

PLANNING REPORT

SUBJECT: TELSTRA CORPORATION LTD - MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITY - LOT 0 ON SP154001 - 6806 MULLIGAN HIGHWAY, MOUNT CARBINE - MCU/17/0015

MEETING: Ordinary

MEETING DATE: 21 March 2018

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Telstra Corporation Ltd	ADDRESS	6806 Mulligan Highway, Mount Carbine
DATE LODGED	21 November 2017	RPD	Lot 0 on SP154001
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Telecommunications Facility		

FILE NO	MCU/17/0015	AREA	16.1514 hectares
LODGED BY	Service Stream Mobile Communications	OWNER	Body Corporate for "Brooklyn Village Estate"
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	0 Submissions Received		

ATTACHMENTS:

1. Proposal Plan/s
2. Department of Infrastructure, Local Government and Planning Referral Agency Response dated 21 December 2017

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. No submissions were received during public notification of the application. Telstra Corporation Ltd proposes the construction of a telecommunications facility (mobile phone base station) on the south-east edge of the Mount Carbine Township as part of the

Federal Governments Mobile Phone Black Spot Program. The facility will include a 30 metre high monopole tower and associated antennas and will improve/provide mobile phone reception to the Mount Carbine area which has been identified as a black spot for mobile phone reception.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme.

Given the height of the proposed monopole tower, some visual amenity impacts are likely as the tower will encroach into the skyline; however, a minor degree of visual impact is considered acceptable given the likely community benefit provided by the development (mobile phone reception).

Draft conditions were provided to the Applicant care of their consultant and have been agreed to.

It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Telstra Corporation Ltd	ADDRESS	6806 Mulligan Highway, Mount Carbine
DATE LODGED	21 November 2017	RPD	Lot 0 on SP154001
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Telecommunications Facility		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does **not** consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Telecommunications Facility

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Q114459 S1	Site Access and Locality Plan	Service Stream Mobile Communications	25/09/17
Q114459 S1-1	Site Layout	Service Stream Mobile Communications	25/09/17
Q114459 S1-2	Antenna Layout	Service Stream Mobile Communications	25/09/17
Q114459 S3	North West Elevation	Service Stream Mobile Communications	25/09/17
Q114459 G1	Site Tenure Plan	Service Stream Mobile Communications	25/09/17

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by the condition(s) of this approval.
 - 3.2 All payments required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior to the commencement of the use and at the rate applicable at the time of payment.
 - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
 - 3.4 Noise Nuisance

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

Suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building must be installed and maintained. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

4. Infrastructure Services and Standards

4.1 Lighting

4.1.1 Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

4.1.2 Warning lights shall not be installed on the tower, unless specifically required by other relevant legislation.

4.2 Building Materials & Finishes

4.2.1 Any equipment cabinets shall be a neutral colour.

4.2.2 The monopole tower shall be painted a colour equivalent to Colorbond 'Pale Eucalypt' in order to help achieve an effective visual blend with the surrounding landscape.

4.2.3 The perimeter fence shall be chain wire mesh.

4.3 Operational Requirements

4.3.1 The radiofrequency field emissions from the installed tower shall not exceed the Australian Radiation Protection and Nuclear Safety Agency mandated exposure limits for continuous exposure to radio frequency transmissions from mobile phone base stations at any time, at any location.

4.3.2 Within three (3) months of the site becoming operational, a site compliance certificate is to be carried out by an appropriately qualified person to verify that the site complies with the requirements

and limits of the Australian Radiation Protection and Nuclear Safety Agency, Radiation Protection Standard, 2002 Maximum Exposure Levels to Radio Frequency Fields – 3 kHz to 300 GHz. This certificate is to be submitted to Council for consideration within three (3) months of the tower becoming operational.

4.4 Decommissioning and Site Rehabilitation

If the use is abandoned, the site must be rehabilitated to a level that achieves the following:

- (i) The monopole and associated infrastructure is removed from the site; and
- (ii) The site is made suitable for other uses compatible with the locality; and
- (iii) Restores the visual amenity of the site.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(b) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(c) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au

(d) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

(e) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(E) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 21 December 2017.

