOPOLE FOOTING (DRAW INDICATIVELY)

REFER TO SHEET S1-2 FOR ANTENNA LAYOUT

PROPOSED TELSTRA COMPOUND SECURITY FENCE WITH DOUBLE ACCESS GATES

#13 PROPOSED SIGN TO BE FIXED TO OUTSIDE OF TELSTRA COMPOUND GATE

PROPOSED TELSTRA U/G FIBRE ROUTE (SHOWN INDICATIVE ONLY)

PROPOSED TELSTRA P5 ELECTRICAL PIT

SERVICES LEGEND

- T-----T-----T----- OPTIC FIBRE BELOW GROUND
- E ————— E ————— ABOVE GROUND ELECTRICAL SUPPLY
- E - - - - - E - - - - - BELOW GROUND ELECTRICAL SUPPLY
- FE ————— FE ————— ABOVE GROUND FEEDER CABLES
- FE - - - - - FE - - - - - BELOW GROUND FEEDER CABLES

SITE LAYOUT

SCALE 1:150
 3m 0 3m 6m SCALE 1:150

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2

PRELIMINARY

- NOTES:**
- ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 - THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
 - FOR EME SIGNS NOTED THUS (#X) REFER TO 005486 FOR DETAILS.
 - EXISTING OTHER CARRIER ANTENNAS NOT SHOWN FOR CLARITY.

Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030
 T +61 7 3068 6913 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1

MOBILE NETWORK SITE 294246
FOUR MILE BEACH
 SITE LAYOUT
 PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877

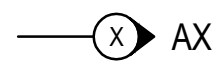
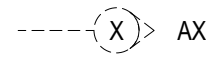
© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

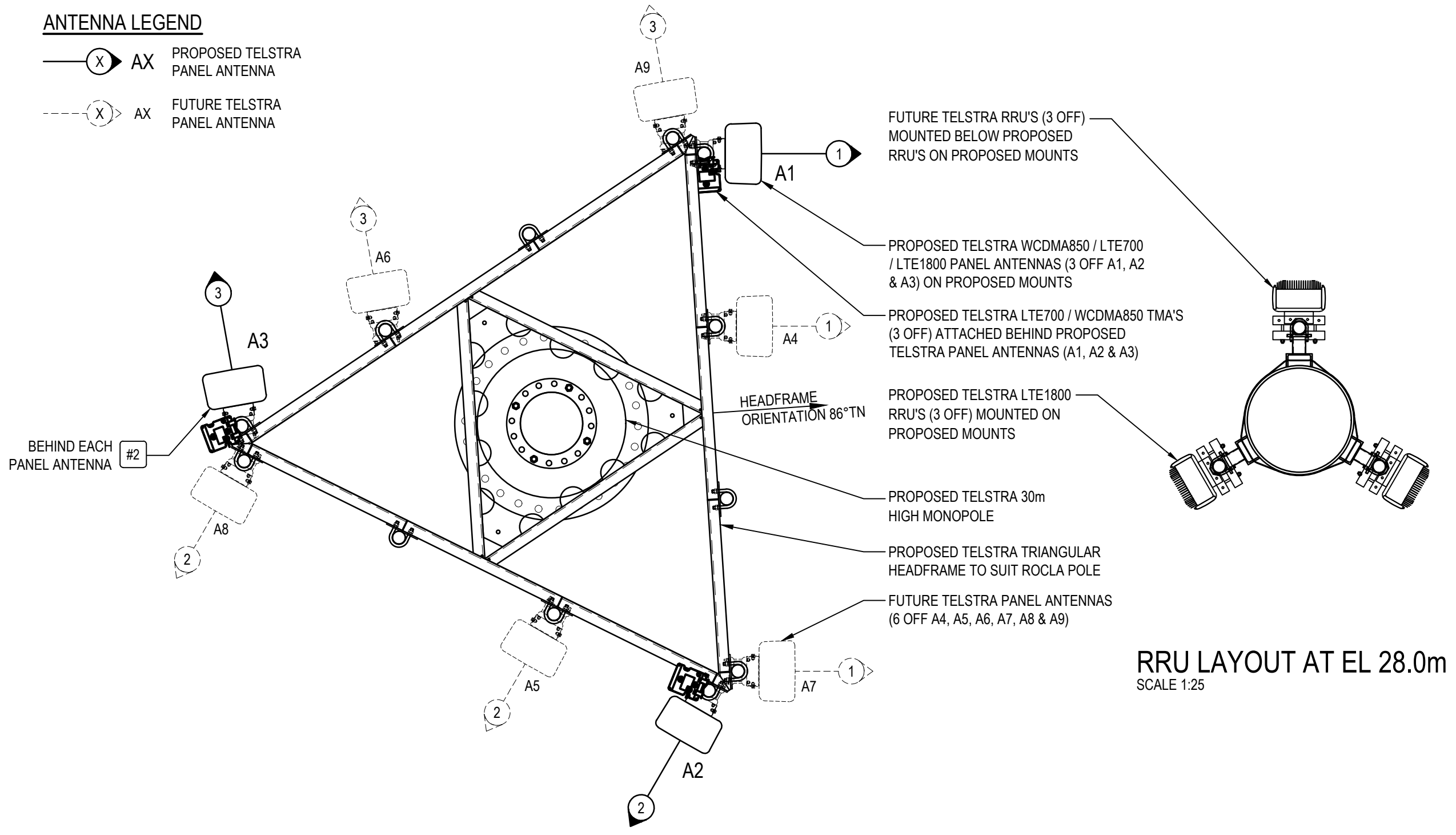
DWG NO.	Q113844	SHT NO.	S1-1
---------	----------------	---------	------

Cad file: Q113844.dwg

Telstra Networks Wireless program Delivery Template - 017866P02 issue 11.4 XX /XX/ 2015

ANTENNA LEGEND

-  AX PROPOSED TELSTRA PANEL ANTENNA
-  AX FUTURE TELSTRA PANEL ANTENNA



RRU LAYOUT AT EL 28.0m
SCALE 1:25

ANTENNA LAYOUT AT EL 30.0m
SCALE 1:25

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1

PRELIMINARY

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
4. FOR EME SIGNS NOTED THUS (#X) REFER TO 005486 FOR DETAILS.



Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030
T +61 7 3068 6913 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1



MOBILE NETWORK SITE 294246
FOUR MILE BEACH
ANTENNA LAYOUT
PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877

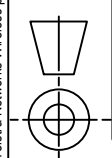
© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

DWG NO.	Q113844	SHT NO.	S1-2
---------	----------------	---------	------

Cad file: Q113844.dwg

Telstra Networks Wireless program Delivery Template - 017866P02 issue 11.4 XX /XX/ 2015

DO NOT SCALE



NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
4. FOR EME SIGNS NOTED THUS (#X) REFER TO 005486 FOR DETAILS.

SITE EME SIGNAGE

- #2 EME TELSTRA #2 SIGN
SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (3 OFF)
- #6 EME TELSTRA #6 SIGN
PROPOSED SIGN SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
- #13 EME TELSTRA #13 SIGN
PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

BEHIND EACH PANEL ANTENNA #2

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO SUIT POLE

PROPOSED TELSTRA LTE700 / WCDMA850 TMA'S (3 OFF) ATTACHED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (A1, A2 & A3)

▽ E.L. 31.3m (±100mm) R.L. 43.1m AHD
OVERALL HEIGHT

▽ E.L. 30.0m (±100mm) R.L. 41.8m AHD
C/L PROPOSED TELSTRA WCDMA850 / LTE700 / LTE1800 PANEL ANTENNAS (3 OFF A1, A2 & A3)
C/L FUTURE TELSTRA PANEL ANTENNAS (6 OFF A4, A5, A6, A7, A8 & A9)
TOP OF PROPOSED TELSTRA CONCRETE MONOPOLE

▽ E.L. 28.0m (±100mm) R.L. 39.8m AHD
C/L PROPOSED TELSTRA LTE1800 RRU'S (3 OFF)

▽ E.L. 27.0m (±100mm) R.L. 38.8m AHD
C/L FUTURE TELSTRA RRU'S (3 OFF)

PROPOSED TELSTRA 30m HIGH MONOPOLE

PROPOSED TELSTRA FEEDER CABLES TO RUN INTERNALLY TO MONOPOLE

▽ E.L. 20.0m (±100mm) R.L. 31.8m AHD
TOP OF EXISTING TREE

EXISTING 20m HIGH TREE

EXISTING 10m HIGH TREE BEYOND

▽ E.L. 10.0m (±100mm) R.L. 21.8m AHD
TOP OF EXISTING TREE

PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT POSTS TO ACCOMMODATE PROPOSED TELSTRA FEEDERS (8 OFF)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A12) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA EQUIPMENT SHELTER TYPE ICS Mk 3.3 (3280 L x 2280 W x 2995 H) ON CONCRETE PIERS

PROPOSED SIGN TO BE FIXED TO OUTSIDE OF TELSTRA COMPOUND GATE #13

PROPOSED TELSTRA COMPOUND SECURITY FENCE WITH DOUBLE ACCESS GATES

▽ E.L. 3.1m (±100mm) R.L. 423.7m AHD
BASE OF PROPOSED TELSTRA GPS ANTENNA (1 OFF A12)

#6 1.5m AGL

▽ E.L. 0.0m
GROUND LEVEL (R.L. 11.8m AHD)

PROPOSED TELSTRA U/G POWER ROUTE (SHOWN INDICATIVE ONLY)

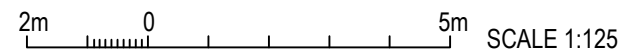
PROPOSED TELSTRA U/G FIBRE ROUTE (SHOWN INDICATIVE ONLY)

PROPOSED TELSTRA MONOPOLE FOOTING DRAWN INDICATIVELY

PROPOSED TELSTRA P5 FIBRE PIT

NORTH EAST ELEVATION

SCALE 1:125



NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

PRELIMINARY



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1

Telstra

MOBILE NETWORK SITE 294246
FOUR MILE BEACH
 NORTH EAST ELEVATION
 PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877

DWG NO.	Q113844	SHT NO.	S3
---------	----------------	---------	----

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

Cad file: Q113844.dwg

A3V

Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11.4 XX XX/ 2015

DO NOT SCALE

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	INSTALL	30.0m	90°	S1: WCDMA850 / LTE700 S1: LTE700
					S1: LTE1800 S1: LTE1800
					S1: LTE1800 S1: LTE1800
A2	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	INSTALL	30.0m	210°	S2: WCDMA850 / LTE700 S2: LTE700
					S2: LTE1800 S2: LTE1800
					S2: LTE1800 S2: LTE1800
A3	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	INSTALL	30.0m	350°	S3: WCDMA850 / LTE700 S3: LTE700
					S3: LTE1800 S3: LTE1800
					S3: LTE1800 S3: LTE1800
A4	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	FUTURE	30.0m	90°	-
A5	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	FUTURE	30.0m	210°	-
A6	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	FUTURE	30.0m	350°	-
A7	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	FUTURE	30.0m	90°	-
A8	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	FUTURE	30.0m	210°	-
A9	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208	FUTURE	30.0m	350°	-
A12	ERICSSON GPS KRE 101 2082/1 OMNI Ø68 x 96	INSTALL	BASE OF GPS 3.1m	0°	-

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

PRELIMINARY

DO NOT SCALE

F



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4011839.01	MK	MN	PD - 30052560W0007SSMC - WCDMA850 / LTE700 / LTE1800	SP	CT	01.02.17	1

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

MOBILE NETWORK SITE 294246	
FOUR MILE BEACH	
ANTENNA CONFIGURATION TABLE	
PLAN 168542 OLD PORT ROAD, PORT DOUGLAS, QLD 4877	
DWG NO.	Q113844
SHT NO.	S3-1

Cad file: Q113844.dwg

Appendix B

Planning Scheme Codes



4.3.3 Residential 1 Planning Area Code

Performance Criteria	Acceptable Solutions	Compliance
Consistent and Inconsistent Uses		
<p>P1 The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.</p>	<p>A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 1 Planning Area.</p>	<p>Complies. A Telecommunications Facility is not identified as an inconsistent use within the Residential 1 zone.</p>
Site Coverage – Other than a House		
<p>P2 The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive²⁷.</p>	<p>A2.1 Any form of development, other than a House, has a Site Coverage which does not exceed the Site Coverage specified for Multi-Unit Housing outlined below in this Code.</p>	<p>Performance Outcome. The site coverage is appropriate in the context of a mobile telecommunications facility. The proposed facility has been sited within the road reserve with no existing buildings present on the land. A monopole as opposed to a lattice tower has been selected as the best visual outcome due to its reduced bulk. The monopole and associated equipment including equipment shelter have been positioned with consideration to visual amenity within the relatively small compound area (70m²).</p>
Building Setbacks – Other than a House		
<p>P3 All Buildings are Setback to:</p> <ul style="list-style-type: none"> maintain the character of residential neighbourhoods; and achieve separation from neighbouring Buildings and from Road Frontages. 	<p>A3.1 Any form of development, other than a House, satisfies the same Setback requirements as specified for Multi-Unit Housing outlined below in this Code.</p>	<p>Complies. The proposed development has been set back from all adjoining property boundaries and street frontages of the road reserve. The proposed facility has been sited adjacent to existing vegetation.</p>
Fencing		
<p>P4 Any perimeter fencing to the Frontage of a Site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.</p>	<p>A4.1 Any fencing provided to the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street.</p> <p>AND</p> <p>Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.</p>	<p>Performance Outcome. The proposed facility is not sited along the Main Street frontage of the site. The facility will be bound by 1.8m high security fencing to prevent public access to the facility. Vegetation surrounding the subject site will serve to buffer views of the fenced compound.</p>
Landscaping – Other than a House		
<p>P5 A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and</p>	<p>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.</p>	<p>Performance Outcome. The Proposed facility has been sited adjacent to existing mature vegetation within the road reserve. This vegetation will provide screening when viewed from Port</p>

provides privacy to adjacent residential uses.	<p>AND</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p>	<p>Douglas Road and will backdrop the facility when viewed from Old Port Road frontage.</p> <p>Existing landscaping and vegetation along the boundary of the adjoining residential areas will provide further screening when viewed from these properties. It is therefore considered that no further landscaping is required.</p>
	<p>A5.2</p> <p>Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected and integrated with the development</p>	<p>Not Applicable.</p> <p>The proposed use does not incorporate or require the provision of public open space.</p>
<p>Multi-Unit Housing</p>		
<p>P6</p> <p>In new residential areas, Multi-Unit Housing:</p> <ul style="list-style-type: none"> a) is limited to a small proportion of available lots (eg. 15% of the total number of new lots), with a preference for corner allotments; and b) is dispersed to ensure conventional residential detached Houses dominate the streetscape; and c) uses building forms (eg. development footprint, height, massing, positioning of garages to reduce their dominance, and architectural detail) that match or complement those of the established detached Houses in the area. 	<p>No Acceptable Solution.</p>	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>
<p>P7.</p> <p>Multi-Unit Housing is sited and designed to complement the residential amenity of the area. A Multi-Unit Housing development incorporates 1 Dwelling Unit per 500 m2 of Site area and with a maximum of 3 Dwelling Units per Site area.</p>	<p>A7.1</p> <p>Multi-Unit Housing establishes on a lot with a minimum area of 1000 m2 and the lot has a minimum Frontage of 25 metres.</p>	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>
	<p>A7.2</p> <p>A Dwelling Unit in a Multi-Unit Housing development incorporates a maximum number of 3 bedrooms (or rooms capable of being used as a bedroom).</p>	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>

	<p>A7.3 Site Coverage of Multi-Unit Housing is limited to:</p> <ul style="list-style-type: none"> • 40% for 1 Storey development; or • 35% for 2 Storey development. 	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>
	<p>A7.4 Building Setbacks for Multi-Unit Housing are:</p> <ul style="list-style-type: none"> • 6 metres to the Main Street Frontage • 4 metres to any secondary Road Frontage • 6 metres to the rear boundary • 2.5 metres to the side boundary for 1 Storey development or 3 metres to the side boundary for 2 Storey development. 	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>
	<p>A7.5</p> <p>A minimum of 40% of the Site is provided as Landscaping and Recreation Area.</p> <p style="text-align: center;">AND</p> <p>A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room.</p> <p style="text-align: center;">OR</p> <p>At least 50% of the total Landscaping and Recreation Area is provided as one communal area having a minimum dimension of 6 metres.</p>	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>
	<p>A7.6 Each Dwelling Unit is provided with a designated refuse area which is screened from public view.</p>	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>
	<p>A7.7 Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room.</p> <p style="text-align: center;">AND</p>	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of Multi Unit Housing.</p>

	Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the facade being fully enclosed	
Buffering Incompatible Land Uses		
P8 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development	<p>A8.1</p> <p>Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area provides a buffer in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p> <p>OR</p> <p>No Acceptable Solution.</p>	<p>Not Applicable.</p> <p>The proposal does not involve the establishment of an incompatible use.</p>
Sloping Sites		
P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by a an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p>	<p>Complies.</p> <p>The proposed facility is to be constructed on flat land.</p>
P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A10.1 A split level building form is utilised.	Not applicable. No tradition buildings are proposed. The proposed facility is to be constructed on flat land.
	A10.2 A single plane concrete slab is not utilised.	Not applicable. No tradition buildings are proposed. The proposed facility is to be constructed on flat land.

