



Site Reference: Watsonville

30 April 2018

Chief Executive Officer

Attention: Development Assessment

Mareeba Shire Council

PO Box 154

Mareeba QLD 4880

Dear Sir / Madam,

Development application for a material change of use for a Telecommunications Facility at Lot 114 Ann Street, Watsonville, QLD 4887 (Lot 114 on W2631).

Telstra is currently undertaking an upgrade and expansion of their existing mobile phone infrastructure across Australia to improve customer experience through faster and more reliable telecommunications services.

Due to an industry-specific network requirement, Telstra have identified the need to install a telecommunications facility at the abovementioned address to improve telecommunications services to the Watsonville area.

To service the identified need, Visionstream hereby submits this development application, on behalf of Telstra Corporation Limited ("Telstra"), seeking a development permit for a material change of use (impact assessment) to establish a Telecommunications Facility at the abovementioned site.

The application is made under the *Planning Act 2016* and is supported by the following material attached within this application:

- DA Form 1;
- Land Owners Consent;
- Planning Assessment Report;
- Site Plans;
- Assessment against relevant Planning Scheme Code Templates (within Planning Assessment Report); and
- Assessment against relevant State Development Assessment Provisions Codes (SDAP).

The Council application fee will be processed via credit card over the phone. To process payment please contact Adriana Andrews on (07) 3169 8348. In accordance with Councils Fees and Charges 2017/2018, the Council fee for the subject application is \$2,570.00.

VISIONSTREAM AUSTRALIA PTY LTD ABN 85 093 384 680
West End Office: PO Box 5452, West End, QLD 4101
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Should you require any clarification, please do not hesitate to contact the undersigned on (07) 3169 8336.

Yours sincerely

Elizabeth Wasieł
Town Planner

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Telstra C/- Visionstream Pty Ltd
Contact name <i>(only applicable for companies)</i>	Elizabeth Wasiel
Postal address <i>(P.O. Box or street address)</i>	PO Box 5452
Suburb	West End
State	QLD
Postcode	4101
Country	Australia
Contact number	(07) 3169 8336
Email address <i>(non-mandatory)</i>	Elizabeth.wasiel@visionstream.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	Telstra – Watsonville

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Ann Street	Watsonville
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4887	114	W2631	Mareeba Shire Council

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

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

☒ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
145.311720°	-17.376098°	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Mareeba Shire Council

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

☒ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☒ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☒ Impact assessment *(requires public notification)*

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

Material Change of Use (Development Permit) for Telecommunications Facility

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

☐ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☐ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Telecommunications Facility	Telecommunications Facility	N/A	1012sqm

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

<input type="checkbox"/> Yes		
<input checked="" type="checkbox"/> No		

Division 2 – Reconfiguring a lot

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

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

--

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

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

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

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> No
How many stages will the works include?
What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

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

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | | |

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

☐ Yes – specify number of new lots:☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

Note: A development application will require referral if prescribed by the Planning Regulation 2017.☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6Matters requiring referral to the **chief executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input checked="" type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government:
<input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity:
<input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:
<input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator:
<input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority:
<input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

PART 6 – INFORMATION REQUEST**19) Information request under Part 3 of the DA Rules**

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS**20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)**

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

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

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

- ☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

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

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

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

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

Hazardous chemical facilities

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

☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

☒ No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

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

☒ No

Note: See www.qld.gov.au for further information.

Environmental offsets

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

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

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

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

☐ Yes

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

Note: DA templates are available from www.dilqp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Marine activities

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

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

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

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

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

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

☒ No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.

Referable dams

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

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

☒ No

Note: See guidance materials at www.dews.qld.gov.au for further information.

Tidal work or development within a coastal management district

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

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

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

☐ A certificate of title

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Queensland and local heritage places

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

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

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

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

☒ No**Decision under section 62 of the *Transport Infrastructure Act 1994***

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

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)☒ No**PART 8 – CHECKLIST AND APPLICANT DECLARATION****24) Development application checklist**

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

☒ Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application☐ Yes☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

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

Relevant plans of the development are attached to this development application

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

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

☐ Yes☒ Not applicable**25) Applicant declaration**☒ By making this development application, I declare that all information in this development application is true and correct☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001***Note:** It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

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

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

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

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

I, Paul Nicolo Salvemini

as owner of the premises identified as follows:

Lot 114 on Crown Plan W2631

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

Telstra C/- Visionstream Pty Ltd

on the premises described above for:

Material Change of Use for a Communications Facility (Telecommunication Facility)

[signature of owner and
date signed]

20-4-2018.

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Applicant template 10.0
Version 1.0—3 July 2017

PLANNING ASSESSMENT REPORT

Development Application for a Material Change of Use – Impact Assessment

Proposed Telecommunications Facility at

Lot 114 Ann Street,

Watsonville, QLD 4887

Lot 114 on W2631

Prepared by **Visionstream Pty Ltd**

On behalf of **Telstra Corporation Ltd**

Project No: 4013684.01 – Watsonville

April 2018





Document Quality Control

This Planning Assessment Report is prepared by:

Visionstream Pty Ltd

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Document Control				
Rev	Date	Status	Prepared by	Reviewed by
1.0	23/04/2018	Draft Planning Assessment Report	EW	RO
2.0	30/04/2018	Final Planning Assessment Report	EW	RO

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EXECUTIVE SUMMARY

Site Address	Lot 114 Ann Street, Watsonville, QLD 4887
Real Property Description	Lot Plan: 114/W2631
Coordinates	Latitude: -17.376098° Longitude: 145.311720°
Site Area	1012m ²
Registered Owner	Paul Nicolo Salvemini
Proposal	<p>Visionstream, on behalf of Telstra Corporation Ltd, seeks to establish a telecommunications facility for a mobile phone base station at the above site. The proposed works include installing:</p> <ul style="list-style-type: none">• A 40m monopole on the site (note horizontal mounting bar and antennas will protrude to approx. 43.4m above ground level);• Four (4) new omni antennas mounted on a horizontal mounting bar (note: horizontal mounting bar and antennas will protrude to approx. 43.4m above ground level);• Associated ancillary equipment mounted on the monopole / horizontal mounting bar, including remote radio units, diplexers, combiners, feeders, cables and other ancillary equipment as required; and• One (1) base frame shelter on crushed rock pad.
Coverage Objectives	A demonstrated need has been identified for a new telecommunications facility in the area to provide customer voice and data services to Watsonville and the surrounding locality.
Site Selection	The site has been identified as the most appropriate location for the new facility given the site specific coverage objectives of the facility and the parameters of the Federal Mobile Black Spot Program.
Planning Scheme	Mareeba Shire Council Planning Scheme 2016
Use Definition	Telecommunications Facility
Zone	Rural
Overlays	Bushfire hazard overlay Hill and slope overlay Environmental significance overlay Transport infrastructure overlay
Application Seeking	Development permit for a material change of use
Level of Assessment	Impact Assessment
Referral Agencies	State Controlled Road (Department of Transport and Main Roads)
Applicant	<p>Telstra Corporation Ltd c/- Visionstream Pty Ltd</p> <p>Contact: Elizabeth Wasiel</p> <p>Phone: (07) 3169 8336 or 0447 267 125</p> <p>Email: Elizabeth.wasiel@visionstream.com.au</p>
Reference No.	4013684.01 – Watsonville

1.0 INTRODUCTION

This report has been prepared by Visionstream on behalf of Telstra as supporting information to a Planning Permit Application for the installation of a 40m telecommunications facility at Lot 114 Ann Street, Watsonville, QLD 4887 (Lot 114 on W2631).

This report addresses the merits of the development with regard to the provisions of the *Mareeba Shire Council Planning Scheme 2016*.

2.0 THE PROPOSED DEVELOPMENT

The proposed telecommunications facility at Lot 114 Ann Street, Watsonville is comprised of the following:

- A 40m monopole on the site (note: horizontal mounting bar and antennas will protrude to approx. 43.4m above ground level);
- Four (4) new omni antennas mounted on a horizontal mounting bar (note: horizontal mounting bar and antennas will protrude to approx. 43.4m above ground level);
- Associated ancillary equipment mounted on the monopole / horizontal mounting bar, including remote radio units, diplexers, combiners, feeders, cables and other ancillary equipment as required; and
- One (1) base frame shelter on crushed rock pad.

Refer to Plans attached at Appendix A.

3.0 PURPOSE OF THE PROPOSAL

The primary drivers for proposing a new telecommunications facility at Lot 114 Ann Street, Watsonville, QLD 4887 (Lot 114 on W2631) are as follows:

- Federal Government's Mobile Black Spot Programme

Telstra will participate in one of the largest ever expansions of mobile coverage in regional and remote Australia, through the Federal Government's Mobile Black Spot Programme, which includes the provision of necessary mobile phone coverage to Watsonville and surrounding areas.

Telstra will be building 429 new 3G/4G towers over the next three years, plus a further 250 new 4G data only small cells, representing a combined investment of more than \$340 million in regional and remote Australia by Telstra, the Federal Government and several State and Local Governments.



Mobile connectivity has grown in importance as the combination of smart phones and tablets with increased mobile broadband speeds and capacity are changing the way we live. Further, the availability of these services is often taken for granted in metropolitan locations.

Telstra has a heritage of nearly 35 years in providing mobile telephony to Australians, having brought every generation from 1G (that's right, there was one before Cellular started in 1987) through to the 4G networks of today. Along that journey we have been intimately involved with extending coverage through the rollout of new towers as well as creating new and innovative ways to stretch and improve mobile coverage into the far corners of the nation.

With this heritage we are acutely aware of the challenges facing communities living with limited access to a mobile network and that is why Telstra is excited to play an important role in delivering mobile coverage for the first time to a large number of regional communities as part of the Federal Government's Mobile Black Spot Programme.

Over 400 communities who currently have no coverage in or around their towns will benefit from a new 3G/4G service. This means places like Leeuwin in Western Australia, Cape Otway in Victoria, Coffee Camp in New South Wales, Lulworth in Tasmania, Imanpa in Northern Territory and Fregon in South Australia will be receiving coverage from a new Telstra tower, as well as hundreds more. This has been made possible by the support of not just the Federal Government, but very significant contributions by State and Local Governments as well.

In addition to the new mobile towers, we will be installing 250 Small Cells to deliver high speed 4G data services in some small country towns where suitable Telstra infrastructure is available. There will be 200 nationally and another 50 specifically for Queensland as part of our arrangements with the Queensland Government and we are now working with Government on how to allocate these small cells. At this stage, the Small Cell technology can only provide data services, however, we are working on implementing Voice over LTE technology which will allow customers to make voice calls using 4G.

Telstra has been investing in the expansion and upgrade of our wireless networks for the long term and in the past five years alone we have invested around \$5 billion in our mobile network. Since we launched our Next G® network almost a decade ago, more than 99% of our network has been funded by investing our own capital.

With this Government partnership we are committing \$165 million of our own funds in return for the \$94.8 million allocated to Telstra by the Federal Government and we have worked with Victorian, NSW, Queensland, Tasmanian and Western Australian State Governments as well as multiple Local Governments to attract tens of millions of dollars in targeted additional funding. This means Telstra is able to deliver an investment of over \$340 million in regional



telecommunications. Coupled with our unparalleled experience in building networks, this investment will bring new and improved coverage to hundreds of communities across the country.

The Telstra mobile network currently reaches over 99.3% of the population and is by far the largest network in the country; covering 2.4 million square kilometres of the Australian land mass, thanks to our long term commitment to network investment.

As the first carrier to bring 4G mobile services to regional Australia, we know how important high-speed mobile can be to supporting local businesses, tourism and education, so we are also continuing the expansion of our 4G and 4GX services.

We will be offering other carriers the opportunity to use space on our towers to install their own equipment and offer services to their customers from these towers, in accordance with existing industry practices. Our competitors are well-resourced and free to invest in extending their networks into previously unserved regional areas. So this is not just good news for Telstra customers but an opportunity for all carriers to invest in expanding their coverage in regional Australia.

We are proud to have put forward a strong bid for regional Australia as part of a competitive tender process, and we look forward to rolling out the new towers and expanding coverage for hundreds of communities over the next three years.

Increasing coverage across Australia

In addition to extending mobile coverage through the rollout of new towers, we have worked on new and innovative ways to stretch and improve mobile coverage in remote areas. Some of the ways we have done this include:

- powered Boomer Cells with extended range features that provide more coverage from towers located on high ground
- Low cost signal repeaters such as our Telstra Mobile Smart Antenna which boost signal into homes and buildings
- New 4G Small Cells that provide localised 4G coverage in selected small townships
- “Blue tick” phones designed for improved reception in rural areas
- Next generation solar power mobile sites that allow installations where power is not available
- Our Satellite backhauled micro-cell that can be broken down into a few carry-bags for helicopter transport to the most remote of locations during emergencies.
- Additional information on how to maximize your coverage is available here: <https://www.telstra.com.au/coverage-networks/our-coverage#maximisecoverage>

- Reliable NextG Telstra services

Providing the depth of coverage required to enable reliable NextG Telstra cellular services for local residents, businesses and other mobile users.