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

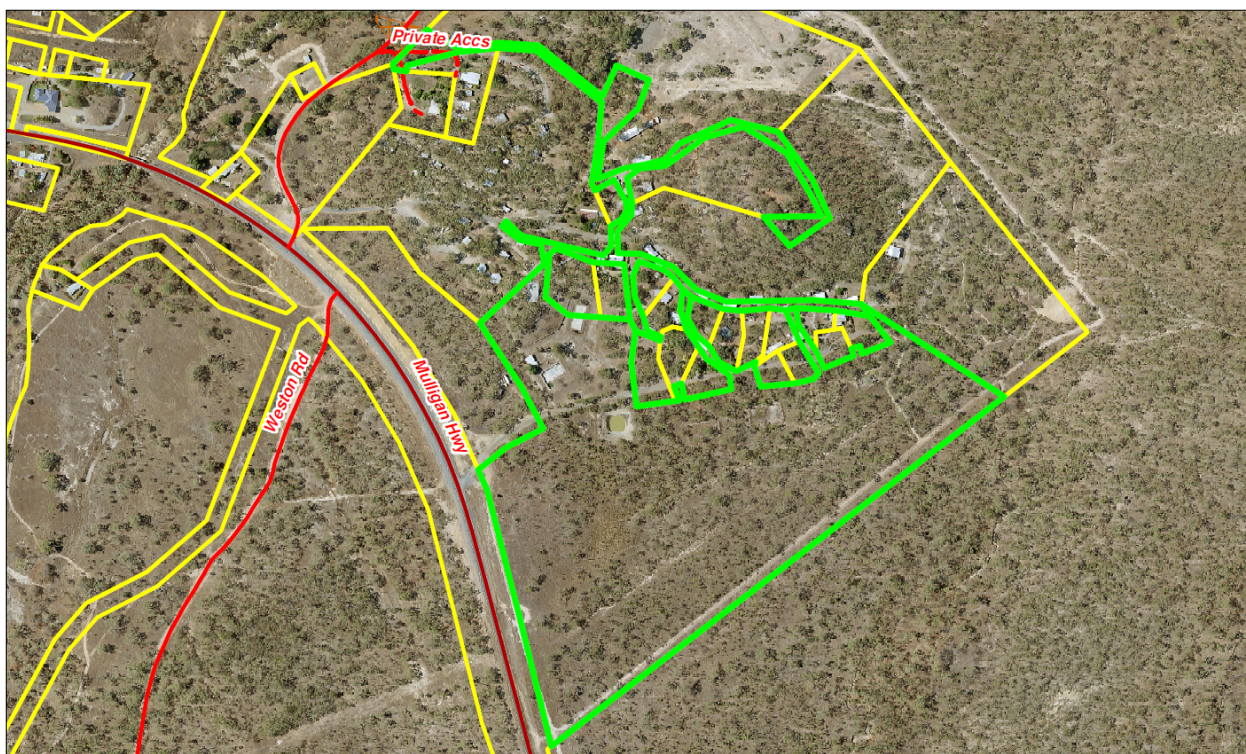
- Nil

THE SITE

The subject site is the common property of the 'Brooklyn Village' community title scheme, situated at 6806 Mulligan Highway, Mount Carbine, and more particularly described as Lot 0 on SP154001. The Rural zoned site has an area of 16.1514 hectares and is irregularly shaped as the common property allotment exists between the number of freehold titles that make up Brooklyn Village. The site contains approx. 325 metres of frontage to the Mulligan Highway which is a State controlled bitumen sealed road. Access to the site is gained at the northern end of the site's frontage via a bitumen sealed crossover.

The site is generally flat with the majority of its land area covered in scattered mature vegetation. The site is improved by a dam, an old swimming pool, what appears to be a tennis/basketball court, multiple outbuildings and various roads used to access allotments in the Village.

The lots immediately adjacent the site to the north are zoned Low density residential, the majority of which form part of Brooklyn Village and contain dwellings. The remaining surrounding land is zoned Rural and used for livestock grazing.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Telecommunications Facility in accordance with the plans shown in **Attachment 1**.

Service Stream Mobile Communications, on behalf of Telstra Corporation Limited, propose the construction of a new telecommunications facility (mobile phone base station) to provide mobile phone service capabilities in the Mount Carbine area as part of the Federal Governments Mobile Black Spot Program. The proposed facility will consist of the following:

- A 30 metre high monopole tower;
- Four (4) Argus omnidirectional antennas positioned at a centreline elevation of 30 metres (bring total structure height to 33.4 metres);
- Equipment shelter; and
- Installation of associated/ancillary equipment including remote radio units, combiners, feeders and mast head amplifiers.

All infrastructure will be contained within a 100m² Telstra lease area compound which will be surrounded by security fencing. A double access gate will be provided for access into the compound.

The proposed facility will operate unmanned on a daily basis (remotely operated). Once operational, the facility will require only infrequent maintenance inspections (4 - 6 times per year).

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *State & Regional Conservation Corridors*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

	Land Use Categories
	<ul style="list-style-type: none">• <i>Residential Area</i>
	Transport Element
	<ul style="list-style-type: none">• <i>State Controlled Road</i>• <i>B-double Route</i>
Strategic Framework:	
Zone:	Rural
Overlays:	Bushfire Hazard Overlay Code

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Telecommunications facility	<i>Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.</i>	<i>Telecommunication tower, broadcasting station, television station</i>	<i>Aviation facility, 'low impact telecommunications facility' as defined under the Telecommunications Act 1997</i>

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

(a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3.6 Element - Rural Villages

3.3.6.1 Specific Outcomes

- (1) *Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah are rural villages that have limited centre activities and other non-residential activities. Some rural villages include small clusters of activity in which limited, small-scale development may occur. Any growth within rural villages is limited and is proportionate to their current scale.*

Comment

Although Mount Carbine is not specifically listed as a rural village, it is a small rural community and has been identified as a mobile black spot area. The proposed telecommunications facility (mobile phone base station) will provide mobile phone reception to the Mount Carbine community and surrounds. The development is

considered to be proportionate to the development scale of Mount Carbine and is not likely to result in an increase in future development in the Township.

The development complies.