	A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	Not applicable. No tradition buildings are proposed. The proposed facility is to be constructed on flat land.
P11 Development on sloping land minimises any impact on the landscape character of the surrounding area.	A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	Not applicable. The proposed facility is to be constructed on flat land.
P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Not applicable. The proposed facility is to be constructed on flat land. No stormwater discharge points are proposed.
<i>Sustainable Siting and Design of Houses on Sloping Sites</i>		
P13 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing	A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse. (The 800m2 area of Clearing does not include an access driveway.)	Not Applicable. Proposal does not involve the development of a House
	A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	Not Applicable. Proposal does not involve the development of a House
P14 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment	A14.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	Not Applicable. Proposal does not involve the development of a House
P15 The exterior finishes of a House complements the surrounding natural environment.	A15.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed	Not Applicable. Proposal does not involve the development of a House
P16 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A16.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Not Applicable. Proposal does not involve the development of a House

4.5.19 Telecommunication Facilities Code

Performance Criteria	Acceptable Solutions	Compliance
Siting and Design		
<p>P1 Telecommunication Facilities are located so as to minimise their impact on the landscape or townscape</p>	<p>A1.1</p> <p>Telecommunication Facilities are located underground.</p> <p style="text-align: center;">OR</p> <p>Telecommunication Facilities are co-located with other Telecommunication Facilities.</p> <p style="text-align: center;">OR</p> <p>Telecommunication Facilities are located in or on an existing structure.</p> <p style="text-align: center;">AND</p> <p>Telecommunication Facilities are not located on the exterior of any Building identified on any relevant Cultural Heritage/Valuable Site Overlay on any relevant Locality Map.</p>	<p>Performance Outcome</p> <p>The proposed facility involves the development of a 30 metre monopole and associated ancillary equipment. Colocation opportunities were investigated during the site selection phase however, no suitable candidates were identified that achieved the coverage objectives for the Four Mile Beach area. These options are discussed in Section 2 of the planning report.</p> <p>The Four Mile Beach area is characterised by low rise/density development. As such there were no buildings or structures that were of a suitable height for a low impact solution.</p> <p>Due to the reasons detailed above a new facility was required.</p>
<p>P2 Telecommunication Facilities are sited and designed such that they are visually integrated, as much as possible, with the landscape or townscape so as not to be visually obtrusive.</p>	<p>A2.1</p> <p>The Height of any Telecommunication Facility does not protrude more than 1 metre above the level of the existing tree canopy or ridgelines or the Building rooftops in the townscape.</p>	<p>Performance Outcome</p> <p>It is recognised that, similar to all forms of development, telecommunications facilities may have a visual effect. This visual effect can be attributed to two unavoidable characteristics of mobile phone base stations:</p> <ul style="list-style-type: none"> a) They are structures which generally protrude above other structures; and b) They need to be located at suitable heights in order to operate effectively. <p>Notwithstanding the above, Telstra has endeavoured to find a balance between providing services and minimising visual impact on the community and local environment. The location of the facility on the road reserve, adjacent to existing mature</p>

		vegetation on the will ensure that facility is partially screened from the surrounding road network and residential land uses.
	A2.2 Telecommunication Facilities are painted a colour which blends in with the surrounding landscape/townscape	Complies. The proposed monopole and equipment shelters will have a grey, non-reflective finish. This colour is considered to be consistent with existing vertical infrastructure in the area.
	A2.3 Telecommunication Facilities are sited to minimise the potential of over shadowing on adjoining and nearby land uses.	Complies. The proposed facility is set back from adjoining property boundaries, limiting the potential for any overshadowing.
	A2.4 Telecommunication Facilities are located predominantly in industrial, commercial or rural areas.	Performance Outcome. The proposed facility has been located within the road reserve. Four Mile beach is characterised by low density residential and tourism development. There were no industrial or rural areas identified that would provide coverage to the target area.
P3 Telecommunication Facilities are sited and designed having taken into account contemporary standards relevant to the mobile telecommunications industry	A3.1 Telecommunication Facilities are sited and designed in accordance with any relevant requirements detailed in the: Industry Code for the Deployment of Radiocommunications Infrastructure, ACIF C564:2002.	Complies. The proposed facility has been designed and sited with consideration of the relevant requirements of the Deployment Code. An assessment of the proposal against the Precautionary approach to mobile phone Radiocommunications Infrastructure placement and design has been included in section 4 of the planning report.
Community Safety		
P4 Telecommunication Facilities are constructed, operated and managed so as public health and safety are maintained.	A4.1 Emission of light, vibration, smell or radiation beyond the Site meets the State and National standards including Australian Standard Radio	Complies. The proposed facility is unmanned and remotely operated and will not result in any light or smell.

	Frequency Radiation – Maximum Exposure Levels.	<p>Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. There will be some low level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.</p> <p>The proposed facility will operate in compliance with the ACMA mandatory standard for human exposure to EME – currently the Radio communications (Electromagnetic Radiation-Human Exposure) Standard 2003 & Radio Protection Standard for Maximum Exposure levels to radiofrequency fields – 3kHz to 300 GHz. Appendix F demonstrates that the predicted cumulative EME will be well under the ACMA mandated exposure limit.</p>
P5 Any stand alone Telecommunication Facilities are securely fenced and adequately sign posted.	A5.1 To discourage public Access, the Site of any stand-alone facility is enclosed by 1.8 metre high mesh security fence painted the same or similar colour as the facility.	Complies. The proposed facility will be bound by 1.8 metre high mesh security fencing. The facility will be a dull grey colour to match the facility.
	A5.2 The Site of any stand alone facility is appropriately signed with warning signs.	Complies. All relevant safety and warnings signs will be installed at the facility.
Access and Car Parking		
P6 The Site of a stand alone Telecommunication Facility is provided with adequate Access and vehicle standing area to facilitate the required level of servicing and maintenance.	A6.1 Any stand alone facility is provided with a vehicular driveway, of a maximum width of 4 metres, and vehicle standing area which are constructed to an all weather surface and to accommodate	Partially Complies. The proposed facility will have vehicular access off Old Port Rd. The access is proposed to be unmade. Telecommunications facilities are unmanned and remotely

	<p>stormwater drainage, where required.</p> <p style="text-align: center;">AND</p> <p>A vehicle standing area is provided within the fenced Site of any stand alone facility.</p>	<p>operated, with operation visits to the site 2-6 times per year. It is therefore not considered that a made track is required in this location.</p> <p>Maintenance vehicles can be parked adjacent to the site, off the road. Given the infrequent requirement for vehicle parking it is not considered that a fenced parking area is required.</p>
--	---	---

Appendix C

Environmental Searches





Queensland Government home >For Queenslanders >Environment, land and water > Land, housing and property >Heritage places >Queensland Heritage Register > Search the register >Heritage register search results

Heritage register search results

Filtered by:

[Douglas Shire Council](#) [Old Port Road](#) [Port Douglas](#)

No results found. Try removing one of your search filters. Please [search again](#) (<https://environment.ehp.qld.gov.au/heritage-register/>).

Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](#) (<https://www.qld.gov.au/environment/land/heritage/register/applications/>).

 (<http://creativecommons.org/licenses/by/3.0/au/>)

Last updated 20 January 2016

Copyright (<https://www.qld.gov.au/legal/copyright/>)
Disclaimer (<https://www.qld.gov.au/legal/disclaimer/>)
Privacy (<https://www.qld.gov.au/legal/privacy/>)
Right to information (<https://www.qld.gov.au/right-to-information/>)

© The State of Queensland 1995–2016

Queensland Government (<https://www.qld.gov.au/>)

Search Results

No results found.

Enter at least one search criterion.

[Search Hints](#)

<input type="button" value="Search"/> <input type="button" value="Reset form"/>	
Place name	
<input type="text"/>	
Street name	
<input type="text" value="Old Port Road"/>	
Town or suburb	State
<input type="text" value="Port Douglas"/>	<input style="border: none; background-color: #f0f0f0; text-align: right; padding-right: 5px;" type="text" value="Queensland"/> ▾
Country	
<input type="text"/>	

Advanced search options

List	
<input style="border: none; background-color: #f0f0f0; text-align: right; padding-right: 5px;" type="text" value="All Lists"/> ▾	
<i>Different lists will provide different status and class options</i>	
Local Government Area	Place ID number
<input type="text"/>	<input type="text"/>
Legal status	Class
<input style="border: none; background-color: #f0f0f0; text-align: right; padding-right: 5px;" type="text" value="--All--"/> ▾	<input style="border: none; background-color: #f0f0f0; text-align: right; padding-right: 5px;" type="text" value="--All--"/> ▾
Keyword Search	
<input type="text"/>	
<input checked="" type="checkbox"/> Description	<input checked="" type="checkbox"/> Statement of Significance
	<input checked="" type="checkbox"/> Place history
Latitude/Longitude	
<p>N</p> <p>Latitude 1</p> <p>Longitude 1 <input type="text"/> <input type="text" value="S"/></p> <p>Longitude 2 <input type="text"/> <input type="text" value="E"/></p> <p>W <input type="text"/> <input type="text" value="E"/> Latitude 2 <input type="text"/> <input type="text" value="S"/></p> <p>S</p>	
<input type="radio"/> Wholly within region <input checked="" type="radio"/> Wholly or partially within region	
<i>Longitude coordinates should be entered as ddd.mm.ss</i>	
<i>Latitude coordinates should be entered as dd.mm.ss</i>	
Map Ref No	
<input type="text"/>	
<i>1:100,000 eg 2357</i>	
<i>1:250,000 eg SF-50-01</i>	

[Search Hints](#)



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 08/03/17 15:49:38

[Summary](#)

[Details](#)

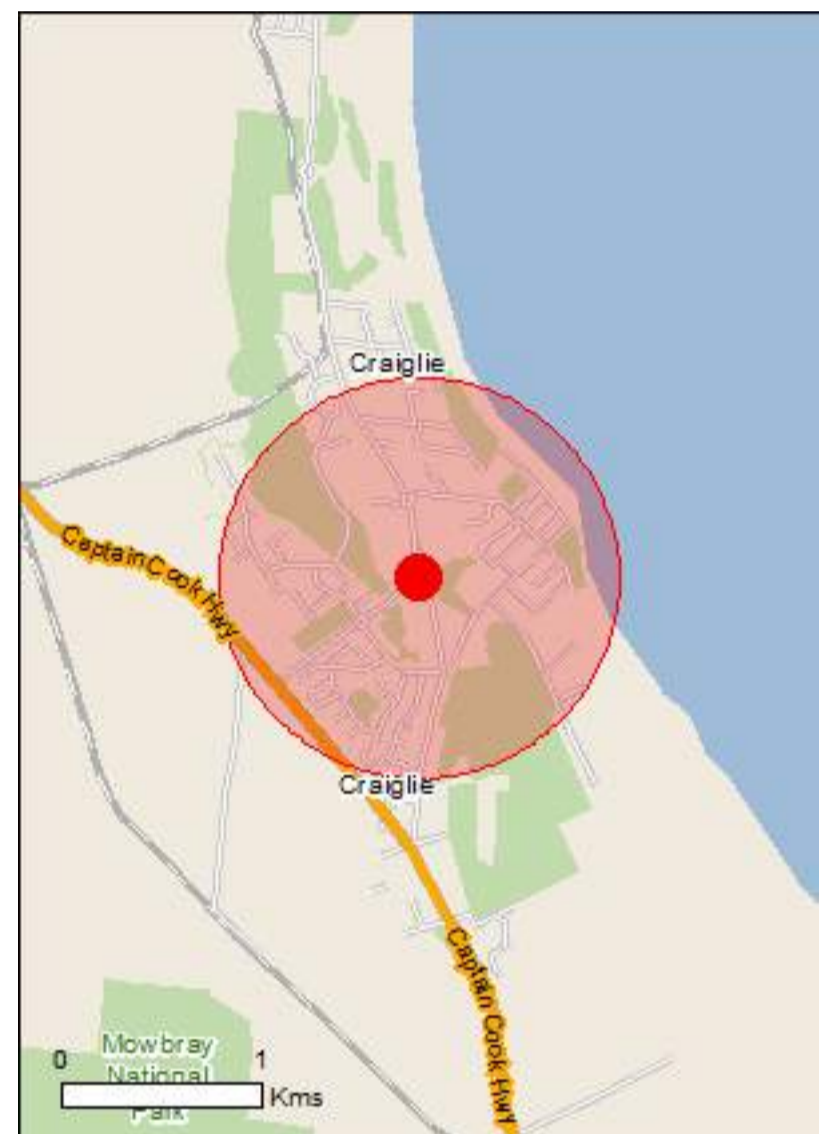
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

[Coordinates](#)

[Buffer: 1.0Km](#)





Vegetation management report

For Lot: 24 Plan: SP168542

Current as at 08/03/2017

This publication has been compiled by Operations Support, Department of Natural Resources and Mines.

© State of Queensland, (2017)

The Queensland Government supports and encourages the dissemination and exchange of its information. The copyright in this publication is licensed under a Creative Commons Attribution 3.0 Australia (CC BY) licence.

Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms.



You must keep intact the copyright notice and attribute the State of Queensland as the source of the publication.

Note: Some content in this publication may have different licence terms as indicated.

For more information on this licence, visit <http://creativecommons.org/licenses/by/3.0/au/deed.en>

The information contained herein is subject to change without notice. The Queensland Government shall not be liable for technical or other errors or omissions contained herein. The reader/user accepts all risks and responsibility for losses, damages, costs and other consequences resulting directly or indirectly from using this information.

Overview

The management and clearing of native vegetation in Queensland is regulated by the *Vegetation Management Act 1999*, the *Vegetation Management Regulation 2009*, the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009* in conjunction with associated policies and codes. These legislation, policies and codes are referred to as the Vegetation Management Framework.

Many routine vegetation management activities can be carried out under exemptions or self-assessable codes under the *Vegetation Management Act 1999*. Other activities may require you to apply for a development approval under the *Sustainable Planning Act 2009*. The requirements for a permit depend on the type of vegetation, the land tenure (e.g. freehold or leasehold land), the location, and the extent and purpose of the proposed clearing. In urban areas, vegetation may be regulated by local government provisions even if it is not regulated vegetation under the VMA.

The information in this report will assist you to determine the options for managing vegetation on your property. Based on the lot on plan you have supplied, this report provides the following detailed information:

1. *Property region* - the local government area, bioregion(s), subregion(s), catchment(s) and any applicable area management plans associated with your property.
2. *Vegetation management framework* - an explanation of the options that may be available to manage vegetation on your property.
3. *Property details for the specified Lot on Plan* - specific information about your property including land tenure, vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, land suitability and protected plants.
4. *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property including:
 - regulated vegetation management map
 - vegetation management map
 - land suitability map
 - protected plants map.

Table of Contents

1. Property regions	5
2. Vegetation management framework	5
2.1 Exemptions	5
2.2 Self-assessable codes	6
2.3 Area management plans	6
2.4 Development approvals	6
3. Property details for Lot: 24 Plan: SP168542	7
3.1 Tenure	7
3.2 Vegetation categories	7
3.3 Regional ecosystems	8
3.4 Watercourses	8
3.5 Wetlands	8
3.6 Essential habitat	9
3.7 Land suitability	9
3.8 Protected plants	9
3.9 Emissions Reduction Fund (ERF)	10
4. Contacts for further information	10
5. Maps	11
5.1 Regulated vegetation management map	12
5.2 Vegetation management supporting map	13
5.3 Land suitability map	14
5.4 Protected plants map	15

1. Property regions

Table 1 provides a summary of the regions that property Lot: 24 Plan: SP168542 is located within.