4.0 MOBILE TELECOMMUNICATIONS NETWORKS

A mobile telecommunications network is made up of multiple base stations covering a geographic area. They work by sending and receiving low power radio signals from their antennas to mobile phones and other mobile devices such as tablets, wireless dongles etc. Base stations are designed to provide service to the area immediately surrounding the base station – can be up to several kilometres. Depending on the technical objectives of a base station, the physical characteristics of each telecommunications facility; such as its height, number and size of antennas, equipment, cabling etc. will vary.

As a general rule, the higher the antennas at a base station, the greater it's range of coverage and its ability to relieve capacity issues. If this height is compromised, additional facilities, and thus more infrastructure will be required for any given locality. The further a facility is located away from its technically optimum position, the greater the compromise of service. This may result in coverage gaps and require additional or taller base stations to provide adequate service.

Each base station transmits and receives signals to and from mobile devices in the area. As the mobile device user moves around, their device will communicate with the nearest base station/ facility to them at all times. If they cannot pick up a signal, or the nearest base station is congested (already handling the maximum number of phone calls or maximum level of data usage) the user may not be able to place a call, experience a call “drop out” or a slowing data rate while attempting to download content.

There are three main factors that can cause the above:

- You may be too far away from a facility to receive a signal, or there may be objects blocking the signal from the nearest facility; such as, hills, large trees or even trees. To ensure optimum service the radio signals transmitted between the facility antennas and mobile devices need to be unimpeded, maintaining a “line-of-sight” between them.
- The facility may be handling as much data download and calls as it can handle – call drop-outs and slower data rates can occur when too many users are connected to a facility at once.
- The depth of coverage (which affects the ability to make calls inside buildings), may be insufficient in some local areas.

The current proposal will form part of Telstra's NextG network solution to Watsonville and surrounding areas and will deliver essential mobile services (voice calling, SMS), as well as live video calling, video-based content including; news, finance and sports highlights, and high-speed wireless internet – wireless broadband. With a coverage footprint of more than 2.1 million square kilometres and covering more than 99% of the Australian population. Telstra's NextG is Australia's largest and fastest national mobile broadband network and as such requires more network facilities, located closer together to ensure a high quality signal strength to achieve reliable service and the fastest possible data transfer rates.

5.0 SITE SELECTION PROCESS

Telstra commences the site selection process with a search of potential sites that meet the network's technical requirements, with a view to also having the least possible impact on the surrounding area. Telstra applies and evaluates a range of criteria as part of this site selection process.

Telstra assesses the technical viability of potential sites through the use of computer modelling tools that produce predictions of the coverage that may be expected from these sites, as well as from the experience and knowledge of the radio engineers.

There are also a number of other important criteria that Telstra uses to assess options and select sites that may be suitable for a proposed new facility. These take into account factors other than the technical performance of the site, and include:

- The potential to co-locate on an existing telecommunications facility.
- The potential to locate on an existing building or structure.
- Visual impact and the potential to obtain relevant town planning approvals.
- Proximity to community sensitive locations and areas of environmental heritage.
- The potential to obtain tenure at the site.
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

Telstra is also contracted to meet objectives of the Mobile Black Spot Programme, with parameters set by the Federal Government. A number of factors determined which areas received funding, including the lack of outdoor coverage and the number of people who would benefit from a new facility.

In the Mobile Black Spot Programme Discussion Paper, the Australian Government Department of Communications 2013, it states that:

"The Mobile Black Spot Programme will improve mobile phone coverage and competition in regional and remote Australia, including along major transport routes, in small communities and in locations prone to experiencing natural disasters. The

Guidelines aim to ensure the Programme is delivered as efficiently and effectively as possible, and achieve maximum value for money.”

In making the proposal for this site at Watsonville, Telstra has carefully weighed all of the above criteria. This analysis is detailed in the next section.

6.0 JUSTIFICATION FOR SITE SELECTION

Telstra carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility at Lot 114 Ann Street, Watsonville, QLD 4887 (Lot 114 on W2631) would be the most appropriate solution to provide necessary mobile phone coverage to parts of the Watsonville area as part of the Federal Government's Mobile Black Spot Programme.

Accordingly, this section of the report will demonstrate the following:

- Colocation opportunities and existing telecommunications infrastructure within proximity to the proposed installation; and
- An analysis of the locations considered when determining an appropriate location for a new telecommunications installation within the required coverage area.

Colocation opportunities

The Communications Alliance Ltd. (formerly Australian Communications Industry Forum Ltd. - ACIF) *Industry Code C564:2011 – Mobile Phone Base Station Deployment* promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. It should also be noted that as a first preference, Telstra attempts to utilise, where possible, any existing infrastructure or co-location opportunities.

Below is a map of the existing and proposed telecommunications facilities surrounding the Watsonville area – the blue marker indicates the location of the proposed telecommunications facility off Ann Street (Herberton-Petford Road), Watsonville. The grey markers indicate existing telecommunications facilities in the Watsonville area.

As indicated below (**Figure 1**), the closest existing telecommunications facility is located approximately 7km away from the proposed site location. This is too far away to achieve the necessary coverage objectives for this site. As such colocation was not a viable option.

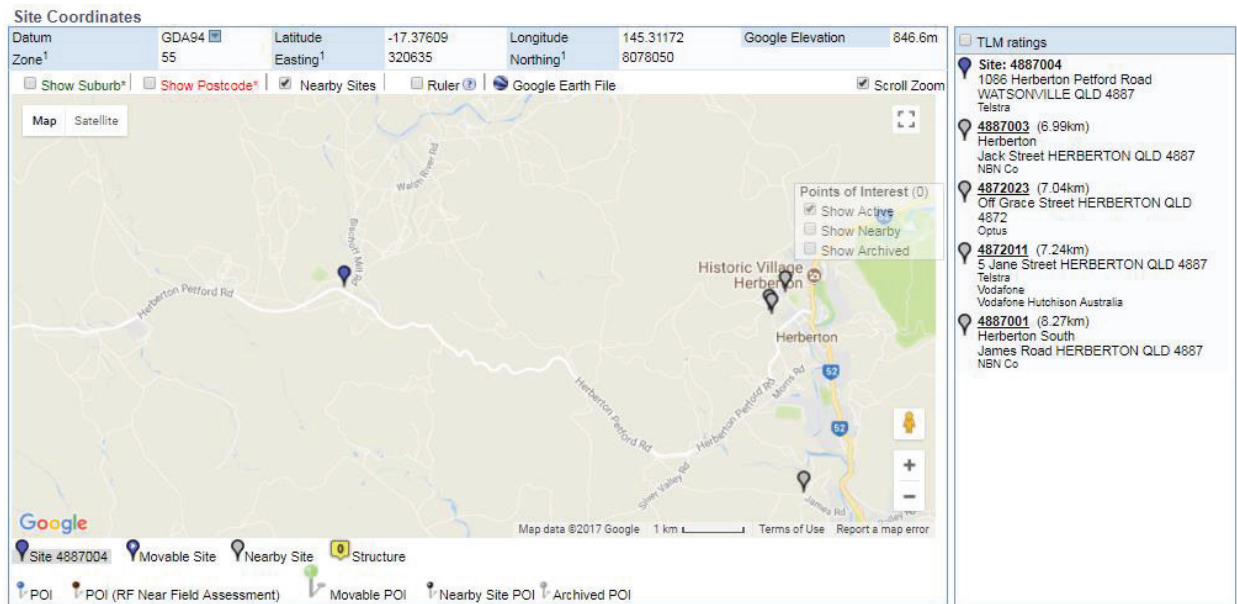


Figure 1: Location of nearby existing telecommunications facilities – (Source: www.rfnsa.com.au)

7.0 THE SITE AND SURROUNDING AREA

7.1 Site details

Table 1 – Site Details

Site Details	
Site address	Lot 114 Ann Street, Watsonville, QLD 4887
Real property description	Lot Plan: 114/W2631
Coordinates	Latitude: -17.376098° Longitude: 145.311720°
Site area	1012m ²
Registered owner	Paul Nicolo Salvemini
Existing land use	The land is currently used as a rural lot
Vegetation	Approximately 75% of vegetation removed. No significant vegetation identified.
Topography	The compound location is relatively flat and no changes to the topography of the land will be required to construct the telecommunications base station.
Services	The site will be powered by the proposed overhead power route to proposed site. Given the un-staffed nature of the proposed telecommunications facility, the proposal does not require access to water or sewerage provisions. Further, the proposal has very minimal hard surfaces and therefore does not require access to stormwater provisions.

7.2 Surrounding area



Figure 2: Surrounding Area (source: Google Earth 2018)

Located in Far North Queensland, the proposal is situated at Watsonville approximately 70km south west of Cairns. The area is characterised by undulating rural land which is relatively remote and has limited development. There is a significant amount of mature vegetation throughout the area; however no areas of environmental significance having been identified over the proposed property. Site photos can be seen in **Appendix D**.

The proposed greenfield facility is located directly off Ann Street (Herberton-Petford Road). The closest sensitive use is approximately 120m west of the proposed site. The existing vegetation in the area will aid in screening the lower portion of the facility and as such the proposal is not considered to have a significant impact on the character of the area.

8.0 RELEVANT FEDERAL LEGISLATION

The following information provides a summary of the Federal legislation relevant to telecommunications deployment.

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

- *The Telecommunications Code of Practice 1997*;
- *The Telecommunications (Low-impact Facilities) Determination 2018 (as amended)*;
- *Mobile Phone Base Station Deployment Code*; and
- *The Environment Protection and Biodiversity Conservation (EPBC) Act 1999*

8.1 Telecommunications Act 1997

The *Telecommunications Act 1997* (the Act) is the principal Act that governs the activities of telecommunications carriers. The aim of the *Telecommunications Act 1997* is to provide a regulatory framework that promotes:

- The long-term interests of end users of carriage services or of services provided by means of carriage services; and
- The efficiency and international competitiveness of the Australian Telecommunications Industry.

The proposal is required to comply with the requirements of the *Telecommunications Act 1997*.

8.2 Telecommunications Code of Practice 1997

The *Telecommunications Code of Practice 1997* (The Code) authorises a carrier to enter land, inspect land and install and maintain a facility. The Code emphasises “best practice” for the installation of facilities, compliance with industry standards and minimisation of adverse impacts, particularly in terms of degradation of the environment and visual impact. The proposal is considered to comply with “best practice” given the proposal will:

- Provide improved telecommunications and wireless internet coverage in the Watsonville area; and
- Comprises the smallest configuration possible for the site to reduce the visual impact of the proposal, while providing appropriate coverage to the surrounding area.

8.3 The Telecommunications (Low-impact Facilities) Determination 2018

The Telecommunications (Low-impact Facilities) Determination 2018 identifies both the type of facilities that can be “Low-impact”, and the areas in which these facilities can be installed.

The proposal is for a freestanding monopole, associated antennas and equipment. Therefore the facility **cannot be considered to be a Low-impact facility**. Accordingly, the proposal is not exempt from State and local planning laws and therefore the provisions of the *Planning Act 2016* and the *Mareeba Shire Council Planning Scheme 2016* are applicable.

8.4 Mobile Phone Base Station Deployment Code

The Communications Alliance Limited – *Mobile Phone Base Station Deployment C564:2011* (the Deployment Code) is an industry code of practice registered by the Australian Communications and Media Authority. All licensed telecommunications carriers must abide by the Deployment Code provisions. Note that the Deployment Code replaced the previous ACIF code in 2011.

The code does not change any regulations at a local, State or Federal level, but supplements these regulations applying to telecommunications carriers, including Telstra. The code sets guidelines for site selection, community consultation, design, installation and operation of telecommunication facilities.

Sections 4.1, 4.2 and 8.0 of the Deployment Code are specifically relevant for new installations. These sections require completion of precautionary approach checklists for site selection, infrastructure design and site operation. Furthermore, it is a requirement for an electromagnetic energy (EME) report to be prepared for all new sites.

8.5 Environment Protection and Biodiversity Conservation Act 1999

The *Environmental Protection Biodiversity Conservation Act* (the EPBC Act) controls matters of national environmental significance. The key objectives of the EPBC Act include:

- a. *“To provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and*
- b. *To promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and*
- c. *To promote the conservation of biodiversity; and*
- d. *To provide for the protection and conservation of heritage...”*

Amongst other aspects, the EPBC Act relates to matters of national environmental significance, including world heritage areas, natural heritage places (including declared RAMSAR wetland areas), listed threatened species in communities, listed migratory species, protection of environment on nuclear actions, and environment matters.

The proposal is **not** identified as having a significant impact on any of the above matters of national environmental significance. Therefore, the proposal will not require referral to the Government Minister for the Environment for assessment.



9.0 STATE PLANNING ASSESSMENT

9.1 Planning Act 2016

The proposed telecommunications facility is not considered a low-impact facility and is therefore subject to the *Planning Act 2016* and *Planning Regulation 2017*. The proposal is for the start of a

new use and therefore requires a development permit for a material change of use (MCU) prior to the commencement of the use on the site.