3.6.11 Element - Information and communication technology

3.6.11.1 Specific Outcomes

- (2) *Telecommunications facilities, particularly mobile phone towers, are located to ensure visual amenity is not compromised, with these facilities co-located wherever possible.*

Comment

Given the height of the proposed monopole tower, some minor visual amenity impacts are likely, however, any impact is considered acceptable due to the overriding community need for the development which will provide mobile phone reception to the Mount Carbine area, which is currently a mobile phone black spot.

The development complies.

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following: <ul style="list-style-type: none"> Acceptable Outcome AO1 Refer to planning discussion section of report.
Bushfire hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Energy and infrastructure activities code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Landscaping code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works, services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes

	(where no acceptable outcome is provided).
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(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

REFERRALS

Concurrence

The application triggered referral to Department of State Development, Manufacturing, Infrastructure and Planning (formerly the Department of Infrastructure, Local Government and Planning) as a Referral Agency.

That Department advised in a letter dated 21 December 2017 that they require the conditions to be attached to any approval (**Attachment 2**).

Advice

This application did not trigger referral to an Advice Agency.

Internal Consultation

Nil.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 19 January 2018 to 12 February 2018. The applicant submitted the notice of compliance on 14 February 2018 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Noncompliance with the relevant acceptable outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order specific outcome can be achieved.

Rural Zone Code

Height

PO1 *Building height takes into consideration and respects the following:*

- (a) *the height of existing buildings on adjoining premises;*
- (b) *the development potential, with respect to height, on adjoining premises;*
- (c) *the height of buildings in the vicinity of the site;*
- (d) *access to sunlight and daylight for the site and adjoining sites;*

- (e) *privacy and overlooking; and*
- (f) *site area and street frontage length.*

AO1.1 *Development, other than buildings used for rural activities, has a maximum building height of:*

- (a) *8.5 metres; and*
- (b) *2 storeys above ground level.*

Comment

The proposed development will have a maximum height of 33.4 metres (inclusive of antennas) and is therefore non-compliant with AO1.1.

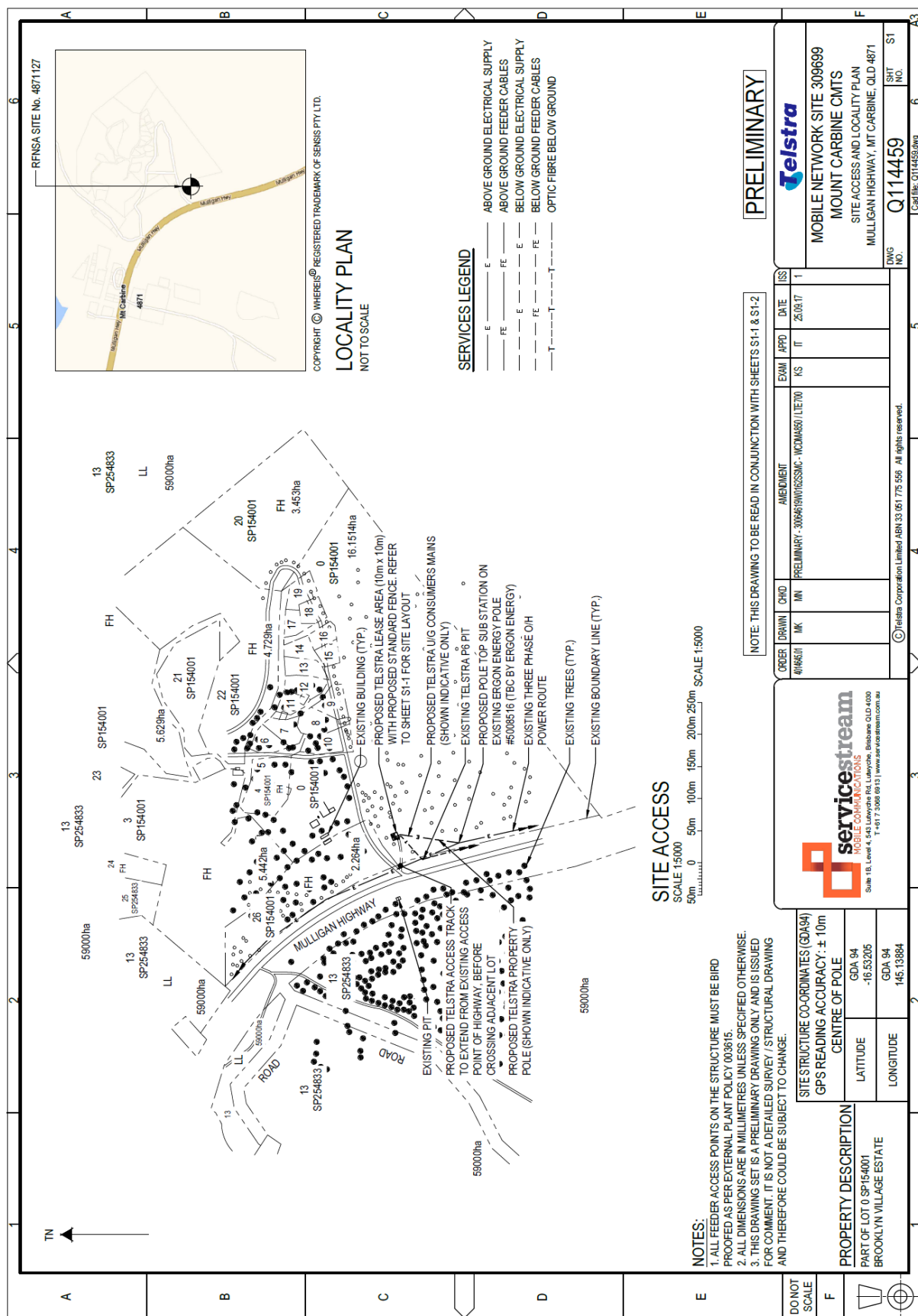
The height and location of the proposed telecommunications facility is necessary to achieve the desired coverage objectives for the area and is setback an appropriate distance from the Mulligan Highway as well as nearby dwellings in Brooklyn Estate. The proposed monopole tower is of a slimline design and a condition will be attached to any approval requiring the monopole to be painted a 'pale eucalypt' colour in order to help achieve an effective visual blend with the surrounding environment. Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).

