

From: Georgie Pippas
Sent: 17 Aug 2017 11:54:24 +1000
To: Planning (Shared)
Cc: Carl Ewin; Brian Millard
Subject: MCU for Telecommunications Facility at Herberton-Petford Road, Irvinebank QLD 4887 (Lot 3 I3148) Email 1 of 1
Attachments: DA Form 1 Development Application Details (Telecommunication Facility Irvinebank 56801).pdf, eDA MCU Development Application_MRC (Telecommunication Facility Irvinebank 56801) Planning Report.pdf, eDA MCU Development Application_MRC (Telecommunication Facility Irvinebank 56801) Appendices.pdf

Dear Sir / Madam,

Please find the attached Development Application for a Material Change of Use at the above address.

Please find attached:

- DA Form 1 Development Application Details
- Planning Report, Copy of Owners Consent and Appendices

Do not hesitate to contact me via the details below should you require any further information. Please provide an invoice so that I may forward it to our accounts team for payment.

Kind regards,

Geordie Pippas
Junior Planning Consultant



Service Stream Mobile Communications
Level 4, 543 Lutwyche Road, Lutwyche QLD 4030
PO Box 510, Lutwyche QLD 4030
M 0408 210 495
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Stream.

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 Corporation Limited C/- Service Stream Mobile Communications
Contact name <i>(only applicable for companies)</i>	Geordie Pippas
Postal address <i>(P.O. Box or street address)</i>	PO Box 510
Suburb	Lutwyche
State	QLD
Postcode	4030
Country	Australia
Contact number	0408 210 495
Email address <i>(non-mandatory)</i>	geordie.pippas@servicestream.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	Irvinebank 56801

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
			Herberton-Petford Road	Irvinebank
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4887	3	CP I3148	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ 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):*

40m Monopole – 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)
40m Monopole, Telecommunications Equipment	Telecommunications Facility	n/a	n/a

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

- ☒ Yes
☐ 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?

- ☐ Yes – provide additional details below
☐ 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? <i>(e.g. pedestrian access)</i>	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: <input type="text"/> | | |

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 6

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> 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)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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.dilgp.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:

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	
<i>Note: For completion by assessment manager if applicable</i>	
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.



11 August 2017

Development Assessment

Mareeba Shire Council

PO Box 154

Mareeba QLD 4880

Telstra Reference: 4014639.01 – Irvinebank 56801

Dear Sir / Madam,

**RE: Proposed Telstra Telecommunications Base Station at Herberton-Petford Road,
Irvinebank QLD 4887 (Lot 3 Crown Plan I3148)**

Service Stream Mobile Communications acts on behalf of Telstra in regards to the acquisition of sites for its mobile phone network. Please find enclosed a Development Application and supporting documents for the above site.

This package includes the following:

- A copy of the Owners Consent to lodge the DA
- Planning Report and Appendices
- DA Form 1

We look forward to your co-operation in processing this Development Application. Please contact me on 0408 210 495 if you require any additional information.

Kind regards,

Geordie Pippas

Junior Planning Consultant



Service Stream Mobile Communications

Suite 1B, Level 4 Lutwyche City Shopping Centre,

543 Lutwyche Rd, Lutwyche QLD 4030

T 0408 210 495

geordie.pippas@servicestream.com.au | www.servicestream.com.au

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

I, Anthony Robert Payne, Property Services Manager
of Telstra Corporation Limited ACN 051 775 556

as owner of the premises identified as follows:

Lot 3 Crown Plan I3148, Macdonald Street, Irvinebank QLD 4887

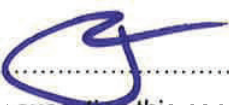
consent to the making of a development application under the *Planning Act 2016* by:

Telstra Corporation Limited
C/- Service Stream Mobile Communications

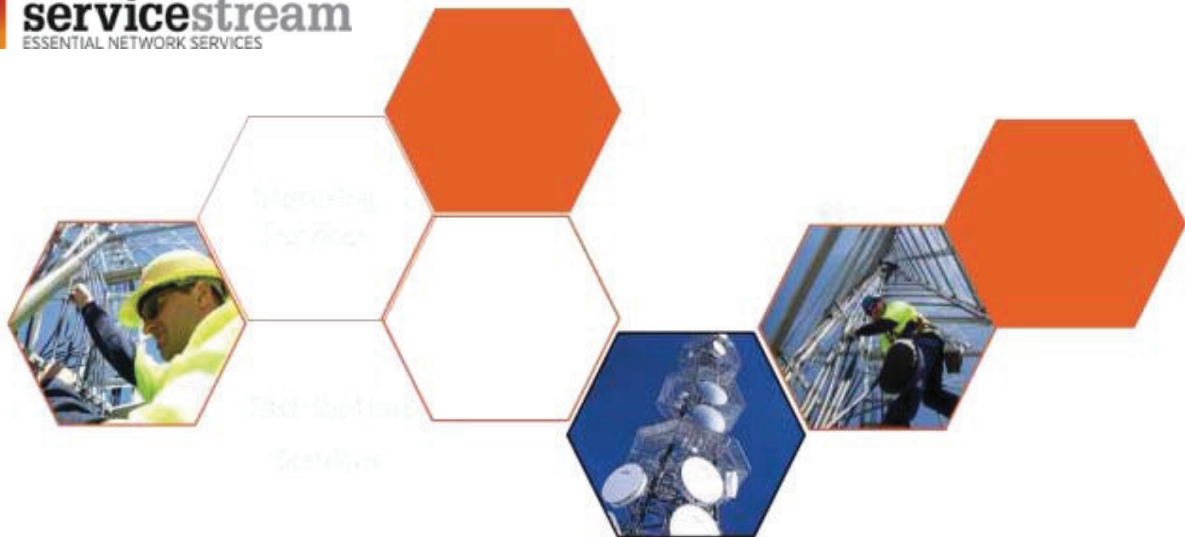
on the premises described above for:

A Material Change of Use for a Telecommunications Facility

As attorney for Telstra Corporation Limited under Power of Attorney registered no. 708678956

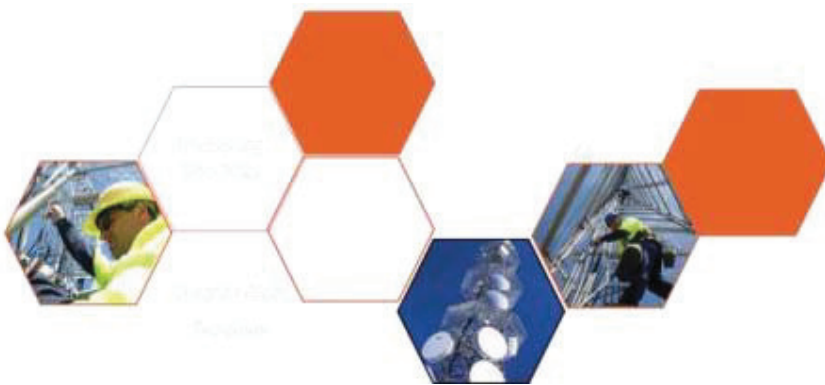
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By executing this consent, I state that I have received no notice of revocation of the power of attorney.

Anthony Robert Payne
Property Services Manager



Planning Report

*Proposed Telstra Corporation Limited Mobile
Telecommunications Facility
Herberton-Petford Road, Irvinebank QLD 4887
(Lot 3 Crown Plan I3148)*



Document Control Record

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Executive Summary

Proposal	<p>Telstra propose to install a Mobile Telecommunications Facility at Irvinebank comprising the following:</p> <ul style="list-style-type: none"> • A new 40 m monopole with an overall height of 43.1m; • Two (2) Argus omni antennas at a centreline elevation of 40.0m and two (2) Argus omni antennas at a centreline elevation of 39.0m; • The installation of associated ancillary equipment, including Remote Radio Unit's, Combiners, Feeders, Mast Head Amplifiers etc. 	
Purpose	<p>Telstra is participating in one of the largest ever expansions of mobile coverage in regional and remote Australia, through the Federal Government's Mobile Black Spot Program.</p> <p>Telstra will be building 429 new 3G/4G base stations over the next three years, plus a further 250 4G data only small cells, representing a combined investment of more than \$340 million by Telstra, the Federal Government and several State and Local Governments as well.</p> <p>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 and the availability of these services is often taken for granted in metropolitan locations.</p> <p>Over 400 communities who currently have no coverage in or around their towns will benefit from new 3G/4G service. This has been made possible by the support of not just Federal Government, but very significant contributions by State and Local Governments as well.</p> <p>The facility will form an integral part of the Federal Government's Mobile Black Spot Program and enable Telstra to enhance and further expand mobile and broadband services within the region.</p>	
Property Details	<p>Lot and Plan: Lot 3 Crown Plan I3148</p> <p>Address: Herberton-Petford Road, Irvinebank QLD 4887</p> <p>Property Owner: Telstra Corporation Limited (Australian Telecommunications Commission)</p>	
Planning Instrument	<p>Council: Mareeba Shire Council</p> <p>Planning Instrument: Mareeba Shire Council Planning Scheme</p> <p>Zone: Low Density Residential</p> <p>Proposed Use: Telecommunications Facility</p>	
Applicable Planning Scheme Policies	Relevant State & Local Planning Policies	Complies
	Far North Queensland Regional Plan	Yes

	State Planning Policy	Yes
	Mareeba Shire Council Planning Scheme	Yes
Application	Use and development of the land for the purposes of construction & operation of a Telecommunications Facility.	

1 Introduction

1.1 Objectives of this Report

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

This Planning Report accompanies an Application for Development Approval for installation of a new mobile telecommunications facility at Herberton-Petford Road, Irvinebank QLD 4887 (Lot 3 Crown Plan I3148)

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

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

This development application seeks planning consent for:

- 40 m high monopole; and
- radio transmission equipment

1.2 The Proposal and Need for the Facility

The facility will form an integral part of the Federal Government's Mobile Black Spot Program and enable Telstra to enhance and further expand mobile and broadband services within the region.

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

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 and the availability of these services is often taken for granted in metropolitan locations. Over 400 communities who currently have no coverage in or around their towns will benefit from a new 3G/4G service. 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.

With this Government partnership, Telstra is committing \$165 million of its own funds in return for the \$94.8 million allocated to Telstra by the Federal Government and has worked with Victorian, New South Wales, 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 unparalleled experience in building networks, this investment will bring new and improved coverage to hundreds of communities across the country.

As the first carrier to bring 4G mobile services to regional Australia, Telstra knows how important high-speed mobile can be to supporting local businesses, tourism and education and will continue expansion of its 4G and 4GX services.

Telstra is proud to have put forward a strong bid for regional Australia as part of a competitive tender process, and looks forward to rolling out the new base stations and expanding coverage for hundreds of communities over the next three years.

1.3 Mobile Base Stations and How They Work

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

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

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

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

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

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

1.4 Consequences of Not Proceeding

The consequences of the proposal not proceeding would be:

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

2 Site Selection and Justification

2.1 Site Selection Parameters

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

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

2.2 Options Considered

2.2.1 Assessment of Alternative Candidate Sites

Following the identification of the search area based on the necessary coverage objectives, several candidate sites were examined. Each candidate was assessed based on the ability to meet the coverage objectives and other site considerations including property, planning and engineering as outlined above. The assessment of options considered is below.

2.2.2 Co-location Opportunities

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

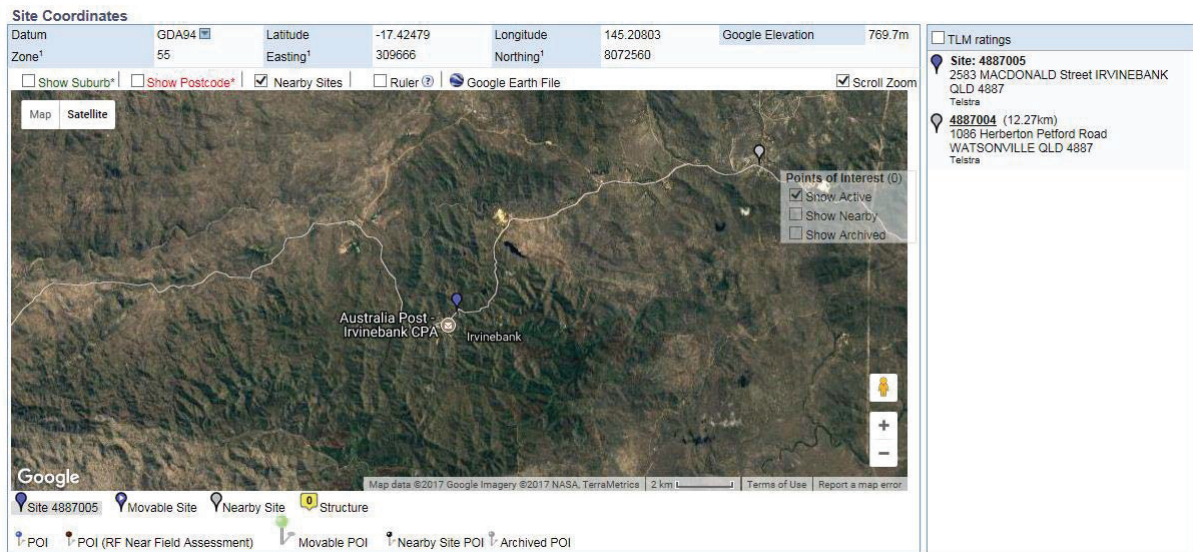


Figure 1 – RFNSA Search of the Irvinebank area

A proposed 40m Telstra monopole located at Herberton-Petford Road, Watsonville would be situated too far to the east to accomplish the coverage objectives for Irvinebank. The ridged topography between this proposed site and the coverage target area gives the result that a new facility for Irvinebank is necessary.

The next nearest co-location opportunities are over 18km from the proposed Irvinebank facility.

Co-location is therefore not available in this instance.

2.2.3 Greenfield Candidates

A thorough investigation of the Irvinebank area and its surrounds has been undertaken, with consideration of the aforementioned selection criteria. One (1) greenfield candidate was selected for in-depth investigation (Figure 2 and Table 1).