Assessment against Council's planning scheme identifies the proposed use as requiring **Impact Assessment**. Pursuant to section 43 of the *Planning Act 2016*, the application must therefore be assessed against assessment benchmarks which include the:

- State planning policy;
- Regional plan; and
- Local planning instruments.

9.2 State Planning Policies

On 3 July 2017, the Queensland Government adopted new planning laws in which the State Planning Policy (SPP) is the primary state planning instrument in the new planning system. 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.

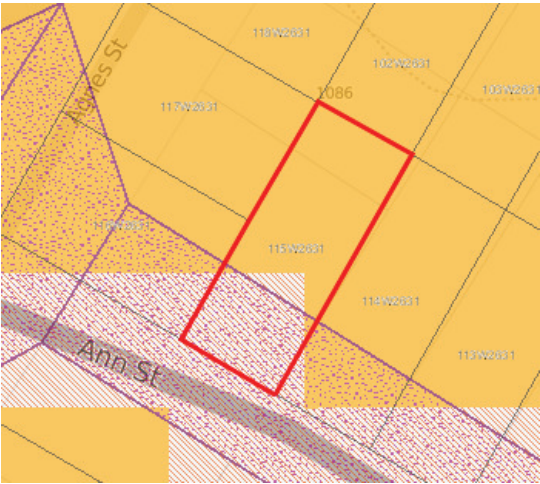
- Housing supply and diversity
- Liveable communities
- Agriculture
- Development and construction
- Tourism
- Energy and water supply
- Strategic ports

It is intended that the SPP be reflected in Council's planning schemes. However, as this is a relatively new instrument, and many Councils are still operating on planning schemes written prior to the release of the *Planning Act 2016* and the new SPP, assessment against the SPP may need to be considered. As the *Mareeba Shire Council Planning Scheme 2016* was written prior to the release of the current SPP an assessment against the applicable themes of the SPP has been provided in **Table 2** below.

Table 2 – Assessment of State Planning Policy

State interests	Comments
Economic growth	

Mining and extractive resources	Not Applicable The proposal is not a mine, will not impact on any extractive resources, and is not located within a Key Resource Area.
Environment and heritage	
Biodiversity	Not Applicable The site is not located within a biodiversity area.
Cultural Heritage	Not Applicable The site is not located within an area identified as containing cultural heritage.
Coastal environment	Not Applicable The site is not located within a coastal environment.
Water quality	Not Applicable The proposed telecommunications facility is not within proximity to any waterways or wetlands. All works associated with this proposed development will be confined to existing property and no impacts to any waterways or wetlands are anticipated. The telecommunications facility does not produce pollutants, and as such there are no anticipated impacts.
Hazards and safety	
Emissions and hazardous activities	Not Applicable The proposed use is not defined as a sensitive land use under the SPP. In addition, the telecommunications facility will not emit noise or air emissions.
Natural hazards, risk and resilience	Not Applicable The site is not affected by any of the following natural hazard areas under the SPP mapping: <ul style="list-style-type: none"> a) flood hazard areas, or b) landslide hazard areas, or c) coastal hazard areas including erosion prone areas and storm tide inundation areas.

	<p>The state interest for natural hazards – bushfire hazard areas has been appropriately reflected in the <i>Mareeba Shire Council Planning Scheme 2016</i> through the Bushfire Hazard Overlay. The site is mapped as being a Potential Impact Buffer.</p>
<p>The proposal is for a telecommunication facility, which will operate on an unstaffed basis, no additional people will be placed at risk from bushfires.</p>	<p>Given that the proposal will not generate any excessive heat, sparks or naked flames, it is not considered that the proposal will result in an increased risk of bushfire in the region.</p>
<p>Assessment against the Bushfire Hazard Overlay Code has been provided in Appendix C. As such any further assessment is not considered necessary.</p>	
Infrastructure	
<p>Transport infrastructure</p>	<p>Not Applicable</p> <p>The proposed use is not located within 400m of a public passenger transport facility or a future public passenger transport facility.</p>
<p>Strategic airports and aviation facilities</p>	<p>Not Applicable</p> <p>The proposed 40m monopole is not located within an area mapped within proximity to a strategic airport or aviation facility.</p>

9.3 Referral Agencies

The State Assessment and Referral Agency (SARA) is the entity within the Department of Infrastructure, Local Government and Planning (DILGP) that is responsible for referrals of applications regarding a State interest. The State Development Assessment Provisions (SDAP) is an outcome of the SARA, which identifies State interests for development assessment.

An assessment of the proposal against the State assessment criteria determines that this proposal does not impact on any matters of State Interest that would trigger a referral to SARA under a development application lodged under the *Planning Act 2016*.

It is noted, that the subject site adjoins Herberton-Petford Road, which is identified as a State Controlled Road (**Figure 3**). Pursuant to Schedule 10, Division 4, Subdivision 2, Table 4, Item 1

of the *Planning Regulation 2017*, the application triggers referral to SARA. Specifically, the Schedule states:

“Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises—

- (a) are within 25m of a State transport corridor; or*
- (b) are a future State transport corridor; or*
- (c) are—*
 - (i) adjacent to a road that intersects with a State-controlled road; and*
 - (ii) within 100m of the intersection.”*



Figure 3 State Transport Mapping (Source: SARA Mapping 2018)

9.4 Regional Planning

On 14 October 2013, the Deputy Premier and Minister of the former State Development, Infrastructure and Planning approved the *Far North Queensland Regional Plan* which includes the following seven local government areas:

- Cairns Regional Council
- Cassowary Coast Regional Council
- Douglas Shire Council
- Mareeba Shire Council
- Tablelands Regional Council
- Yarrabah Aboriginal Shire Council
- Wujal Wujal Aboriginal Shire Council

The proposed facility is located within a Regional Landscape and Rural Production Area (**Figure 4**) which has been identified as a Regional Interest in the *Far North Queensland Regional Plan*. Given the existing use of the property it is considered that the facility will not preclude from any future rural opportunities.



Figure 4: Regional Plans Map (Source: SARA Mapping 2016)

9.5 Local planning instruments

The site is subject to the requirements of the *Mareeba Shire Council Planning Scheme 2016*. Full compliance with all Council planning instruments is detailed through **Section 10** of this report.

10.0 LOCAL PLANNING FRAMEWORK

10.1 Overview of assessment

Pursuant to the *Mareeba Shire Council Planning Scheme 2016*, the proposal is defined as a telecommunications facility. The site is located within the Rural Zone and is subject to the provisions of any overlays outlined below. In accordance with the relevant table of assessment, the proposed telecommunications facility is subject to **Impact Assessment**.

10.2 Use Definition

The planning scheme defines the proposed use as:

Telecommunications Facility

“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.”

10.3 Zone

The site is included in the Rural Zone under the planning scheme, as shown in **Figure 5** below.

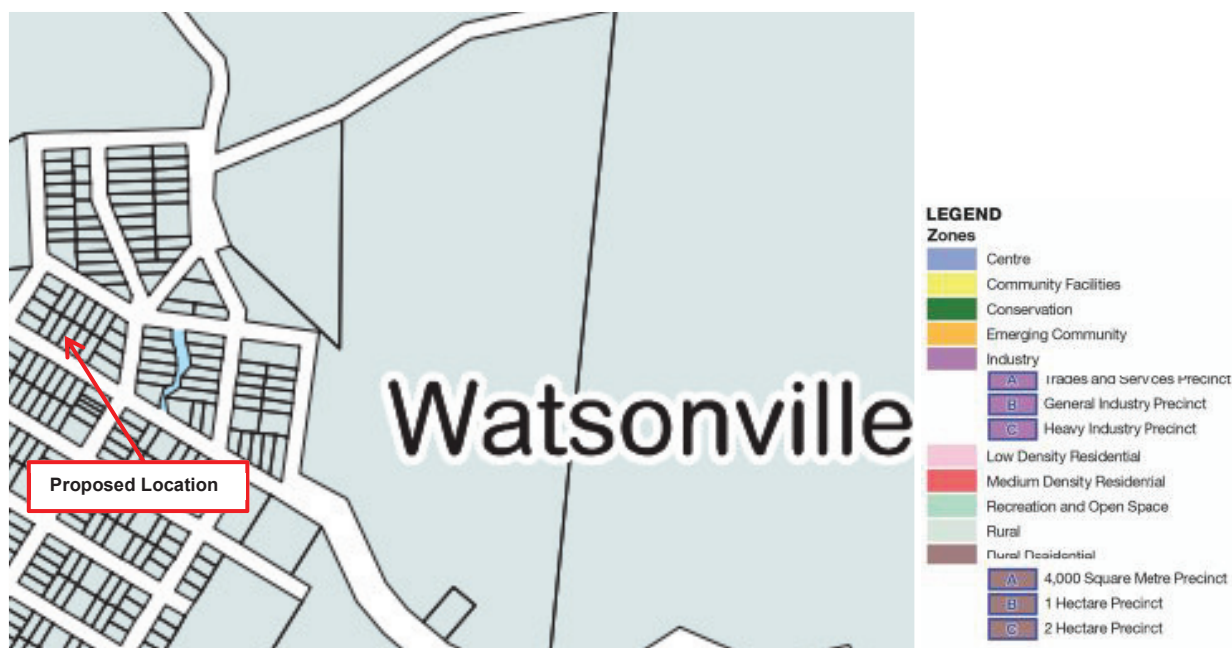


Figure 5: Zoning Map (Source: Mareeba Shire Council Planning Scheme 2016 – ZM022)

The subject property is considered to be an appropriate location for the proposed telecommunications facility. The proposed facility will not prejudice the current or future uses of the land and will provide additional services which will benefit Watsonville and surrounding areas. Accordingly, compliance with the Rural Zone Code is demonstrated in **Appendix C**.

10.4 Local Plan

The site is not located within a local plan area.

10.5 Overlays

Following a review of the planning scheme codes, the following overlays are applicable to the proposed development.

Bushfire Hazard Overlay

The proposed telecommunications facility is located within the Bushfire Hazard Overlay (Medium Potential Impact Bushfire Intensity) (**Figure 6**). The proposal is designed to operate on an

unstaffed basis and will not place any additional people at risk from bushfires. Furthermore, operation of the facility will not result in any excessive heat, sparks or naked flames. Accordingly, compliance with the Bushfire Hazard Overlay Code is demonstrated in **Appendix C**.

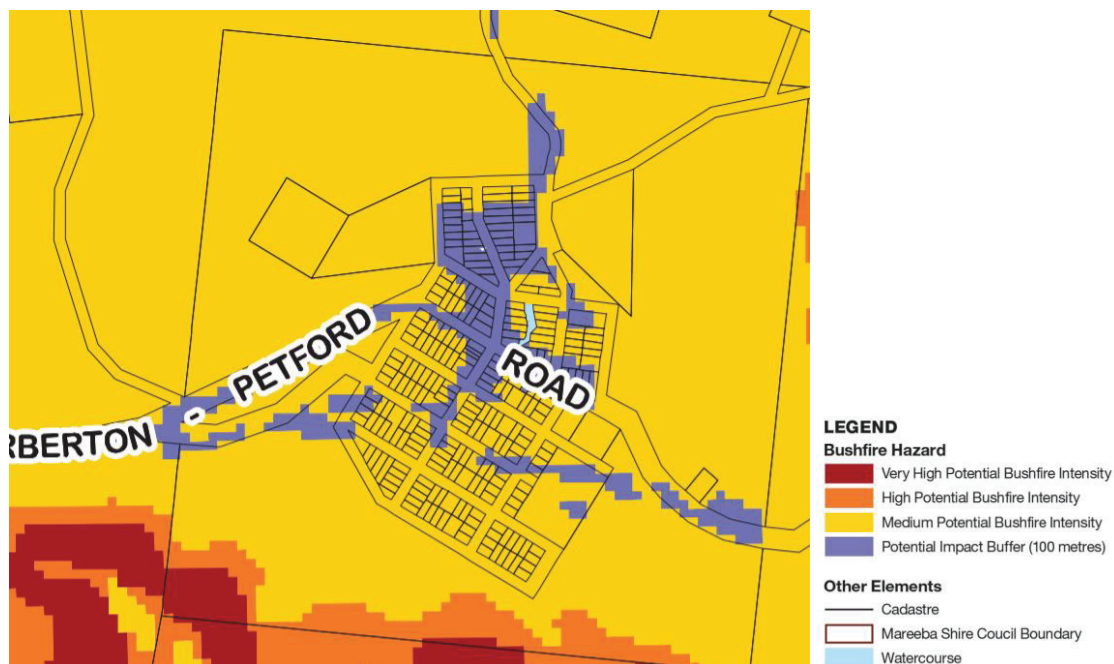


Figure 6: Bushfire Hazard Map (Source: Mareeba Shire Council Planning Scheme 2016 – OM003n)

Environmental Significance Overlay

The proposed telecommunications facility is located within the Environmental Significant Overlay, specifically waterways (**Figure 7**) and ecological corridor (**Figure 8**). The proposal requires minimal vegetation clearing within the garden beds of the site, as such the proposal will not result in any significant impacts on the area's environmental values. The Environmental Significant Overlay Code has also been addressed in **Appendix C**.