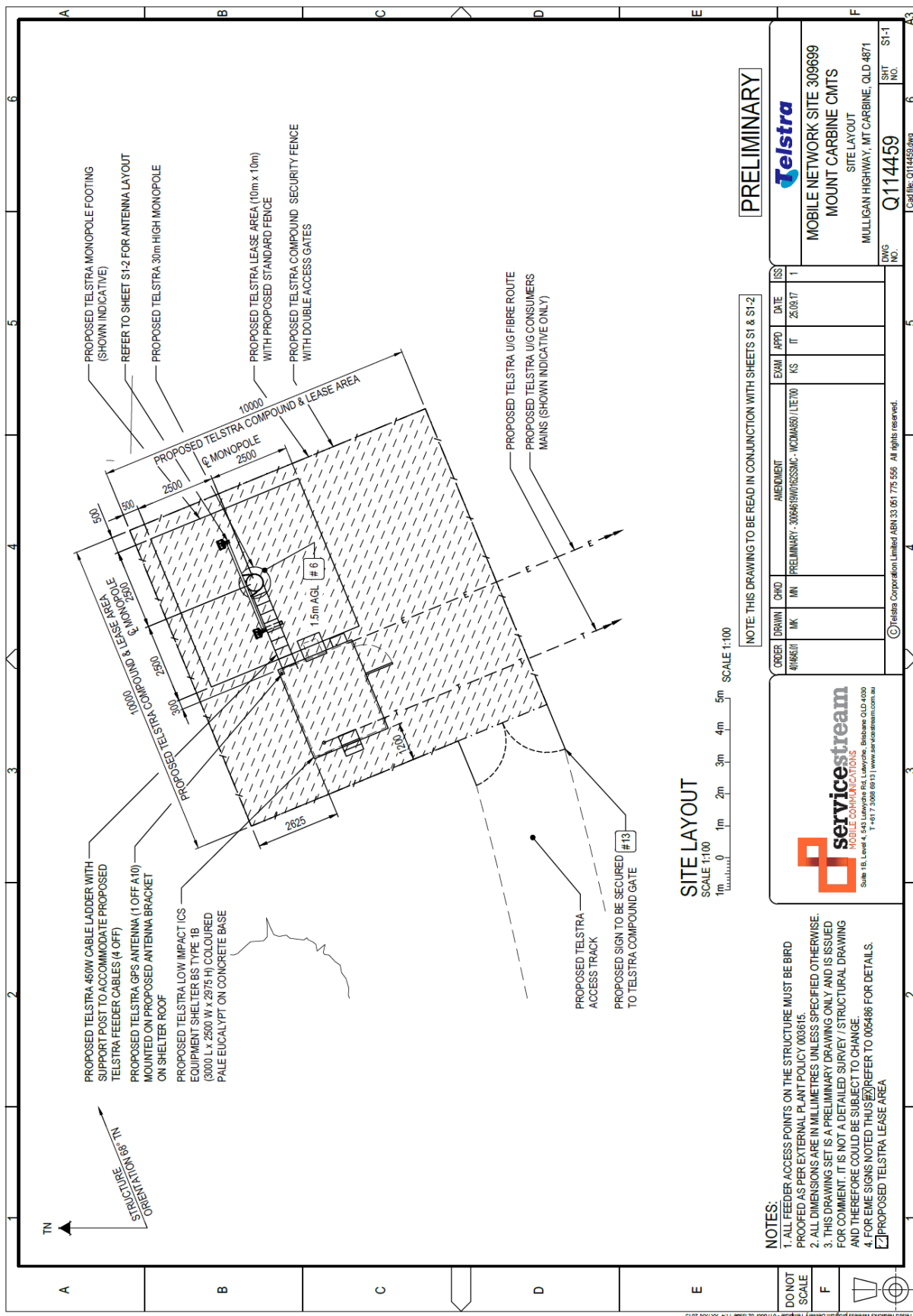
Considering this, the proposed development is not likely to have a significant visual or functional impact on residential uses in the surrounding vicinity or on nearby road users. Some degree of visual impact is considered acceptable given the likely community benefit provided by the development (mobile phone reception). No submissions against the development were received during the applications public notification period, which would have indicated a perceived amenity impact.