Table 1: Property regions

Local Government(s)
Douglas Shire

Bioregion(s)	Subregion(s)
Wet Tropics	Daintree - Bloomfield

Catchment(s)
Mossman

Area Management Plan(s): Nil

2. Vegetation management framework

Vegetation clearing is regulated under the *Vegetation Management Act 1999* (VMA) and the *Sustainable Planning Act 2009* (SPA). A development approval is required to clear where the clearing is not exempt under the SPA, or where it cannot be carried out under a self-assessable clearing code or an area management plan under the VMA.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenure types as defined under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing vegetation not regulated under the VMA may require permits under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- a) grass or non-woody herbage;
- b) a plant within a grassland regional ecosystem; and
- c) a mangrove.

The regulated vegetation management map, the vegetation management map, the land suitability map and the protected plants map provided in section 4 and the information provided in section 2 and 3 of this report will assist you in identifying clearing suitability and enable you to determine whether your proposed clearing is:

- exempt;
- requires notification and compliance with a self-assessable code or area management plan; or
- requires a development approval.

2.1 Exemptions

The vegetation management framework allows clearing for certain purposes without approval, known as an exemption.

Areas that are mapped as Category X (white in colour) on the regulated vegetation management map (section 5.1) on most State land tenures are exempt and therefore do not require a development approval or notification.

There are other exemptions that apply to a range of routine property management activities. A list of these is available at <https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Although vegetation management laws may allow clearing under an exemption, there may be other state, local or Commonwealth laws that apply. Exemptions may not apply if the vegetation is subject to permit conditions, a covenant, an

offset or restrictions as a result of unlawful clearing.

2.2 Self-assessable codes

Some clearing activities can be undertaken using a self-assessable vegetation clearing code and notification process. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under a self-assessable vegetation clearing code, you must notify the department before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

If an area management plan applies to your property, it will be listed in Table 1 of this report.

To clear under an existing AMP, you must notify the DNRM before clearing starts and follow the conditions listed in the AMP. You can download the area management clearing notification form and obtain a copy of the relevant AMP at

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

2.4 Development approvals

If your proposed clearing is not exempt, or is not permitted under a self-assessable vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/vegetation/applying/>

3. Property details for Lot: 24 Plan: SP168542

3.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 24 Plan: SP168542, including links to relevant Smart Maps, are listed in Table 2. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 2: Lot, plan and tenure information for the property

Tenure	Lot	Plan	Link to property on SmartMap
Freehold	24	SP168542	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=24\SP168542
Covenant	E	SP168542	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=E\SP168542

The tenure of the land determines whether certain exemptions are applicable.

Some self-assessable codes apply only to freehold and leasehold land granted for grazing and agricultural purposes.

3.2 Vegetation categories

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. Descriptions for these categories are shown in Table 3.

Table 3

Category	Colour on Map	Description	Requirements
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
B	dark blue	Remnant vegetation areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
C	light blue	High-value regrowth areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
R	yellow	Regrowth within 50m of a watercourse in the priority reef catchment areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
X	white	Areas not regulated under the <i>Vegetation Management Act 1999</i>	No permit or notification required on all but certain state land tenures.

The vegetation categories on this property are listed in Table 4.

Table 4: Vegetation categories for subject property

Vegetation category
Category X

3.3 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

(no results)

rem_leastc	is vegetation category A or B with a VMA status of least concern
rem_oc	is vegetation category A or B with a VMA status of concern
rem_end	is vegetation category A or B with a VMA status of endangered
hvr_leastc	is vegetation category C or R with a VMA status of least concern
hvr_oc	is vegetation category C or R with a VMA status of concern
hvr_end	is vegetation category C or R with a VMA status of endangered

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exemptions
- performance outcomes in State Development Assessment Provisions (SDAP)
- self-assessable codes.

Some clearing purposes are limited to a particular group of regional ecosystems (e.g. encroachment) and some self-assessable codes allow clearing only in certain regional ecosystems.

3.4 Watercourses

Vegetation management watercourses for this property are shown on the vegetation management supporting map in section 5.2.

3.5 Wetlands

There are no vegetation management wetlands present on this property.

3.6 Essential habitat

Any essential habitat on this property will be shown on the vegetation management supporting map in section 5.2.

Essential habitat identifies areas in which species of wildlife that are endangered, vulnerable, rare or near threatened under the *Nature Conservation Act 1992* have been known to occur. These important habitat areas are protected under the VMA.

If essential habitat is identified on this property, the information about the protected wildlife species is provided in Table 6 below (if no table is displayed below, there has not been any essential habitat identified on this property). The species label is shown on the vegetation management supporting map in section 5.2. The essential habitat factors are stated in the columns marked with an asterisk.

Table 6: Endangered, vulnerable, or near threatened wildlife species identified within the property (if no table is shown below, there is no essential habitat identified on the property)

Additional essential habitat information

3.7 Land suitability

Land suitability mapping and information is required if you are applying to clear vegetation for high value or irrigated high value agriculture. Land suitability assessment addresses the capacity of land to sustain specific land uses such as cropping, irrigated agriculture and forestry.

A land suitability map for this property is provided in section 5.3. The map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available.

The land suitability project that applies to this property is shown in Table 7 and Table 8.

Table 7: Land suitability project details for this property

Project name	Project code	Start date	Scale
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	MJA	1989-01-01 00:00:00	50000

Table 8: Available land suitability project reports for this property

Project name	Availability of report
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	Available at www.publications.qld.gov.au

3.8 Protected plants

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992*. The Act endeavours to ensure that protected plants (whole plants or protected plant parts) are not illegally removed from the wild or illegally traded.

Prior to clearing, you must check the flora survey trigger map to determine if the clearing is within a high risk area. The trigger map for this property is provided in section 5.4.

If your property is in a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants (EVNT plants) and their supporting habitat.

If a flora survey identifies that EVNT plants are not present or can be avoided by 100m, the clearing activity may be exempt from a permit. An exempt clearing notification form is required. This form can be downloaded at <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/>

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present.

Clearing of least concern plants is exempt from requiring a clearing permit within a low risk area.

To be eligible for certain clearing exemptions you need to keep a copy of the map for the area subject to clearing. Protected plants flora survey trigger maps are valid for a period of 12 months from the date of request. After 12 months you will need to obtain a new protected plants flora survey trigger map to determine clearing requirements for your area of interest. This can be accessed online at

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

For further information or assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Heritage Protection at

palm@ehp.qld.gov.au

3.9 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, farmers can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at <https://www.qld.gov.au/environment/land/state/use/carbon-rights/>

4. Contacts for further information

For further information on vegetation management:

Phone 135VEG (135 834)

Email vegetation@dnrm.qld.gov.au

Visit www.dnrm.qld.gov.au/our-department/contact-us/vegetation-contacts to submit an online enquiry.

5. Maps

The maps included in this report may also be requested individually at:

<https://www.dnrm.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

and

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

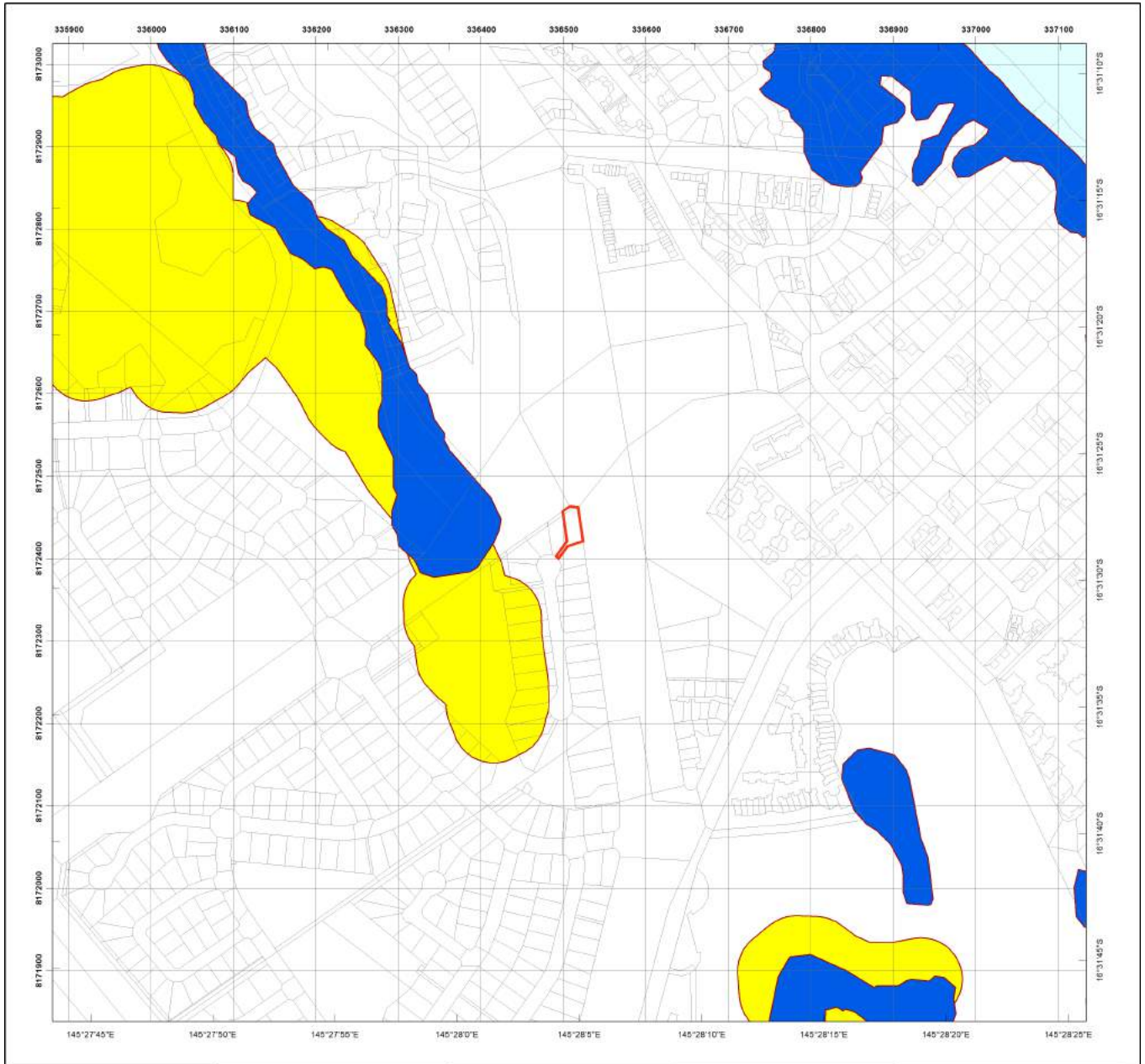
Land suitability map

The land suitability map assists with identifying the land suitability category under the high value and irrigated high value agriculture vegetation clearing purpose.

Protected plants map

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

5.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

-  Lot and Plan
-  Category A area (Vegetation offsets/compliance notices/VDecs)
-  Category B area (Remnant vegetation)
-  Category C area (High-value regrowth vegetation)
-  Category R area (Reef regrowth watercourse vegetation)
-  Category X area (Exempt on Freehold, Indigenous and Leasehold land)
-  Water
-  Area not categorised
-  Cadastral line
-  Property boundaries shown are provided as a locational aid only



This product is projected into:
GDA 1994 MGA Zone 55

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

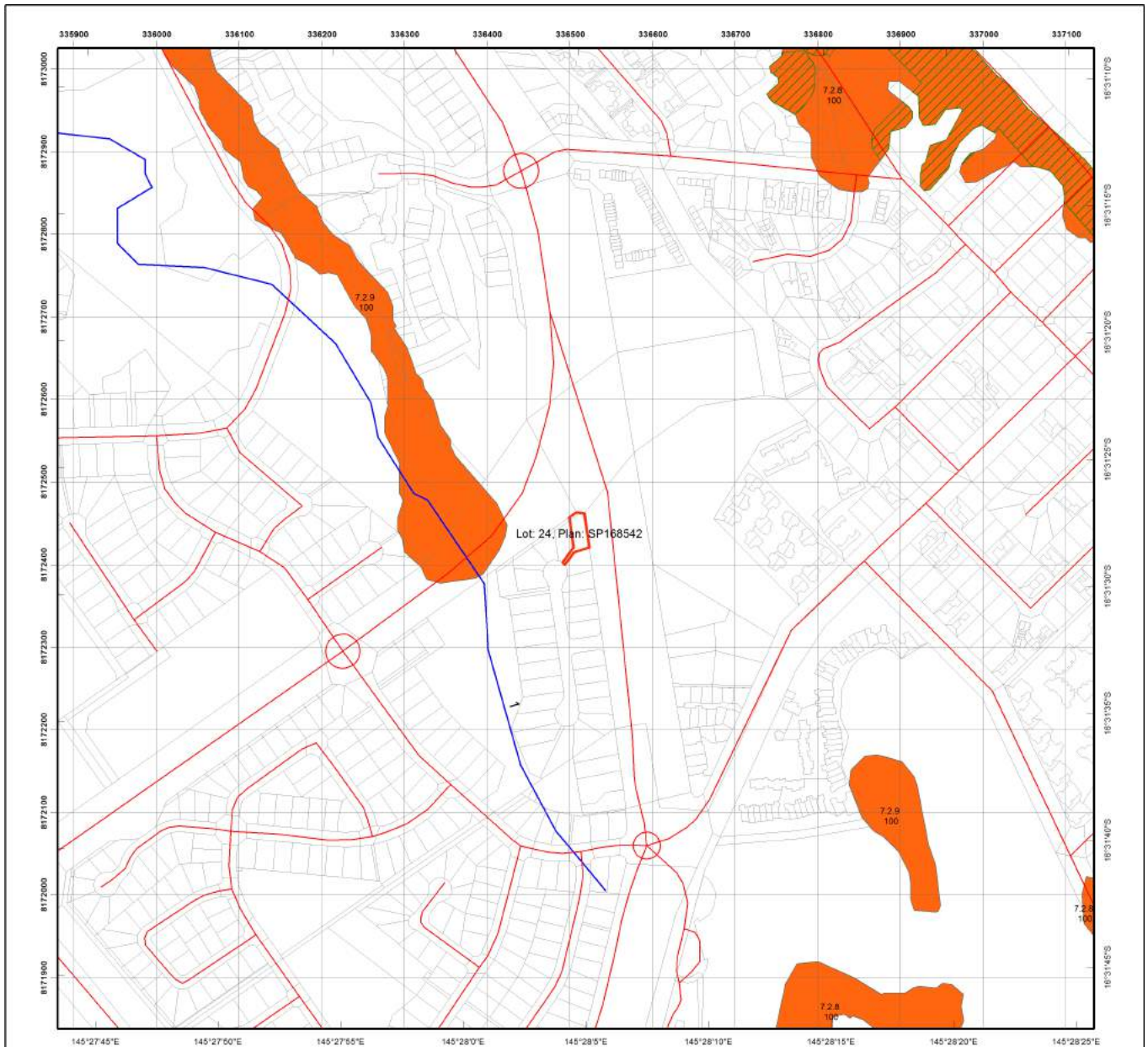
Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



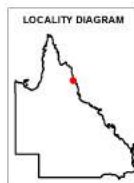
5.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area containing remnant vegetation
- Category A or B area under Section 20AH
These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area containing high value regrowth vegetation
- Category C area under Section 20AI
These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourse on the vegetation management watercourse and drainage feature map
(Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
- Property boundaries shown are provided as a locational aid only



0 50 100 150 200 250 m

This product is projected into:
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