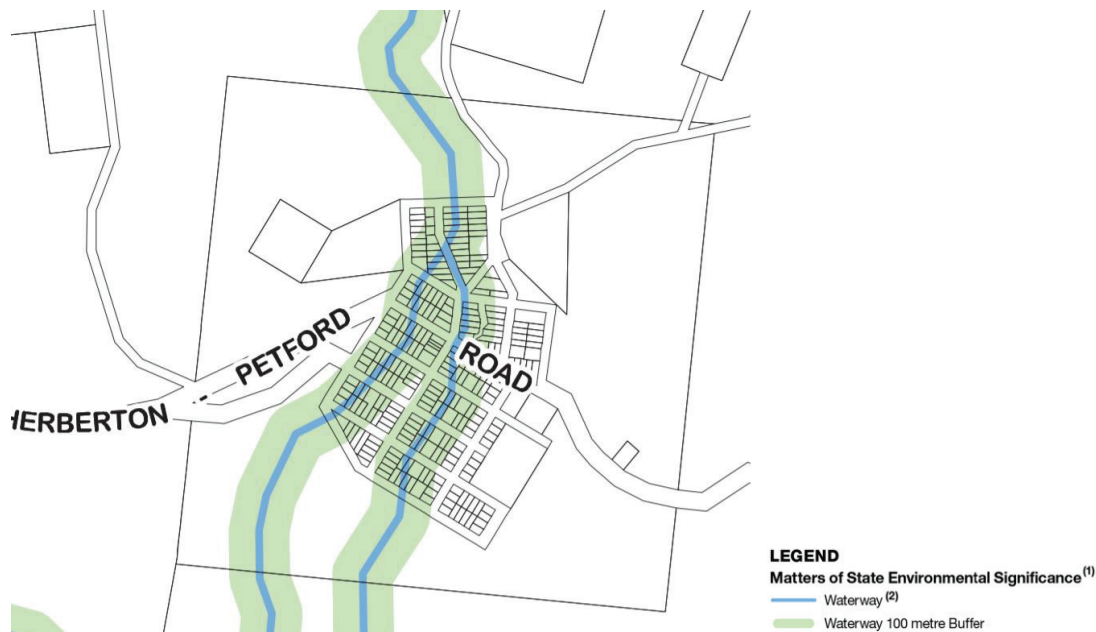


Figure 7: Environmental Significance (Source: Mareeba Shire Council Planning Scheme 2016 – OM004y)

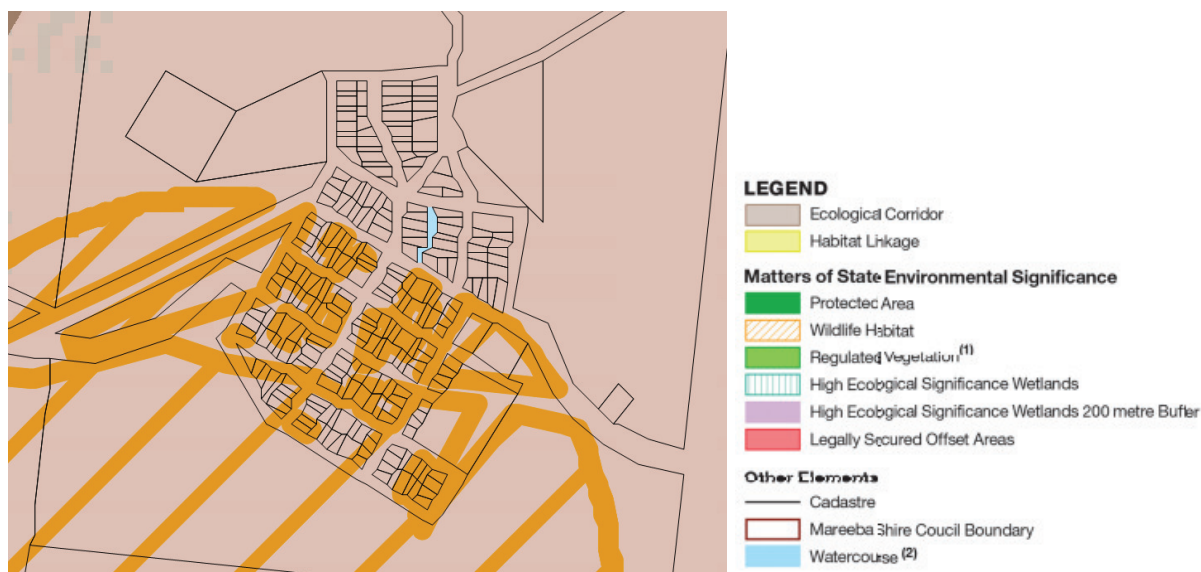


Figure 8: Environmental Significance - Southeastern Map (Source: Mareeba Shire Council Planning Scheme 2016 – OM004d)

Transport Infrastructure Overlay

The subject site is identified as adjoining a state controlled road (Herberton Petford Road) (**Figure 9**). Notwithstanding, the proposed facility will use an existing access track and once operational the facility will generate minimal traffic. It is not considered that the proposal will impact on the operation of the state controlled road. As such, no assessment against the overlay code is required.

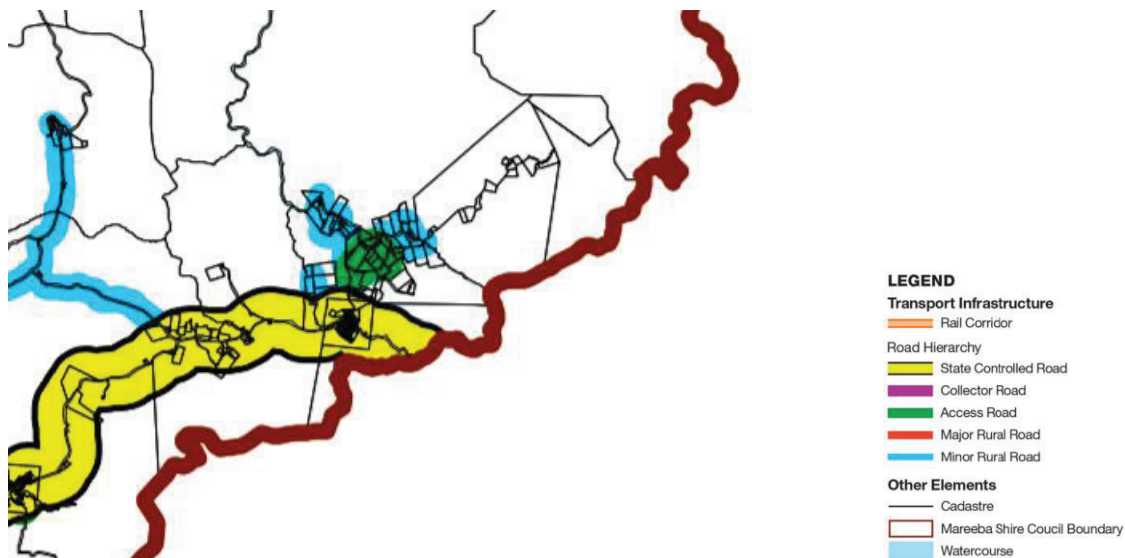


Figure 9: Transport Infrastructure Map (Source: Mareeba Shire Council Planning Scheme 2016 – OM012a)

Hill and Slope Overlay

The proposed telecommunications facility is located within the Hill and Sloped Overlay (**Figure 10**). The proposal is located on land which is relatively flat and clear of significant vegetation. Furthermore, the proposal is designed to operate on an unstaffed basis and will not place any additional people at risk from landslides. Accordingly, compliance with the Hill and Slope Overlay Code is demonstrated in **Appendix C**.



Figure 10: Hill and Slope Map (Source: Mareeba Shire Council Planning Scheme 2016 – OM008d)

10.6 Level of Assessment

The proposed development is for a material change of use involving the construction of a telecommunications facility within the Rural Zone. A development application for a telecommunications facility within the Rural Zone is subject to **Impact Assessment** under the *Mareeba Shire Council Planning Scheme 2016*.

10.7 Codes

The following codes are applicable to the application:

- Rural zone code;
- Bushfire hazard overlay code;
- Hill and slope overlay code;
- Environmental significance overlay code;
- Transport infrastructure overlay code;
- Works, services and infrastructure code

An assessment of the abovementioned codes has been undertaken through the completed code assessment tables, included in the report as **Appendix C**. It is considered that the proposal is generally in accordance with the intent of the *Mareeba Shire Council Planning Scheme 2016* and is generally in compliance with the applicable code listed above.

11.0 ENVIRONMENTAL ASSESSMENT

Further to the planning scheme assessment undertaken above, the proposal has addressed environmental considerations which are specific to mobile phone base station deployment, including:

- Visual considerations;
- Public safety;
- Heritage; and
- Flora and fauna.

11.1 Visual considerations

To ensure there are no 'dead spots' or 'drop outs' within the coverage perimeter and in order to achieve its desired coverage in the area, Telstra needs to sufficiently elevate its antennas above physical obstructions, such as built form and vegetation.

While the proposed antennas will adequately meet the required Telstra coverage objectives, due care was taken in the design and positioning of the facility to minimise impact on surrounding areas. As a result, Telstra has chosen to install a 40m monopole with antennas, compared to a more bulky lattice tower. The height of the facility is required to provide continued mobile and wireless broadband services to the surrounding area. The minimal visual impacts on the area can be attributed to the following factors:

- The proposal is located within a rural setting;
- The size and configuration of the installation represents the lowest impact option available for the site while ensuring coverage is achieved in the area;
- The proposal achieves large separation from surrounding sensitive landuses and road corridors; and
- The proposed development will not impact on the existing use of the site or the surrounding land uses.

11.2 Public safety

Public safety will not be jeopardised as the facility is located away from publicly accessible areas and warning signs will be placed at appropriate locations.

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) has set limits for electromagnetic radiation (EME) exposure from mobile phone base stations. All licensed carriers must comply with the ARPANSA limits. The ARPANSA limits are consistent with the guidelines of the World Health Organisation.

11.3 Heritage

To determine the likelihood of the proposal impacting on any natural, physical, cultural or Aboriginal heritage, several searches were conducted against the relevant heritage registers.

From the searches, it has been concluded that no known items of heritage significance have been found within the subject land holding.

11.4 Flora and Fauna

In order to determine any possible natural flora and fauna significance associated with the site, a number of searches were conducted at the Federal, State and Local level.

The proposed site location is identified as being within a mapped High Risk Flora Area as shown in **Figure 11** below. As the proposed area for development is to be constructed on already modified land, the risk of impacting on High Risk Flora in the area is considered to be minimal. Accordingly, a Flora Survey is not considered required in this instance, given that there is only minimal vegetation removal of gardens beds on this site.

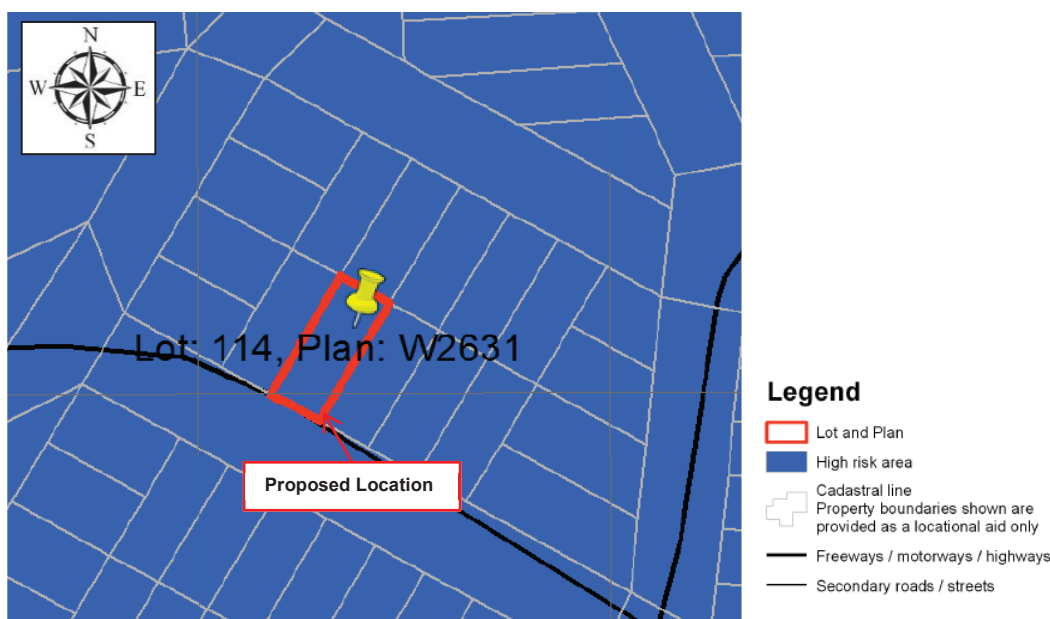


Figure 11: High Risk Flora Survey Trigger Map (Source: Queensland Government 2017)

12.0 PROPOSAL

12.1 Facility and Equipment Overview

The proposed telecommunication installation requires the following works:

- Installing a 40m monopole on the site (note: horizontal mounting bar and antennas will protrude to approx. 43.4m above ground level);
- Installing four (4) new omni antennas mounted on a horizontal mounting bar (note: horizontal mounting bar and antennas will protrude to approx. 43.4m above ground level);
- Installing associated ancillary equipment mounted on the monopole / horizontal mounting bar, including remote radio units, diplexers, combiners, feeders, cables and other ancillary equipment as required;
- One (1) base frame shelter on crushed rock pad.