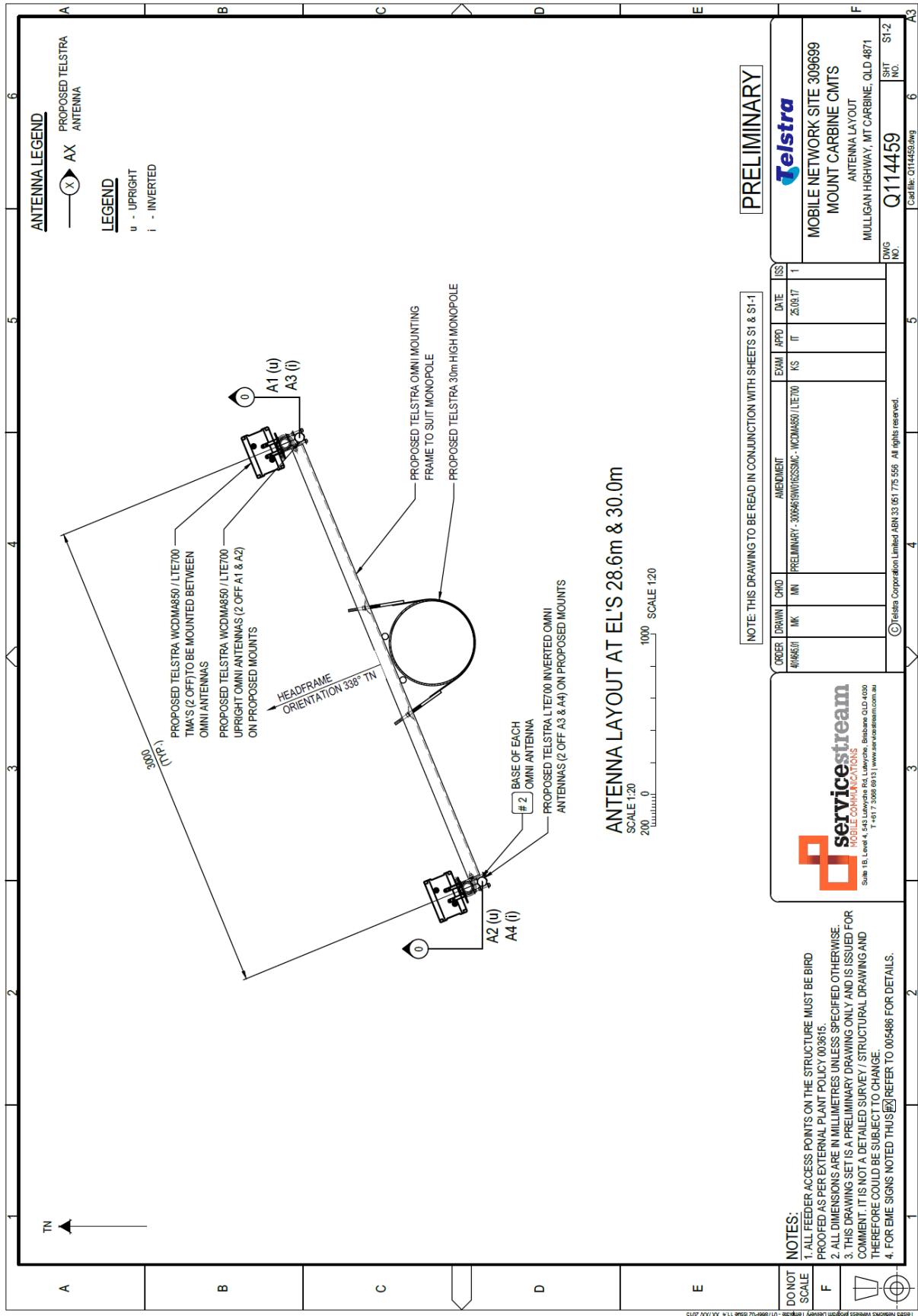
On balance, the development is considered to achieve compliance with PO1.