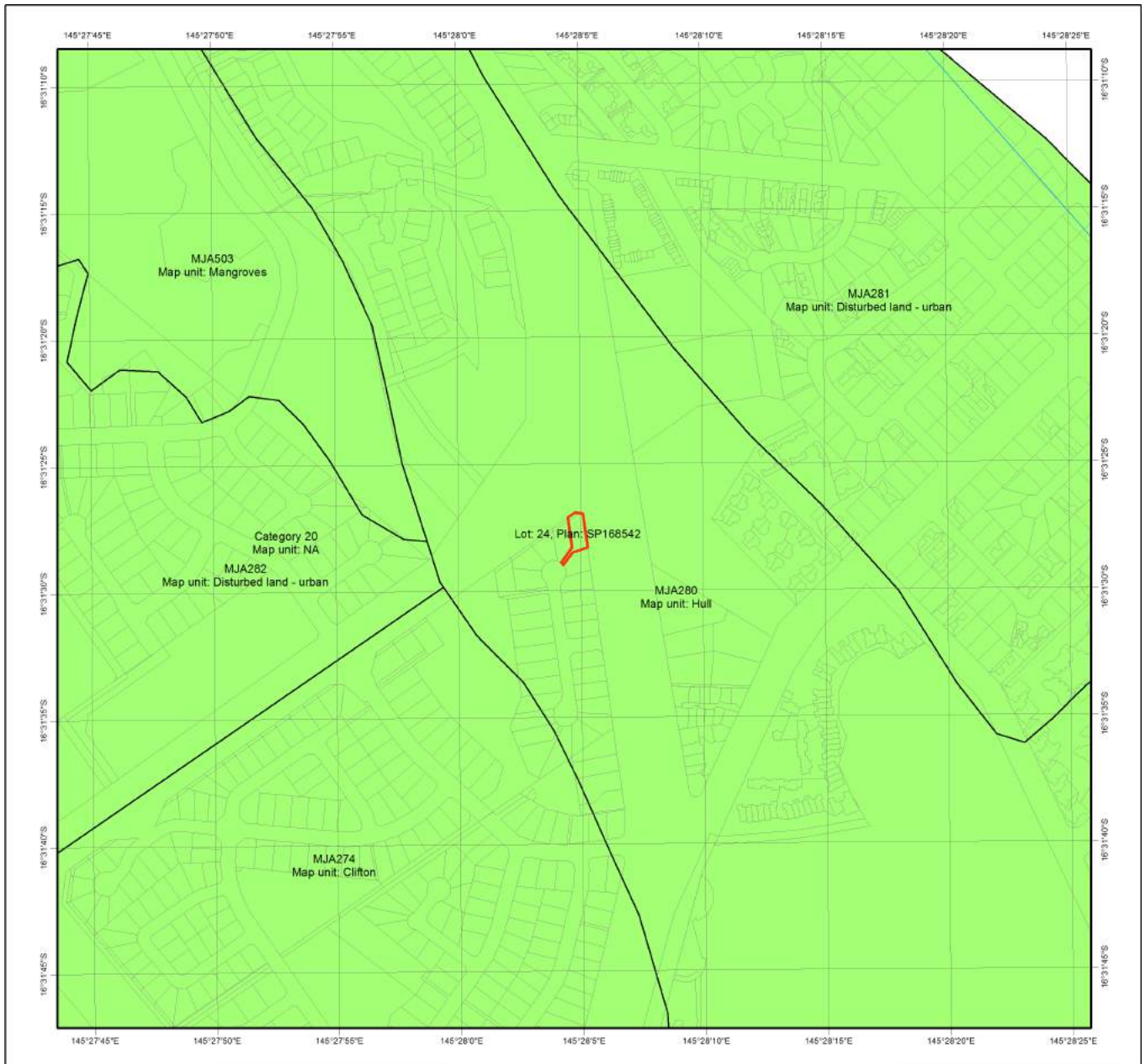
Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>








5.3 Land suitability map



Land Suitability Overview Map

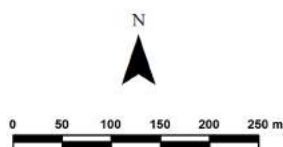
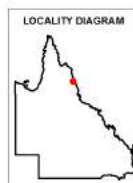
Legend

-  Lot and Plan
-  Cadastral Boundaries
-  Land suitability mapping 1:100,000 scale or better (Category 2 or 3*)
-  Land suitability mapping greater than 1:100,000 scale (Category 4)
-  No mapping available (Category 4)

* Category 3 applies to applications where there is some land resource mapping or information available however it either does not cover the entire area, or the land suitability mapping and information does not identify the land as suitable for the proposed crop and management systems.

Disclaimer

All persons and organisations by using this map take all responsibility for assessing the relevance and accuracy of the map contents for their purpose and accept all risks associated with its use. The State of Queensland (as represented by the Department of Natural Resources and Mines) makes no representations or warranties in relation to the map contents, and, to the extent permitted by law, excludes or limits all warranties relating to correctness, accuracy, reliability, completeness or currency and all disclaims all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the map contents.



This product is projected into:
GDA 1994 MGA Zone 55

Important information

The Land Suitability Overview Map assists with identifying the Land Suitability category under the high value and irrigated high value agriculture vegetation clearing purpose. This map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available on the selected lots. Where no data is available, the maps will be blank, with no mapping visible.

Further information on these categories is available in the Guideline for applying to clear for high-value or irrigated high-value agriculture (www.dnrm.qld.gov.au).

5.4 Protected plants map



Protected Plants Flora Survey Trigger Map

Legend

- Lot and Plan
- High risk area
- Cadastral line
Property boundaries shown are provided as a locational aid only
- Freeways / motorways / highways
- Secondary roads / streets



This product is projected into:
GDA 1994 MGA Zone 55

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Heritage Protection at palm@ehp.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	1
National Heritage Places:	1
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	1
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	43
Listed Migratory Species:	41

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	95
Whales and Other Cetaceans:	12
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	21
Nationally Important Wetlands:	1
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

World Heritage Properties		[Resource Information]
Name	State	Status
Great Barrier Reef	QLD	Declared property

National Heritage Properties		[Resource Information]
Name	State	Status
Natural		
Great Barrier Reef	QLD	Listed place

Great Barrier Reef Marine Park		[Resource Information]
Type	Zone	IUCN
Conservation Park	CP-16-4032	IV

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		

[Calidris ferruginea](#)
Curlew Sandpiper [856] Critically Endangered Species or species habitat known to occur within area

[Casuarius casuarius johnsonii](#)
Southern Cassowary, Australian Cassowary, Double-wattled Cassowary [25986] Endangered Species or species habitat known to occur within area

[Erythrotriorchis radiatus](#)
Red Goshawk [942] Vulnerable Species or species habitat likely to occur within area

[Fregetta grallaria grallaria](#)
White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438] Vulnerable Species or species habitat likely to occur within area

[Limosa lapponica baueri](#)
Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380] Vulnerable Species or species habitat known to occur within area

[Limosa lapponica menzbieri](#)
Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432] Critically Endangered Species or species habitat may occur within area

[Numenius madagascariensis](#)
Eastern Curlew, Far Eastern Curlew [847] Critically Endangered Species or species habitat known to occur within area

[Rostratula australis](#)
Australian Painted Snipe [77037] Endangered Species or species habitat may occur within area

[Tyto novaehollandiae kimberli](#)
Masked Owl (northern) [26048] Vulnerable Species or species habitat likely to occur within area

Frogs

[Litoria dayi](#)
Australian Lace-lid, Lace-eyed Tree Frog [86707] Endangered Species or species habitat may occur within area

Name	Status	Type of Presence
Litoria nannotis Waterfall Frog, Torrent Tree Frog [1817]	Endangered	Species or species habitat may occur within area
Litoria rheocola Common Mistfrog [1802]	Endangered	Species or species habitat likely to occur within area
Mammals		
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area
Dasyurus hallucatus Northern Quoll, Digul [331]	Endangered	Species or species habitat likely to occur within area
Hipposideros semoni Semon's Leaf-nosed Bat, Greater Wart-nosed Horseshoe-bat [180]	Vulnerable	Species or species habitat may occur within area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Breeding known to occur within area
Mesembriomys gouldii rattoides Black-footed Tree-rat (north Queensland), Shaggy Rabbit-rat [87620]	Vulnerable	Species or species habitat may occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat may occur within area
Pteropus conspicillatus Spectacled Flying-fox [185]	Vulnerable	Species or species habitat likely to occur within area
Rhinolophus robertsi Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat [87639]	Vulnerable	Species or species habitat may occur within area
Saccolaimus saccolaimus nudicluniatus Bare-rumped Sheath-tailed Bat, Bare-rumped Sheath-tail Bat [66889]	Vulnerable	Species or species habitat likely to occur within area
Xeromys myoides Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat may occur within area
Plants		
Acriopsis emarginata Pale Chandelier Orchid [83928]	Vulnerable	Species or species habitat may occur within area
Cajanus mareebensis [8635]	Endangered	Species or species habitat may occur within area
Canarium acutifolium [23956]	Vulnerable	Species or species habitat may occur within area
Dendrobium bigibbum Cooktown Orchid [10306]	Vulnerable	Species or species habitat may occur within area

Name	Status	Type of Presence
Phaius australis Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area
Phalaenopsis amabilis subsp. rosenstromii Native Moth Orchid [87535]	Endangered	Species or species habitat likely to occur within area
Vappodes lithocola Dwarf Butterfly Orchid, Cooktown Orchid [78893]	Endangered	Species or species habitat may occur within area
Vappodes phalaenopsis Cooktown Orchid [78894]	Vulnerable	Species or species habitat may occur within area

Reptiles

Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area
Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area

Sharks

Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat may occur within area
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat known to occur within area
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding likely to occur within area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species

[[Resource Information](#)]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Anous stolidus Common Noddy [825]		Species or species habitat known to occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species

Name	Threatened	Type of Presence
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		habitat likely to occur within area Species or species habitat known to occur within area
Sterna albifrons Little Tern [813]		Species or species habitat may occur within area
Migratory Marine Species		
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat may occur within area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding known to occur within area
Crocodylus porosus Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area
Dugong dugon Dugong [28]		Species or species habitat known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area
Manta alfredi Reef Manta Ray, Coastal Manta Ray, Inshore Manta Ray, Prince Alfred's Ray, Resident Manta Ray [84994]		Species or species habitat likely to occur within area
Manta birostris Giant Manta Ray, Chevron Manta Ray, Pacific Manta Ray, Pelagic Manta Ray, Oceanic Manta Ray [84995]		Species or species habitat likely to occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Breeding known to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Orcaella brevirostris Irrawaddy Dolphin [45]		Species or species habitat may occur within area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish	Vulnerable	Species or species habitat known to occur

Name	Threatened	Type of Presence
[60756] Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442] Rhincodon typus Whale Shark [66680]	Vulnerable	within area Breeding likely to occur within area Species or species habitat may occur within area
Sousa chinensis Indo-Pacific Humpback Dolphin [50]		Foraging, feeding or related behaviour known to occur within area
Migratory Terrestrial Species		
Cecropis daurica Red-rumped Swallow [80610]		Species or species habitat known to occur within area
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Hirundo rustica Barn Swallow [662]		Species or species habitat known to occur within area
Monarcha frater Black-winged Monarch [607]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat known to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur

Name	Threatened	Type of Presence within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species [\[Resource Information \]](#)

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		

Anous stolidus Common Noddy [825]		Species or species habitat known to occur within area
--	--	---

Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area
---	--	--

Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
---	--	--

Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
--	--	---

Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
--	--	--

Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
---	-----------------------	---

Cuculus saturatus Oriental Cuckoo, Himalayan Cuckoo [710]		Species or species habitat may occur within area
--	--	--

Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
---	--	--

Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat known to occur within area
--	--	---

Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
--	--	--

Name	Threatened	Type of Presence
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Hirundo daurica Red-rumped Swallow [59480]		Species or species habitat known to occur within area
Hirundo rustica Barn Swallow [662]		Species or species habitat known to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha frater Black-winged Monarch [607]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat known to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area
Sterna albifrons Little Tern [813]		Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area
Fish		
Acentronura tentaculata Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Bulbonaricus davaoensis Davao Pughead Pipefish [66190]		Species or species habitat may occur within area
Choeroichthys brachysoma Pacific Short-bodied Pipefish, Short-bodied Pipefish [66194]		Species or species habitat may occur within area
Choeroichthys sculptus Sculptured Pipefish [66197]		Species or species habitat may occur within area
Choeroichthys suillus Pig-snouted Pipefish [66198]		Species or species habitat may occur within area
Corythoichthys amplexus Fijian Banded Pipefish, Brown-banded Pipefish [66199]		Species or species habitat may occur within area
Corythoichthys flavofasciatus Reticulate Pipefish, Yellow-banded Pipefish, Network Pipefish [66200]		Species or species habitat may occur within area
Corythoichthys intestinalis Australian Messmate Pipefish, Banded Pipefish [66202]		Species or species habitat may occur within area
Corythoichthys ocellatus Orange-spotted Pipefish, Ocellated Pipefish [66203]		Species or species habitat may occur within area
Corythoichthys paxtoni Paxton's Pipefish [66204]		Species or species habitat may occur within area
Corythoichthys schultzi Schultz's Pipefish [66205]		Species or species habitat may occur within area
Cosmocampus maxweberi Maxweber's Pipefish [66209]		Species or species habitat may occur within area
Doryrhamphus dactyliophorus Banded Pipefish, Ringed Pipefish [66210]		Species or species habitat may occur within area
Doryrhamphus excisus Bluestripe Pipefish, Indian Blue-stripe Pipefish, Pacific Blue-stripe Pipefish [66211]		Species or species habitat may occur within area
Doryrhamphus janssi Cleaner Pipefish, Janss' Pipefish [66212]		Species or species habitat may occur within area
Festucalex cinctus Girdled Pipefish [66214]		Species or species habitat may occur within area
Festucalex gibbsi Gibbs' Pipefish [66215]		Species or species habitat may occur within area
Halicampus dunckeri Red-hair Pipefish, Duncker's Pipefish [66220]		Species or species habitat may occur within area
Halicampus grayi Mud Pipefish, Gray's Pipefish [66221]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Halicampus macrorhynchus Whiskered Pipefish, Ornate Pipefish [66222]		Species or species habitat may occur within area
Halicampus matafae Samoan Pipefish [66223]		Species or species habitat may occur within area
Halicampus nitidus Glittering Pipefish [66224]		Species or species habitat may occur within area
Halicampus spirostris Spiny-snout Pipefish [66225]		Species or species habitat may occur within area
Hippichthys cyanospilos Blue-speckled Pipefish, Blue-spotted Pipefish [66228]		Species or species habitat may occur within area
Hippichthys heptagonus Madura Pipefish, Reticulated Freshwater Pipefish [66229]		Species or species habitat may occur within area
Hippichthys penicillus Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within area
Hippichthys spicifer Belly-barred Pipefish, Banded Freshwater Pipefish [66232]		Species or species habitat may occur within area
Hippocampus bargibanti Pygmy Seahorse [66721]		Species or species habitat may occur within area
Hippocampus histrix Spiny Seahorse, Thorny Seahorse [66236]		Species or species habitat may occur within area
Hippocampus kuda Spotted Seahorse, Yellow Seahorse [66237]		Species or species habitat may occur within area
Hippocampus planifrons Flat-face Seahorse [66238]		Species or species habitat may occur within area
Hippocampus zebra Zebra Seahorse [66241]		Species or species habitat may occur within area
Micrognathus andersonii Anderson's Pipefish, Shortnose Pipefish [66253]		Species or species habitat may occur within area
Micrognathus brevisrostris thorntail Pipefish, Thorn-tailed Pipefish [66254]		Species or species habitat may occur within area
Microphis brachyurus Short-tail Pipefish, Short-tailed River Pipefish [66257]		Species or species habitat may occur within area
Nannocampus pictus Painted Pipefish, Reef Pipefish [66263]		Species or species habitat may occur within area
Phoxocampus diacanthus Pale-blotched Pipefish, Spined Pipefish [66266]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Siokunichthys breviceps Softcoral Pipefish, Soft-coral Pipefish [66270]		Species or species habitat may occur within area
Solegnathus hardwickii Pallid Pipehorse, Hardwick's Pipehorse [66272]		Species or species habitat may occur within area
Solenostomus cyanopterus Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area
Solenostomus paegnius Rough-snout Ghost Pipefish [68425]		Species or species habitat may occur within area
Solenostomus paradoxus Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area
Syngnathoides biaculeatus Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area
Trachyrhamphus bicoarctatus Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area
Trachyrhamphus longirostris Straightstick Pipefish, Long-nosed Pipefish, Straight Stick Pipefish [66281]		Species or species habitat may occur within area
Mammals		
Dugong dugon Dugong [28]		Species or species habitat known to occur within area
Reptiles		
Acalyptophis peronii Horned Seasnake [1114]		Species or species habitat may occur within area
Aipysurus duboisii Dubois' Seasnake [1116]		Species or species habitat may occur within area
Aipysurus eydouxii Spine-tailed Seasnake [1117]		Species or species habitat may occur within area
Aipysurus laevis Olive Seasnake [1120]		Species or species habitat may occur within area
Astrotia stokesii Stokes' Seasnake [1122]		Species or species habitat may occur within area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding known to occur within area
Crocodylus porosus Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area
Disteira kingii Spectacled Seasnake [1123]		Species or species

Name	Threatened	Type of Presence
Disteira major Olive-headed Seasnake [1124]		habitat may occur within area Species or species habitat may occur within area
Enhydrina schistosa Beaked Seasnake [1126]		Species or species habitat may occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Hydrophis elegans Elegant Seasnake [1104]		Species or species habitat may occur within area
Hydrophis mcdowellii null [25926]		Species or species habitat may occur within area
Hydrophis ornatus Spotted Seasnake, Ornate Reef Seasnake [1111]		Species or species habitat may occur within area
Lapemis hardwickii Spine-bellied Seasnake [1113]		Species or species habitat may occur within area
Laticauda colubrina a sea krait [1092]		Species or species habitat may occur within area
Laticauda laticaudata a sea krait [1093]		Species or species habitat may occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Pelamis platurus Yellow-bellied Seasnake [1091]		Species or species habitat may occur within area

Whales and other Cetaceans [Resource Information]

Name	Status	Type of Presence
Mammals		
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area
Delphinus delphis Common Dophin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area

Name	Status	Type of Presence
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Breeding known to occur within area
Orcaella brevirostris Irrawaddy Dolphin [45]		Species or species habitat may occur within area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area
Sousa chinensis Indo-Pacific Humpback Dolphin [50]		Foraging, feeding or related behaviour known to occur within area
Stenella attenuata Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area

Extra Information

Invasive Species

[[Resource Information](#)]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species

Name	Status	Type of Presence
habitat likely to occur within area		
Mammals		
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Plants		
Andropogon gayanus Gamba Grass [66895]		Species or species habitat likely to occur within area
Cenchrus ciliaris Buffel-grass, Black Buffel-grass [20213]		Species or species habitat may occur within area
Cryptostegia grandiflora Rubber Vine, Rubbervine, India Rubber Vine, India Rubbervine, Palay Rubbervine, Purple Allamanda [18913]		Species or species habitat likely to occur within area
Dolichandra unguis-cati Cat's Claw Vine, Yellow Trumpet Vine, Cat's Claw Creeper, Funnel Creeper [85119]		Species or species habitat likely to occur within area
Hymenachne amplexicaulis Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur within area
Sagittaria platyphylla Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area

Nationally Important Wetlands

[[Resource Information](#)]

Name	State
Great Barrier Reef Marine Park	QLD

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-16.52381 145.46799

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

- Not all fields need to be filled in. The fewer you fill in the more results you will get.
- If you cannot find a place, check spelling and try alternative names. Reduce the number of words that you include and use fewer fields.
- The Local Government field used on its own will provide a comprehensive list of places in an area.