The proposed installation will be steel which will integrate with other infrastructure located within the Mareeba Shire Local Government Area and the neutral sky backdrop.

The proposal is demonstrated through the proposal plans, attached in **Appendix A**.

12.2 Transport, access and parking

Access to the facility will be obtained via an existing access point off Herberton-Petford Road, Watsonville. The location of the access route is indicatively shown on the proposal plans attached in **Appendix A**.

Mobile phone base stations require only infrequent maintenance visits (i.e. only two (2) to Two (2) times per year). Furthermore, the site will operate on a continually unmanned basis. As such, the proposal will not be a significant generator of vehicular and/or pedestrian traffic.

Therefore, the existing access provisions will provide appropriate access to the use for the infrequent maintenance inspections. Furthermore, dedicated parking spaces are not considered necessary for the site given the very low traffic generation of the use and the unmanned nature of the site. There is sufficient space adjacent to the facility to allow for off-street parking when necessary.

During the construction of the facility, a truck will be required to deliver necessary equipment to the site and a crane will be used to establish the facility. Traffic associated with the construction phase will be temporary in nature and will not affect existing traffic flows of the surrounding area.

12.3 Utilities

As there is an existing power supply within the area, the monopole will be connected via an underground power route to a group meter panel.

The unmanned nature of the proposed mobile base station removes the need for connection to water or sewer services.

Furthermore, the proposal incorporates very minimal hard surfaces and therefore will generate insignificant stormwater runoff from the site. As such, the proposal does not require connection to the stormwater network.

12.4 Construction schedule

The construction of the proposed mobile phone base station primarily consists of the following processes:

- Installation of new equipment – reflective of the scope of works outlined within this Development Application; and
- Network Integration – Ensuring that the mobile phone base station can connect with both end users and other sites within the Telstra network.

No road closures will be required for the erection and installation of equipment, as all construction equipment can be set-up on the subject property.

12.5 Acoustic

Air conditioners are installed for the equipment shelter located within the base station, which enable the equipment to stay within normal operating temperatures.

As mentioned above the proposal includes a diesel generator. Telstra have proposed a generator which is compliant with the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*.

12.6 Retaining structures

The facility is located on relatively flat land; therefore no additional retaining structures are required.

13.0 CONCLUSION

The proposed telecommunications facility at Lot 114 Ann Street, Watsonville described as Lot 114 on W2631 will form an integral component in the enhancement of mobile telecommunications services within the Watsonville area. Importantly, the proposed facility will address the existing mobile phone black spot as identified by the Federal Government's Mobile Black Spot Programme.

The proposed facility is considered appropriate on the site given:

- The site is technically feasible and can achieve the coverage and capacity objectives by installing the new monopole facility;
- The site location achieves the objectives of the Federal Government's Mobile Black Spot Programme;
- The site will provide service to Watsonville and surrounding areas;
- There is a significant amount of mature vegetation within the area which will aid in screening the lower portion of the proposed facility from certain viewsheds;
- No significant vegetation was identified on the lot
- The proposed site achieves good separation from surrounding landuses and main arterials;
- The site is not located within an environmentally or culturally significant area;
- The proposed facility will not interfere with the operations or safety of Watsonville;
- The proposed facility will not prejudice the existing or anticipated future use of the site; and
- The costs associated with delivering the site and constructing the facility are acceptable.

Based on the above, the proposed **Impact Assessable** material change of use application, to install a telecommunications facility at Lot 114 Ann Street, Watsonville described as Lot 114 on W2631 is considered appropriate for the site and warrants favourable consideration by Council subject to reasonable and relevant conditions.



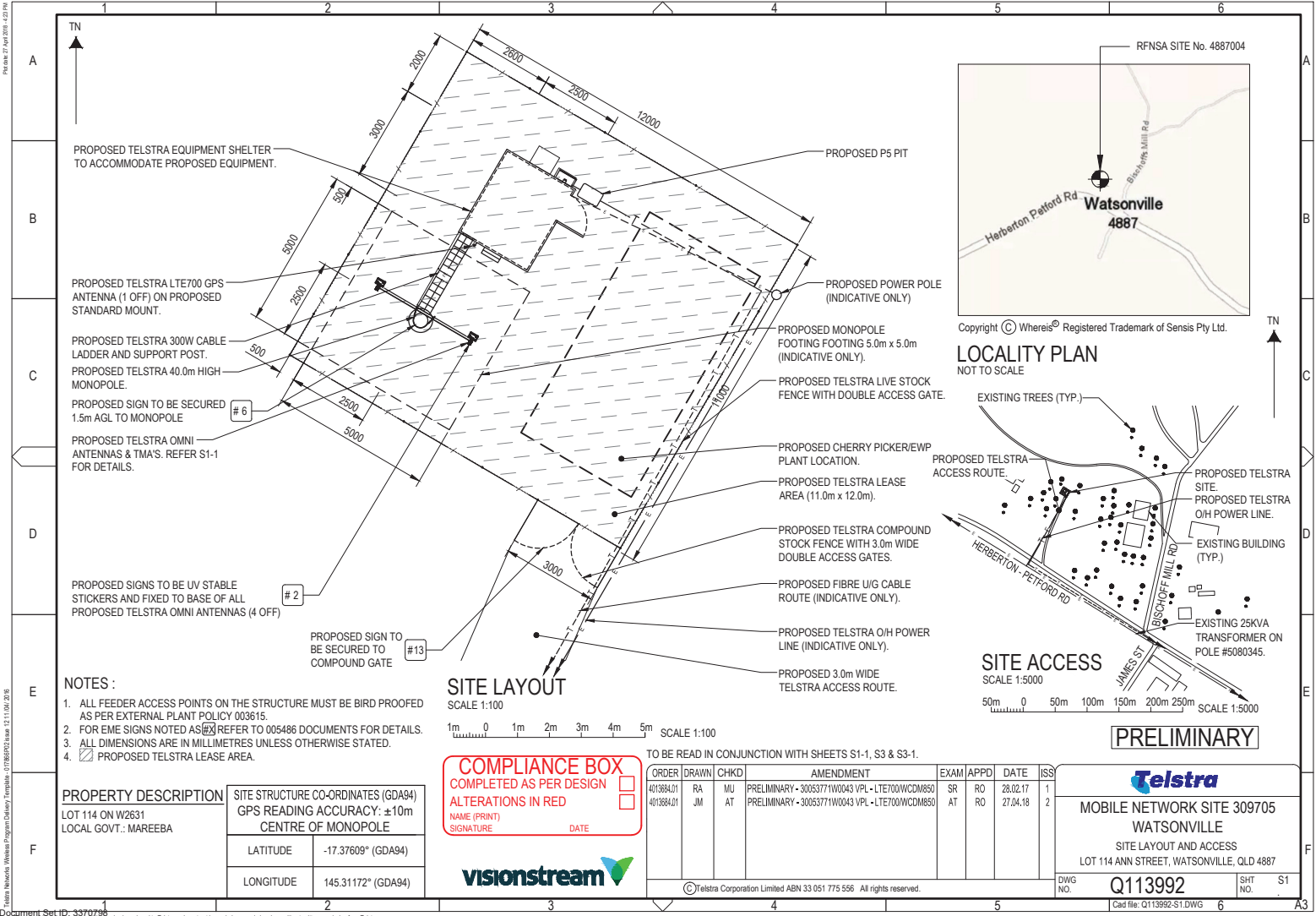
Appendix A Proposal Plans

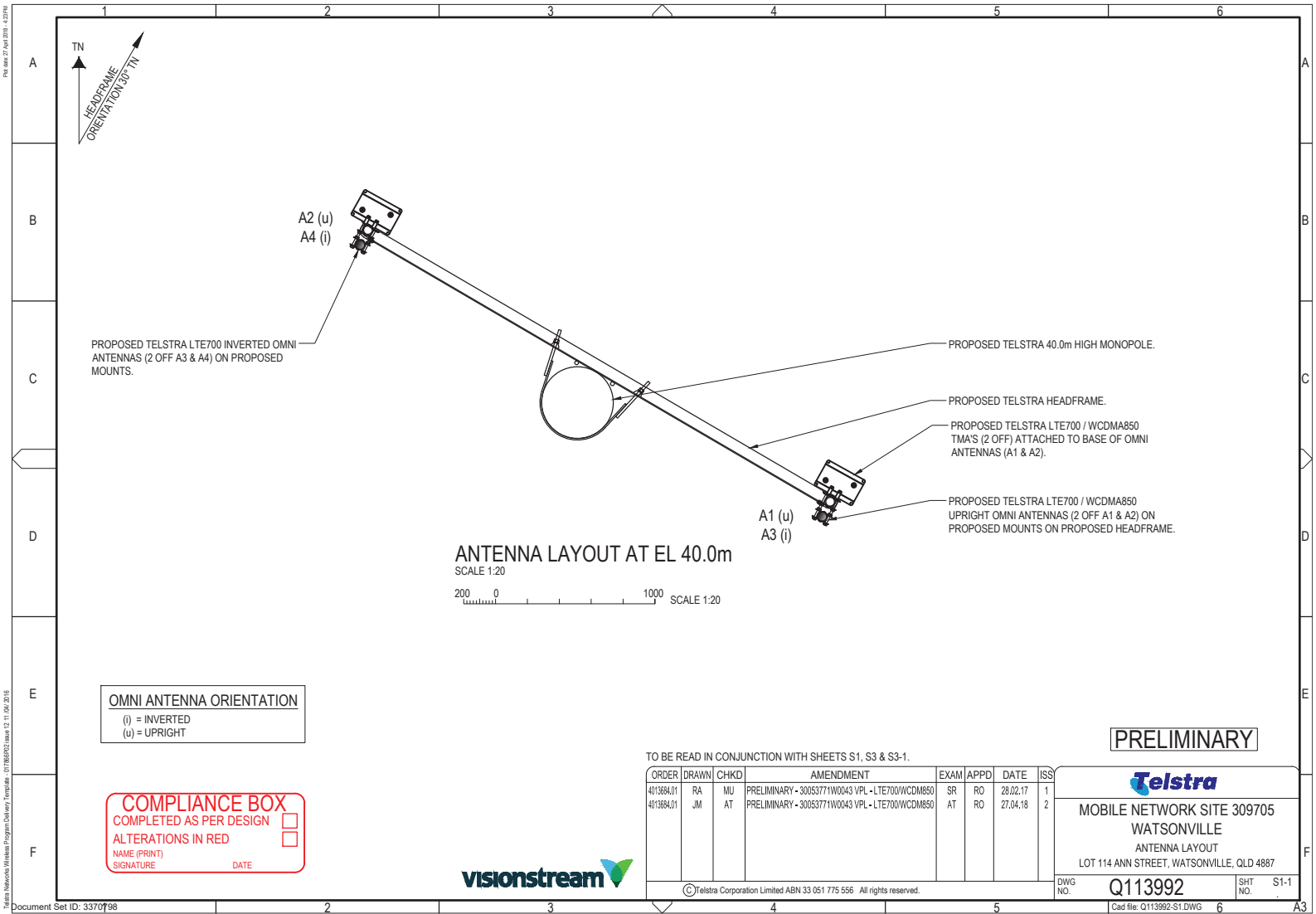
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Telstra Networks Wireless Program Delivery Templates - 01768902 Issue 17 11/04/2018