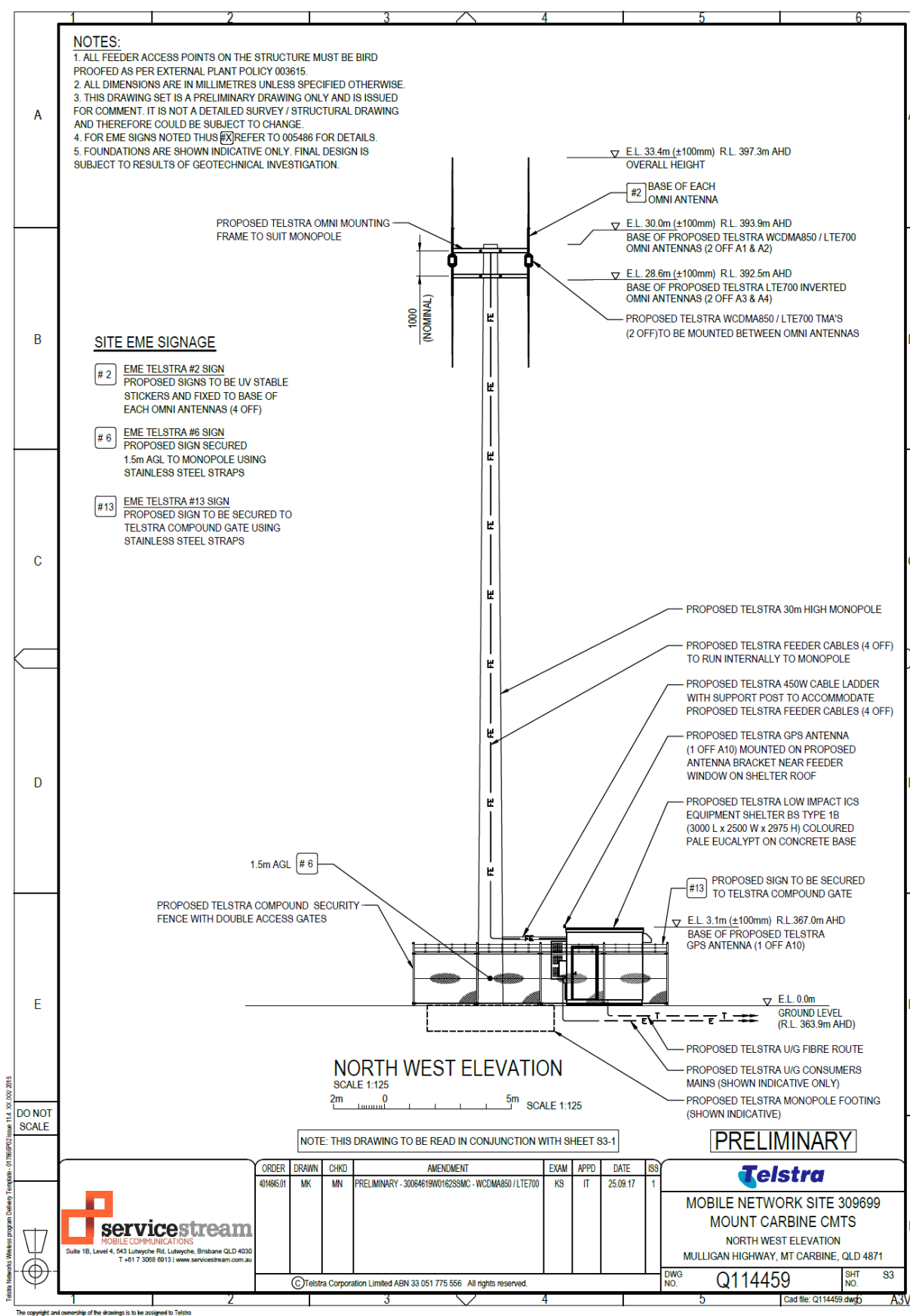
Date Prepared: 26 February 2018

PLANS









A		B		C		D		E		F	
1		2		3		4		5		6	



ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT OF A.G.L.	PHYSICAL ANTENNA BEARING (°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS UNA010F-0-V2 OMNI 3414 x 0556	INSTALL	30.0m	0°	SO: WCDMA850 / LTE700
A2	ARGUS UNA010F-0-V2 OMNI 3414 x 0556	INSTALL	30.0m	0°	SO: WCDMA850 / LTE700
A3	ARGUS UNA010F-0-V2 OMNI 3414 x 0556	INSTALL	28.6m	0°	SO: LTE700
A4	ARGUS UNA010F-0-V2 OMNI 3414 x 0556	INSTALL	28.6m	0°	SO: LTE700
A10	ERICSSON GPS RFE 101 2082T OMNI 0688 x 96	INSTALL	3.1m	0°	-