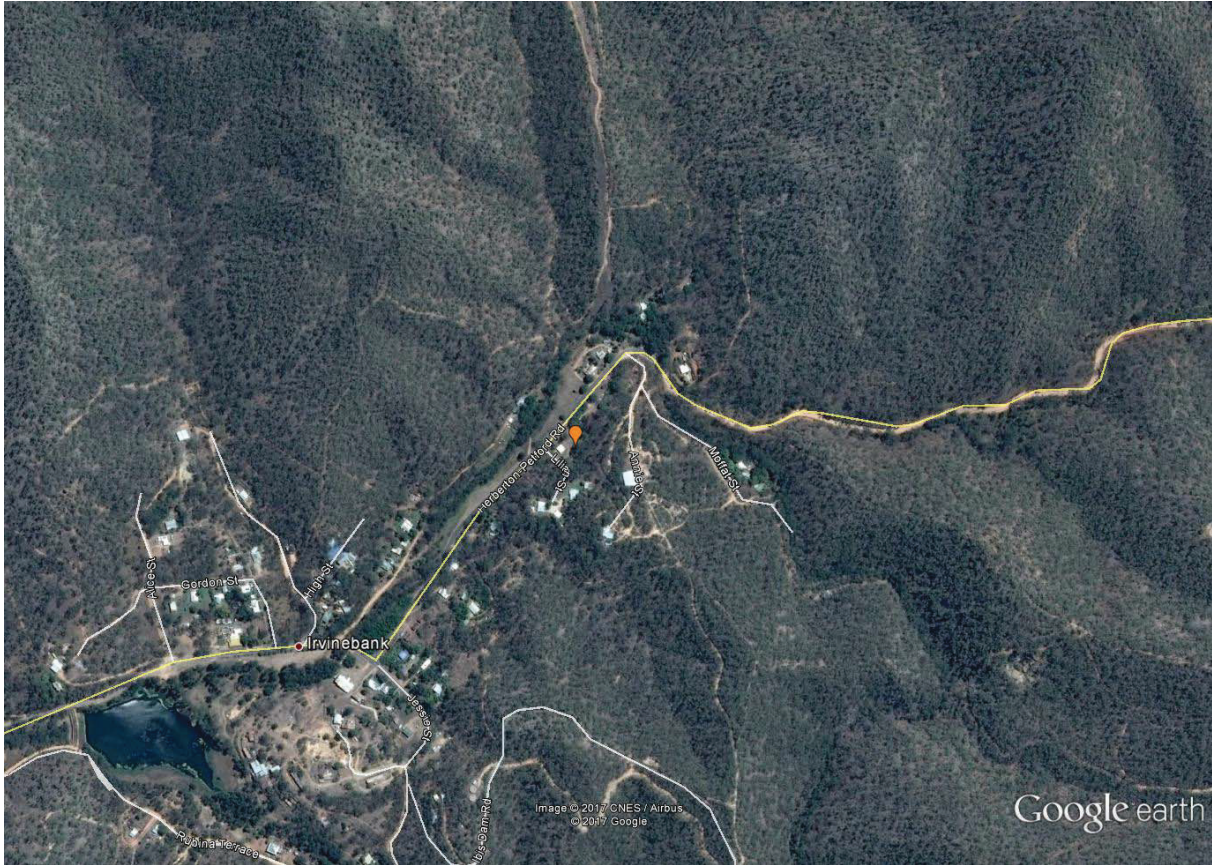


Figure 2 –Greenfield Candidate (source: Google Earth)

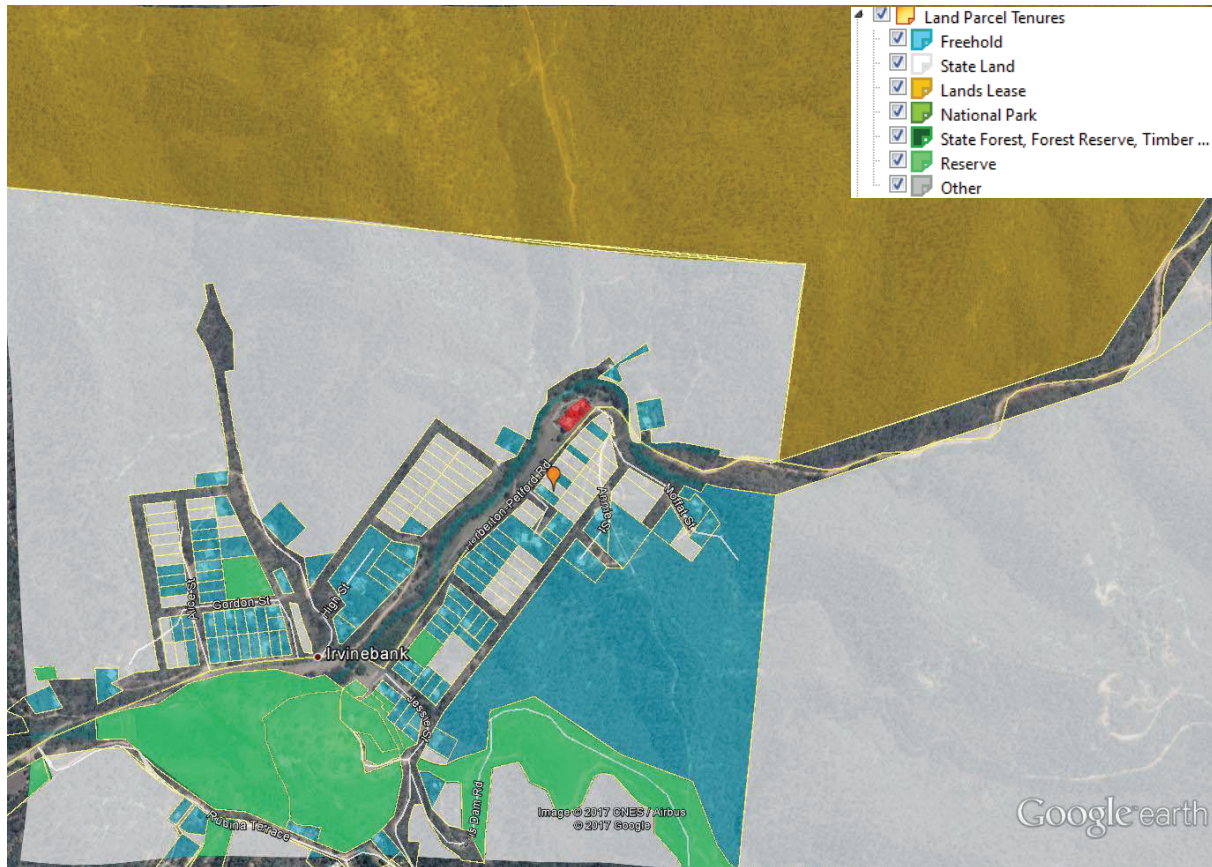


Figure 3 – Tenure Constraints in Irvinebank area (source: Google Earth)

Table 1 – Candidate Assessment

Candidate	Address and Lot Number	Facility Type	Description
Candidate A	Herberton-Petford Road, Irvinebank QLD 4887 (Lot 3 CP I3148)	New 30m monopole	<p>Telstra investigated the potential for a new tower facility to be located at an existing Telstra exchange shelter site. The 1012m² property is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme.</p> <p>Access is available to the facility off Herberton-Petford Road. Existing electricity supply is available on-site. Telstra optic fibre is also available to provide transmission and connect the facility to the greater Telstra mobile network.</p> <p>This location is an optimal central location for providing coverage to the Irvinebank Blackspot area nominated by the Federal Government under the Mobile Blackspot Program.</p> <p>There is existing vegetation surrounding the site as well other vertical infrastructure such as power poles. In combination, these factors help visually integrate the facility into the Irvinebank setting.</p> <p>For this reason, sole Candidate A is considered the preferred candidate.</p>

2.2.4 Site Selection and Preferred Location

Following an evaluation of the site, the most appropriate solution was deemed to be Candidate A. This was deemed to be the most acceptable solution for the following reasons:

- The proposal is considered to be consistent with the environmental and planning requirements and is not expected to have adverse impact on the environment or surrounding uses;
- The proposed facility allows for separation from dwellings, with views of the facility from the north being buffered by existing vegetation and infrastructure;
- A suitable tenure arrangement was able to be arrived at with the landowner;
- The proposal meets the radio frequency (RF) objectives of Telstra's network, giving the required coverage to the Irvinebank area; and
- The site has access to power and appropriate access for construction and maintenance purposes.

3 The Proposed Facility

3.1 Site Location and Surrounds

The proposed facility is located at Herberton-Petford Road, Irvinebank QLD 4887 (Lot 3 CP I3148). The relative ground level of the proposed facility is approximately 769.7m AHD.

The Local Government Authority for the proposal is Mareeba Shire Council and the site is zoned as Low Density Residential under the Mareeba Shire Council Planning Scheme. **Figure 3** illustrates the location of the site and the proposed facility.

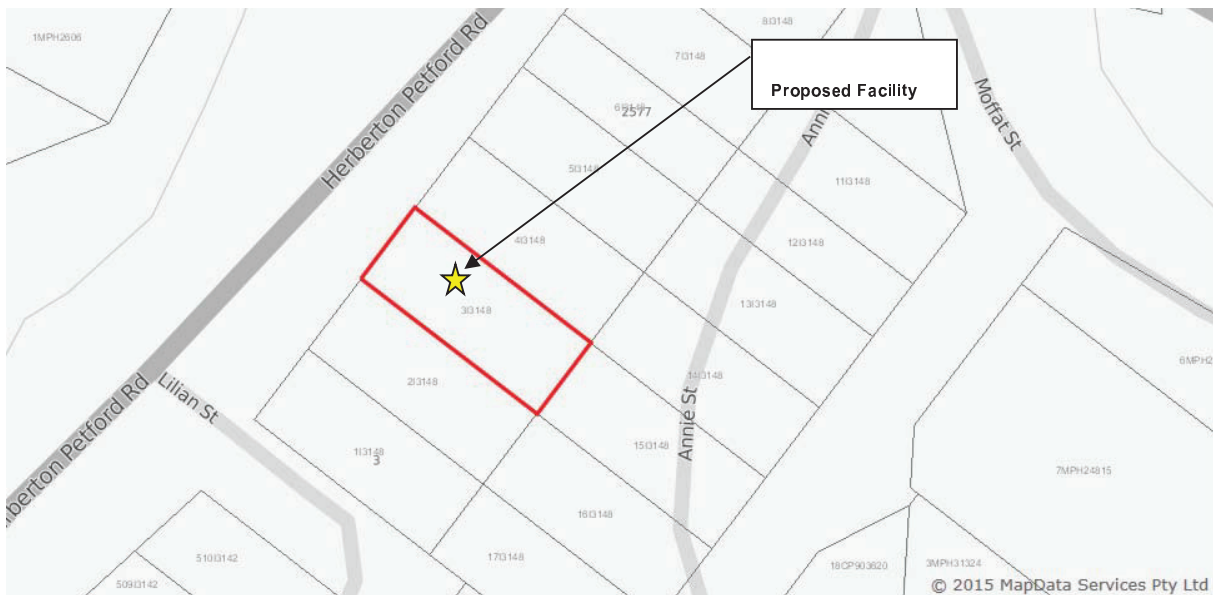


Figure 3 - Proposed subject site and location of facility (Source: SARA Mapping, DILGP)

The subject site is a 1012m² parcel bordering Herberton-Petford Road to the north.

Figure 4 illustrates an aerial view of the site location and surrounds. **Figure 5** illustrates a photo of the proposed location. **Figure 6** illustrates existing access to the location of the proposed facility.



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



Figure 5 - View facing south-east towards the proposed facility from Herberton-Petford Road (red arrow)



Figure 6 – Existing access off Herberton-Petford Road, facing north-west from the proposed facility

3.2 Description of the Proposal

3.2.1 Facility and Equipment Details

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

- A new 40m high monopole;
- Two (2) Argus omnidirectional antennas at a centreline elevation of 40.0m and two (2) Argus omnidirectional antennas at a centreline elevation of 39.0m (overall facility height 43.1m);
- Installation of associated / ancillary equipment including Remote Radio Units, Combiners, Feeders, Mast Head Amplifiers etc.

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

3.2.2 Access and Parking Details

The facility and all ancillary components will be constructed over one (1) lot title – Lot 3 CP I3148. A copy of the title is provided in **Appendix B – Copy of Title**.

Access to the subject site is proposed via Herberton-Petford Road. During the construction phase, a truck will be used to deliver the equipment and a crane will be utilised to lift most of the equipment into place. Any traffic impacts associated with construction will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. This site access is considered appropriate for the construction of the

facility given the facility will not be a significant generator of traffic.

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

3.2.3 Electricity Supply

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

3.2.4 Plant and Equipment to be Use

The proposal would require the use of:

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

3.2.5 Construction Process

Construction activities will involve the following:

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

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

3.2.6 Workforce and Working Hours

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

3.2.7 Timing

It is anticipated that works would be completed approximately four (4) to six (6) weeks after the commencement given ideal working conditions.

4 Legislation

4.1 Commonwealth Legislation

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

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

4.1.1 Telecommunications Act 1997

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

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

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

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

The consent authority in this instance is Mareeba Shire Council.

4.1.2 Telecommunications Code of Practice 1997

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

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

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

4.1.3 Telecommunications (Low-Impact Facilities) Determination 1997

The *Telecommunications (Low-impact Facilities) Determination 1997* identifies both the type of facilities that can be "Low-impact", and the areas in which these facilities can be installed. Importantly, this current facility is not defined as a "low impact facility" and is therefore subject to State Planning Laws and Regulations. In this specific instance, the provisions of the *Planning Act 2017* and the *Mareeba Shire Council Planning Scheme* will be applicable to the proposal.

4.1.4 Deployment Code

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

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

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

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

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

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

<p>4.1.5 The procedures must require, as a minimum, that for each site the Carrier have regard to:</p> <p>(a) the reasonable service objectives of the Carrier including:</p> <p>(i) The area the planned service must cover;</p> <p>(ii) Power levels needed to provide quality of service;</p> <p>(iii) The amount of usage the planned service must handle.</p>	<p>(i) The primary requirement for the proposal is to continue to facilitate the delivery of Telstra's 3G and 4G services within the Irvinebank area.</p> <p>(ii) The power levels of Telstra's facilities are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency.</p> <p>iii) The proposed base station needs to ensure that long-term, consistent, high quality voice and mobile data services are provided to Irvinebank and the surrounding area.</p>
<p>(b) Minimisation of EMR exposure to the public.</p>	<p>(b) The proposed design and location of the facility means its antennas are excluded from direct public access. Telstra facility power levels are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency and minimising EME emissions.</p>
<p>(c) The likelihood of an area being a community sensitive location. (Examples of sites which sometimes have been considered to be sensitive include residential areas, childcare centres, schools, aged care centres, hospitals and regional icons).</p>	<p>The proposed facility has been designed and sited with regards to community sensitive locations. The facility has been sited at the Irvinebank location which allows for separation from community sensitive locations as much as practicable without conflicting with existing practices on site.</p>
<p>(d) The objective of avoiding community sensitive locations.</p>	<p>Community sensitive locations are avoided wherever possible when deploying base stations. However, in some cases, given the coverage objectives and topographical constraints of an area, it is sometimes difficult to avoid community sensitive locations. In such instances, these locations are identified and relevant members of the community are consulted with during the development application process.</p>
<p>(e) Relevant state and local government telecommunications planning policies.</p>	<p>All relevant state and local government planning policies have been considered regarding the proposal.</p>
<p>(f) The outcomes of consultation processes with Councils and Interested and Affected Parties as set out in clause 6.7.</p>	<p>The outcomes of the consultation processes with the identified affected parties will be taken into considered during the development application process.</p>

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

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

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

4.1.5 Environmental Protection and Biodiversity Conservation Act 1999

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

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

5 State Legislation

5.1 Queensland Planning Legislation

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

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

- The Planning Act 2016
- Regional Plan
- State Planning Policy;
- Planning Regulation 2017 - Referral Agencies
- Sustainable Development Assessment Provisions

5.1.1 The Planning Act 2016

The *Planning Act 2016 (Planning Act)* came into effect on 3 July 2017 replacing the *Sustainable Planning Act 2009 (SPA)*. The purpose of the *Planning Act* is to provide for an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning and development assessment to facilitate the achievement of ecological sustainability.

The *Planning Act* emphasises the systems required to facilitate the achievement of ecological sustainability. The systems include:

- State Planning Policies
- Regional Plans
- Planning Schemes
- Temporary Local Planning Instruments (TLPs)
- Planning Scheme Policies
- Development Assessment System

The proposed development is a 'Material Change of Use' and is 'Assessable Development' for the purposes of the *Planning Act*. A Development Permit is therefore required to be obtained prior to the construction of the proposed facility. All applications for development are subject to the *Development Assessment Rules (DA Rules)* process guided by Chapter 3 of the *Planning Act*. The *DA Rules* are statutory instruments which set out the processes and procedural requirements of the Queensland planning system. Pursuant to Chapter 3 of the *Planning Act*, this application has been prepared to form part of an Impact Assessable Material Change of Use Development Application, seeking a Development Permit under Mareeba Shire Council Planning Scheme.

5.1.2 Regional Plan

The proposed development falls within the Far North Queensland region which is contemplated by the *Far North Queensland Regional Plan 2009-2031*.