Report Produced: Wed Mar 8 15:50:08 2017



State Assessment and Referral Agency

Date: 13/02/2017



Department of Infrastructure Local Government and Planning

© The State of Queensland 2017.

Disclaimer:

This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



Matters of Interest for all selected Lot Plans

Coastal zone

Wetland protection area trigger area

State-controlled roads

Area within 25m of State-controlled roads

Matters of Interest by Lot Plan

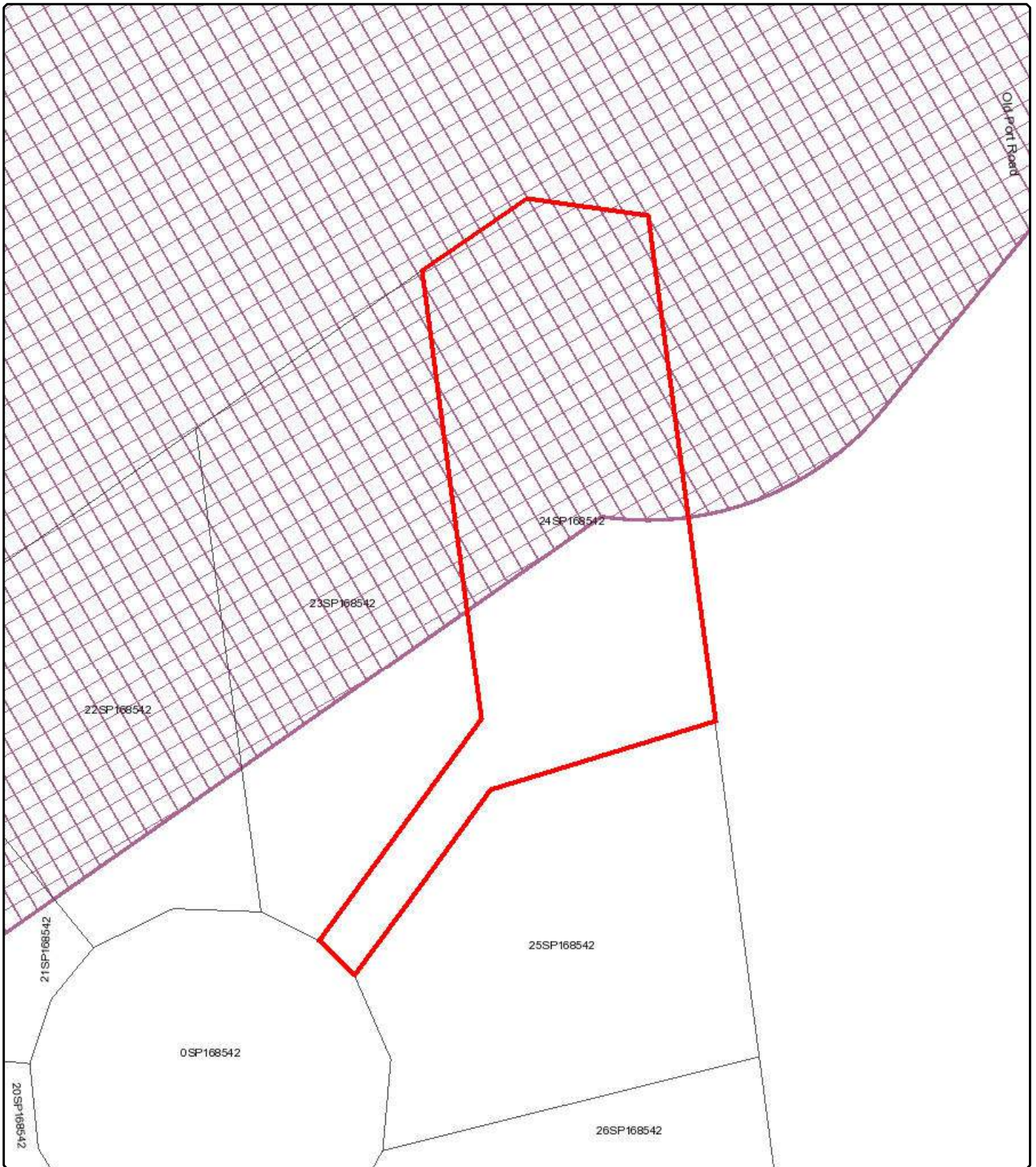
Lot Plan: 24SP168542 (Area: 920 m²)

Coastal zone

Wetland protection area trigger area

State-controlled roads

Area within 25m of State-controlled roads



State Assessment and Referral Agency

Date: 13/02/2017



Department of Infrastructure
Local Government
and Planning

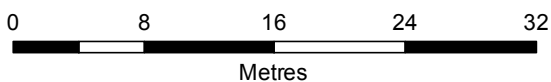
© The State of Queensland 2017.

Legend

Area within 25m of State controlled roads



Area within 25m of State controlled roads



Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



State Assessment and Referral Agency

Date: 13/02/2017




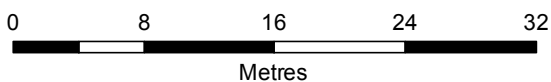
Department of Infrastructure
Local Government
and Planning

© The State of Queensland 2017.

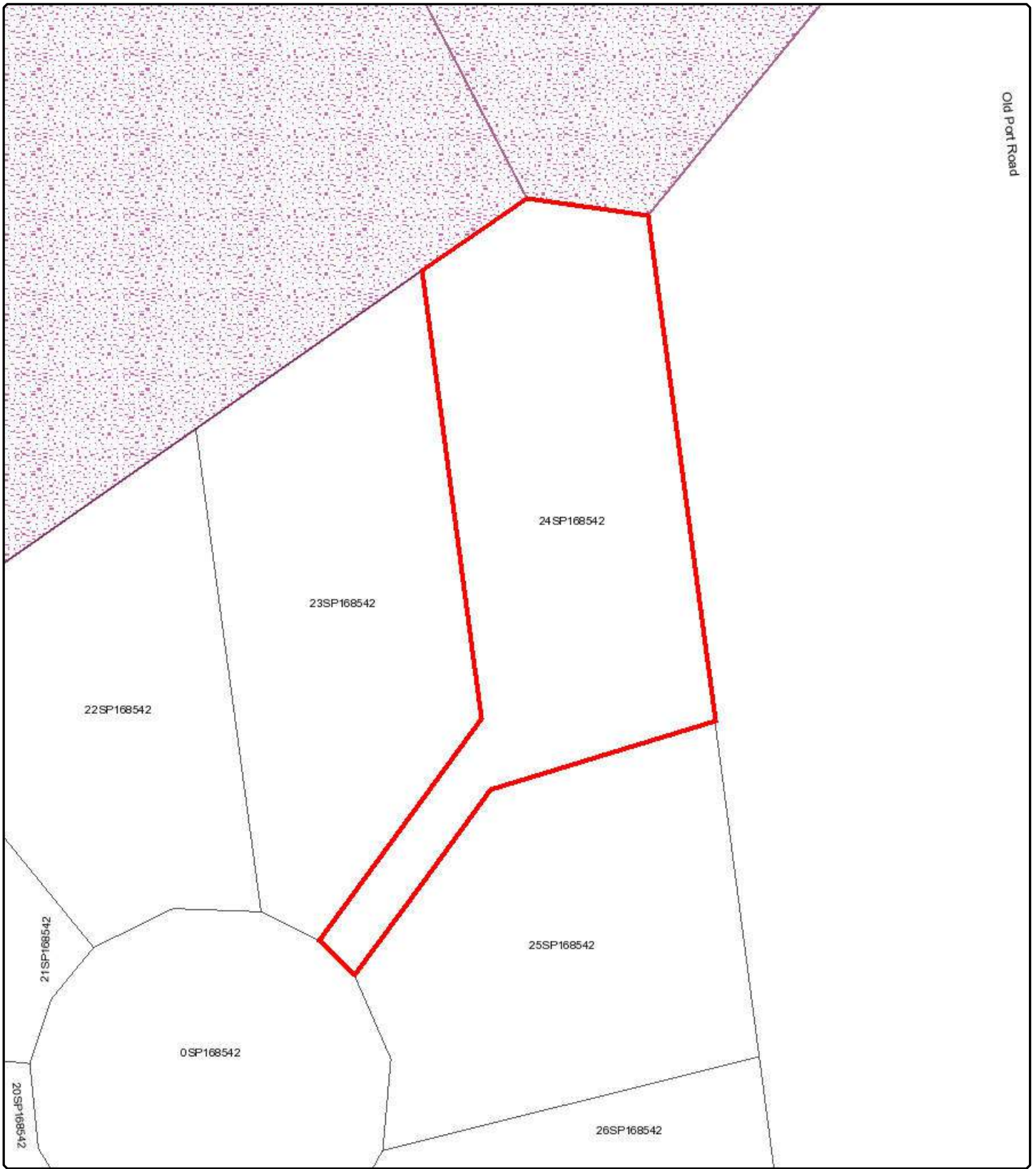


Legend

Coastal zone
 Coastal zone



Disclaimer:
 This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



State Assessment and Referral Agency

Date: 13/02/2017



Department of Infrastructure
Local Government
and Planning

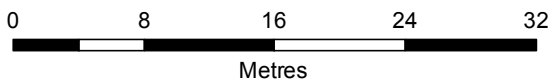
© The State of Queensland 2017.

Legend

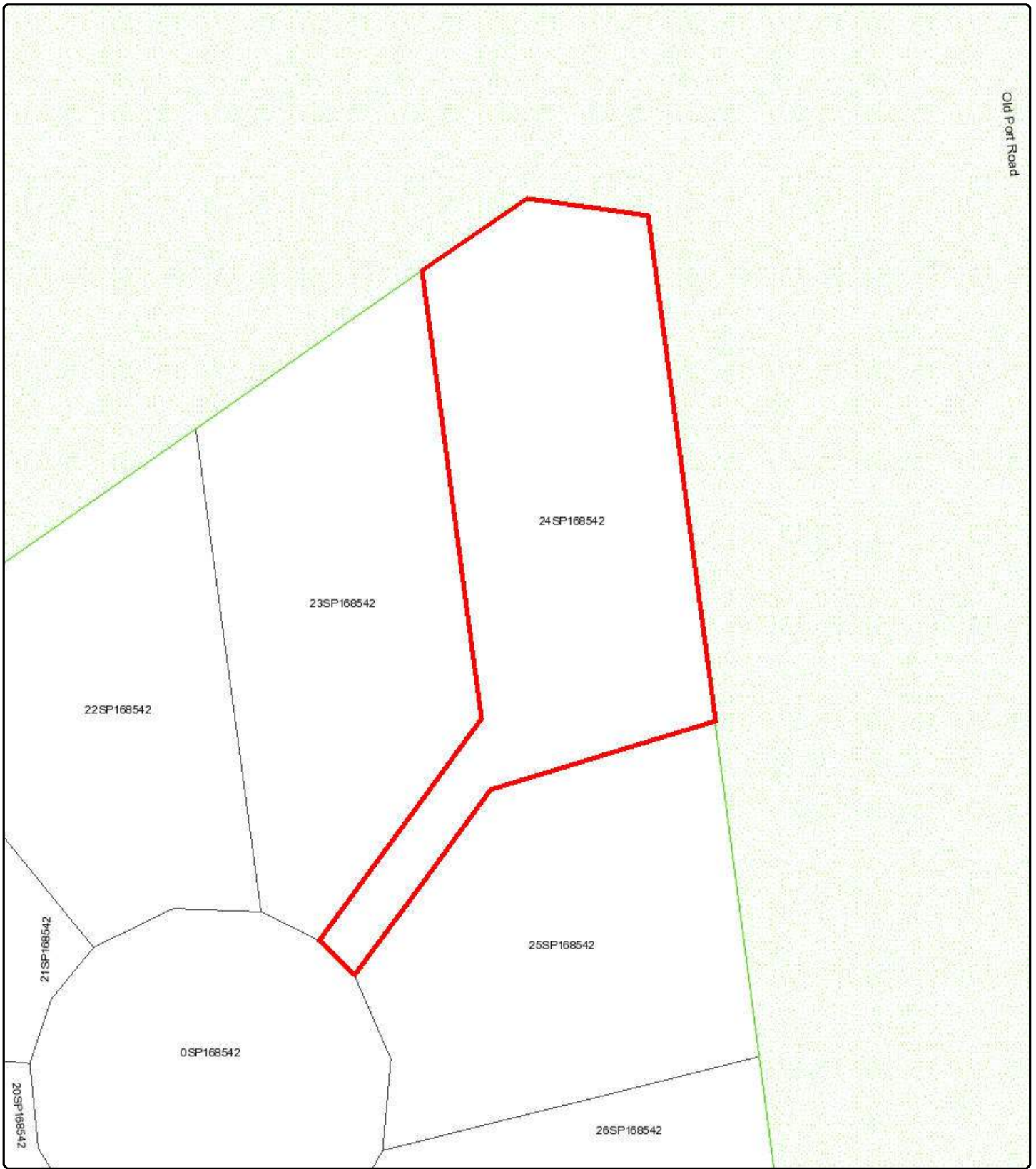
State-controlled roads



State-controlled roads



Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



State Assessment and Referral Agency

Date: 13/02/2017



Department of Infrastructure
Local Government
and Planning

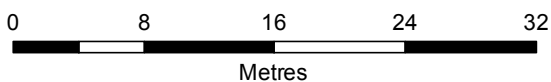
© The State of Queensland 2017.

Legend

Wetland protection area trigger area



Wetland protection area trigger area



Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Appendix D

ARPANSA EME Report





Environmental EME Report Plan 168542, Old Port Road, PORT DOUGLAS QLD 4877

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

Date 30/5/2016

RFNSA Site No. 4877006

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 Plan 168542, Old Port Road PORT DOUGLAS QLD 4877. These levels have been calculated by Telstra 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 0.62% 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 mobile phone antennas at this site.