TELSTRA MOBILES ANTENNA CONFIGURATION TABLE

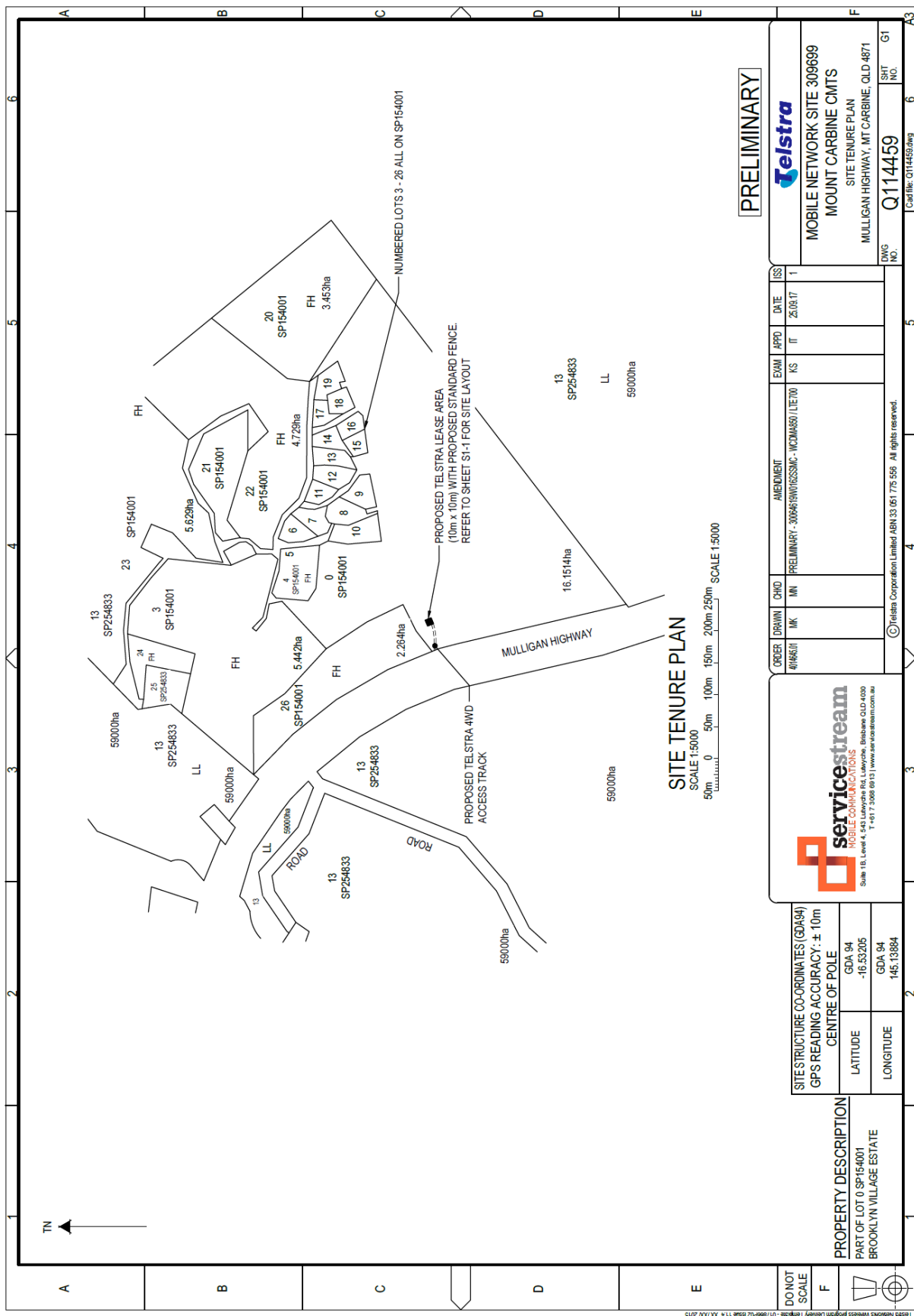
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4/16/01	MM	MM	PRELIMINARY - 30054619W/02SSVC - WCDMA850 / LTE700	KS	IT	25/03/17	1

 <p>servicestream MOBILE COMMUNICATIONS Suite 1B, Level 4, 543 Llewellyn Rd, Ledyard, Brisbane QLD 4000 T +61 7 3008 09 13 www.ssestream.com.au</p>		 <p>Telstra MOBILE NETWORK SITE 309699 MOUNT CARBINE CMTS ANTENNA CONFIGURATION TABLE MULLIGAN HIGHWAY, MT CARBINE, QLD 4871</p>	
<p>© elstra Corporation Limited ABN 33 061 775 556 All rights reserved.</p>		<p>DWG NO. Q114459 SHIT NO. SS-1</p>	

The copyright and ownership of this drawing is to be assigned to Telstra



ATTACHMENT 2

RA6-N



Department of Infrastructure,
Local Government and Planning

Our reference: 1711-2452 SRA
Your reference: MCU/17/0015

21 December 2017

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880
info@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of Infrastructure, Local Government and Planning on 24 November 2017.

Applicant details

Applicant name:	Telstra Corporation Limited C/- Service Stream Mobile Communications
Applicant contact details:	PO Box 510 Lutwyche QLD 4030 geordie.pippos@servicestream.com.au

Location details

Street address:	6808 Mulligan Highway
Real property description:	Lot 0 on SP154001
Local government area:	Mareeba Shire Council

Application details

Development permit	Material Change of Use for a Telecommunications Facility
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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.3.4.3.1 Clearing native vegetation
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley
Street, Cairns
PO Box 2358, Cairns QLD 4870

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Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Queensland Government Transport and Main Roads	Queensland Government Transport and Main Roads	29/11/2017	TMR17-23169 (500-1200)	Issue A
Mobile Network Site 309699 Mount Carbine CMTS – Site access and locality plan	Service Stream Mobile Communications	25/9/2017	Q114459, Sheet No. S1	Issue 1
Mobile Network Site 309699 Mount Carbine CMTS – Site Layout	Service Stream Mobile Communications	25/9/2017	Q114459, Sheet No. S1-1	Issue 1

A copy of this response has been sent to the applicant for their information.