The local councils within the remit of the *Far North Queensland Regional Plan* include:

- 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 Far North Queensland Regional Plan:

- *identifies sufficient developable land to meet future growth*
- *prepares for growth in a way that progresses the Queensland Government's Q2 objectives, and protects and enhances the region's natural environment, biodiversity and natural resources* • *resolves conflicts between state and local planning policies at a regional level*
- *establishes sound urban development principles that support a compact, well-serviced and efficient urban form*
- *promotes infrastructure delivery that is timely and cost-effective, and supports community and economic development*
- *maintains and enhances the quality of life for existing and future communities*
- *ensures the region's growth is responsive to the possible impacts of climate change and oil vulnerability*
- *promotes safe, efficient and effective movement of goods and people, and facilitates access to places and services*
- *supports a viable and diverse economy with well-located employment opportunities and economic activity centres*
- *gives the private sector greater certainty of future growth and development objectives when they make business investment decisions.*

To achieve the region's vision and desired outcomes, the regional plan proposes a range of policies to manage change and a sustainable future for Far North Queensland. These policies are guided by strategic directions necessary to achieve change and sustainability in the region.

It is considered that use of land for a Telecommunications Facility will not compromise the regional landscape of Far North Queensland. The proposed facility will support the objectives of the region by providing improved mobile communications service to the Irvinebank area in alignment with the Federal Government's Mobile Blackspot Program. Enhanced mobile telecommunications service furthers the region's objectives for promoting business and other emerging land uses which are vital to the region. The proposed facility is an appropriate development for the region. The development for the provision of mobile telecommunications infrastructure provides a service which meets the needs of the Irvinebank community and commuters in this area. The proposed facility is therefore generally compliant with the provisions of the *Far North Queensland Regional Plan*.

5.1.3 State Planning Policy 2017

The *State Planning Policy (SPP)* defines the Queensland Government's approach to matters of State interest in land use planning and development. The *SPP* identifies the State's interests in planning and development and how they must be dealt with in planning schemes, Council development assessment processes and in designating land for community infrastructure.

The *SPP* consolidates the State's 17 interests across 5 broad themes:

1. Liveable communities and housing;
2. Economic growth;
3. Environment and heritage;
4. Hazards and safety; and
5. Infrastructure

The *SPP* at July 2017 contains some key policy changes to the State interests that may need to be considered and applied during plan-making and development assessment. The operation of these policies is dependent on the version and extent of the *SPP* that has already been appropriately integrated into a local planning instrument.

Recent changes to the *SPP*:

- reflects important government priorities
- expands and emphasises the guiding principles that underpin the plan-making processes and development decisions in Queensland
- more clearly defines State interest policies and requirements for making or amending a planning scheme; and
- identifies assessment benchmarks, and when these benchmarks apply

Some planning schemes may already include provisions that adequately address the *SPP* July 2017 policy changes, even if they haven't yet been reviewed by the Planning Minister. Importantly, the *SPP* July 2017 only applies for the purposes of development assessment where a planning scheme is inconsistent with the *SPP*; and if so, only to the extent relevant to the proposed development.

As the *SPP* Queensland Planning Provisions have been reflected in the *Mareeba Shire Council Planning Scheme*, the proposed development does not require assessment against the 'assessment benchmarks' as outlined in Part E of the *SPP*.

5.1.4 Referral Agencies

A referral agency is an agency that has jurisdiction over a matter in a development application if referral to that agency is triggered under Schedule 10 of the *Planning Regulation 2017*.

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

In accordance with Schedule 10 of the *Planning Act*, the proposed development triggers the following matter:

Material change of use of premises near a State transport corridor or that is a future State transport corridor. This development application requires referral because part of the premises is within 25m of a State transport corridor. The referral agency is the chief executive.

5.1.5 State Development Assessment Provisions

The Queensland State Development Assessment Provisions (SDAP) set out the matters of interest to the State for development assessment where the Chief Executive administering the *Planning Act* (being the Director-

General of the department) is responsible for assessing or deciding development applications as assessment manager or referral agency.

Further to this, the SDAPs provide assessment benchmarks for the assessment of development applications where the Chief Executive is the assessment manager or a referral agency.

The Chief Executive administering the *Planning Act* through the SARA uses the SDAPs to deliver a coordinated, whole-of-government approach to the State's assessment of development applications.

Specifically, the SDAP states that where the Chief Executive is a referral agency for a development application under the provisions of the *Planning Regulations* mentioned in Table B.3, Column 3, then the application must comply with the State codes mentioned in Table B.3, Column 4.

Table 3 summarises the relevant provisions of the *Planning Regulations* (that is, the referral triggers identified under Schedule 10) together with the relevant State interest and corresponding SDAP code. **Appendix G – SDAP Codes** includes an assessment of the proposed works against each module.

Table 3 - State Development Assessment Provisions Codes

Matter of State Interest	Relevant Provision of the Regulation	Prescribed Relevant Module & Code (For Material Change of Use)
Development in a state-controlled Road	Schedule 10 Table 4	State Code 1: Development in a state-controlled road environment

5.1.6 Vegetation Management Act 1999

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

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

5.1.7 Nature Conservation Act 1992

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

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

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

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

The site is identified within the DEHP flora survey trigger mapping as being within a 'high risk' area (refer

Appendix E – Environmental Searches). No clearing or taking of any whole plant is proposed in this instance. Only trimming of existing trees on site to enable construction of the facility is required. Therefore a clearing permit from DEHP is not required.

6 Local Government Regulatory Framework

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

6.1 Mareeba Shire Council Planning Scheme

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

“Telecommunication Facility” means “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.

This definition includes “Telecommunication Tower” and excludes “Low-impact Telecommunications Facility” as defined under the *Telecommunications Act 1997*.

6.2 Zoning

The subject site is zoned ‘Low Density Residential’ under the *Mareeba Shire Council Planning Scheme*. A proposed Material Change of Use for a ‘Telecommunications Facility’ within this zone is Impact Assessable in accordance with *Part 5 – Table 5.5.6 Low Density Residential Zone Table of Assessment*.

Figure 7 illustrates the zoning of the subject site.

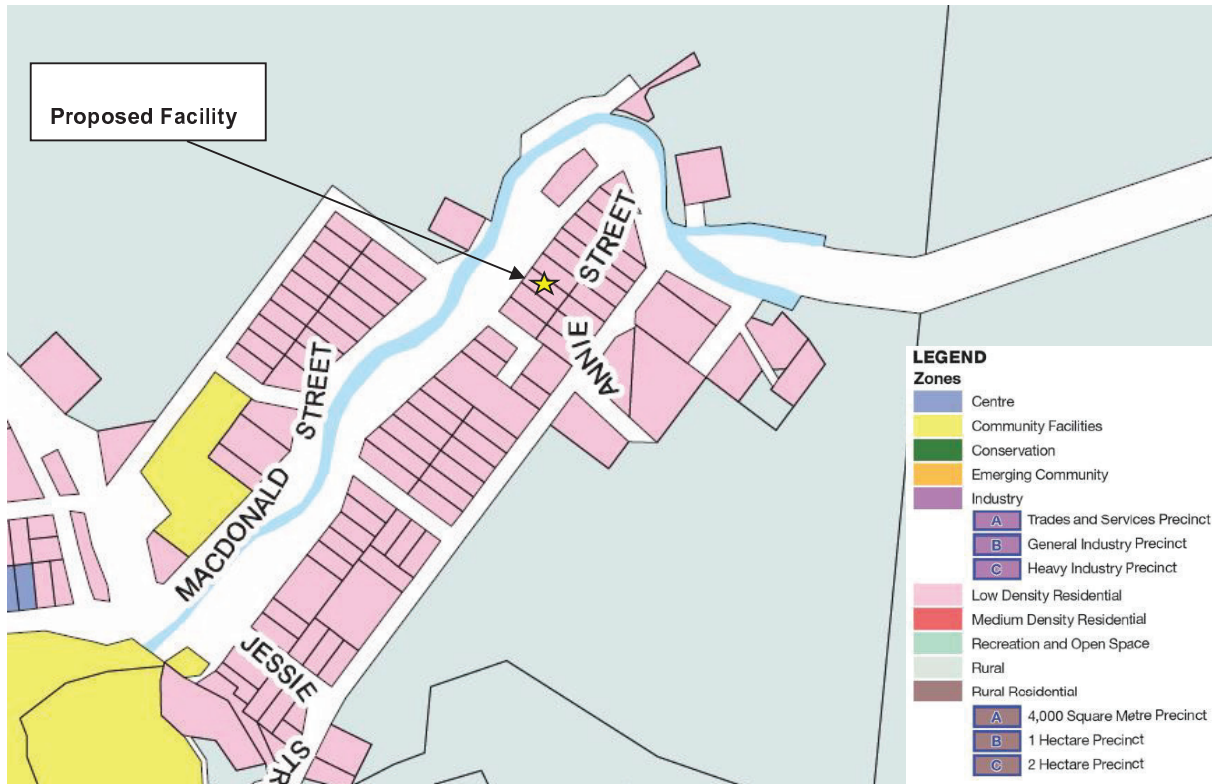


Figure 7 - Zoning of the subject site is Low Density Residential (source: *Mareeba Shire Council Planning Scheme*)

6.3 Overlays

The following overlays are identified under the *Mareeba Shire Council Planning Scheme* as affecting the subject site:

- Overlay Map 3 – Bushfire Hazard

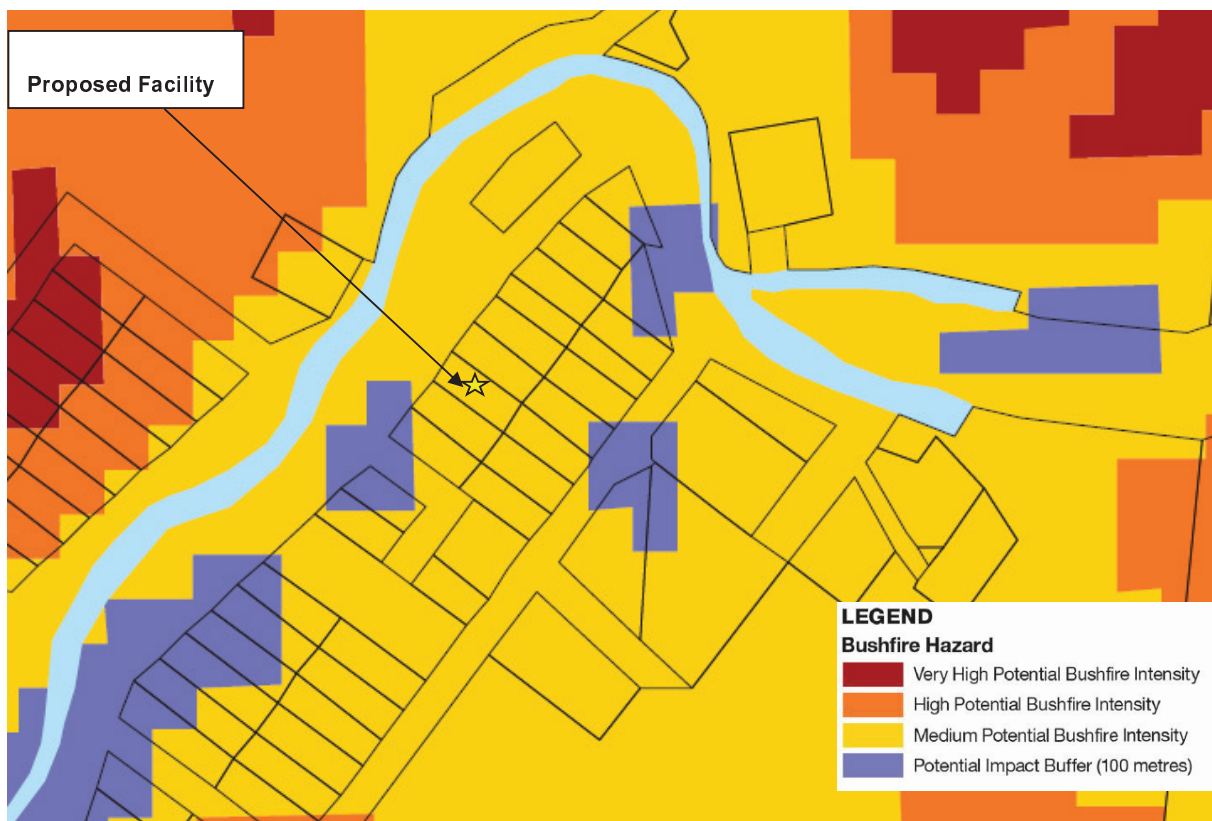


Figure 8 – Overlay Map Bushfire Hazard OM003n, subject site is within Medium Potential Bushfire Intensity Hazard area

- Overlay Map 4 – Environmental Significance (Waterways)



Figure 9 – Overlay Map OM004v Environmental Significance (Waterways), subject property is within Matters of State Environmental Significance Waterway 100m Buffer area

- Overlay Map 8 – Hill and Slope



Figure 10 – Overlay Map OM008n Hill and Slope, subject property is identified within Hill and Slope area

- Overlay Map 10 – Residential Dwelling House and Outbuilding

LEGEND

 Residential Dwelling House and Outbuilding

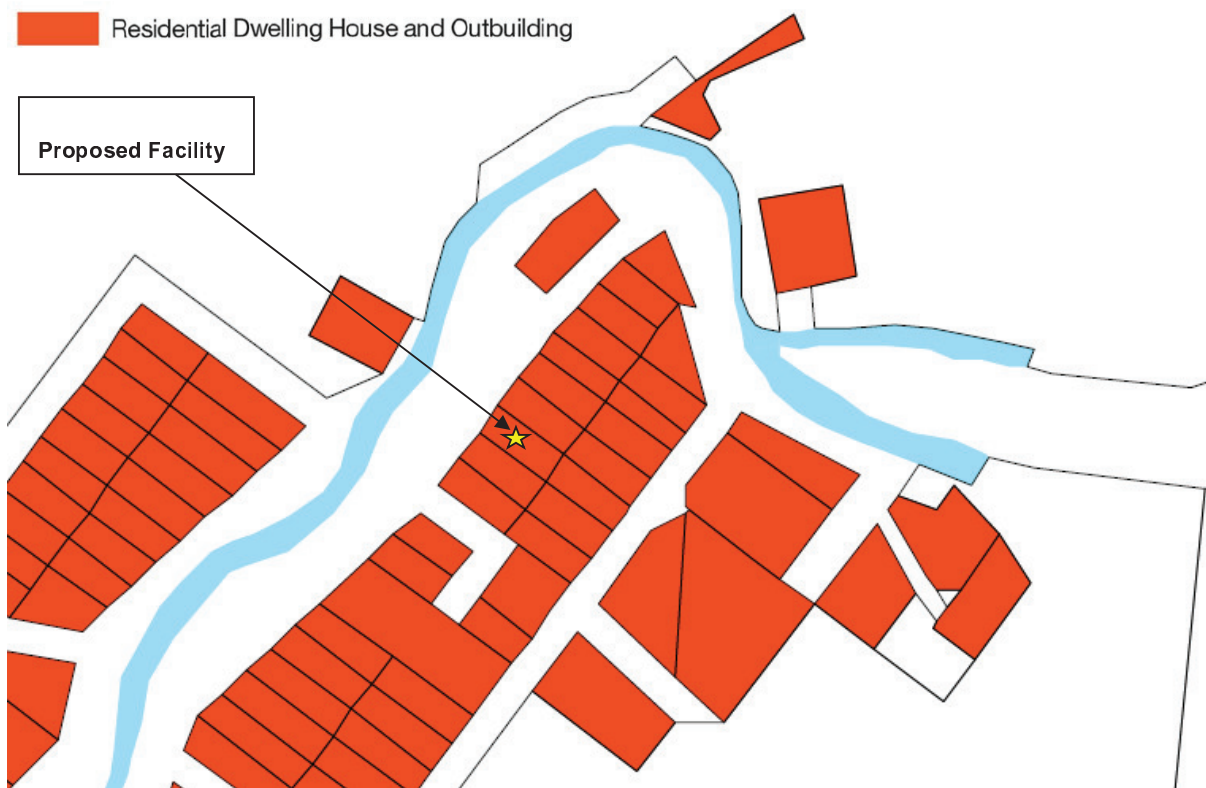


Figure 11 – Overlay Map OM010n Residential Dwelling House and Outbuilding overlay, subject property is identified within Residential Dwelling House and Outbuilding area