The EME levels are presented in three different units:

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

Results

The maximum EME level calculated for the proposed systems at this site is 3.83 V/m; equivalent to 39.00071 mW/m² or 0.62% 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
Telstra	WCDMA850 (proposed), LTE700 (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 Plan 168542, Old Port Road in 360° circular bands	Maximum Cumulative EME Level – All carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				3.77	37.76	0.43%
50m to 100m				1.26	4.24	0.075%
100m to 200m				3.83	39.00071	0.62%
200m to 300m				3.79	38.03	0.59%
300m to 400m				2.76	20.19	0.31%
400m to 500m				2.068	11.34	0.17%
Maximum EME level				3.83	39.00071	0.62
				182.74 m from the antennas at Plan 168542, Old Port Road		

Calculated EME levels at other areas of interest

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

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

RF EME Exposure Standard

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

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

Further Information

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

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

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

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

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

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

Appendix E

SDAP Codes



18.1 Filling, excavation and structures state code

Response column key:
 Achieved
P/S Performance solution
N/A Not applicable

Table 18.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
All development			
<p>PO1 Buildings, services, structures and utilities do not adversely impact on the safety or operation of:</p> <p>(1) state transport corridors (2) future state transport corridors (3) state transport infrastructure</p> <p>Editor's note: For a railway, Section 2.3 – Structures, setbacks, utilities and maintenance of the Guide for Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>AO1.1 Buildings, structures, services and utilities are not located in a railway, future railway land or public passenger transport corridor.</p> <p>And</p>	N/A	Proposal not within proximity of railway, future railway land or public passenger transport corridor.
	<p>AO1.2 Buildings and structures are set back horizontally a minimum of three metres from overhead line equipment.</p> <p>And</p>	N/A	Proposal not within proximity of railway, future railway land or public passenger transport corridor.
	<p>AO1.3 Construction activities do not encroach into a railway or public passenger transport corridor.</p> <p>And</p>	N/A	Proposal not within proximity of railway, future railway land or public passenger transport corridor.
	<p>AO1.4 The lowest part of development in or over a railway or future railway land is to be a minimum of:</p> <p>(1) 7.9 metres above the railway track where the proposed development extends along the railway for a distance of less than 40 metres, or</p> <p>(2) 9.0 metres above the railway track where the development extends along the railway for a distance of between 40 and 80 metres.</p> <p>And</p>	N/A	Proposal not within proximity of railway, future railway land or public passenger transport corridor.
	<p>AO1.5 Existing authorised access points and access routes to state transport corridors for maintenance and emergency works are maintained, allowing for uninterrupted access at all times.</p> <p>And</p>	N/A	Proposal will not impact any authorised access points.
	<p>AO1.6 Pipe work, services and utilities can be maintained without requiring access to the state transport corridor.</p> <p>And</p>	PS	The proposed facility is located within the State Controlled road reserve. The proposed facility is will be accessed off Old Port Road. The proposed facility is unmanned and remotely operated requiring maintenance visits 2-6 times per year. Maintenance vehicles will be parked within the reserve and off key road corridors adversely impact on the safety and operation of the road network.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>AO1.7 Pipe work, services and utilities are not attached to rail transport infrastructure:</p> <p>(1) are not attached to rail transport infrastructure or other rail infrastructure, and</p> <p>(2) do not penetrate through the side of any proposed building element or structure where built to boundary in, over or abutting a railway.</p> <p>And</p>	N/A	Proposal is not within proximity of rail corridor.
	<p>AO1.8 Buildings and structures are set back a minimum of three metres from a railway bridge.</p> <p>And</p>	N/A	Proposal is not within proximity of rail corridor.
	<p>AO1.9 Development below or abutting a railway bridge is to be clear of permanent structures or any other activity that may impede emergency access or works and maintenance of rail transport infrastructure.</p> <p>Editor's note: Temporary activities below or abutting a railway bridge could include, for example, car parking or outdoor storage.</p>	N/A	Proposal is not within proximity of rail corridor.
	<p>AO1.10 Development above a railway is designed to facilitate ventilation as follows:</p> <p>(1) for development extending above a railway for a distance of less than 80 metres, gaps are provided to ensure natural ventilation, or</p> <p>(2) for development extending above a railway for a distance of more than 80 metres, ventilation shafts are provided.</p> <p>Editor's note: For development extending above a railway for a distance of more than 80 metres, it is recommended that modelling of smoke dispersion should be undertaken by a RPEQ to predict the spread of combustion products and inform the ventilation design. Section 5.1 – Development over a railway of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome.</p>	N/A	Proposal is not within proximity of rail corridor.
<p>PO2 Development prevents unauthorised access to:</p> <p>(1) state transport corridors,</p> <p>(2) future state transport corridors,</p>	<p>AO2.1 Fencing is provided along the property boundary with the railway.</p> <p>Editor's note: Where fencing is provided it is to be in accordance with the railway manager's standards.</p> <p>And</p>	N/A	Proposal is not within proximity of rail corridor.

Performance outcomes	Acceptable outcomes	Response	Comment
<p>(3) state transport infrastructure, by people, vehicles and projectiles.</p> <p>Editor's note: For a railway, Section 2.4 – Preventing unauthorised access of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>AO2.2 Accommodation activities with a publicly accessible area located within 10 metres from the boundary of a railway or 20 metres from the centreline of the nearest railway track (whichever is the shorter distance), include throw protection screens for the publicly accessible area as follows:</p> <p>(1) openings of no greater than 25 mm x 25 mm</p> <p>(2) height of 2.4 metres vertically above the highest toe hold if see-through, or 2 metres if non see-through.</p> <p>Editor's note: Expanded metal is considered see-through.</p> <p>And</p>	N/A	Proposal is not within proximity of a rail corridor and does not involve the establishment of accommodation activities.
	<p>AO2.3 Development in or over a railway or future railway land includes throw protection screens.</p> <p>Editor's note: Throw protection screens in a railway or future railway land designed in accordance with the relevant provisions of the Civil Engineering Technical Requirement CIVIL-SR-005 Design of buildings over or near railways, Queensland Rail, 2011, and the Civil Engineering Technical Requirement CIVIL-SR-008 Protection screens, Queensland Rail, 2011, comply with this acceptable outcome.</p> <p>And</p>	N/A	Proposal is not located within proximity of a rail corridor.
	<p>AO2.4 Road barriers are installed along any proposed roads abutting a railway.</p> <p>Editor's note: Road barriers designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 Design and selection criteria for road/rail interface barriers comply with this acceptable outcome.</p> <p>And</p>	N/A	Proposal is not located within proximity of a rail corridor.
	<p>AO2.5 Proposed vehicle manoeuvring areas, driveways, loading areas or carparks abutting a railway include rail interface barriers.</p> <p>Editor's note: A Registered Professional Engineer of Queensland (RPEQ) certified barrier design complies with this acceptable outcome.</p>	N/A	Proposal is not located within proximity of a rail corridor.
<p>PO3 Buildings and structures in, over or below a railway or future railway land are able to sustain impacts to their structural integrity in the event of an impact from a derailed train.</p>	<p>AO3.1 Buildings and structures, including piers or supporting elements, located in, over or below a railway or future railway land are designed and constructed in accordance with AS5100 Bridge design, AS 1170 Structural design actions and Civil Engineering Technical</p>	N/A	Proposal is not located within proximity of a rail corridor.

Performance outcomes	Acceptable outcomes	Response	Comment
	Requirement CIVIL-SR-012 Collision protection of supporting elements adjacent to railways, Queensland Rail, 2011.		
<p>PO4 Buildings and structures in, over, below or within 50 metres of a state-controlled transport tunnel or a future state-controlled transport tunnel have no adverse impact on the structural integrity of the state-controlled transport tunnel.</p> <p>Editor's note: For a railway, Section 2.5 – Tunnels of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>AO4.1 Development in, over, below or within 50 metres of a state-controlled transport tunnel or future state-controlled transport tunnel ensures that the tunnel is:</p> <p>(1) not vertically overloaded or affected by the addition or removal of lateral loading</p> <p>(2) not adversely affected as a result of directly or indirectly disturbing groundwater or soil.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a Registered Professional Engineer of Queensland (RPEQ) certified geotechnical investigation, earthworks drawings and supporting technical details, and structural engineering drawings and supporting technical details be prepared and submitted with the application.</p>	N/A	Proposal is not located within 50 metres of state controlled tunnel or future state controlled tunnel.
<p>PO5 Development involving dangerous goods adjacent to a railway or future railway land does not adversely impact on the safety of a railway.</p> <p>Editor's note: Section 2.6 – Dangerous goods and fire safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>AO5.1 Development involving dangerous goods, other than hazardous chemicals below the threshold quantities listed in table 5.2 of the State Planning Policy guideline: State interest – emissions and hazardous activities, Guidance on development involving hazardous chemicals, Department of State Development, Infrastructure and Planning, 2013, ensures that impacts on a railway from a fire, explosion, spill, gas emission or dangerous goods incident can be appropriately mitigated.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a risk assessment be undertaken in accordance with Attachment 1: Risk assessment guide of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015.</p>	N/A	The proposal is not located within close proximity of a railway
<p>PO6 Any part of the development located within 25 metres of a state-controlled road or future state-controlled road minimises the potential to distract drivers and cause a safety hazard.</p>	<p>AO6.1 Advertising devices proposed to be located within 25 metres of a state-controlled road or future state-controlled road are designed to meet the relevant standards for advertising outside the boundaries of, but visible from, a state-controlled road, outlined within the Roadside advertising guide, Department of Transport and Main Roads, 2013.</p>	N/A	Proposed does not involve the establishment of an advertising device.
<p>PO7 Filling, excavation and construction does not adversely impact on or compromise the safety or operation of:</p> <p>(1) state transport corridors,</p>	<p>AO7.1 Filling and excavation does not undermine, cause subsidence of, or groundwater seepage onto a state transport corridor or future state transport corridor.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome for a state-controlled road, it is recommended that a</p>	Achieved	Due to the minor nature of the works, the proposal will not result in any subsidence or groundwater seepage. The proposal is located within the State Controlled road reserve.

Performance outcomes	Acceptable outcomes	Response	Comment
<p>(2) future state transport corridors, (3) state transport infrastructure.</p> <p>Editor's note: For a railway, Section 2.7 – Filling, excavation and ground disturbance of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>filling and excavation report assessing the proposed filling and excavation be prepared in accordance with the requirements of the Road planning and design manual, Department of Transport and Main Roads, 2013.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome for a state transport corridor, excluding a state-controlled road, it is recommended that the following be submitted with the application:</p> <p>(1) a RPEQ certified geotechnical investigation (2) RPEQ certified earthworks drawings and supporting technical details (3) RPEQ certified structural engineering drawings and supporting technical details.</p> <p>Editor's note: If a development involves filling and excavation within a state-controlled road, an approval issued by the Department of Transport and Main Roads under section 33 of the <i>Transport Infrastructure Act 1994</i> may be required.</p> <p>And</p>		
	<p>AO7.2 Development involving excavation, boring, piling or blasting does not result in vibration impacts during construction or blasting which would compromise the safety and operational integrity of a state transport corridor.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome it is recommended that an RPEQ certified geotechnical report be prepared and submitted with the application.</p> <p>And</p>	Achieved	Proposed excavation works for the establishment of the monopole foundations are minor and will be confined to the road reserve. The proposed works will not compromise the safety and operational integrity of the road corridors.
	<p>AO7.3 Development does not store fill, spoil or any other material in a railway.</p>	N/A	Proposal is not within proximity of a rail corridor.
<p>PO8 Filling and excavation does not interfere with or impact on existing or future planned services or public utilities on a state-controlled road.</p>	<p>AO8.1 Any alternative service and public utility alignment must satisfy the standards and design specifications of the service or public utility provider, and any costs of relocation are borne by the developer.</p> <p>Editor's note: An approval issued by the Department of Transport and Main Roads under section 33 of the <i>Transport Infrastructure Act 1994</i> may be required.</p>	Achieved	The proposal will not interfere with the provision of public utilities within the state controlled road corridor. The proposed facility is sited within a road reserve. A power supply will be connected to the facility, final route of this power connection will be determined by the relevant power authority.
<p>PO9 Retaining or reinforced soil structures required to contain fill and excavation:</p>	<p>AO9.1 Retaining or reinforced soil structures (including footings, rock anchors and soil nails) are not located in a state transport corridor or future state transport corridor.</p> <p>And</p>	N/A	Proposal will not involve any retaining or reinforced soil structures.

Performance outcomes	Acceptable outcomes	Response	Comment
<p>(1) do not encroach on a state transport corridor,</p> <p>(2) are capable of being constructed and maintained without adversely impacting a state transport corridor,</p> <p>(3) do not adversely impact on a state transport corridor through the addition or removal of lateral loads or surcharge loads,</p> <p>(4) are constructed of durable materials which maximise the life of the structure.</p> <p>Editor's note: For a railway, Section 2.7 – Filling, excavation and ground disturbance of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>AO9.2 Retaining or reinforced soil structures in excess of an overall height of one metre abutting a state transport corridor are to be designed and certified by a structural RPEQ.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that the following be submitted with the application:</p> <p>(1) a RPEQ certified geotechnical investigation</p> <p>(2) RPEQ certified earthworks drawings and supporting technical details</p> <p>(3) RPEQ certified structural engineering drawings and supporting technical details.</p> <p>And</p>	N/A	Proposed does not involve the establishment of any retaining or reinforced soil structures
	<p>AO9.3 Retaining or reinforced soil structures that are set back less than 750 millimetres from a common boundary with a state-controlled road are certified by a structural RPEQ and designed to achieve a low maintenance external finish.</p> <p>And</p>	N/A	Proposed does not involve the establishment of any retaining or reinforced soil structures
	<p>AO9.4 Retaining or reinforced soil structures adjacent to a state-controlled road, and in excess of an overall height of two metres, incorporate design treatments (such as terracing or planting) to reduce the overall height impact.</p> <p>And</p>	N/A	Proposed does not involve the establishment of any retaining or reinforced soil structures
	<p>AO9.5 Construction materials of all retaining or reinforced soil structures have a design life exceeding 40 years, and comply with the specifications approved by a RPEQ.</p> <p>And</p>	N/A	Proposed does not involve the establishment of any retaining or reinforced soil structures
	<p>AO9.6 Temporary structures and batters do not encroach into a railway.</p> <p>And</p>	N/A	The proposal does not involve the establishment of a temporary structure or batters
	<p>AO9.7 Surcharge loading from vehicles or the stockpiling of materials or soil on retaining or reinforced soil structures adjacent to a state transport corridor or future state transport corridor meet the requirements of AS5100.2 Bridge design—Design loads or a minimum of 10 kPa (whichever is greater).</p> <p>And</p>	N/A	The proposal will not involve Surcharge loading from vehicles or the stockpiling of materials or soil on retaining or reinforced soil structures adjacent to the road.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>AO9.8 Excavation or any other works do not remove the lateral load of retaining structures associated with, or adjacent to, a state transport corridor.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a RPEQ certified geotechnical and structural assessment be prepared and submitted with the application.</p>	N/A	The proposal will not alter an existing retaining structures.
PO10 Filling and excavation does not cause siltation and erosion run-off from the property, or wind blown dust nuisance onto a state-controlled road.	AO10.1 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.	Achieved	Soil and water management mitigations measures will be implemented during the build, where necessary. Due to the minor nature of the works any impacts are expected to be minimal and short in duration
PO11 Where the quantity of fill or excavated spoil material being imported or exported for a development exceeds 10 000 tonnes, and haulage will be on a state-controlled road, any impact on the infrastructure is identified and mitigation measures implemented.	<p>AO11.1 The impacts on the state-controlled road network are identified, and measures are implemented to avoid, reduce or compensate the effects on the asset life of the state-controlled road.</p> <p>Editor's note: It is recommended that a pavement impact assessment report be prepared to address this acceptable outcome. Guidance for preparing a pavement impact assessment is set out in Guidelines for assessment of road impacts of development (GARID), Department of Main Roads, 2006.</p>	N/A	Proposed excavation works are minor and limited to that required for the establishment of the monopole and equipment foundations.
PO12 Filling and excavation associated with providing a driveway crossover to a state-controlled road does not compromise the operation or capacity of existing drainage infrastructure.	<p>AO12.1 Filling and excavation associated with the design of driveway crossovers complies with the relevant Institute of Public Works Engineering Australia Queensland (IPWEAQ) standards.</p> <p>Editor's note: The construction of any crossover requires the applicant to obtain a permit to work in the state-controlled road corridor under section 33 of the <i>Transport Infrastructure Act 1994</i> and a section 62 approval under the <i>Transport Infrastructure Act 1994</i> for the siting of the access and associated works.</p>	Achieved.	The proposed facility is located within the road reserved between Port Douglas Road and Old Port Road with the facility to be accessed off Old Port Road. The access from this location is proposed to be unmade with no formal crossover to be created. All existing drainage will be retained. Any damage caused during the build will be reinstated.
PO13 Fill material does not cause contamination from the development site onto a state-controlled road.	AO13.1 Fill material is free of contaminants including acid sulphate content, and achieves compliance with AS 1289.0 – Methods of testing soils for engineering purposes and AS 4133.0-2005 – Methods of testing rocks for engineering purposes.	N/A	No fill material proposed.
PO14 Vibration generated through fill compaction does not result in damage or nuisance to a state-controlled road.	AO14.1 Fill compaction does not result in any vibrations beyond the site boundary, and is in accordance with AS 2436-2010 – Guide to noise and vibration control on construction, demolition and maintenance sites.	N/A	No fill compaction proposed.