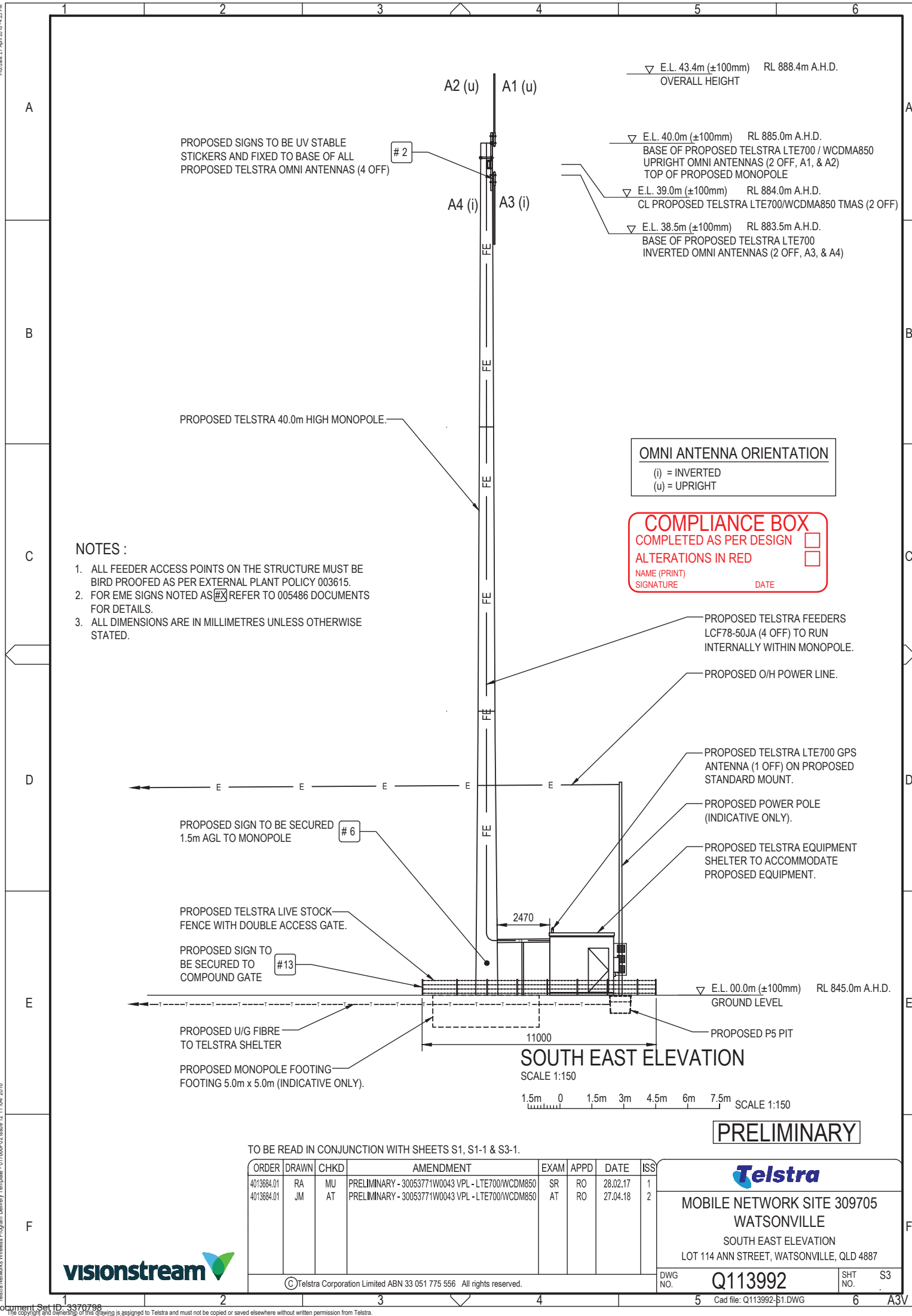
Document Set ID: 3370798
Version: 1; Version Date: 30/04/2018

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Telstra Networks Wireless Program Delivery Template - 017665P02 Issue 011 04/2016



NOTES :

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

OMNI ANTENNA ORIENTATION

(i) = INVERTED
(u) = UPRIGHT

COMPLIANCE BOX

COMPLETED AS PER DESIGN ☐

ALTERATIONS IN RED ☐

NAME (PRINT)

SIGNATURE

DATE

SOUTH EAST ELEVATION

SCALE 1:150

1.5m 0 1.5m 3m 4.5m 6m 7.5m SCALE 1:150

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
4013684.01	RA	MU	PRELIMINARY - 30053771W0043 VPL - LTE700/WCDM850	SR	RO	28.02.17	1
4013684.01	JM	AT	PRELIMINARY - 30053771W0043 VPL - LTE700/WCDM850	AT	RO	27.04.18	2



MOBILE NETWORK SITE 309705
WATSONVILLE

SOUTH EAST ELEVATION
LOT 114 ANN STREET, WATSONVILLE, QLD 4887

DWG NO.

Q113992

SHT NO.

S3



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Cad file: Q113992-S1.DWG

A3V



Appendix B Planning Scheme Code Assessment

6.2.9 Rural zone code

6.2.9.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Rural zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.9.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
 - (b) protect the rural character of the region;
 - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
 - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
 - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
 - (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
 - (g) prevent adverse impacts of development on ecological values;
 - (h) preserve land in large holdings; and
 - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
 - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
 - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
 - (e) Development is reflective of and responsive to the environmental constraints of the land;
 - (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
 - (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;

- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	N/A	AO1.1 Not Applicable The proposal is for a telecommunication facility and does not include any buildings.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	N/A	AO1.2 Not Applicable The proposal is for a telecommunication facility which is not a rural activity no buildings have been proposed.
Siting, where not involving a Dwelling house			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	x	AO2.1 Alternate Solution The proposal has been sited at the request of the landowner. The subject lot is a small rural property. It is possible to achieve a 40m setback from the road frontage however given the lot width, a 10m setback from the

(f) bulk; and relationship with road corridors.			property boundaries could not be achieved. The site achieves good separation from existing residential dwellings and is not considered to significantly impact the area.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	N/A	AO2.2 Not Applicable The proposal is for a telecommunications facility not a road site stall.
	AO2.3 Buildings and structures, expect where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	N/A	AO2.3 Not Applicable The subject property is off Herberton Petford Road which is a State Controlled Road.
Accommodation density			
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	N/A	PO3 Not Applicable The proposal does not include accommodation activities.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's	N/A	As Above

	accommodation.		
For assessable development			
Site cover			
PO4 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features. 	AO4 No acceptable outcome is provided.	✓	PO4 Complies The proposal has been sited at the request of the landowner. The subject lot is a small rural property which has existing vegetation surrounding it. The facility has been proposed at the minimum height required to achieve Telstra's coverage objectives. Furthermore the facility will take the form of a monopole design rather than a more bulky lattice structure. As such it the proposed site is considered appropriate for the area.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	AO5 No acceptable outcome is provided.	✓	PO5 Complies The proposal has been sited at the request of the landowner. The subject lot is a small rural property which has existing vegetation surrounding it. The facility has been proposed at the minimum height required to achieve Telstra's coverage objectives. Furthermore the facility will take the form of a monopole design rather than a more bulky lattice structure. As such it

			the proposed site is considered appropriate for the area.
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Amenity			
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO6 No acceptable outcome is provided.	✓	PO6 Complies There is expected to be some low level noise from the ongoing operation of air conditioning equipment associated with the equipment cabinets. The proposed telecommunications facility will operate on a continually unstaffed basis and will not result in additional persons residing on the site. Maintenance visits (two to four times per year) will be infrequent and for short periods of time. No advertising devices have been proposed The facility has been proposed at the minimum height required to The proposed facility will not produce any odours or emissions and will not impact the condition of the air, soil or water. The proposal will be a monopole design rather than a more bulky lattice structure. In addition there is existing vegetation which will aid in screening the facility.
PO7 Development must take into account and seek to ameliorate any existing negative environmental	AO7 No acceptable outcome is provided.	✓	PO7 Complies The facility proposes a total height of not more than 43.4m. The

<p>impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 			<p>structure has been proposed at the minimum height necessary to achieve Telstra's technical requirements, and will take the form of a monopole design rather than a more bulky lattice structure. In addition no headframe has been proposed.</p> <p>Existing vegetation within the area will aid in screening the proposal from some viewsheds in the area.</p>
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8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

- (1) This code applies to assessing development where:
- (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
 - (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
 - (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
 - (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

8.2.3.3 Criteria for assessment

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply for fire-fighting purposes			
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	x	PO1 Alternate Solution The proposal is for a telecommunications facility. The facility will operate on an un-staffed basis, and will typically require only once yearly maintenance visits. The proposal will not generate any excessive heat, sparks or naked flames, and is not considered to increase the risk of bushfire within the region.

with the Performance outcome.			The proposal is for a telecommunications facility. Due to the nature of the proposal, it is considered appropriate that the facility not be connected to a water supply.
	AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	x	As Above
For assessable development			
Land use			
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure,	AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) : (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or	N/A	AO2 Not Applicable The proposal is for a telecommunication facility and does not include: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or

buildings and structures. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	(i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.		(h) retirement facility; or (i) rooming accommodation ; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.
Lot design			
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that: (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO3.1 No new lots are created. OR AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m ² at the perimeter of the building envelope. Note—Where a radiant heat flux of 29kW/m ² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.	N/A	PO3 Not Applicable The proposal does not include new lots.
Firebreaks and access			
PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) , vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of	AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) , roads are designed and constructed: (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional	x	AO4.1 Alternate Solution The proposal will use the existing property access, as such no new access has been proposed. Firebreaks have not been proposed in this instance as the existing vegetation surrounding the site will help mitigate the visual impact on

<p>residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Development Manual.</p>		<p>the surrounding area. In addition the proposal is for a telecommunications facility which will operate on an un-staffed basis, and will typically require only 2-4 yearly maintenance visits a fire break in this instance is not considered necessary.</p> <p>Furthermore the proposal will not generate any excessive heat, sparks or naked flames, it is not considered that the proposal will result in an increased risk of bushfire in the region.</p>
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	x	<p>As Above</p>
Hazardous materials			
<p>PO5 Public safety and the</p>	<p>AO5 The processing or storage of</p>	✓	<p>AO5 Complies The proposal is for</p>

<p>environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>		<p>an unstaffed telecommunications facility and does not include the storage of dangerous goods or hazardous materials.</p>
Landscaping			
<p>PO6</p> <p>Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6</p> <p>No acceptable outcome is provided.</p>	✓	<p>PO6 Not Applicable</p> <p>The proposal does not include landscaping.</p>
Infrastructure			
<p>PO7</p> <p>Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance</p>	<p>AO7</p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	x	<p>AO7 Alternate Solution</p> <p>The proposal does not include a water supply, sewer, gas or telecommunications services. The proposed facility will be power by an underground power supply.</p>

outcome.			
Private driveways			
<p>PO8</p> <p>All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	N/A	<p>AO8 Not</p> <p>Applicable</p> <p>The proposal will use the existing property access track.</p>

8.2.4 Environmental significance overlay code

8.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
 - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
 - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
 - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
 - (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Regulated vegetation			
<p>PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	N/A	<p>PO1 Not Applicable The proposal is not located within the 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o)</p>
<p>PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, 	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	N/A	As Above

<p>hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
Regulated vegetation intersecting a watercourse			
<p>PO3</p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1</p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>x</p>	<p>PO8 Alternate Solution</p> <p>The proposal is located on land identified as a 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>It is not consider that the proposal will have significant impact on the environmental values of the area.</p> <p>The proposal has been sited at the rear north eastern corner of a private vacant property. Clearing is proposed to approximately 75% of the lot with no significant vegetation identified.</p> <p>Given the minor nature of</p>

			vegetation removal an ecological survey of the area is not necessary in this instance.
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	x	As above
Waterways and wetlands			
<p>PO4 'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	x	<p>PO4 Alternate Solution While the proposal is identified as 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) the proposal incorporates very minimal hard surfaces and therefore will generate insignificant stormwater runoff from the site.</p>
	<p>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	x	<p>PO4 Alternate Solution While the proposal is identified as 'High ecological significance wetland buffer' on Environmental Significance - Overlay Maps (OM-004p-z) the proposal incorporates very minimal hard surfaces and therefore will</p>

<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			generate insignificant stormwater runoff from the site.
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.3 No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	x	<p>PO4 Alternate Solution While the proposal is identified as ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) the proposal incorporates very minimal hard surfaces and therefore will generate insignificant stormwater runoff from the site.</p>
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.4 No wastewater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is</p>	x	<p>PO4 Alternate Solution While the proposal is identified as ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) the proposal incorporates very minimal hard surfaces and therefore will generate insignificant stormwater runoff from the site.</p>

	required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).		
For assessable development			
Wildlife Habitat			
<p>PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme</p>	<p>AO5 No acceptable outcome is provided</p>	N/A	<p>PO5 Not Applicable The proposal is not located within the wild life habitat area identified on Environmental Significance Overlay Maps (OM-004a-o).</p>

Policy 2 – Ecological Assessment Reports.			
Legally secured offset areas			
<p>PO6 Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO6 No acceptable outcome is provided.</p>	N/A	<p>PO6 Not Applicable The proposal is not located within the a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o)</p>
Protected areas			
<p>PO7 Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO7 No acceptable outcome is provided</p>	N/A	<p>PO7 Not Applicable The proposal is not located within the a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o)</p>

Ecological corridors and Habitat linkages			
<p>PO8 Development located:</p> <p>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o)</p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';</p> <p>(b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';</p> <p>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p>	<p>AO8 No acceptable outcome is provided</p>	✓	<p>PO8 Complies The proposal is located on land within the Rural Zone which is also within an 'Ecological corridor' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>It is not consider that the proposal will have significant impact on the environmental values of the area.</p> <p>The proposal has been sited on an area of land which is relatively cleared of any significant vegetation.</p> <p>The proposal will need to clear approximately 75% of non-significant vegetation. Given the minor nature of vegetation removal an ecological survey of the area is not necessary in this instance.</p>

Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.			
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Table 8.2.4.3B - Setback and buffer distances from waterways

Stream order	Setback and buffer from waterways
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note—The stream order of a 'waterway' is to be determined on a case by case basis.