- Overlay Map 12 – Transport Infrastructure

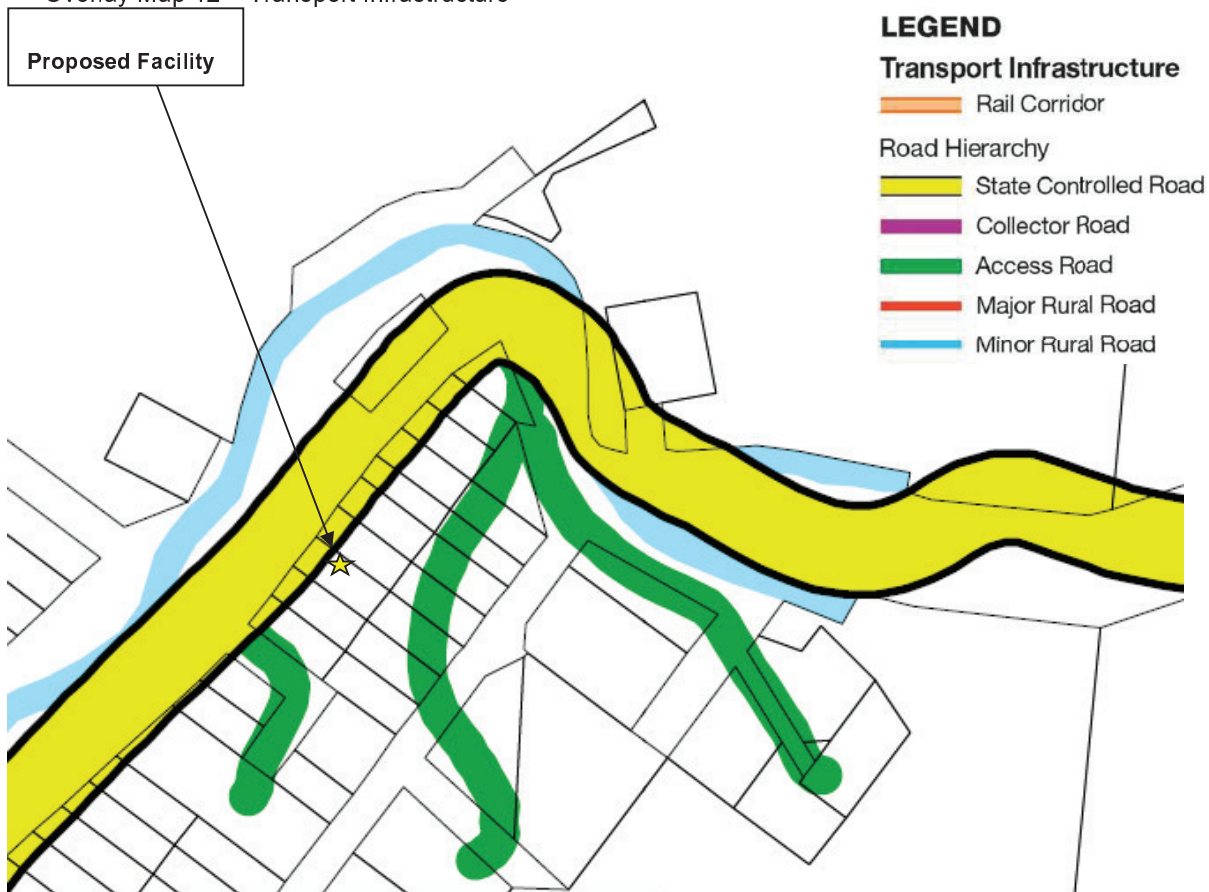


Figure 12 – Overlay Map OM012g Transport Infrastructure identifies facility in proximity to State-controlled road

6.4 Applicable Planning Scheme Codes

6.4.1 Strategic Framework

In the Low Density Residential Zone, a Telecommunications Facility requires an Impact Assessable development application. As such, assessment against the Strategic Framework of the *Mareeba Shire Council Planning Scheme*. The Strategic Framework is structured in the following way:

- Strategic Intent
 - Themes
 - Elements
 - Specific Outcomes

Compliance with the Strategic Framework is provided in **Appendix C – Strategic Framework Assessment**.

6.4.2 Planning Scheme Codes

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

- **Part 6 – Zones**
 - 6.2.6 Low Density Residential Zone Code
- **Part 8 – Overlay Codes**
 - 8.2.3 Bushfire Hazard Overlay Code
 - 8.2.4 Environmental Significance Overlay Code
 - 8.2.8 Hill and Slope Overlay Code
 - 8.2.10 Residential Dwelling House and Outbuilding Overlay Code
 - 8.2.12 Transport Infrastructure Overlay Code
- **Part 9 – Development Codes**
 - 9.3.4 Energy and Infrastructure Activities Code
 - 9.4.2 Landscaping Code
 - 9.4.3 Parking and Access Code
 - 9.4.5 Works, Services and Infrastructure Code

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

6.4.2.1 Low Density Residential Zone Code

A 'Telecommunications Facility' within the Low Density Residential Zone is assessable against the Low Density Residential Zone Code. The overall purpose of the Low Density Residential Zone Code is achieved through the Overall Outcomes of the Low Density Residential Zone. Compliance with the Overall Outcomes is provided in **Table 4** below.

Table 4 - Compliance with Overall Outcomes of the Low Density Residential Zone Code

(a)	The dominant form of development is detached dwelling houses, on a range of lot sizes;
(a) Complies –	The proposed facility does not compromise the dominant form of development in the area, being detached dwelling houses on a range of lot sizes. The proposed facility is for the

provision of mobile service including mobile internet capability as part of the Federal Government's Mobile Blackspot program. This program seeks to bring mobile coverage to remote and regional Australia. The provision of mobile services to the Irvinebank area will support land uses in the area.

- (b) In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;

(b) Not Applicable – The proposed facility is not for higher density residential development.

- (c) High quality Residential care facilities and Retirement facilities are located on larger sites;

(c) Not Applicable – The proposed facility is not for provision of residential care facilities or retirement facilities.

- (d) Development provides for an efficient land use pattern and is well connected to other developments;

(d) Complies – The proposed facility efficiently uses land, utilising existing telecommunications infrastructure (the Telstra exchange building and associated underground / aboveground services). The facility is for the provision of enhanced mobile coverage and mobile data in the Irvinebank area, supporting nearby residences and home-businesses as well as providing coverage to segments of road currently without mobile service. The facility is situated in an optimal location for meeting coverage objectives for the Irvinebank area.

- (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;

(e) Complies – The provision of mobile service to the Irvinebank area supports safety, connecting residents via mobile communication service.

- (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;

(f) Complies – The proposed facility has been sited in a modified area which contains other manmade vertical infrastructure including power poles. The facility is well screened from residential dwellings in the area by existing vegetation located adjacent to the site. Unavoidably, mobile phone base stations generally protrude above other structures and need to be located at suitable heights in order to operate effectively. A slimline monopole design has been selected as opposed to a lattice tower for its reduced bulk. The proposed facility has been designed to the minimum height required to achieve the coverage objectives for the wider Irvinebank area. Telstra has endeavoured to find a balance between providing services and minimising visual impact on the community and local environment.

- (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;

(g) Complies – The proposed facility is not expected to adversely impact residential amenity via noise, traffic, lighting, odour or emissions. A comprehensive environmental impact analysis is included as part of this development application. As per response (f), impact to visual amenity has been mitigated.

- (h) Development reflects and enhances the existing low density scale and character of the area;

(h) Complies – The character and low density scale is not adversely affected by the proposal. The facility integrates visually as a result of abundant vegetation screening and mature trees providing a backdrop to the facility. Ancillary equipment is buffered by existing vegetation.

- (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;

(i) Not applicable – The proposed facility does not impact upon public transport use, walking or cycling routes in the area.

(j)	Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
	(j) Complies – The proposed facility is provided in response to community need under the Federal Government's Mobile Black Spot Program. The facility supports the local community, providing service which supports ongoing operations in the Irvinebank locality as well as benefits for commuters travelling through the area.
(k)	Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;
	(k) Complies – The proposed facility is non-residential development which supports day to day needs of the immediate residential through provision of mobile service.
(l)	Development takes account of the environmental constraints of the land; and Any unavoidable impacts are minimised through location, design, operation and management requirements.
	(l) Complies – The proposal is designed with sensitivity to the environmental constraints of the land. Response to environmental overlay triggers are included herein. The proposed facility retains existing vegetation and does not compromise environmental / ecological values in the area.

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

6.4.2.2 Bushfire Hazard Overlay Code

The subject site is situated within the Bushfire Overlay Mapping. The facility is therefore assessable against the Bushfire Hazard Overlay Code. The overall purpose of the Bushfire Hazard Overlay Code is achieved through the Overall Outcomes of the Bushfire Hazard Overlay Code. Compliance with the Overall Outcomes is provided in **Table 5** below.

Table 5 - Compliance with Overall Outcomes of the Bushfire Hazard Overlay Code

(a)	Development in a Bushfire hazard area is compatible with the nature of the hazard;
	(a) Complies – Development of the proposed facility does not result in unacceptable risk from bushfire to persons or property. The facility is pre-fabricated and in accordance with the relevant engineering standards. A Fire Management Plan is not required as the telecommunications facility unmanned, remotely operated and does not pose risk to human life.
(b)	The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
	(b) Complies – The proposed facility does not increase the amount of people at risk during a bushfire event, the proposed facility is unmanned and remotely operated.
(c)	Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
	(c) Complies – The proposed facility does not materially increase the extent, duration or severity of bushfire hazards, the facility does not contain volatile substances which might present high risk during bushfire events.
(d)	Appropriate infrastructure is available to emergency services in the event of a bushfire.
	(d) Complies – The proposed facility enables mobile communication and access to online information of use during emergency events.

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Bushfire Hazard Overlay Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Bushfire Hazard Overlay Code is not considered necessary.

6.4.2.3 Environmental Significance Overlay Code

A 'Telecommunications Facility' within the Environmental Significance Overlay Zone is assessable against the Environmental Significance Overlay Code. The overall purpose of the Environmental Significance Overlay Code is achieved through the Overall Outcomes of the Environmental Significance Overlay Code.

While the Waterway 100m overlay applies to the subject lot, the proposed facility is situated outside of the affected area and is not expected to cause adverse effects upon Waterways of Environmental Significance.

For these reasons, assessment against the Environmental Significance Overlay Code is not considered necessary.

6.4.2.4 Hill and Slope Overlay Code

The subject site is situated within the Hill and Slope Overlay Mapping. The facility is therefore assessable against the Hill and Slope Overlay Code. The overall purpose of the Hill and Slope Overlay Code is achieved through the Overall Outcomes of the Hill and Slope Overlay Code. Compliance with the Overall Outcomes is provided in Table 6 below.

Table 6 - Compliance with Overall Outcomes of the Hill and Slope Overlay Code

(a)	Development is located to avoid sloping land where practical; and
(a)	Complies – The proposed facility is located on a relatively level surface within the sloping Irvinebank area. Increased landslip risk is not expected to result from development of the proposed facility.
(b)	Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.
(b)	Complies – The proposed facility requires excavation only to the extent necessary to establish the monopole footing. The facility is located on a level surface within the subject property. Slope stability is not compromised.

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Hill and Slope Overlay Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Hill and Slope Overlay Code is not considered necessary.

6.4.2.5 Residential Dwelling House and Outbuilding Overlay Code

The subject site is situated within the Residential House and Outbuilding Overlay Mapping. The facility is therefore assessable against the Residential Dwelling House and Outbuilding Overlay Code. The overall purpose of the Residential Dwelling House and Outbuilding Overlay Code is achieved through the Overall Outcomes of the Residential Dwelling House and Outbuilding Overlay Code. Compliance with the Overall Outcomes is provided in Table 7 below.

Table 7 - Compliance with Overall Outcomes of the Residential Dwelling House and Outbuilding Overlay Code

(a)	Development is designed and located to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
(a)	Complies – The proposed facility is designed and located to manage environmental impacts. An in-depth analysis of how noise, light, vibration, dust and electromagnetic energy has been managed is included as part of this planning report. The proposed facility does not require clearing of vegetation. The proposal utilises existing vegetation to maintain amenity of surrounding uses. The facility is designed to be the minimum height required to meet the coverage objectives for the Irvinebank area.
(b)	Development provides a high level of amenity and is reflective of the surrounding character of the area;
(b)	Complies – The proposed facility has managed impact to amenity and character as far as possible. The facility is reasonably set back from nearby residences while still providing coverage

	to its intended coverage area. The facility is visually integrated into its setting as there are other comparable forms of vertical infrastructure including power poles. Vegetation adjoining the subject site screens views to the facility from sensitive areas as well as providing a backdrop to the facility.
(c)	Development is responsive to site characteristics and employs best practice industry standards;
	(c) Complies – The proposal is responsive to site characteristics and will employ best practice engineering standards. The facility has been located at the site of existing telecommunications infrastructure (exchange shelter). The monopole is located at the most appropriate position on the lot with respect to site characteristics, ease of access and construction.
(d)	Development has a sufficient number of parking spaces designed in a manner to meet the requirements of the user;
	(d) Not Applicable – Existing parking available at the subject site is considered adequate to service the proposed facility. The facility is unmanned, requiring 2-6 movements per year for maintenance purposes.
(e)	Development is provided with suitable vehicular access in a way that does not compromise the safety and efficiency of the surrounding road network;
	(e) Complies – The existing access to the proposed facility is considered adequate for safe access and maintenance of the efficiency of the surrounding road network. Increase in traffic for construction purposes is only minimal and short-term in duration.
(f)	Parking spaces and associated manoeuvring areas are safe and functional;
	(f) Complies – As per above responses (d) and (e). Parking spaces and manoeuvring areas are considered adequate for the purpose of construction and maintenance of the proposed facility once it is operational.
(g)	Development is provided with an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
	(g) Not Applicable – The proposed facility is unmanned and does not require access to reticulated water.
(h)	Development is connected to infrastructure that provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
	(h) Not Applicable – The proposed facility unmanned and does not require additional infrastructure for the treatment and disposal of wastewater.
(i)	Development is connected to infrastructure that provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
	(i) Complies – The proposal is not a conventional building, impacts to stormwater and runoff will not be significant. Sediment / runoff control measures will be implemented as deemed necessary during construction. Water quality and ecological processes will not be adversely effected.
(j)	Development is provided with electricity and telecommunications services that meet desired requirements;
	(j) Complies – The proposed facility utilises electricity sourced from an existing power supply on site. Conditions of supply are subject to approval and final offer from the relevant power authority. Telstra optic fibre is available to connect the proposed facility to Telstra's mobile network.
(k)	Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
	(k) Complies – As above response (j), electricity will be sourced from an existing power supply on site. Conditions of supply are subject to approval and final offer from the relevant power authority.
(l)	Development does not affect the efficient functioning of public utility mains, services or installations; and

	(l) Not Applicable – The proposed facility is for provision and enhancement of mobile telecommunication service.
(m)	Work associated with development does not cause adverse impacts on the surrounding area.
	(m) Complies – For the reasons detailed within this planning report, the proposed facility does not otherwise adversely impact upon the low density residential setting in which it is located.