18.2 Stormwater and drainage impacts on state transport infrastructure state code

Response column key:
 Achieved
 P/S Performance solution
 N/A Not applicable

Table 18.2.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
Stormwater and drainage management			
<p>PO1 Stormwater management for the development must ensure there is no worsening of, and no actionable nuisance in relation to peak discharges, flood levels, frequency or duration of flooding, flow velocities, water quality, ponding, sedimentation and scour effects on an existing or future state transport corridor for all flood and stormwater events that exist prior to development, and up to a 1 per cent annual exceedance probability.</p>	<p>AO1.1 The development does not result in stormwater or drainage impacts or actionable nuisance within an existing or future state transport corridor. Editor's note: It is recommended that basic stormwater information is to be prepared to demonstrate compliance with AO1.1. Or</p>	Achieved	The proposed facility is located within the road reserve of the State Controlled Road corridor. Due to the minor nature of works and the set back from the road, it is not anticipated that the proposed development will have any impact on the drainage or create a nuisance on Port Douglas or Old Port Road.
	<p>AO1.2 A stormwater management statement certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing or future state transport corridor. Or</p>	N/A	Please see 1.1
	<p>AO1.3 A stormwater management plan certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing future state transport corridor. Or</p>	N/A	Please see 1.1
	<p>AO1.4 For development on premises within 25 metres of a railway, a stormwater management plan certified by an RPEQ demonstrates that:</p> <ol style="list-style-type: none"> (1) the development will achieve a no worsening impact or actionable nuisance on the railway (2) the development does not cause stormwater, roofwater, ponding, floodwater or any other drainage to be directed to, increased or concentrated on the railway (3) the development does not impede any drainage, stormwater or floodwater flows from the railway (4) stormwater or floodwater flows have been designed to: <ol style="list-style-type: none"> (a) maintain the structural integrity of the light rail transport infrastructure (b) avoid scour or deposition 	N/A	The proposed facility is not located within close proximity of a rail corridor.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>(5) additional railway formation drainage necessitated by the development is located within the premises where the development is carried out</p> <p>(6) retaining structures for excavations abutting the railway corridor provide for drainage.</p>		
Lawful point of discharge			
PO2 Stormwater run-off and drainage are directed to a lawful point of discharge to avoid adverse impacts on a future or existing state transport corridor.	<p>AO2.1 Where stormwater run-off is discharged to a state transport corridor, the discharge is to a lawful point of discharge in accordance with section 3.4 of Queensland urban drainage manual, Department of Energy and Water Supply, 2013.</p> <p>Or</p>	Achieved.	The proposed facility is located within the State Controlled road reserve. The facility has been set back from road frontages. There will be no stormwater discharge on to Port Douglas Road or Old Port Road.
	<p>AO2.2 For development on premises within 25 metres of a railway, approval from the relevant railway manager for the railway, as defined in the <i>Transport Infrastructure Act 1994</i>, schedule 6 has been gained to verify the lawful point of discharge for stormwater onto the railway.</p> <p>And</p>	N/A	The proposed facility is not located within close proximity of a rail corridor.
	<p>AO2.3 Development does not cause a net increase in or concentration of stormwater or floodwater flows discharging onto the state transport corridor during construction or thereafter.</p> <p>And</p>	Achieved	The proposed facility is located within the State Controlled road reserve. The facility has been set back from road frontages. Due to the minor nature of the works, it is considered that the development will not result in increase in stormwater during both construction and operational stages of the facility.
	<p>AO2.4 Development does not create any additional points of discharge or changes to the condition of an existing lawful point of discharge to the state transport corridor.</p>	N/A	No points of discharge proposed.
Sediment and erosion management			
PO3 Run-off from upstream development is managed to ensure that sedimentation and erosion do not cause siltation of stormwater infrastructure in the state transport corridor.	<p>AO3.1 Development with a high risk of erosion incorporates erosion and sediment control measures.</p> <p>Editor's note: For a state-controlled road where a development has a high risk of erosion, an erosion and sedimentation control plan should be provided to support a stormwater management statement or stormwater management plan. Section 1 of the <i>Stormwater guideline for environmentally relevant activities</i>, Department of Environment and Heritage Protection, 2014, defines development considered to have a high risk of erosion.</p>	Achieved	Erosion and sediment control measures will be implemented within the build process where necessary. This measures are outlined within Section 7 of the Planning Report.

19.1 Access to state-controlled roads state code

Response column key:
 Achieved
P/S Performance solution
N/A Not applicable

Table 19.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
Location of the direct vehicular access to the state-controlled road			
PO1 Any road access location to the state-controlled road from adjacent land does not compromise the safety and efficiency of the state-controlled road.	AO1.1 Any road access location to the state-controlled road complies with a decision under section 62 of the TIA. Or	P/S	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	AO1.2 Development does not propose a new or temporary road access location, or a change to the use or operation of an existing permitted road access location to a state-controlled road. Or	N/A	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	AO1.3 Any proposed road access location for the development is provided from a lower order road where an alternative to the state-controlled road exists. Or all of the following acceptable outcomes apply	N/A	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. The facility is located within the road reserve between Port Douglas Road and Old Port Road with no lower order road access available to access the site.
	AO1.4 Any new or temporary road access location, or a change to the use or operation of an existing permitted road access location, demonstrates that the development: (1) does not exceed the acceptable level of service of a state-controlled road (2) meets the sight distance requirements outlined in Volume 3, parts 3, 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013 (3) does not exceed the acceptable operation of an intersection with a state-controlled road, including the	Achieved	<ol style="list-style-type: none"> The development is located within the State Controlled Road reserve between Port Douglas Road and Old Port Road. Access to the facility will be via Old Port Road. The facility will not generate large volumes of traffic. Once operational the facility will require operational visits approximate 2-6 times per year. As such it is not considered the facility will result in a noticeable change in the level of service of Old Port Road. The proposed facility will access the site via an unmade access off Old Port Road. The access point is considered to have sufficient sight distances to enable safe access to the road.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>degree of saturation, delay, queuing lengths and intersection layout</p> <p>(4) is not located within and/or adjacent to an existing or planned intersection in accordance with Volume 3, parts 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013</p> <p>(5) does not conflict with another property's road access location and operation.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended a traffic impact assessment be developed in accordance with Chapters 1, 4, 6, 7, 8 and 9 of the Guidelines for assessment of road impacts of development (GARID), Department of Main Roads, 2006, and the requirements of Volume 3, parts 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013, SIDRA analysis or traffic modelling.</p> <p>And</p>		<p>3. Achieved. The proposed facility will not interfere with existing intersections. Telecommunications facilities are unmanned and remotely operated requiring operational visits approximately 4-6 times per year. The proposed facility, once operational, will not impact on the existing road network surrounding the site.</p> <p>4. Achieved. The proposed facility is not located within or adjacent to a planned intersection.</p> <p>5. The proposed access will not interfere with existing road access.</p>
	<p>AO1.5 Development does not propose a new road access location to a limited access road.</p> <p>Editor's note: Limited access roads are declared by the chief executive under section 54 of the TIA. Details can be accessed by contacting the appropriate DTMR regional office.</p>	N/A	The proposal does not propose a new access location to a limited access road.
Number of road accesses to the state-controlled road			
PO2 The number of road accesses to the state-controlled road maintains the safety and efficiency of the state-controlled road.	<p>AO2.1 Development does not increase the number of And accesses to the state-controlled road.</p> <p>AND</p>	P/S	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	<p>AO2.2 Where multiple road accesses to the premises exist, access is rationalised to reduce the overall number of road accesses to the state-controlled road.</p> <p>And</p>	N/A.	The proposed facility is to be located within the road reserve. No formal access points exist to the land.
	<p>AO2.3 Shared or combined road accesses are provided for adjoining land having similar uses to rationalise the overall number of direct accesses to the state-controlled road.</p>	N/A	The proposed facility is to be located within the road reserve. No formal access points exist to the land. .

Performance outcomes	Acceptable outcomes	Response	Comment
	Editor's note: Shared road accesses may require easements to provide a legal point of access for adjacent lots. If this is required, then the applicant must register reciprocal access easements on the titles of any lots for the shared access.		
Design vehicle and traffic volume			
PO3 The design of any road access maintains the safety and efficiency of the state-controlled road.	AO3.1 Any road access meets the minimum standards associated with the design vehicle. Editor's note: The design vehicle to be considered is the same as the design vehicle set under the relevant local government planning scheme. And	P/S	Proposed development does not involve the construction of a formal access track. The site is located within the road reserve, and site will be accessed of Old Port Road. It is proposed that access be unmade. Telecommunications facilities are unmanned and remotely operated with visits require 4-6 times per year. As such it is considered that no constructed track is required.
	AO3.2 Any road access is designed to accommodate the forecast volume of vehicle movements in the peak periods of operation or conducting the proposed use of the premises. And	N/A	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	AO3.3 Any road access is designed to accommodate 10 year traffic growth past completion of the final stage of development in accordance with GARID. And	N/A	The proposed facility will be unmanned and remotely operated with visits require 2-6 times per year. The proposed facility is to be access via an unmade access off Old Port Road. The access will not need to be designed to accommodate for traffic growth as the proposed use will not be a significant generator of traffic over its lifetime.
	AO3.4 Any road access in an urban location is designed in accordance with the relevant local government standards or IPWEAQ R-050, R-051, R-052 and R-053 drawings. And	P/S	The site is located within the road reserve, and site will be accessed of Old Port Road. It is proposed that access be unmade. Telecommunications facilities are unmanned and remotely operated with visits require 4-6 times per year. As such it is considered that no constructed track is required.
	AO3.5 Any road access not in an urban location is designed in accordance with Volume 3, parts 3, 4 and 4A of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013.	N/A	The proposed site is located within an urban area
Internal and external manoeuvring associated with direct vehicular access to the state-controlled road			
PO4 Turning movements for vehicles entering and exiting the premises via the	AO4.1 The road access provides for left in and left out turning movements only. And	Achieved.	The proposed facility is to be accessed off Old Port Road via an unmade access. There is sufficient space within the road reserve for the manoeuvring of maintenance vehicles to

Performance outcomes	Acceptable outcomes	Response	Comment
road access maintain the safety and efficiency of the state-controlled road.			ensure vehicles can leave the site in a forward motion. Site can be accessed left in and left out.
	AO4.2 Internal manoeuvring areas on the premises are designed so the design vehicle can enter and leave the premises in a forward gear at all times.	Achieved.	The proposed facility is to be accessed off Old Port Road via an unmade access. There is sufficient space within the road reserve for the manoeuvring of maintenance vehicles to ensure vehicles can leave the site in a forward motion. Site can be accessed left in and left out.
PO5 On-site circulation is suitably designed to accommodate the design vehicle associated with the proposed land use, in order to ensure that there is no impact on the safety and efficiency of the state-controlled road.	AO5.1 Provision of on-site vehicular manoeuvring space is provided to ensure the flow of traffic on the state-controlled road is not compromised by an overflow of traffic queuing to access the site in accordance with AS2890 – Parking facilities. And	N/A	The proposed facility is unmanned and remotely operated and will not generate traffic impacts on the road network or state controlled road.
	AO5.2 Mitigation measures are provided to ensure that the flow of traffic on the state-controlled road is not disturbed by traffic queuing to access the site.	N/A	The proposed facility is unmanned and remotely operated and will not generate traffic impacts on the road network or state controlled road.
Vehicular access to local roads within 100 metres of an intersection with a state-controlled road			
PO6 Development having road access to a local road within 100 metres of an intersection with a state-controlled road maintains the safety and efficiency of the state-controlled road.	AO6.1 The road access location to the local road is located as far as possible from where the road intersects with the state-controlled road and accommodates existing operations and planned upgrades to the intersection or state-controlled road. And	N/A	The proposed facility does not involve access to a local road.
	AO6.2 The road access to the local road network is in accordance with Volume 3, parts 3, 4 and 4A of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013, and is based on the volume of traffic and speed design of both the local road and intersecting state-controlled road for a period of 10 years past completion of the final stage of development. And	N/A	The proposed facility does not involve access to a local road.
	AO6.3 Vehicular access to the local road and internal vehicle circulation is designed to remove or minimise the potential for vehicles entering the site to queue in the intersection with the state-controlled road or along the state-controlled road itself.	N/A	The proposed facility does not involve access to a local road.

19.2 Transport infrastructure and network design state code

Response column key:
 Achieved
 P/S Performance solution
 N/A Not applicable

Table 19.2.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
All state transport infrastructure – except state-controlled roads			
<p>PO1 Development does not compromise the safe and efficient management or operation of state transport infrastructure or transport networks.</p> <p>Editor's note: To demonstrate compliance with this performance outcome, it is recommended that a traffic impact assessment be prepared. A traffic impact assessment should identify any upgrade works required to mitigate impacts on the safety and operational integrity of the state transport corridor.</p>	No acceptable outcome is prescribed.	Achieved	The proposed development will not impact on the safe and efficient management of the state transport infrastructure/networks. The proposed development is sited within a private lot and will make use of existing road access to the property. The facility will be unmanned and remotely operated and will not result in any traffic impacts on the surrounding road network once constructed.
<p>PO2 Development does not compromise planned upgrades to state transport infrastructure or the development of future state transport infrastructure in future state transport corridors.</p> <p>Editor's note: Written advice from DTMR advising that there are no planned upgrades of state transport infrastructure or future state transport corridors that will be compromised by the development will assist in addressing this performance outcome.</p>	<p>AO2.1 The layout and design of the proposed development accommodates planned upgrades to state transport infrastructure.</p> <p>And</p>	Achieved	The proposed development will not impact on planned upgrades to state transport infrastructure. It is not considered that the siting of the facility within the subject lot will impact on the Logan Motorway or any planned upgrades to this corridor
	<p>AO2.2 The layout and design of the development accommodates the delivery of state transport infrastructure in future state transport corridors.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared.</p>	N/A	The proposed facility is not sited adjacent to a future state transport corridor.
<p>PO3 Development does not adversely impact on the safety of a railway crossing.</p>	<p>AO3.1 Development does not require a new railway crossing.</p> <p>Or</p>	N/A	The proposed facility is not sited within proximity of a rail corridor
	<p>AO3.2 A new railway crossing is grade separated.</p> <p>Or</p>	N/A	The proposed facility is not sited within proximity of a rail corridor
	<p>AO3.3 Impacts to level crossing safety are mitigated.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment:</p>	N/A	The proposed facility is not sited within proximity of a rail corridor

Performance outcomes	Acceptable outcomes	Response	Comment
	Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome. And		
	AO3.4 Upgrades to a level crossing are designed and constructed in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings and applicable rail manager standard drawings. And	N/A	The proposed facility is not sited within proximity of a rail corridor
	AO3.5 Access points achieve sufficient clearance from a level crossing in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings by providing a minimum clearance of 5 metres from the edge running rail (outer rail) plus the length of the largest vehicle anticipated on-site. And	N/A	The proposed facility is not sited within proximity of a rail corridor
	AO3.6 On-site vehicle circulation is designed to give priority to entering vehicles at all times.	N/A	The proposed facility will make use of existing access and vehicle manoeuvring areas.
State-controlled roads			
PO4 Development does not compromise the safe and efficient management or operation of state-controlled roads. Editor's note: A traffic impact assessment will assist in addressing this performance outcome.	No acceptable outcome is prescribed.	Achieved.	The proposed development will not impact on the safe and efficient management of the state transport infrastructure/networks. The proposed development is sited within a private lot and will make use of existing road access to the property. The facility will be unmanned and remotely operated and will not result in any traffic impacts on the surrounding road network once constructed.
PO5 Development does not compromise planned upgrades of the state-controlled road network or delivery of future state-controlled roads. Editor's note: Written advice from DTMR that there are no planned upgrades of state-controlled roads or future state-controlled roads which will be compromised by the development will assist in addressing this performance outcome.	AO5.1 The layout and design of the development accommodates planned upgrades of the state-controlled road. And	Achieved	The proposed facility has been sited to ensure minimal interference with the existing road network and operations within the subject lot. It is not considered that the siting of the facility within the subject lot will impact on the Logan Motorway or any planned upgrades to this corridor
	AO5.2 The layout and design of the development accommodates the delivery of future state-controlled roads. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared.	N/A	The proposed facility is not sited adjacent to a future state transport corridor.
PO6 Upgrade works on, or associated with, the state-controlled road network	AO6.1 Upgrade works for the development are consistent with the requirements of the Road planning and design	N/A	The existing road access and internal vehicle areas are considered sufficient, with no upgrade works proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
are undertaken in accordance with applicable standards.	manual, 2 nd edition, Department of Transport and Main Roads, 2013. And		
	AO6.2 The design and staging of upgrade works on or associated with the state-controlled road network are consistent with planned upgrades.	N/A	The existing road access, off Jutland Street and internal vehicle areas are considered sufficient, with no upgrade works proposed.
PO7 Development does not impose traffic loadings on the state-controlled road network which could be accommodated on the local road network.	AO7.1 New lower order roads do not connect directly to a state-controlled road. And	N/A	Proposal does not involve the creation of any new roads
	AO7.2 The layout and design of the development directs traffic generated by the development to use lower order roads.	Achieved.	The existing road access off Jutland Street will be used to access the subject lot.