For further information please contact Jenny Sapuppo, Senior Planning Officer, on 5644 3212 or via email CairnsSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Telstra Corporation Limited C/- Service Stream Mobile Communications,
geordie.pippos@servicestream.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications

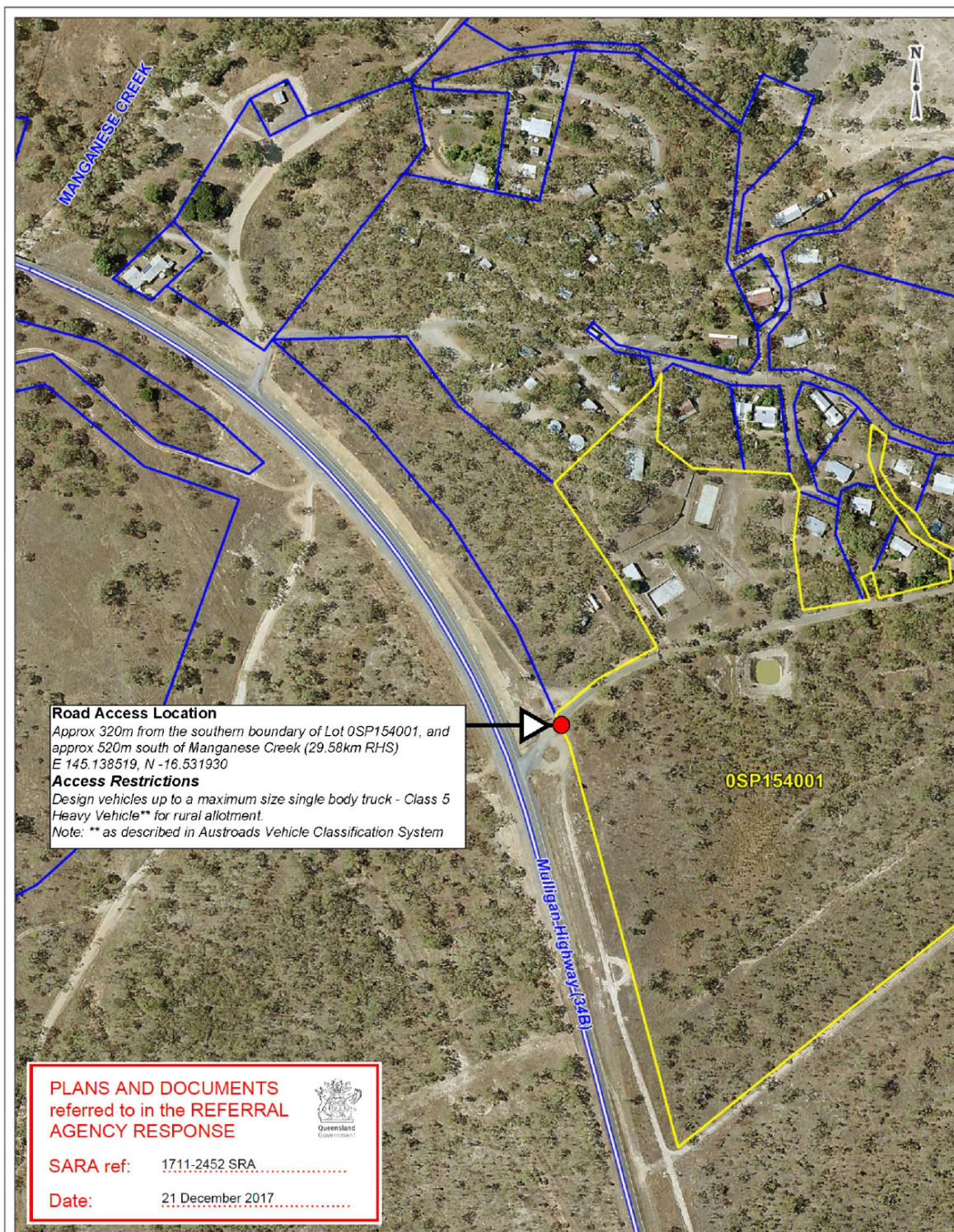
Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
State transport corridors —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The road access location is to be located approximately 320 metres from the southern boundary of Lot 0 on SP154001, generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • TMR Layout Plan (34B - 29.58km), prepared by Queensland Government Transport and Main Roads, dated 29/11/2017, reference TMR17-23169 (500-1200), Issue A, and • Mobile Network Site 309699 Mount Carbine CMTS – Site Access and Locality Plan, prepared by Service Stream Mobile Communications, dated 25.09.17, reference Q114459, Sheet No. S1, Issue 1. 	At all times.
2.	Direct access is prohibited between the Mulligan Highway and Lot 0 on SP154001 at any other location other than the permitted road access location described in Condition 1.	At all times
Material change of use		
Clearing native vegetation —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
3.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Mobile Network Site 309699 Mount Carbine CMTS – Site access and locality plan, prepared by Service Stream Mobile Communications, dated 25/9/2017, reference Q114459, Sheet No. S1, Issue 1 • Mobile Network Site 309699 Mount Carbine CMTS – Site Layout, prepared by Service Stream Mobile Communications, dated 25/9/2017, reference Q114459, Sheet No. S1-1, Issue 1. 	At all times
4.	Any person(s) engaged or employed to carry out the <u>clearing of vegetation</u> under this development approval must be provided with a full copy of this development approval, and must be made aware of the full extent of <u>clearing</u> authorised by this development approval.	Prior to clearing

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure compliance with the development approval.



Branch/Unit	Corridor Management/Far North Region
Projection/Datum:	Geocentric Datum of Australia (GDA) 1994
	PROPERTY BOUNDARY
	SUBJECT LAND

TMR Layout Plan (34B - 29.58km)



Queensland Government
Transport and Main Roads

Plan No:	2 / 2	Issue:	A	Date:	29/11/2017
Drawn by:	RPK	File ref:	TMR17-23169 (500-1200)		

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