8.2.8 Hill and slope overlay code

8.2.8.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.8.2 Purpose

- (1) The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located to avoid sloping land where practical; and
 - (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

8.2.8.3 Criteria for assessment

Table 8.2.8.3 – Hill and slope overlay code - For assessable development

Performance outcomes	Acceptable outcomes	Complies	Comment
For assessable development			
Slope stability			
PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) , a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: <ol style="list-style-type: none">(a) the long term stability of the development site;(b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and(c) development will not adversely affect other property outside the development site	AO1 No acceptable outcome is provided.	x	PO1 Alternate Solution The proposal is located on land which is relatively flat and clear of significant vegetation. Furthermore, the proposal is designed to operate on an unstaffed basis and will not place any additional people at risk from landslides given the scale of development, therefore a Geotechnical Report is not considered required in this instance.

through landslide activity or alterations to surface or groundwater.			
PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to: <ul style="list-style-type: none"> (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion. 	AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) .	✓	AO2.1 Not Applicable Development is not for a Child care centre or Educational establishment.
	AO2.2 Development is not located on land with a gradient of greater than 25%.	✓	AO2.2 Complies Development is not located on land with a gradient of greater than 25%.
	AO2.3 No lot less than 2,000m ² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) . Note – Where a minimum lot size of less than 2,000m ² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.	N/A	AO2.3 Not Applicable Proposal is not for a creation of a lot.
Community infrastructure and essential services			
PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.	AO3 No acceptable outcome is provided.	✓	PO3 Complies The proposed telecommunications facility is located on relatively flat land located within the site. Given the scale and size of the proposed development it is not considered to alter the function of development throughout a landslide event.

8.2.12 Transport infrastructure overlay code

8.2.12.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 12 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-012i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

8.2.12.2 Purpose

- (1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
 - (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
 - (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
 - (d) Development complements the use of 'Rail corridors' for tourist activities.

8.2.12.3 Criteria for assessment

Table 8.2.12.3 – Transport infrastructure overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 Development does prejudice the: <ol style="list-style-type: none">(a) ongoing operation of an active 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j); or(b) the potential future use of an inactive 'Rail corridor' identified on the Transport infrastructure	AO1 Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) a minimum of: <ol style="list-style-type: none">(a) 40 metres where:<ol style="list-style-type: none">(i) in the Rural zone; and(ii) on a site with an area of 2 hectares or greater; or(b) 5 metres otherwise.	N/A	AO1 Not Applicable The proposal is not within proximity to a railway corridor.

overlay maps (OM-012a-j).			
For assessable development			
PO2 Non-residential development adjoining a rail corridor identified on the Transport infrastructure overlay maps (OM-012a-j) is designed to allow for the future use of the 'Rail corridor' by the land use.	AO2 No acceptable outcome is provided	N/A	PO2 Not Applicable The proposal is not within proximity to a railway corridor.
PO3 Development adjoining a 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) used for the transportation of tourists is designed to: <ul style="list-style-type: none"> (a) provide visual interest; (b) screen or enhance areas of limited visual interest; and (c) complement and enhance the character of the shire. 	AO3 No acceptable outcome is provided	N/A	PO3 Not Applicable The proposal is not within proximity to a railway corridor.

9.4.3 Parking and access code

After the construction period, the only traffic generated by the base station will be that associated with maintenance vehicles. In this respect, it is estimated that maintenance of the facility will generate only one - two visits per year and it will remain unattended at all other times. The traffic generation will therefore be minimal and not sufficient to create any adverse impacts in this regard or by creating a demand for parking facilities. As such, no assessment against the Transport, Access and parking Code will be required.

9.4.5 Works, services and infrastructure code

The proposed telecommunications facility will operate on a continually unstaffed basis and will not result in additional persons residing on the site. Maintenance visits (two to four times per year) will be infrequent and for short periods of time. As such, it is not considered necessary that the proposal will be connected to services like water, telecommunication, sewerage or stormwater. The proposal will be appropriately serviced for its needs and as such is considered to comply with the intent of the Work, services and Infrastructure Code. The proposed facility provides for the needs of the users and maintains high environmental standards. In addition The proposal will apply for the relative Building Approval in accordance with the *Planning Act 2016*.



Appendix C Site Photos







Appendix D Title Search

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26697355

Search Date: 21/08/2017 12:01

Title Reference: 20973200

Date Created: 15/11/1974

Previous Title: 20028021

REGISTERED OWNER

Dealing No: 707106634 21/10/2003

GEZA HARI

ESTATE AND LAND

Estate in Fee Simple

LOT 115 CROWN PLAN W2631
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10447106 (ALLOT 15 SEC 1)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM



Appendix E State Development Assessment Provisions (SDAP) Codes

State code 1: Development in a state-controlled road environment

Table 1.2.1: Development in a state-controlled road environment

Performance Criteria	Acceptable Solutions	Applicants Response
Buildings and structures		
PO1 The location of buildings, structures, infrastructure, services and utilities does not create a safety hazard in a state-controlled road, or cause damage to, or obstruct road transport infrastructure.	AO1.1 Buildings, structures, infrastructure, services and utilities are not located in a state-controlled road. And	Performance Outcome – The proposed telecommunications facility is located within a state controlled road. The proposal will use an existing access track onto a private property. The proposal is not considered to interfere with the safe operations of the State Controlled Road.
	AO1.2 Buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a state-controlled road.	Performance Outcome – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road. The site will generate minimal trips per year and is not considered to create a safety hazard to the state-controlled road.
PO2 The design and construction of buildings and structures does not create a safety hazard by distracting users of a state-controlled road.	AO2.1 Facades of buildings and structures facing a state-controlled road are made of non-reflective materials. OR	Performance Outcome - The proposed installation will be factory grey (Galvanised Steel) which will integrate with other infrastructure such as light poles and sheds located in the town and the neutral sky backdrop. Furthermore, surrounding mature vegetation will aid in screening the proposed facility, thus it is considered that the proposal will have no safety impact on the road network.
	AO2.2 Facades of buildings and structures do not reflect point light sources into the face of oncoming traffic on a state-controlled road. AND	Complies – The proposed telecommunications facility will not reflect light sources into the face of traffic.
	AO2.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on a state-	Complies – The proposed telecommunications facility will not reflect light sources into

Performance Criteria	Acceptable Solutions	Applicants Response
	controlled road and does not involve flashing or laser lights. AND	the face of traffic.
	AO2.4 Advertising devices visible from a state-controlled road are located and designed in accordance with the Roadside Advertising.	Complies – The proposal does not involve advertising devices.
PO3 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto a state-controlled road.	AO3.1 Road, pedestrian and bikeway bridges over a state-controlled road include throw protection screens in accordance with section 4.9.3 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2014.	Not Applicable – The proposal does not involve a road, pedestrian or bikeway bridge over a state controlled road.
Filling, excavation and retaining structures		
PO4 Filling and excavation does not interfere with, or result in damage to, infrastructure or services in a state-controlled road. Note: Information on the location of services and public utility plants in a state-controlled road can be obtained from the Dial Before You Dig service. Where development will impact on an existing or future service or public utility plant in a state-controlled road such that the service or public utility plant will need to be relocated, the alternative alignment must comply with the standards and design specifications of the relevant service or public utility provider, and any costs of relocation are to be borne by the developer.	No acceptable outcome is prescribed.	Complies – The proposal will use an existing access point off Herberton Petford Road and will not interfere with or result in damage to the existing infrastructure or services within the Herberton Petford Road.
PO5 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a state-controlled road. Note: To	No acceptable outcome is prescribed.	Complies – Any proposed filling and excavation will not impact on the state controlled road.

Performance Criteria	Acceptable Solutions	Applicants Response
demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with the Road Planning and Design Manual 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided		
PO6 Filling, excavation, building foundations and retaining structures do not cause ground water disturbance in a state-controlled road. Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with the Road Planning and Design manual 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided.	No acceptable outcome is prescribed.	Complies – Any proposed filling and excavation will not impact on the state controlled road.
PO7 Excavation, boring, piling, blasting or fill compaction during construction of a development does not result in ground movement or vibration impacts that would cause damage or nuisance to a state-controlled road, road transport infrastructure or road works. Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Road Planning and Design Manual 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided.	No acceptable outcome is prescribed	Complies – Any proposed filling and excavation will not impact on the state controlled road.
PO8 Development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000	AO8.1 Fill, extracted material and spoil material is not transported to or from the development site on a state-	Not Applicable – The proposal does not require fill material exceeding 10,000

Performance Criteria	Acceptable Solutions	Applicants Response
tonnes per year does not damage the pavement of a statecontrolled road. Note: It is recommended a pavement impact assessment is provided. Further information will be provided in the forthcoming document Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017	controlled road.	tonnes per year.
PO9 Filling and excavation associated with the construction of vehicular access to a development does not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road.	No acceptable outcome is prescribed.	Not Applicable – The proposal will utilise an existing access point off Herberton Petford Road. As such, the new access and associated filling / excavation will not compromise the operation or capacity of drainage on a state controlled road.
PO10 Fill material used on a development site does not result in contamination of a state-controlled road.	AO10.1 Fill material is free of contaminants including acid sulfate content. Note: Soils and rocks should be tested in accordance with AS 1289.0 – Methods of testing soils for engineering purposes and AS 4133.0-2005 – Methods of testing rocks for engineering purposes. AND	Complies – Any fill requirements will comply with the acceptable outcome. Any requirements can be conditioned in accordance with the acceptable outcome.
	AO10.2 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.	Complies – Any fill requirements will comply with the acceptable outcome. Any requirements can be conditioned in accordance with the acceptable outcome.
PO11 Filling and excavation does not cause wind-blown dust nuisance in a state-controlled road.	AO11.1 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes. AND	Complies – Any fill requirements will comply with the acceptable outcome. Any requirements can be conditioned in accordance with the acceptable outcome.
	AO11.2 Dust suppression measures are used during filling and excavation activities such as wind breaks or barriers and dampening of ground surfaces.	Complies – Any fill requirements will comply with the acceptable outcome. Any requirements can be conditioned in accordance with the acceptable outcome.

Performance Criteria	Acceptable Solutions	Applicants Response
Stormwater and drainage		
PO12 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a state-controlled road.	No acceptable outcome is prescribed.	Not Applicable - All services required for the ongoing operation of the base station are capable of being provided to the facility without impacting on the supply or reliability of these services to any existing consumers in the locality. No stormwater, sewerage or waste management facilities are required.
PO13 Run-off from the development site is not unlawfully discharged to a state-controlled road.	AO13.1 Development does not create any new points of discharge to a state-controlled road. AND	As above.
	AO13.2 Stormwater run-off is discharged to a lawful point of discharge. Note: Section 3.4 of the Queensland Urban Drainage Manual, Department of Energy and Water Supply, 2013, provides further information on lawful points of discharge. AND	As above.
	AO13.3 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road	As above.
PO14 Run-off from the development site during construction does not cause siltation of stormwater infrastructure affecting a state-controlled road.	AO14.1 Run-off from the development site during construction is not discharged to stormwater infrastructure for a state-controlled road.	As above.
Vehicular access to a state-controlled road		
PO15 Vehicular access to a state-controlled road that is a limited access road is consistent with government policy for the management of limited access roads.	AO15.1 Development does not require new or changed access to a limited access road. Note: Limited access roads are declared by the transport chief executive under section 54 of the Transport Infrastructure Act 1994 and are identified in the DA mapping system. OR	Complies – The proposal will utilise an existing access point off Herberton Petford Road.

Performance Criteria	Acceptable Solutions	Applicants Response
	AO15.2 A new or changed access to a limited access road is consistent with the limited access policy for the state-controlled road. Note: Limited access policies for limited access roads declared under the Transport Infrastructure Act 1994 can be obtained by contacting the relevant Department of Transport and Main Roads regional office. AND	As above.
	AO15.3 Where a new or changed access is for a service centre, access is consistent with the Service centre policy, Department of Transport and Main Roads, 2013 and the Access policy for roadside service centre facilities on limited access roads, Department of Transport and Main Roads, 2013, and the Service centre strategy for the state-controlled road. Note: The Service centre policy, Department of Transport and Main Roads, 2013, Access policy for roadside service centre facilities, Department of Transport and Main Roads, 2013 and the relevant Service centre strategy for a state-controlled road can be accessed by contacting the relevant Department of Transport and Main Roads regional office	Not Applicable – The proposal does not reflect a service centre. As such, this element of criteria is not applicable.
PO16 The location and design of vehicular access to a statecontrolled road (including access to a limited access road) does not create a safety hazard for users of a statecontrolled road or result in a worsening of operating conditions on a state-controlled road. Note: Where a new or	AO16.1 Vehicular access is provided from a local government road.	Performance Outcome – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road. The site will generate minimal trips per year and is not considered to create a safety hazard to the state-controlled road.