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

6.4.2.6 Transport Infrastructure Overlay Code

The subject site is situated within the Transport Infrastructure Overlay Mapping as within close proximity to a State-controlled road. The facility is therefore assessable against the Transport Infrastructure Overlay Code. The overall purpose of the Transport Infrastructure Overlay Code is achieved through the Overall Outcomes of the Transport Infrastructure Overlay Code. Compliance with the Overall Outcomes is provided in Table 8 below.

Table 8 - Compliance with Overall Outcomes of the Transport Infrastructure Overlay Code

(a)	Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
	(a) Not applicable – The proposed facility does not impact Rail Corridors.
(b)	Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
	(b) Not Applicable – The proposed facility does not impact Rail Corridors.
(c)	Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
	(c) Not Applicable – The proposed facility does not adjoin a Rail Corridor.
(d)	Development compliments the use of 'Rail corridors' for tourist activities.
	(d) Not Applicable – The proposed facility does not impact upon Rail Corridors.

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Transport Infrastructure Overlay Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Transport Infrastructure Overlay Code is not considered necessary.

6.4.2.7 Energy and Infrastructure Activities Code

The proposed facility is assessable against the Energy and Infrastructure Activities Code. The overall purpose of the Energy and Infrastructure Activities Code is achieved through the Overall Outcomes of the Energy and Infrastructure Activities Code. Compliance with the Overall Outcomes is provided in Table 9 below.

Table 9 - Compliance with Overall Outcomes of the Energy and Infrastructure Activities Code

(a)	Energy and infrastructure activities meet the needs of the local and regional community through safe, accessible and convenient points of service;
	(a) Complies – The proposed facility is being developed in response to need identified under the Federal Government's Mobile Blackspot Program in order to provide mobile coverage to remote

	and regional Australia. The purpose of the facility is to provide mobile coverage and capacity to the Irvinebank area.
(b)	Energy and infrastructure activities are designed to promote improved sustainability and efficient use of resources;
	(b) Complies – The proposed facility is being deployed sustainably and efficiently. As discussed in the site selection component of this report, there were no suitable co-location opportunities therefore a new structure is justified.
(c)	Energy and infrastructure activities are co-located where appropriate.
	(c) Complies – In the site selection component of this report, co-location opportunities were discussed. While no structures suitable for deployment of a mobile facility were suitable for providing coverage to the Irvinebank area, the Irvinebank monopole proposed herein has been located at an existing Telstra exchange building site.
(d)	Energy and infrastructure activities are consistent with industry standards and objectives;
	(d) Complies – The proposed facility meets the industry standards. Subject to approval, the appropriate building certification will be obtained. The electromagnetic emissions are calculated to be within the ACMA mandated exposure limits for mobile base stations.
(e)	Energy and infrastructure activities minimise any negative impacts to public health, safety and the environment;
	(e) Complies – A comprehensive environmental impact assessment has been included as part of this planning report. Impacts in relation to air quality, noise, dust and vibration will be managed during construction phase. When operational, all relevant warning signs will be provided in line with Industry Code C564:2011 Mobile Phone Base Station Deployment. Public health and safety are considered to be key components of this proposal. The proposal will be designed and certified by a qualified Professional Engineer, and will be in accordance with all relevant Australian Standards. The proposal will operate in compliance with the ACMA mandatory standard, for human exposure to EME – currently the <i>Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003</i> .
(f)	Energy and infrastructure activities are located, designed and operated to address and minimise potential impacts on environmental, economic and social values;
	(f) Complies – The proposed facility conserves the existing network of lands and their associated biodiversity values. The subject site is separated from waterways. No wholesale clearing is required for the installation of the proposed facility. Socio-economic benefits associated with the facility include greater business accessibility and flexibility, personal safety, benefit to commuters.
(g)	Any variation to existing amenity, visual, light, noise, electromagnetic interference and aircraft safety conditions or circumstances as a result of the Renewable energy facility is maintained within acceptable limits
	(g) Not Applicable – The proposed facility is not a renewable energy facility.
(h)	Renewable energy facilities are located within an area which provides economically viable resources;
	(h) Not Applicable – The proposed facility is not a renewable energy facility.
(i)	Renewable energy facilities are operated in accordance with site-specific management plans that adequately control and monitor variable impacts such as turbine noise, shadow flicker, bird strike, maintenance and environmental management over the operational life of the facility;
	(i) Not Applicable – The proposed facility is not a renewable energy facility.
(j)	Renewable energy facilities takes comprehensive account of national and/or state government recognised scientific knowledge and standards and are commensurate with significance, magnitude and extent of both direct and non-direct impacts; and
	(j) Not Applicable – The proposed facility is not a renewable energy facility.
(k)	Comprehensive site rehabilitation is carried out at the end of the operational life of the Energy and infrastructure activity to restore the site to its pre-development state.
	(k) Complies – Once the proposed facility is not operational, the facility will be removed and the ground condition restored to an acceptable state as agreed between the landowner and Telstra.

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Energy and Infrastructure Activities Code. Further Compliance with the Performance

Outcomes and Acceptable Outcomes of the Energy and Infrastructure Activities Code is included in **Appendix D – Planning Scheme Code Assessment**.

6.4.2.8 Landscaping Code

The proposed facility is assessable against the Landscaping Code. The overall purpose of the Landscaping Code is achieved through the Overall Outcomes of the Landscaping Code. Compliance with the Overall Outcomes is provided in Table 10 below.

Table 10 - Compliance with Overall Outcomes of the Landscaping Code

(a)	Landscaping is a functional part of development design and is commensurate with the intended use;
	(a) Not Applicable - Landscaping works have not been included as part of this proposal for the following reasons: The proposed facility has been setback from residential dwellings, with vegetation and other structures as buffer between the subject site and the dwellings; Existing vegetation on the property and adjacent to the property will provide screening and backdrop to the facility when viewed from the surrounding area; and The facility is sited in a modified locality containing comparable man-made vertical elements such as existing power poles and overhead power lines. It is therefore considered that the proposed use of a telecommunication facility does not compromise the intent of the Landscaping Code and additional landscaping ought not be required.
(b)	Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
	(b) Not Applicable – Refer above response (a).
(c)	Landscaping treatments complement the scale, appearance and function of the development;
	(c) Not Applicable – Refer above response (a).
(d)	Landscaping contributes to an attractive streetscape;
	(d) Not Applicable – Refer above response (a).
(e)	Landscaping enhances the amenity and character of the local area;
	(e) Not Applicable – Refer above response (a).
(f)	Landscaping enhances natural environmental values of the site and the locality;
	(f) Not Applicable – Refer above response (a).
(g)	Landscaping provides effective screening both on site, if required, and between incompatible land uses;
	(g) Not Applicable – Refer above response (a).
(h)	Landscaping provides shade in appropriate circumstances;
	(h) Not Applicable – Refer above response (a).
(i)	Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
	(i) Not Applicable – Refer above response (a).
(j)	Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.
	(j) Not Applicable – Refer above response (a).

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Landscaping Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Landscaping Code is not considered necessary.

6.4.2.9 Parking and Access Code

The proposed facility is assessable against the Parking and Access Code. The overall purpose of the Parking and Access Code is achieved through the Overall Outcomes of the Parking and Access Code. Compliance with the Overall Outcomes is provided in Table 11 below.

Table 11 - Compliance with Overall Outcomes of the Parking and Access Code

(a)	Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
	(a) Complies - During the construction phase, a truck would be used to deliver the equipment and a crane used to lift the equipment into place. Traffic impacts associated with these vehicles would be temporary with minimal delay and disruption. Once operational, service vehicles will access the site approximately 2-4 times per year for maintenance purposes. Traffic impacts are not likely and it is not anticipated that the facility will adversely impact the road network of the wider area.
(b)	Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
	(b) Complies – As above, existing parking spaces and manoeuvring areas are sufficient for construction of the facility. Once installed, minimal marking is required for maintenance operations.
(c)	Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
	(c) Complies – see above response (a).
(d)	Premises are adequately serviced to meet the reasonable requirements of the development; and
	(d) Complies – see above response (a).
(e)	End of trip facilities are provided by new major developments to facilitate alternative travel modes.
	(e) Not Applicable – The proposed facility is a telecommunications facility and is not the type of development which requires end of trip facilities for alternative travel modes.

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Parking and Access Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Parking and Access Code is not considered necessary.

6.4.2.10 Works, Services and Infrastructure Code

The proposed facility is assessable against the Works, Services and Infrastructure Code. The overall purpose of the Works, Services and Infrastructure Code is achieved through the Overall Outcomes of the Works, Services and Infrastructure Code. Compliance with the Overall Outcomes is provided in Table 12 below.

Table 12 - Compliance with Overall Outcomes of the Works, Services and Infrastructure Code

(a)	Development provides an adequate, safe and reliable supply of potable, fire- fighting and general use water in accordance with relevant standards;
	(a) Not Applicable – The proposed facility does not require reticulated water supply. It is unmanned, remotely operated and does not pose threat to human life.
(b)	Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
	(b) Not Applicable – The proposed facility does not require wastewater infrastructure as the facility is unmanned and remotely operated.
(c)	Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
	(c) Complies – Given the relatively small site area and the nature of the use, minimal impact will arise from the development onto the stormwater catchment in the area. The site will have a small, sealed impervious surface and the proposed facility will not contribute to an overall net increase in run-off from the site.
(d)	Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
	(d) Not Applicable – The type of development does not require connectivity to public transport, cycle networks and/or pedestrian networks. Existing site access off Herberton-Petford Road is adequate for facility access.
(e)	Development provides electricity and telecommunications services that meet its desired requirements;
	(e) Not Applicable – The proposed facility itself is for the provision of mobile telecommunications services for the Irvinebank area.
(f)	Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
	(f) Complies - Power to the proposed facility will be sourced from an existing power supply on site.

	The conditions of supply are indicative only and are subject to approval and final offer from the relevant power authority.
(g)	Development does not affect the efficient functioning of public utility mains, services or installations;
	(g) Complies – The proposed facility will not affect the efficient functioning of services. Dial-before-you-dig practices will be undertaken prior to works to ensure no disruption to existing services occur.
(h)	Infrastructure dedicated to Council is cost effective over its life cycle;
	(h) Not Applicable – The proposed facility is not for dedication to Council.
(i)	Work associated with development does not cause adverse impacts on the surrounding area; and
	(i) Complies - No substantial filling or excavation is proposed. Any earthworks to construct the facility are anticipated to be minimal and limited to the extent required to establish appropriate foundations. The development of the site is therefore unlikely to have any significant impact on the visual character or the amenity of the area.
(j)	Development prevents the spread of weeds, seeds or other pests.
	(j) Complies – No new species are to be introduced to site.

For these reasons, the proposed development is considered to generally comply with the purpose and overall outcomes of the Works, Services and Infrastructure Code. Further Compliance with the Performance Outcomes and Acceptable Outcomes of the Works, Services and Infrastructure Code is not considered necessary.

7 Environmental Impact Assessment

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

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

7.1 Visual Impact

7.1.1 Visual Amenity

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

The north-eastern Irvinebank area comprises of a number of land uses including residential, reserve and vacant State land. When considering potential locations for a mobile telecommunications facility within the Irvinebank area, these land uses as well as a number of topographical and land tenure constraints were required to be reconciled. **Figure 9** demonstrates topographical and land tenure constraints.



Figure 13 – Aerial view of the proposed facility, Irvinebank locality and surrounds (source: Google Earth)

The subject site was deemed the most viable location within the search area. The Irvinebank area is mountainous, with ridgelines to the north and south separated by Herberton-Petford Road. The subject site is a 1012m² allotment which shares its northern boundary with Herberton-Petford Road. The siting of the proposed facility is an optimal central location for the purpose of providing reliable service to the community and along the road. The chosen location is capable of meeting coverage objectives whilst minimising visual impact from sensitive uses as much as practicable under these circumstances (refer Section 3 for a detailed assessment of constraints and alternative candidates assessed). A facility in this location does not unacceptably impact on the outlook of nearby residences towards the mountain ridges to the north and south.

Figure 13 illustrates an aerial view of the Irvinebank area and demonstrates the topographical constraints of the locality. **Figure 14** illustrates a photo of the proposed location on the subject site.



Figure 14 - View looking south-east towards the proposed facility (red arrow) from Herberton-Petford Road

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

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

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

The subject site is land designated Low Density Residential and contains other forms of utilities / vertical structures including power poles. A telecommunications tower is therefore not considered to be totally inconsistent with the current amenity of the immediate area.

While it is acknowledged that the proposal may be visible from certain viewpoints, the siting and design of the facility aims to minimise the visual impact as much as practical.

Figures 15, 16 and 17 demonstrate views of the proposed facility as viewed from surrounding localities.



Figure 15 - View of the proposed facility facing north-east towards the facility from Herberton-Petford Road



**Figure 16 - View of proposed facility from near 2574 Herberton-Petford Road to the north-east of the facility
(source: Google Earth)**



**Figure 17 - View of proposed facility from near 2599 Herberton-Petford Road to the south-west of the facility
(source: Google Earth)**

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

- The proposal is considered to be consistent with the environmental and planning requirements;
- The proposed facility will be located so as to allow for separation to dwellings and locations of community significance (closest permanent dwelling is located approx. 90 m to the south-west of proposed facility separated by intervening vegetation);
- Existing vegetation on the property and surrounding properties as well as vertical infrastructure near the subject site and in its surrounds will help visually integrate the facility, minimising the visual impact when viewed from the surrounding area;
- The proposal meets the radio frequency (RF) objectives of Telstra's network, giving the required coverage to the Irvinebank area; and
- The site has access to power and appropriate access for construction and maintenance purposes.

7.2 Socio-Economic Considerations

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

These services allow communities to enjoy:

- Greater business accessibility and flexibility, especially for commuters, tradespeople and home-based business;
- Reliable personal safety – maintaining a mobile phone for critical communications and emergencies.

As an industry, telecommunications including mobile broadband has experienced exponential growth for many years now. The proposed development will enable carriers to remain competitive and increase the choice of mobile telephone services available to consumers. Increased competition in the market brings direct economic benefits for individual consumers and the community as a whole. The development is consistent, with the objectives of the TA 1997, namely:

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

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

7.3 Environmental Considerations

7.3.1 Flora and Fauna

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

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

The EPBC Act Protected Matters Report illustrates that some protected species are present within the 1km radius search ring. Given the minor nature of the works, it is considered that the proposal will not have a significant impact on any flora or fauna species in the area.

7.3.2 Bushfire Management

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

7.3.3 Heritage

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

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

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

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

7.4 Traffic Generation

7.4.1 Construction Access

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

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

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

7.4.2 Operation Access

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

7.5 Soils and Erosion Landscape Provision

7.5.1 Contaminated Land

The site is not known to contain any contaminated land.

7.5.2 Erosion and Sediment Control

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

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

7.6 Other Impacts During Construction

7.6.1 Air Quality

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

7.6.2 Noise and Vibration

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

7.6.3 Waste Minimisation and Management

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

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

7.6.4 Health and Safety

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

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

ARPANSA states:

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

The World Health Organisation's current advice is:

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

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

The EME report concludes that the estimated maximum cumulative EME level at the subject site is 0.003% of the ACMA mandated exposure limit (refer to **Appendix F**).

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

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

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

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

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

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

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

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

8 Conclusion

Telstra proposes to install a new telecommunications facility located at Herberton-Petford Road, Irvinebank QLD 4887 (Lot 3 Crown Plan I3148). This report provides the necessary information to support the application for a development permit.

Telstra has identified the need to provide 3G and 4G services to the Irvinebank area. The facility at Irvinebank will form an integral part of the Telstra Network as it forms part of the Federal Government's Black Spot Program and will enable Telstra to enhance and further expand mobile and broadband services with the region.