18.2 Stormwater and drainage impacts on state transport infrastructure state code

Response column key:
 Achieved
 P/S Performance solution
 N/A Not applicable

Table 18.2.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
Stormwater and drainage management			
<p>PO1 Stormwater management for the development must ensure there is no worsening of, and no actionable nuisance in relation to peak discharges, flood levels, frequency or duration of flooding, flow velocities, water quality, ponding, sedimentation and scour effects on an existing or future state transport corridor for all flood and stormwater events that exist prior to development, and up to a 1 per cent annual exceedance probability.</p>	<p>AO1.1 The development does not result in stormwater or drainage impacts or actionable nuisance within an existing or future state transport corridor. Editor's note: It is recommended that basic stormwater information is to be prepared to demonstrate compliance with AO1.1. Or</p>	Achieved	The proposed facility is located within the road reserve of the State Controlled Road corridor. Due to the minor nature of works and the set back from the road, it is not anticipated that the proposed development will have any impact on the drainage or create a nuisance on Port Douglas or Old Port Road.
	<p>AO1.2 A stormwater management statement certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing or future state transport corridor. Or</p>	N/A	Please see 1.1
	<p>AO1.3 A stormwater management plan certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing future state transport corridor. Or</p>	N/A	Please see 1.1
	<p>AO1.4 For development on premises within 25 metres of a railway, a stormwater management plan certified by an RPEQ demonstrates that:</p> <ol style="list-style-type: none"> (1) the development will achieve a no worsening impact or actionable nuisance on the railway (2) the development does not cause stormwater, roofwater, ponding, floodwater or any other drainage to be directed to, increased or concentrated on the railway (3) the development does not impede any drainage, stormwater or floodwater flows from the railway (4) stormwater or floodwater flows have been designed to: <ol style="list-style-type: none"> (a) maintain the structural integrity of the light rail transport infrastructure (b) avoid scour or deposition 	N/A	The proposed facility is not located within close proximity of a rail corridor.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>(5) additional railway formation drainage necessitated by the development is located within the premises where the development is carried out</p> <p>(6) retaining structures for excavations abutting the railway corridor provide for drainage.</p>		
Lawful point of discharge			
PO2 Stormwater run-off and drainage are directed to a lawful point of discharge to avoid adverse impacts on a future or existing state transport corridor.	<p>AO2.1 Where stormwater run-off is discharged to a state transport corridor, the discharge is to a lawful point of discharge in accordance with section 3.4 of Queensland urban drainage manual, Department of Energy and Water Supply, 2013.</p> <p>Or</p>	Achieved.	The proposed facility is located within the State Controlled road reserve. The facility has been set back from road frontages. There will be no stormwater discharge on to Port Douglas Road or Old Port Road.
	<p>AO2.2 For development on premises within 25 metres of a railway, approval from the relevant railway manager for the railway, as defined in the <i>Transport Infrastructure Act 1994</i>, schedule 6 has been gained to verify the lawful point of discharge for stormwater onto the railway.</p> <p>And</p>	N/A	The proposed facility is not located within close proximity of a rail corridor.
	<p>AO2.3 Development does not cause a net increase in or concentration of stormwater or floodwater flows discharging onto the state transport corridor during construction or thereafter.</p> <p>And</p>	Achieved	The proposed facility is located within the State Controlled road reserve. The facility has been set back from road frontages. Due to the minor nature of the works, it is considered that the development will not result in increase in stormwater during both construction and operational stages of the facility.
	<p>AO2.4 Development does not create any additional points of discharge or changes to the condition of an existing lawful point of discharge to the state transport corridor.</p>	N/A	No points of discharge proposed.
Sediment and erosion management			
PO3 Run-off from upstream development is managed to ensure that sedimentation and erosion do not cause siltation of stormwater infrastructure in the state transport corridor.	<p>AO3.1 Development with a high risk of erosion incorporates erosion and sediment control measures.</p> <p>Editor's note: For a state-controlled road where a development has a high risk of erosion, an erosion and sedimentation control plan should be provided to support a stormwater management statement or stormwater management plan. Section 1 of the <i>Stormwater guideline for environmentally relevant activities</i>, Department of Environment and Heritage Protection, 2014, defines development considered to have a high risk of erosion.</p>	Achieved	Erosion and sediment control measures will be implemented within the build process where necessary. This measures are outlined within Section 7 of the Planning Report.

19.1 Access to state-controlled roads state code

Response column key:
 Achieved
P/S Performance solution
N/A Not applicable

Table 19.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
Location of the direct vehicular access to the state-controlled road			
PO1 Any road access location to the state-controlled road from adjacent land does not compromise the safety and efficiency of the state-controlled road.	AO1.1 Any road access location to the state-controlled road complies with a decision under section 62 of the TIA. Or	P/S	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	AO1.2 Development does not propose a new or temporary road access location, or a change to the use or operation of an existing permitted road access location to a state-controlled road. Or	N/A	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	AO1.3 Any proposed road access location for the development is provided from a lower order road where an alternative to the state-controlled road exists. Or all of the following acceptable outcomes apply	N/A	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. The facility is located within the road reserve between Port Douglas Road and Old Port Road with no lower order road access available to access the site.
	AO1.4 Any new or temporary road access location, or a change to the use or operation of an existing permitted road access location, demonstrates that the development: (1) does not exceed the acceptable level of service of a state-controlled road (2) meets the sight distance requirements outlined in Volume 3, parts 3, 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013 (3) does not exceed the acceptable operation of an intersection with a state-controlled road, including the	Achieved	<ol style="list-style-type: none"> The development is located within the State Controlled Road reserve between Port Douglas Road and Old Port Road. Access to the facility will be via Old Port Road. The facility will not generate large volumes of traffic. Once operational the facility will require operational visits approximate 2-6 times per year. As such it is not considered the facility will result in a noticeable change in the level of service of Old Port Road. The proposed facility will access the site via an unmade access off Old Port Road. The access point is considered to have sufficient sight distances to enable safe access to the road.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>degree of saturation, delay, queuing lengths and intersection layout</p> <p>(4) is not located within and/or adjacent to an existing or planned intersection in accordance with Volume 3, parts 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013</p> <p>(5) does not conflict with another property's road access location and operation.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended a traffic impact assessment be developed in accordance with Chapters 1, 4, 6, 7, 8 and 9 of the Guidelines for assessment of road impacts of development (GARID), Department of Main Roads, 2006, and the requirements of Volume 3, parts 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013, SIDRA analysis or traffic modelling.</p> <p>And</p>		<p>3. Achieved. The proposed facility will not interfere with existing intersections. Telecommunications facilities are unmanned and remotely operated requiring operational visits approximately 4-6 times per year. The proposed facility, once operational, will not impact on the existing road network surrounding the site.</p> <p>4. Achieved. The proposed facility is not located within or adjacent to a planned intersection.</p> <p>5. The proposed access will not interfere with existing road access.</p>
	<p>AO1.5 Development does not propose a new road access location to a limited access road.</p> <p>Editor's note: Limited access roads are declared by the chief executive under section 54 of the TIA. Details can be accessed by contacting the appropriate DTMR regional office.</p>	N/A	The proposal does not propose a new access location to a limited access road.
Number of road accesses to the state-controlled road			
PO2 The number of road accesses to the state-controlled road maintains the safety and efficiency of the state-controlled road.	<p>AO2.1 Development does not increase the number of And accesses to the state-controlled road.</p> <p>AND</p>	P/S	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	<p>AO2.2 Where multiple road accesses to the premises exist, access is rationalised to reduce the overall number of road accesses to the state-controlled road.</p> <p>And</p>	N/A.	The proposed facility is to be located within the road reserve. No formal access points exist to the land.
	<p>AO2.3 Shared or combined road accesses are provided for adjoining land having similar uses to rationalise the overall number of direct accesses to the state-controlled road.</p>	N/A	The proposed facility is to be located within the road reserve. No formal access points exist to the land. .

Performance outcomes	Acceptable outcomes	Response	Comment
	Editor's note: Shared road accesses may require easements to provide a legal point of access for adjacent lots. If this is required, then the applicant must register reciprocal access easements on the titles of any lots for the shared access.		
Design vehicle and traffic volume			
PO3 The design of any road access maintains the safety and efficiency of the state-controlled road.	AO3.1 Any road access meets the minimum standards associated with the design vehicle. Editor's note: The design vehicle to be considered is the same as the design vehicle set under the relevant local government planning scheme. And	P/S	Proposed development does not involve the construction of a formal access track. The site is located within the road reserve, and site will be accessed of Old Port Road. It is proposed that access be unmade. Telecommunications facilities are unmanned and remotely operated with visits require 4-6 times per year. As such it is considered that no constructed track is required.
	AO3.2 Any road access is designed to accommodate the forecast volume of vehicle movements in the peak periods of operation or conducting the proposed use of the premises. And	N/A	The proposal will not involve the construction of a new access. The facility will be accessed via a state controlled road (Old Port Road) however no formal constructed access is deemed to be required. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year.
	AO3.3 Any road access is designed to accommodate 10 year traffic growth past completion of the final stage of development in accordance with GARID. And	N/A	The proposed facility will be unmanned and remotely operated with visits require 2-6 times per year. The proposed facility is to be access via an unmade access off Old Port Road. The access will not need to be designed to accommodate for traffic growth as the proposed use will not be a significant generator of traffic over its lifetime.
	AO3.4 Any road access in an urban location is designed in accordance with the relevant local government standards or IPWEAQ R-050, R-051, R-052 and R-053 drawings. And	P/S	The site is located within the road reserve, and site will be accessed of Old Port Road. It is proposed that access be unmade. Telecommunications facilities are unmanned and remotely operated with visits require 4-6 times per year. As such it is considered that no constructed track is required.
	AO3.5 Any road access not in an urban location is designed in accordance with Volume 3, parts 3, 4 and 4A of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013.	N/A	The proposed site is located within an urban area
Internal and external manoeuvring associated with direct vehicular access to the state-controlled road			
PO4 Turning movements for vehicles entering and exiting the premises via the	AO4.1 The road access provides for left in and left out turning movements only. And	Achieved.	The proposed facility is to be accessed off Old Port Road via an unmade access. There is sufficient space within the road reserve for the manoeuvring of maintenance vehicles to

Performance outcomes	Acceptable outcomes	Response	Comment
road access maintain the safety and efficiency of the state-controlled road.			ensure vehicles can leave the site in a forward motion. Site can be accessed left in and left out.
	AO4.2 Internal manoeuvring areas on the premises are designed so the design vehicle can enter and leave the premises in a forward gear at all times.	Achieved.	The proposed facility is to be accessed off Old Port Road via an unmade access. There is sufficient space within the road reserve for the manoeuvring of maintenance vehicles to ensure vehicles can leave the site in a forward motion. Site can be accessed left in and left out.
PO5 On-site circulation is suitably designed to accommodate the design vehicle associated with the proposed land use, in order to ensure that there is no impact on the safety and efficiency of the state-controlled road.	AO5.1 Provision of on-site vehicular manoeuvring space is provided to ensure the flow of traffic on the state-controlled road is not compromised by an overflow of traffic queuing to access the site in accordance with AS2890 – Parking facilities. And	N/A	The proposed facility is unmanned and remotely operated and will not generate traffic impacts on the road network or state controlled road.
	AO5.2 Mitigation measures are provided to ensure that the flow of traffic on the state-controlled road is not disturbed by traffic queuing to access the site.	N/A	The proposed facility is unmanned and remotely operated and will not generate traffic impacts on the road network or state controlled road.
Vehicular access to local roads within 100 metres of an intersection with a state-controlled road			
PO6 Development having road access to a local road within 100 metres of an intersection with a state-controlled road maintains the safety and efficiency of the state-controlled road.	AO6.1 The road access location to the local road is located as far as possible from where the road intersects with the state-controlled road and accommodates existing operations and planned upgrades to the intersection or state-controlled road. And	N/A	The proposed facility does not involve access to a local road.
	AO6.2 The road access to the local road network is in accordance with Volume 3, parts 3, 4 and 4A of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013, and is based on the volume of traffic and speed design of both the local road and intersecting state-controlled road for a period of 10 years past completion of the final stage of development. And	N/A	The proposed facility does not involve access to a local road.
	AO6.3 Vehicular access to the local road and internal vehicle circulation is designed to remove or minimise the potential for vehicles entering the site to queue in the intersection with the state-controlled road or along the state-controlled road itself.	N/A	The proposed facility does not involve access to a local road.

IDAS form 1—Application details

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

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Caitlin Spencer

For companies, contact name

Telstra Corporation Limited c/- Service Stream

Postal address

PO Box 510

Suburb	Lutwyche		
State	QLD	Postcode	4030
Country	Australia		

Contact phone number

0436011208

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)



Email address (non-mandatory requirement)

caitlin.spencer

@ servicestream.com.au

Applicant's reference number (non-mandatory requirement)

Four Mile Beach

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Telecommunications Facility (Monopole)
- d) What is the level of assessment? (Please only tick one box.)
- Impact assessment Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
-
- d) What is the level of assessment?
- Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- Refer attached schedule Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- Street address **and** lot on plan (All lots must be listed.)
- Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/locality name	Post-code	Lot no.	Plan type and plan no.	
i)							
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
		-16.523882	145.467985		<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of land on which the development is proposed (indicate square metres)

N/A

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

Road Reserve

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

No
 Yes—complete either Table F, Table G or Table H as applicable

Table F	
Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G	
Name of owner/s of the land	Department of Transport and Main Roads
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H	
Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- In a tidal water area—complete Table K
- On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I
Name of water body, watercourse or aquifer

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

No Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

No Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

No—go to question 11 Yes

10a. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

No
 Yes—complete Table L and submit, with this application, the local government/private certifier’s copy of the accepted QLeave form

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

11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

No
 Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

12. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Form 5	Smart eDA
Planning Report and attachments	Smart eDA
Owners Consent	Smart eDA
Plans of Proposal	Smart eDA

13. Applicant's declaration

By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2013.

Question 10a

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

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

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Telecommunications Facility	Telecommunications facility	N/A	24/7	N/A

2. Are there any current approvals associated with the proposed material change of use? (e.g. a preliminary approval.)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | | | |
|--|-------------------------------------|----|-------------------------------------|-----|
| The reuse of existing buildings on the premises | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| New building work on the premises | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | Yes |
| The reuse of existing operational work on the premises | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| New operational work on the premises | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | Yes |

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> • the location and site area of the land to which the application relates (<i>relevant land</i>) • the north point • the boundaries of the relevant land • any road frontages of the relevant land, including the name of the road • the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) • any existing or proposed easements on the relevant land and their function • the location and use of buildings on land adjoining the relevant land • all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked • for any new building on the relevant land, the location of refuse storage • the location of any proposed retaining walls on the relevant land and their height • the location of any proposed landscaping on the relevant land • the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> • the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

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

I, Sandra Burke
District Director (Far North)

of The Department of Transport and Main Roads

as owner of premises identified as follows:

Road Reserve for Port Douglas Road, Port Douglas QLD 4877
Latitude -16.52388 and Longitude 145.46799, adjacent to Lot 24 SP168542


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

Telstra Corporation Limited c/- Service Stream Mobile Communications

on the premises described above for the purposes of

Material change of use for a Telecommunications Facility

signed on the 27 day of February 2017



[signature]

SANDRA BURKE