Performance Criteria	Acceptable Solutions	Applicants Response
<p>changed access between the premises and a state-controlled road is proposed, the Department of Transport and Main Roads will need to assess the proposal to determine if the vehicular access for the development is safe. An assessment can be made by Department of Transport and Main Roads as part of the development assessment process and a decision under section 62 of Transport Infrastructure Act 1994 issued where sufficient information is provided.</p>	<p>OR all of the following acceptable outcomes apply: AO16.2 Vehicular access for the development is consistent with the function and design of the state-controlled road. AND</p>	<p>Not Applicable.</p>
	<p>AO16.3 Development does not require new or changed access between the premises and the state-controlled road. Note: A decision under section 62 of the Transport Infrastructure Act 1994 outlines the approved conditions for use of an existing vehicular access to a state-controlled road. Current section 62 decisions can be obtained from the relevant Department of Transport and Main Roads regional office. AND</p>	<p>Complies – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road and does not involve new or changed access to a state controlled road.</p>
	<p>AO16.4 Use of any existing vehicular access to the development is consistent with a decision under section 62 of the Transport Infrastructure Act 1994. Note: The development which is the subject of the application must be of an equivalent use and intensity for which the section 62 approval was issued and the section 62 approval must have been granted no more than 5 years prior to the lodgement of the application. AND</p>	<p>Complies – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road.</p>
	<p>AO16.5 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in a road intersection or on the state-controlled road.</p>	<p>Complies – The proposal will not result in vehicles queuing in a road intersection or a state-controlled road</p>
<p>PO17 Vehicular access to a state-controlled road or local government road (and associated road access works) are located and designed to not damage or interfere with public passenger transport infrastructure, public passenger</p>	<p>AO17.1 Vehicular access and associated road access works are not located within 5 metres of existing public passenger transport infrastructure. AND</p>	<p>Performance Outcome – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road. The site will generate minimal trips per year and is not considered to create a safety hazard to</p>

Performance Criteria	Acceptable Solutions	Applicants Response
services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services.		the state-controlled road.
	AO17.2 The location and design of vehicular access for a development does not necessitate the relocation of existing public passenger transport infrastructure. AND	Complies – The proposed vehicular access does not require the location of public passenger transport infrastructure.
	AO17.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles using a vehicular access do not obstruct public passenger transport infrastructure and public passenger services or obstruct pedestrian or cycle access to public passenger transport infrastructure and public passenger services. AND	Complies – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road. No impact or obstruction to public passenger services is
	AO17.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	Complies – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road. No impact or obstruction to public passenger services is
Vehicular access to local roads within 100m of an intersection with a state-controlled road		
PO18 The location and design of vehicular access to a local road within 100 metres of an intersection with a statecontrolled road does not create a safety hazard for users of a state-controlled road.	AO18.1 Vehicular access is located as far as possible from the state-controlled road intersection. AND	Performance Outcome – The proposal utilises an existing access point off Herberton Petford Road.
	AO18.2 Vehicular access is in accordance with parts, 3, 4 and 4A of the Road Planning and Design Manual, 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016. AND	Performance Outcome – The proposal utilises an existing access point off Herberton Petford Road.
	AO18.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in the intersection or on the state-controlled road.	Performance Outcome – The proposal utilises an existing access point off Herberton Petford Road. The proposal will not result in vehicles queuing in a road intersection or a state-controlled road.

Performance Criteria	Acceptable Solutions	Applicants Response
Planned upgrades		
PO19 Development does not impede delivery of planned upgrades of state-controlled roads.	AO19.1 Development is not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road. Note: Land required for the planned upgrade of a state-controlled road is identified in the DA mapping system. OR	Not Applicable – The subject site is not identified as land required for upgrade.
	AO19.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road.	Not Applicable – The subject site is not identified as land required for upgrade.
	AO19.3 Structures and infrastructure located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND	Not Applicable – The subject site is not identified as land required for upgrade.
	AO19.4 Vehicular access for the development is consistent with the function and design of the planned upgrade of the state-controlled road. AND	Not Applicable – The subject site is not identified as land required for upgrade.
	AO19.5 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to a state-controlled road. AND	Not Applicable – The subject site is not identified as land required for upgrade.
	AO19.6 Land is able to be reinstated to the pre-development condition at the completion of the use	Not Applicable – The subject site is not identified as land required for upgrade.

Performance Criteria	Acceptable Solutions	Applicants Response
Network impacts		
PO20 Development does not result in a worsening of operating conditions on the state-controlled road network. Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified traffic impact assessment is provided. Further information will be provided in the forthcoming document Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.	No acceptable outcome is prescribed.	Complies – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road. The site will generate minimal trips per year and is not considered to create a worsening of operating conditions to the state-controlled road.
PO21 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.	AO21.1 The layout and design of the development directs traffic generated by the development to the local road network.	Performance Outcome – The proposed telecommunications facility will be accessed via an existing access point off Herberton Petford Road. The site will generate minimal trips per year and is not considered to create a worsening of operating conditions to the state-controlled road.
PO22 Upgrade works on, or associated with, a state controlled road are built in accordance with Queensland road design standards.	AO22.1 Upgrade works required as a result of the development are designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016. Note: Road works in a state-controlled road require approval under section 33 of the Transport Infrastructure Act 1994 before the works commence	Not Applicable – The proposal does not require upgrade works.

Table 1.2.2: Environmental Emissions

Performance Criteria	Acceptable Solutions	Applicants Response
Noise		
Accommodation activities		
PO23 Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multimodal corridor in habitable rooms.	AO23.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria at all facades of the building envelope: a. ≤60 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am ≤40 dB(A)) b. ≤63 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am >40 dB(A)) 2. in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013. If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used. In some instances, the design of noise barriers and mounds to achieve the noise criteria above the ground floor may not be reasonable or practicable. In these instances, any relaxation of the criteria is at the discretion of the Department of	Not Applicable – The proposal does not involve accommodation activities. Thus, this element of criteria is not applicable.

Performance Criteria	Acceptable Solutions	Applicants Response
	Transport and Main Roads.	
	OR all of the following acceptable outcomes apply: AO23.2 Buildings which include a habitable room are setback the maximum distance possible from a statecontrolled road or type 1 multi-modal corridor. AND	Not Applicable – The proposal does not involve accommodation activities. Thus, this element of criteria is not applicable.
	AO23.3 Buildings are designed and oriented so that habitable rooms are located furthest from a statecontrolled road or type 1 multi-modal corridor. AND	Not Applicable – The proposal does not involve accommodation activities. Thus, this element of criteria is not applicable.
	AO23.4 Buildings (other than a relevant residential building or relocated building) are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria: 1. ≤35 dB(A) Leq (1 hour) (maximum hour over 24 hours). Statutory note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013. Habitable rooms of relevant residential buildings located within a transport noise corridor must comply with the Queensland Development Code MP4.4 Buildings in a transport noise corridor, Queensland Government, 2015. Transport noise corridors are mapped on	Not Applicable – The proposal does not involve accommodation activities. Thus, this element of criteria is not applicable.

Performance Criteria	Acceptable Solutions	Applicants Response
	the State Planning Policy interactive mapping system	
PO24 Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multimodal corridor in outdoor spaces for passive recreation.	AO24.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria in outdoor spaces for passive recreation: a. ≤ 57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤ 45 dB(A)) b. ≤ 60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight > 45 dB(A)) 2. in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013. OR	Not Applicable – The proposal does not involve accommodation activities. Thus, this element of criteria is not applicable.
	AO24.2 Each dwelling has access to an outdoor space for passive recreation which is shielded from a statecontrolled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure. AND	Not Applicable – The proposal does not involve accommodation activities. Thus, this element of criteria is not applicable.
	AO24.3 Each dwelling with a balcony directly exposed to noise from a state-controlled road or type 1 multi-modal corridor has a continuous solid gap-free balustrade (other than gaps required for drainage	Not Applicable – The proposal does not involve accommodation activities. Thus, this element of criteria is not applicable.

Performance Criteria	Acceptable Solutions	Applicants Response
	purposes to comply with the Building Code of Australia).	
Childcare centres and educational establishments		
PO25 Development involving a: 1. childcare centre; or 2. educational establishment minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in indoor education areas and indoor play areas.	AO25.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria at all facades of the building envelope: a. ≤ 58 dB(A) L10 (1 hour) façade corrected (maximum hour during normal opening hours) 2. in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013. If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used.	Not Applicable – The proposal does not involve childcare centres or educational establishments. Thus, this element of criteria is not applicable.
	OR all of the following acceptable outcomes apply: AO25.2 Buildings which include indoor education areas and indoor play areas are setback the maximum distance possible from a state-controlled road or type 1 multimodal corridor. AND	Not Applicable – The proposal does not involve childcare centres or educational establishments. Thus, this element of criteria is not applicable.

Performance Criteria	Acceptable Solutions	Applicants Response
	AO25.3 Buildings are designed and oriented so that indoor education areas and indoor play areas are located furthest from the state-controlled road or type 1 multi-modal corridor. AND	Not Applicable – The proposal does not involve childcare centres or educational establishments. Thus, this element of criteria is not applicable.
	AO25.4 Buildings are designed and constructed using materials which ensure indoor education areas and indoor play areas meet the following internal noise criteria: 1. ≤ 35 dB(A) Leq (1 hour) (maximum hour during opening hours). Statutory note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013, is provided.	Not Applicable – The proposal does not involve childcare centres or educational establishments. Thus, this element of criteria is not applicable.
PO26 Development involving a: 1. childcare centre; or 2. educational establishment minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in outdoor education areas and outdoor play areas.	AO26.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria in each outdoor education area or outdoor play area: a. ≤ 63 dB(A) L10 (12 hour) free field (between 6am and 6pm) 2. in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and	Not Applicable – The proposal does not involve childcare centres or educational establishments. Thus, this element of criteria is not applicable.

Performance Criteria	Acceptable Solutions	Applicants Response
	<p>Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013. OR</p>	
	<p>AO26.2 Each outdoor education area and outdoor play area is shielded from noise generated from a statecontrolled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.</p>	<p>Not Applicable – The proposal does not involve childcare centres or educational establishments. Thus, this element of criteria is not applicable.</p>
Hospitals		
<p>PO27 Development involving a hospital minimises noise intrusion from a state-controlled road or type 1 multimodal corridor in patient care areas.</p>	<p>AO27.1 Hospitals are designed and constructed using materials which ensure patient care areas meet the following internal noise criteria: 1. ≤35 dB(A) Leq (1 hour) (maximum hour during opening hours). Statutory note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013.</p>	<p>Not Applicable – The proposal does not involve a hospital. Thus, this element of criteria is not applicable.</p>

Performance Criteria	Acceptable Solutions	Applicants Response
Vibration		
Hospitals		
PO28 Development involving a hospital minimises vibration impacts from vehicles using a state-controlled road or type 1 multi-modal corridor in patient care areas.	AO28.1 Hospitals are designed and constructed to ensure vibration in the treatment area of a patient care area does not exceed a vibration dose value of 0.1m/s ^{1.75} . AND	Not Applicable – The proposal does not involve a hospital. Thus, this element of criteria is not applicable.
	AO28.2 Hospitals are designed and constructed to ensure vibration in the ward area of a patient care area does not exceed a vibration dose value of 0.4m/s ^{1.75} . Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified vibration assessment report is provided.	Not Applicable – The proposal does not involve a hospital. Thus, this element of criteria is not applicable.
Air and Light		
PO29 Development involving an accommodation activity minimises air quality impacts from a state-controlled road or type 1 multi-modal corridor in outdoor spaces for passive recreation.	AO29.1 Each dwelling has access to an outdoor space for passive recreation which is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.	Not Applicable – The proposal does not involve a dwelling. Thus, this element of criteria is not applicable.
PO30 Development involving a: 1. childcare centre; or 2. educational establishment minimises air quality impacts from a state-controlled road or type 1 multi-modal corridor in outdoor education areas and outdoor play areas	AO30.1 Each outdoor education area and outdoor play area is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.	Not Applicable – The proposal does not include an outdoor education area or play area. Thus, this element of criteria is not applicable.
PO31 Development involving an accommodation activity or hospital minimises lighting impacts from a state-controlled road or type 1 multi-modal corridor.	AO31.1 Buildings for an accommodation activity or hospital are designed to minimise the number of windows or transparent/translucent panels facing a state-controlled road or type 1 multi-modal corridor. OR	Not Applicable – The proposal does not involve an accommodation activity. Thus, this element of criteria is not applicable.

Performance Criteria	Acceptable Solutions	Applicants Response
	AO31.2 Windows facing a state-controlled road or type 1 multi-modal corridor include treatments to block light from a state-controlled road or type 1 multi-modal corridor.	Not Applicable – The proposal does not involve a use that includes windows.