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

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

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

Appendix A

Design Drawings





IRVINEBANK SCAX


NODE MANAGER ADDRESS ID: 56801

ADDRESS: 2583 MACDONALD STREET
IRVINEBANK
QID 4887



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

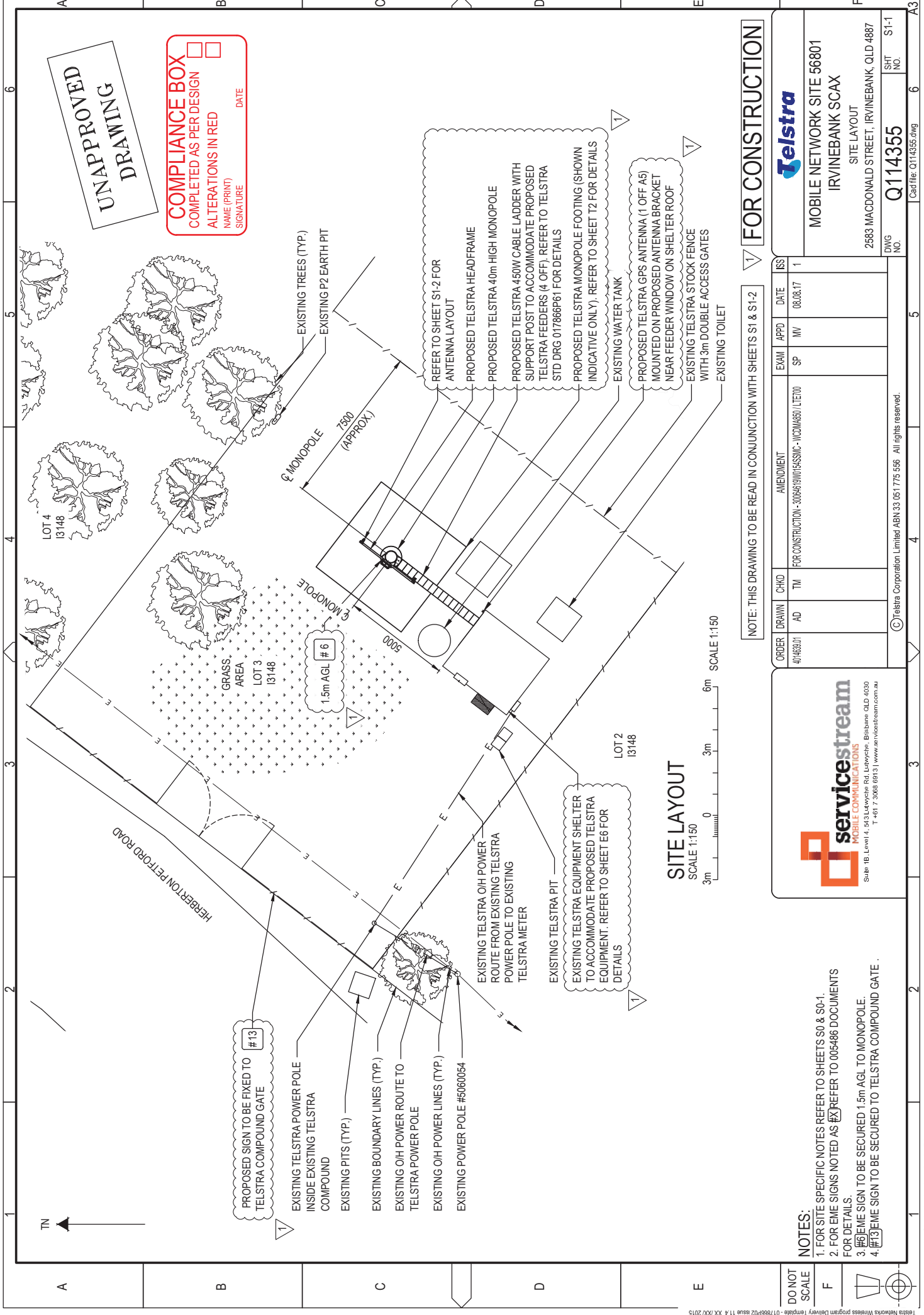
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
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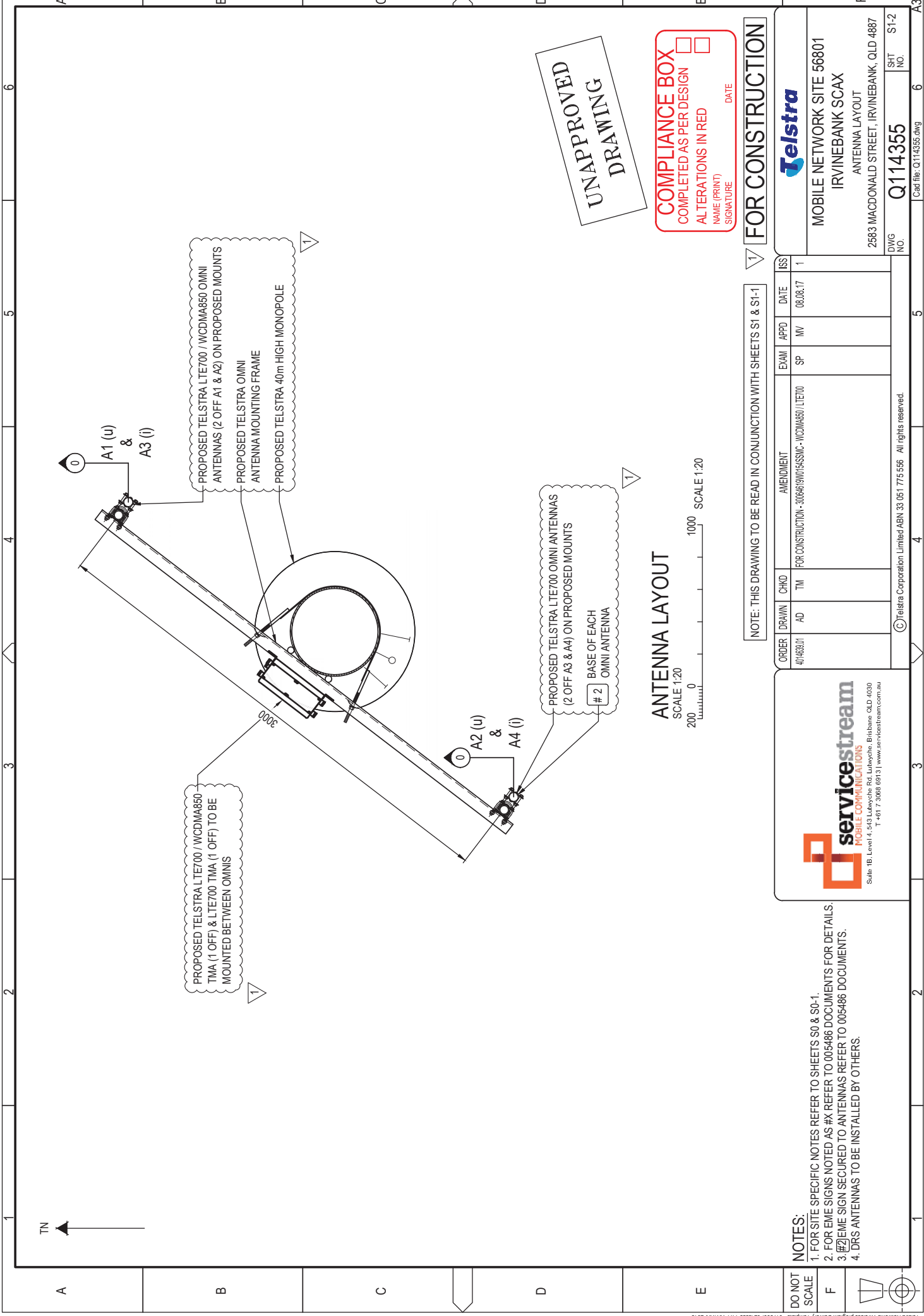
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- NOTES:
1. FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
 2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
 3. #6 EME SIGN TO BE SECURED 1.5m AGL TO MONOPOLE.
 4. #13 EME SIGN TO BE SECURED TO TELSTRA COMPOUND GATE.



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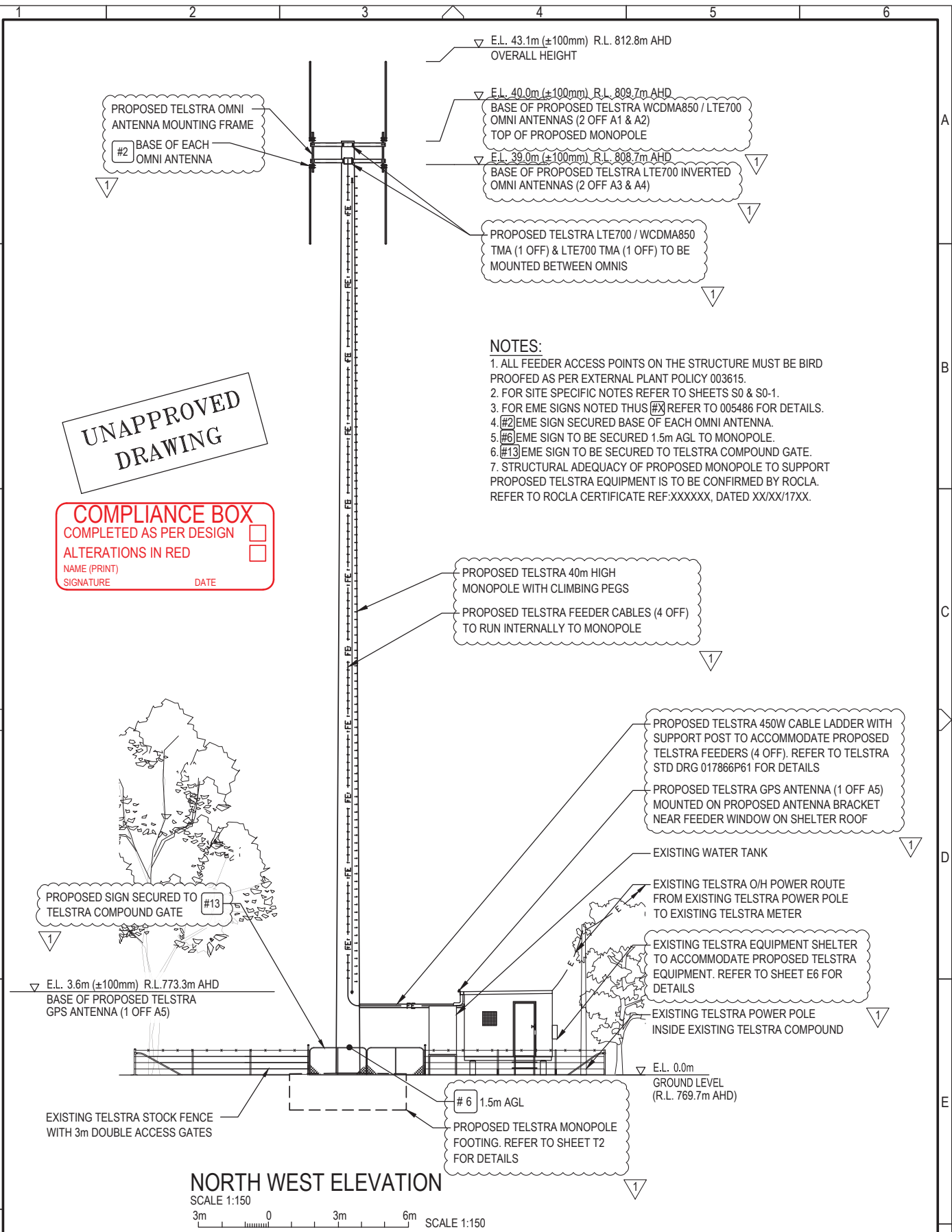
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	MOBILE NETWORK SITE 56801							
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- NOTES:
1. FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
 2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
 3. #2 EME SIGN SECURED TO ANTENNAS REFER TO 005486 DOCUMENTS.
 4. DRS ANTENNAS TO BE INSTALLED BY OTHERS.



**UNAPPROVED
DRAWING**



COMPLIANCE BOX
COMPLETED AS PER DESIGN ☐
ALTERATIONS IN RED ☐
NAME (PRINT) _____
SIGNATURE _____ DATE _____

- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
 3. FOR EME SIGNS NOTED THUS (#X) REFER TO 005486 FOR DETAILS.
 4. (#2) EME SIGN SECURED BASE OF EACH OMNI ANTENNA.
 5. (#6) EME SIGN TO BE SECURED 1.5m AGL TO MONOPOLE.
 6. (#13) EME SIGN TO BE SECURED TO TELSTRA COMPOUND GATE.
 7. STRUCTURAL ADEQUACY OF PROPOSED MONOPOLE TO SUPPORT PROPOSED TELSTRA EQUIPMENT IS TO BE CONFIRMED BY ROCLA. REFER TO ROCLA CERTIFICATE REF:XXXXXX, DATED XX/XX/17XX.

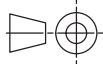
NORTH WEST ELEVATION
SCALE 1:150
0 3m 6m
SCALE 1:150

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

FOR CONSTRUCTION

 <p>Suite 1B, Level 4, 543 Lutwyche Rd, Lutwyche, Brisbane QLD 4030 T +61 7 3068 6913 www.servicestream.com.au</p>	ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS	 MOBILE NETWORK SITE 56801 IRVINEBANK SCAX NORTH WEST ELEVATION 2583 MACDONALD STREET, IRVINEBANK, QLD 4887 DWG NO. Q114355 SHT NO. S3
	4014639.01	AD	TM	FOR CONSTRUCTION - 30064619W0154SSMC - WCDMA850 / LTE700	SP	MV	08.08.17	1	
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TELSTRA MOBILES ANTENNA CONFIGURATION TABLE





ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT BASE OF A.G.L.	PHYSICAL ANTENNA BEARING (°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS UNA010F+0 OMNI 3414 x Ø56	INSTALL	40.0m	0°	SO: WCDMA850 / LTE700
A2	ARGUS UNA010F+0 OMNI 3414 x Ø56	INSTALL	40.0m	0°	SO: WCDMA850 / LTE700
A3	ARGUS UNA010F+0 OMNI 3414 x Ø56	INSTALL	39.0m	0°	SO: LTE700
A4	ARGUS UNA010F+0 OMNI 3414 x Ø56	INSTALL	39.0m	0°	SO: LTE700
A5	ERICSSON GPS KRE 101 2082/H OMNI Ø68 x 96	INSTALL	3.6m	0°	-

UNAPPROVED
DRAWING

COMPLIANCE BOX
 COMPLETED AS PER DESIGN ☐
 ALTERATIONS IN RED ☐
 NAME (PRINT) _____
 SIGNATURE _____
 DATE _____

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

FOR CONSTRUCTION

<div><div><p>Suite 1B, Level 4, 543 Lidwycle Rd, Lidwycle, Brisbane QLD 4030 T +61 7 3068 6913 www.servicestream.com.au</p></div></div>										1		2		3		4		5		6	
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ORDER	DRAWN	CHKD	AMENDMENT			EXAM	APPD	DATE	ISS												
4/14639/01	AD	TM	FOR CONSTRUCTION-30064619/00154SSNC-WDMAA830/11ET700			SP	NV	08.08.17	1												
									DWG NO.		Q114355		SHT NO.		S3-1						
												Cadd file: Q114355.dwg									
DO NOT SCALE																					
F																					
MOBILE NETWORK SITE 56801 IRVINEBANK SCAX ANTENNA CONFIGURATION TABLE 2583 MACDONALD STREET, IRVINEBANK, QLD 4887																					

Appendix B

Copy of Title



CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND
Request No: 12748450
Search Date: 20/11/2011 09:05
Title Reference: 21282218
Date Created: 07/08/1985

REGISTERED OWNER

AUSTRALIAN TELECOMMUNICATIONS COMMISSION

ESTATE AND LAND

Estate in Fee Simple

LOT 3 CROWN PLAN I3148
County of HODGKINSON Parish of IRVINEBANK
Local Government: TABLELANDS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21282218 (Lot 3 on CP I3148)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes

Certificate No. 1

** End of Current Title Search **

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Requested By: D APPLICATIONS SAI GLOBAL

Appendix C

Shire Wide Outcomes



Strategic Framework Assessment

3.3 Settlement Pattern and Built Environment

Mareeba Shire is intended to support a widely dispersed population in a variety of settings, including rural towns, small rural settlements, villages, rural residential areas, cropping lands, grazing lands and broad-hectare grazing properties. Future development maintains this settlement pattern and the distinct character that it provides to the shire. The settlement pattern also ensures the continuing viability of the shire's rural economy, particularly through the provision of high quality services.

Mareeba Shire is supported by a network of compact, activity centres of varying scales. These activity centres form the primary focus for population growth. Each activity centre will maintain its individual character while growing to support and service the local economies of its catchments. The level of service provision within each activity centre is consistent with its role and function within the defined activity centre hierarchy. Growth is managed to ensure a high level of centre amenity and streetscape character is maintained, thus fostering vibrant, lively hubs of social interaction, trade and exchange.

Residential areas and urban expansion areas support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and activity centres while protecting the character of the shire.

Housing for aged persons, both for independent and assisted living, is provided to support the aging population of the shire. Aged care development is provided in suitable locations in the residential areas and urban expansion areas of the shire.

Rural residential areas are intended to support rural residential development of varying densities, to prevent further fragmentation and alienation of rural areas, conservation areas and biodiversity areas within the regional landscape. Rural residential areas predominantly maintain the current density of development, with infill subdivision of rural residential areas generally limited to identified areas where consistent with the desired character and where adequate services and infrastructure are available or can be adequately and cost-effectively provided.

Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.

Industry areas support the industrial development in the shire and are protected from encroachment by incompatible or sensitive uses. The Mareeba major industry area is the predominant supply of industrial land which will cater for high impact industry and major industrial developments into the future. Smaller industry areas are strategically located across the shire to service local needs.

The built environment is ecologically sustainable, achieving energy and resource efficiency and favouring architecture that is sensitive to local character. Development reflects sustainable tropical design principles, is climate responsive and preserves natural features.

Risks to infrastructure, buildings and the community posed by bushfires, cyclones, flooding, landslides and other extreme events are minimised. Development is considerate of the potential increased incidence of these hazards induced by climate change.

3.3 Settlement Pattern and Built Environment – Complies

The development and use of the proposed facility supports the Settlement Pattern theme of the Mareeba Shire Council Planning Scheme. Recognising the agricultural and grazing values of the land as an economic resource, the proposed facility supports these endeavours by providing mobile service. The provision of mobile telecommunication service to Irvinebank is an initiative of the Federal Government's Mobile Black Spot Program. Enhanced mobile service supports economic growth and provides access to online data not previously accessible. In addition, mobile communication capability is instrumental in maintaining health, safety and wellbeing. The proposed facility in this way supports the social and economic values of the Mareeba Shire.

For these reasons, the proposal is considered to generally comply with the Strategic Outcomes of the Settlement Patterns and Built Environment theme and therefore the strategic intent of the Mareeba Shire Council Planning Scheme. Further compliance with the Specific Outcomes and Land Use Strategies of the Settlement Pattern and Built Environment theme is not considered necessary.

3.4 Natural Resources and Environment

Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within conservation areas and biodiversity areas, are conserved, enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of biodiversity areas, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.

Natural corridors through the landscape, including ecological corridors, and natural areas which provide linkages between areas of significant biodiversity and habitat value are protected and enhanced. Opportunities are realised to connect habitat fragments across the regional landscape through strategic rehabilitation and protection of potential habitat connection corridors, such as habitat linkages. The resilience of natural systems and wildlife to respond to climate change is strengthened by providing maximum connectivity across a range of habitats, allowing species to migrate and retreat.

The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including but not limited to major waterbodies and major watercourses, is protected, monitored and improved. The impacts of Mareeba Shire's water quality, wetland and riparian health on the Great Barrier Reef and the Gulf of Carpentaria are recognised through integrating sustainable catchment management practices into land use planning. Riparian areas and areas surrounding ecologically significant wetlands will be enhanced as part of new development.

The shire secures a safe, reliable and adequate water supply, which is efficiently used and appropriately managed to ensure social, economic and environmental sustainability. Important strategic sources of water, including the Barron Basin, contingent water supplies and

underground aquifers are recognised for their role in supporting the shire's community, primary industries and economic base. Their social, economic and environmental function is not compromised by land uses and development.

The air and acoustic environment of Mareeba Shire is managed to ensure its maintenance or improvement. Development maintains or enhances the health and well-being of the community and the natural environment.

Risks to health and safety caused by contaminated land are managed, including through the remediation of contaminated sites and the careful management of unexploded ordinances.

3.4 Natural Resources and Environment – Complies

The development and use of the proposed facility supports the Natural Resources and Environment theme of the Mareeba Shire Council Planning Scheme. In the siting and design of the proposed facility, features of ecological, cultural and regional significance have been considered and protected. Amenity considerations and location of sensitive users have been balanced with the coverage objectives of the Irvinebank proposed facility in order to manage environmental quality. Environmental risk factors have been managed. The proposed facility does not require clearing or otherwise environmentally damaging practices for its construction and operation. The proposed facility in this way supports the natural and built environmental values of the Mareeba Shire.

For these reasons, the proposal is considered to generally comply with the Strategic Outcomes of the Natural Resources and Environment theme and therefore the strategic intent of the Mareeba Shire Council Planning Scheme. Further compliance with the Specific Outcomes and Land Use Strategies of the Natural Resources and Environment theme is not considered necessary.

3.5 Community Identity and Diversity

Mareeba Shire is characterised by a diverse cultural, scenic and natural character and identity. Valued streetscapes, town centres, built and natural features and precincts of character housing will be preserved and enhanced through sympathetic new development and redevelopment of existing buildings.

Heritage places and areas of historical significance are conserved and enhanced through sensitive re-use. Indigenous cultural heritage within the landscape is protected, or developed in consultation with Traditional Owners.

The outstanding landscape qualities and scenic routes of Mareeba Shire are conserved and protected from development that diminishes their visual and aesthetic values. The rural character, evidence of geomorphologic history and natural features within the regional landscape are preserved through sensitive development which complements iconic views, rainforest, hill slopes, bushland and rural vistas.

Development integrates a range of well linked and accessible open space and recreational areas within residential areas and centre areas and their surrounds. Open space and recreation areas are retained for community use, protected from incompatible development and incorporate important biodiversity areas and buffers to wetlands and watercourses. Open space supports a range of recreational activities which are consistent with community demand and encourage healthy and active lifestyles, including sporting and leisure facilities and trail networks.

A range of community facilities, that meet the needs of the Mareeba Shire community, is provided, maintained and enhanced. Facilities that cater for cultural events, community activities, sports and recreation are sensitively developed and integrated into the surrounding area. The range and location of community facilities caters for a wide cross section of interests and users in dispersed locations.

Easily accessible health care services and facilities are provided that meet community needs. Public health and safety is fostered in the design of the built environment in Mareeba Shire, including by promoting surveillance, activity and recreation.

3.5 Community Identity and Diversity – Complies

The development and use of the proposed facility supports the Community Identity theme of the Mareeba Shire Council Planning Scheme. Provision of mobile service and mobile data capabilities encourages connectivity throughout the community. The facility is provided in response to community need as per the objectives of the Federal Government's Mobile Black Spot Program. The proposed facility in this way supports the community values of the Mareeba Shire.

For these reasons, the proposal is considered to generally comply with the Strategic Outcomes of the Community Identity and Diversity theme and therefore the strategic intent of the Mareeba Shire Council Planning Scheme. Further compliance with the Specific Outcomes and Land Use Strategies of the Community Identity and Diversity theme is not considered necessary.

3.6 Transport and Infrastructure

Local collector road and state controlled road networks support the identified hierarchy of activity centres and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of future state roads and future local connections) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.

The rail network is recognised as important strategic infrastructure resulting from significant past investment. Use of the rail network for tourist, passenger and freight movements throughout the shire is protected and enhanced.

Designated freight routes are appropriately managed and upgraded. Designated freight routes, active elements of the rail network and planned and designated future state roads are not prejudiced by inappropriate land uses to ensure the efficient transportation of essential goods and services, now and in the future.

Street layout and design, including in new development, supports mixed transit modes, including buses, pedestrians, cyclists and mobility devices, particularly in activity centres. Centre areas and destinations are safely and conveniently accessible to cyclists and pedestrians through the provision of a permeable and highly connected active transport network, including principal cycle routes, and the provision of end of trip facilities.

The Mareeba Airport provides a strategic, regional hub for air traffic, aviation services and industries in the shire. The expansion of Mareeba Airport is facilitated as an airport enterprise area that encourages aviation compatible business, industry and commercial enterprises to co-locate to create an aviation dependant activity cluster where the activity centre hierarchy is maintained and where the operational efficiency and safety of the Mareeba Airport is ensured through the appropriate design and location of development.

New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with Council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development.

The shire is provided with sustainable and adequate waste disposal facilities that have minimal adverse impact on the environment. Transfer stations and waste disposal facilities are separated and not compromised by incompatible development or sensitive land uses. Urban development provides appropriately located and adequate space for waste storage and collection.

The generation and consumption of energy is sustainable and efficient. Over reliance on distant coal-fired power stations for electricity supply is minimised through the establishment of renewable energy generation facilities and localised and domestic- scale energy generation, where the integrity and function of local electricity networks is not compromised. Power stations, high-voltage transmission lines and sub stations, including electricity infrastructure and energy generation facilities, are protected from incompatible development.

Mareeba Shire is supported by affordable and reliable high-speed telecommunications that are delivered through facilities that minimise visual impact.

Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to road, pedestrian and cycle, water and sewerage, and stormwater networks that are commensurate with the anticipated impacts generated by the development.

3.6 Transport and Infrastructure – Complies

The development and use of the proposed facility supports the Transport and Infrastructure theme of the Mareeba Shire Council Planning Scheme. There are no significant impacts to the existing road network expected as result of the construction or operation of this facility. Existing access and parking arrangements are considered adequate. In some cases, mobile telecommunication availability may reduce the need to travel. Mobile coverage along road corridors promotes safety. The proposed facility in this way protects the transport and accessibility values of the Mareeba Shire.

For these reasons, the proposal is considered to generally comply with the Strategic Outcomes of the Transport and Infrastructure theme and therefore the strategic intent of the Mareeba Shire Council Planning Scheme. Further compliance with the Specific Outcomes and Land Use Strategies of the Transport and Infrastructure theme is not considered necessary.

3.7 Economic Development

The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. Agricultural areas and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.

The rural area includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are

supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.

Mareeba Shire is increasingly provided with retail and business opportunities and improved government services to enhance self-sufficiency. These opportunities and services are consolidated through the clustering and co-location of commercial uses in activity centres and are particularly focussed within Mareeba. Kuranda, as a village activity centre, maintains its level of self-reliance through servicing its local catchment with a range of services and employment opportunities.

The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key activity centres, landscape features and scenic routes which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.

Industry areas provide for a range of industrial development, expansion, supporting infrastructure and employment opportunities consistent with their intended function in the shire. Industry areas are protected from incompatible development and sensitive land uses. The Mareeba Airport expands and caters for a hub of specialist aviation services.

Catalysts for economic diversification and cultural activity such as educational establishments, emerging technology, research and development activities and the arts are encouraged in the shire, preferably near or within Mareeba or the Kuranda district. Creative industries flourish in Mareeba Shire, providing strong cultural legacies and sustained employment opportunities. The shire's unique wet tropical ecosystems and dry tropical savannahs provide further opportunities to develop regional tropical expertise and attract more environmental education and scientific research

Key resource areas (of local, regional and state significance) and associated haul routes are buffered from incompatible development. New resource operations establish in rural areas where impacts on surrounding land are manageable and environmental values can be protected.

Flexibility and responsiveness allow for economic diversity and innovation, leading to a greater variety of employment opportunities that meet the changing needs of the community and economy. Small scale and emerging industries are supported in appropriate locations across the shire.

Mareeba Shire positions itself as a major sustainable energy region of Australia, providing a significant portion of the shire's electricity supply through various renewable sources. Sustainable energy generation also contributes to the economy of the shire and provides an increasing source of employment. Energy generation facilities, including the Barron Gorge Hydroelectric Power Station, and any newly established power generation facilities are protected from incompatible development.

Major employment generators within Mareeba Shire continue to support the economy and are protected from development which may prejudice their ongoing operation. New and expanded employment generators are promoted in appropriate locations across the shire, including within activity centres and rural areas.

3.7 Economic Development – Complies

The development and use of the proposed facility supports the Economic Development theme of the Mareeba Shire Council Planning Scheme. The provision of mobile telecommunication service to Irvinebank is an initiative of the Federal Government's Mobile Black Spot Program. The facility is appropriately provided in response to community demand. Deployment of telecommunications infrastructure meets the objective of ensuring that the standards of mobile service are within reach even in remote and regional areas. Enhanced mobile service supports economic growth and provides access to online information on the go. The proposed facility in this way supports the infrastructure and service values of the Mareeba Shire.

For these reasons, the proposal is considered to generally comply with the Strategic Outcomes of the Economic Development theme and therefore the strategic intent of the Mareeba Shire Council Planning Scheme. Further compliance with the Specific Outcomes and Land Use Strategies of the Economic Development theme is not considered necessary.

Appendix D

Planning Scheme Code Assessment

Code Assessment – Mareeba Shire Council Planning Scheme

Table 6.2.6.3A—Low density residential zone code - For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcome	Compliance
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 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	AO1 Alternate Outcome The proposed facility is not a conventional building. Unavoidably, mobile phone base stations generally protrude above other structures and need to be located at suitable heights to operate effectively. The proposed facility has been sited in a modified area which contains other manmade vertical infrastructure including power poles. The facility is well screened from residential dwellings in the area by existing vegetation located adjacent to the site. A slimline monopole design has been selected as opposed to a lattice tower for its reduced bulk. The proposed facility has been designed to the minimum height required to achieve the coverage objectives for the wider Irvinebank area. Telstra has endeavored to find a balance between providing services and minimising visual impact on the community and local environment.
Outbuildings and residential scale		
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low- density residential zone. 	AO2 Domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	AO2 Not Applicable The proposal does not include additional domestic outbuildings.
Siting		
PO3 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) opportunities for casual surveillance of 	AO3.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	AO3.1 Complies The proposed facility is setback from the primary road frontage Herberton-Petford Road by greater than 6 metres. There is no secondary road frontage.
	AO3.2	AO3.2 Complies The proposed monopole is setback greater than 2 metres

<p>(e) adjoining public spaces; air circulation and access to natural breezes; and</p> <p>(f) appearance of building bulk; and</p> <p>(g) relationship with road corridors.</p>	Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	from the side and rear boundaries of the lot.
Accommodation Density		
<p>PO4 The density of Accommodation activities:</p> <p>(a) contributes to housing choice and affordability;</p> <p>(b) respects the nature and density of surrounding land use;</p> <p>(c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and</p> <p>is commensurate to the scale and frontage of the site.</p>	<p>AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.</p>	<p>AO4 Not Applicable The proposed facility is not for accommodation activities.</p>
Gross Floor Area		
<p>PO5 Buildings and structures occupy the site in a manner that:</p> <p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of surrounding buildings; and</p> <p>(c) appropriately balances built and natural features.</p>	<p>AO5 Gross floor area does not exceed 600m².</p>	<p>AO5 Complies The proposed facility will not have a gross floor area in excess of 600m².</p>
For assessable development		
Building Design		
<p>PO6 Building facades are appropriately designed to:</p> <p>(a) include visual interest and architectural variation;</p> <p>(b) maintain and enhance the character of the surrounds;</p> <p>(c) provide opportunities for casual surveillance;</p> <p>(d) include a human scale; and</p> <p>(e) encourage</p>	<p>AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<p>AO6 Not Applicable The proposed facility is a telecommunication facility which is not a type of use which requires habitable or recreation spaces facing primary road frontage.</p>

occupation of outdoor space.		
<p>PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to:</p> <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. 	<p>AO7 No acceptable outcome is provided.</p>	<p>PO7 Complies The proposed facility has been located and designed so as to minimise visual impact and detriment to built character of the Irvinebank area. A slimline monopole design was selected as opposed to a lattice tower. The facility has been situated amongst vegetation which offers screening and backdrop to the facility when viewed from its surrounds. These factors in conjunction with separation by distance from sensitive land uses in the Irvinebank area give the result of this development being reasonable in terms of maintaining amenity.</p>
Non-residential Development		
<p>PO8 Non-residential development is only located in new residential areas and:</p> <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire. 	<p>AO8 No acceptable outcome is provided.</p>	<p>PO8 Complies The proposed facility is for the provision of mobile service including mobile internet capability as part of the Federal Government's Mobile Blackspot program. This program seeks to bring mobile coverage to remote and regional Australia. The facility is for the provision of enhanced mobile coverage and mobile data in the Irvinebank area, supporting nearby residences and home-businesses as well as providing coverage to segments of road currently without mobile service. The facility is situated in an optimal location for meeting coverage objectives for the Irvinebank area.</p>
Amenity		
<p>PO9 Development must not detract from the amenity of the local area, 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>AO9 No acceptable outcome is provided.</p>	<p>AO9 Complies The proposed facility does not compromise the dominant form of development in the area, being detached dwelling houses on a range of lot sizes. A comprehensive environmental impact assessment has been included as part of this planning report. Impacts in relation to air quality, noise, dust and vibration will be managed during construction phase. When operational, all relevant warning signs will be provided in line with Industry Code C564:2011 Mobile Phone Base Station Deployment. Public health and safety are considered to be key</p>

		components of this proposal. The proposal will be designed and certified by a qualified Professional Engineer, and will be in accordance with all relevant Australian Standards. The proposal will operate in compliance with the ACMA mandatory standard, for human exposure to EME – currently the Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, 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. 	AO10 No acceptable outcome is provided.	AO10 Complies As above response (AO9).

Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Compliance
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 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	AO1 Alternate Outcome The proposed facility is not a conventional building. Unavoidably, mobile phone base stations generally protrude above other structures and need to be located at suitable heights to operate effectively. The proposed facility has been sited in a modified area which contains other manmade vertical infrastructure including power poles. The facility is well screened from residential dwellings in the area by existing vegetation located adjacent to the site. A slimline monopole design has been selected as opposed to a lattice tower for its reduced bulk. The proposed facility has been designed to the minimum height required to achieve the coverage objectives for the wider Irvinebank area. Telstra has endeavoured to find a balance between providing

		services and minimising visual impact on the community and local environment.
Outbuildings and residential scale		
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the zone in which the land is located.	AO2.1 Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed: (a) 100m ² in gross floor area; and 5.5 metres in height above natural ground level.	AO2.1 Not Applicable The proposed facility does not propose additional domestic outbuildings.
	AO2.2 Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: 150m ² in gross floor area; and 5.5 metres above natural ground level.	AO2.2 Not Applicable The proposed facility does not propose additional domestic outbuildings.
	AO2.3 Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: 200m ² in gross floor area; and 8.5 metres above natural ground level.	AO2.3 Not Applicable The proposed facility does not propose additional domestic outbuildings.
Gross Floor Area		
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	AO3 Gross floor area does not exceed 600m ² .	AO3 Complies The gross floor area does not exceed 600m ² .
Secondary Dwellings		
PO4 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the	AO4.1 The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling	AO4.1 Not Applicable The proposal does not include a secondary dwelling.

character of the surrounding area;	where on a lot that has an area of greater than 2 hectares.	
	AO4.2 A secondary dwelling has a maximum gross floor area of 100m ² .	AO4.2 Not Applicable The proposal does not include a secondary dwelling.
Car Parking		
PO5 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	AO5 Car parking spaces are provided in accordance with the following minimum rates: (a) one covered space per dwelling house; and (b) one space per secondary dwelling.	AO5 Not Applicable The proposal is not for a dwelling house / does not include a secondary dwelling.
Vehicle Crossovers		
PO6 Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	AO6.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	AO6.1 Not Applicable The proposed facility does not access to/from a Council Road, access is via existing access off State-controlled road Herberton-Petford Road. This application is to be referred to Transport and Main Roads via the Department of Infrastructure, Local Government and Planning.
	AO6.2 Development on a site with two or more road frontages provides vehicular access from the lowest order road.	AO6.2 Not Applicable The proposed facility does not have two or more road frontages.
	AO6.3 A secondary dwelling shares a vehicle crossover with the primary dwelling.	AO6.2 Not Applicable The proposal does not include a secondary dwelling.
PO7 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding	AO7 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 8.2.10.3B .	AO7 Alternate Outcome The existing access is considered appropriate for the construction and sporadic maintenance of the unmanned and remotely operated telecommunications facility at Irvinebank. Once installed, 2-6 movements per year for maintenance purposes are anticipated.

locality.		
Water Supply		
PO8 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO8.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated water supply service area.	AO8.1 Not Applicable The proposed telecommunication facility does not require access to reticulated water supply.
	AO8.2 Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with: <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development. 	AO8.2 Not Applicable The proposed telecommunications facility does not require access to reticulated nor artesian water supply.
Wastewater Disposal		
PO9 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO9.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.	AO9.1 Not Applicable The proposed facility does not proposed additional connection to reticulated sewerage.
	AO9.2 An effluent disposal system is provided in accordance with	AO9.2 Not Applicable. The proposed facility does not propose changes to effluent

	ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.	disposal. The facility is unmanned and remotely operated.
Stormwater Infrastructure		
PO10 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO10.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	AO10.1 Not Applicable Given the relatively small site area and the nature of the use, minimal impact will arise from the development onto the stormwater catchment in the area. The site will have a small, sealed impervious surface and the proposed facility will not contribute to an overall net increase of run-off from the site.
	AO10.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	AO10.2 Not Applicable Refer above response 10.2.
Electricity Supply		
PO11 Each lot is provided with an adequate supply of electricity	AO11 The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions;	AO11 Complies Power to the proposed facility will be sourced from an existing power supply on site. The conditions of supply are subject to approval and final offer from the relevant power authority.

	(iii) and it can be demonstrated that no adverse impact on visual amenity will occur.	
Telecommunications Infrastructure		
PO12 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO12 Development is provided with a connection to the national broadband network or telecommunication services.	AO12 Not Applicable The proposal is for a new telecommunications facility.
Existing Public Utility Services		
PO13 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO13 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	AO13 Complies Prior to excavation works, the relevant dial-before-you-dig underground service locating protocols will be observed to ensure to that no interruption to existing public utility services occur.
Excavation and Filling		
PO14 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	AO14.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	AO14.1 Complies Any excavation will be limited to the extent required to establish appropriate foundations. Excavation is not expected to occur within 1.5 metres of the site boundary.
	AO14.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	AO14.2 Alternate Outcome Any excavation will be limited to the extent required to establish appropriate foundations. The extent of excavation will be informed by a geotechnical assessment of the subject site.
	AO14.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and are retained.	AO14.3 Not Applicable No earth batters are proposed.
	AO14.4 Soil used for filling or spoil	AO14.4 Not Applicable

	<p>from excavation is not stockpiled in locations that can be viewed from:</p> <p>(a) adjoining premises; or</p> <p>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	No stockpiling of filling or spoil from excavation for greater than one month is to occur.
	<p>AO14.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	AO14.5 Not Applicable No batters and berms are included as part of this proposal.
	<p>AO14.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	AO14.6 Not Applicable No retaining walls are included as part of this proposal.
	<p>AO14.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	AO14.7 Complies No substantial filling or excavation is proposed. Any earthworks required to construct the facility are anticipated to be minimal and limited to the extent required to establish appropriate foundations. Works will be effectively managed by the contractors and shall comply with all relevant and current Australian Standards.

Table 9.3.4.3—Energy and infrastructure activities code - For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Compliance
For accepted development subject to requirements and assessable development		
<p>PO1 Cable connections between infrastructure within and external to the facility are designed to ensure visual clutter is minimised.</p>	<p>AO1 Cable connections between infrastructure are located underground.</p>	<p>AO1 Alternative Solution The proposed facility utilises existing power supply and Telstra underground services. Additional above-ground cabling will not cause significant visual clutter and is limited to cable between the equipment shelter and monopole via a cable tray.</p>

<p>PO2 The Energy and infrastructure activity is appropriately designed to ensure public safety is maintained.</p>	<p>AO2.1 Security fencing with a minimum height of 1.8 metres is provided around perimeter of the proposed energy and infrastructure facility.</p>	<p>AO2.1 Alternative Solution The proposed facility does not require additional fencing in addition to what is existing. The monopole is designed so as to deter climbing of the monopole and exclude public access to parts of the facility which pose risk to public health and safety.</p>
	<p>AO2.2 Warning or information signs are erected to the perimeter security fence.</p>	<p>AO2.2 Complies All relevant warning signs will be provided in line with Industry Code C564:2011 Mobile Phone Base Station Deployment. Public health and safety are considered to be key components of this proposal. The proposal will be designed and certified by a qualified Professional Engineer, and will be in accordance with all relevant Australian Standards. The proposal will operate in compliance with the ACMA mandatory standard, for human exposure to EME – currently the <i>Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003</i>.</p>
If for Telecommunications Facility		
<p>PO3 Telecommunication facilities are integrated with the built and natural environment to ensure they are not visually dominant or obtrusive.</p>	<p>AO3.1 Telecommunication facilities are located: (a) underground; or (b) aboveground where: (i) with other telecommunications facilities; (ii) in or on an existing building or structure; and (iii) in areas where the predominant land uses are telecommunication facilities, industrial or commercial uses.</p>	<p>AO3.1 Alternative Solution The proposed facility is located at the site of existing Telstra infrastructure. Adjoining lots are predominantly state land. The telecommunication facility which is proposed has been designed and located so as to integrate with the built and natural environment to ensure it is not visually obtrusive as far as practical. The proposed facility has been sited in a modified area which contains other manmade vertical infrastructure including power poles. The facility is well screened from residential dwellings in the area by existing vegetation located adjacent to the site. A slimline monopole design has been selected as opposed to a</p>

		lattice tower for its reduced bulk. The proposed facility has been designed to the minimum height required to achieve the coverage objectives for the wider Irvinebank area.
	AO3.2 Telecommunication facilities: (a) include external finishes, materials and colours which blend into the visual landscape and prevent recognition of the building or structure as a Telecommunications facility; or (b) integrated within an existing building or structure by: (i) concealment as an integral part of the building or structure; and (ii) not increasing the bulk of the building or structure which it is a part of; or being co-located within existing communication facilities.	AO3.2 Complies The proposed facility will consist of neutral colours, predominantly grey and non-reflective so as to be consistent with other infrastructure in the area. The external finish is selected so as to blend into the visual landscape.

For assessable development

Location, site suitability and design

PO4 Energy and infrastructure activities are appropriately located and designed: (a) to ensure the privacy and amenity of existing land uses in the surrounding area is not adversely impacted; (b) to ensure public health and safety is not adversely impacted; (c) having regard to the existing built and natural character of the immediate vicinity; (d) to allow direct connection to existing high voltage electricity infrastructure; (e) where sufficient resources are available to make the activity viable; and (f) considering the visibility of the activity in the surrounding area.	AO4 No acceptable outcome is provided.	PO4 The proposed facility has been located and designed so as to minimise visual impact and detriment to built character of the Irvinebank area. A slimline monopole design was selected as opposed to a lattice tower. The facility has been situated amongst vegetation which offers screening and backdrop to the facility when viewed from its surrounds. These factors in conjunction with separation by distance from sensitive land uses in the Irvinebank area give the result of this development being reasonable in terms of maintaining amenity. In terms of safety, the proposal will be designed and certified by a qualified Professional Engineer, and will be in accordance with all relevant
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		Australian Standards. The proposal will operate in compliance with the ACMA mandatory standard, for human exposure to EME.
Noise Impact		
P05 Energy and infrastructure activities are designed to ensure that existing urban and rural uses are not subject to unacceptable noise emissions, having regard to: (a) potential nuisance; and (b) risk to human health or wellbeing.	A05 No acceptable outcome is provided.	P05 Complies The facility is unmanned and will not generate light, odour nor noise except from air conditioning equipment at a level comparable to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.
Shadow Impacts		
P06 Buildings or structures associated with the Energy and infrastructure activity do not cast shadows that would cause the amenity of surrounding premises, or the useability of public open space, to be unacceptably reduced.	A06 No acceptable outcome is provided.	P06 Complies The proposal is for a slimline monopole, which presents a less imposing shadow as opposed to a lattice tower. The facility is located amongst existing mature vegetation in an effort to integrate with its surrounds in terms of impact to amenity. The facility does not impact upon public open space used for recreation.
Radio Frequency Emissions		
P07 Radiofrequency emission levels from equipment and infrastructure associated with an Energy and infrastructure activity have no adverse impact on: (a) human health and safety; and (b) existing television or radio reception or transmission.	A07 No acceptable outcome is provided.	Public health and safety are considered to be key components of this proposal. The proposal will be designed and certified by a qualified Professional Engineer, and will be in accordance with all relevant Australian Standards. The proposal will operate in compliance with the ACMA mandatory standard, for human exposure to EME – currently the <i>Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003</i> . An Environmental EME Report has been generated for this facility and shows that the maximum EME level calculated for the proposed systems at this site is

		equivalent to 0.003% of the public exposure limit.
Construction Management		
<p>PO8 Construction of Energy and infrastructure activities is carried out in accordance with an approved Construction Management Plan which contains management controls to ensure:</p> <ul style="list-style-type: none"> (a) any adverse impact on the amenity or privacy of an existing use in the immediate surrounds of the site is minimised; (b) disruption to public facilities, such as roads and open space, is minimised; and (c) construction occurs in a timely manner. 	<p>AO8 No acceptable outcome is provided.</p>	<p>PO8 Alternative Outcome The planning report to which this development application relates includes details as to the expected traffic movements, machinery required, erosion management controls, and construction timeframe for the installation of the proposed telecommunications facility. Construction will occur in a timely manner, taking approximately 4 to 6 weeks and will seek to ensure minimal disruption to public facilities.</p>
Operational and Maintenance Management		
<p>PO9 The operation and maintenance of Energy and infrastructure activities is carried out in accordance with an approved Operations and Maintenance Plan which contains management controls to ensure:</p> <ul style="list-style-type: none"> (a) any impact on the surrounding area is not increased in intensity or severity during the operation of the facility; (b) the ongoing monitoring of operations with respect to emissions levels; and (c) ongoing maintenance is undertaken to provide for efficient operation. 	<p>AO9 No acceptable outcome is provided.</p>	<p>PO9 Alternative Outcomes Once installed, the proposed facility is remotely operated unmanned, of low maintenance and remotely operated. As such, operational visits to the site will be approximately 2 - 6 times per year for maintenance purposes. Access to antennas will be via cherry pickers. The equipment shelter will be securely locked and the proposal will not involve the introduction of any climbing devices on the tower, preventing access to workers in these areas.</p>
Decommissioning and Rehabilitation		
<p>PO10 Comprehensive site decommissioning and rehabilitation is carried out when the Energy and infrastructure activity is discontinued to restore the site to its pre-development state, allowing future land uses that are consistent with</p>	<p>AO10 No acceptable outcome is provided.</p>	<p>PO10 Complies Once the proposed facility is not operational, the facility will be removed and the ground condition restored to an acceptable state as agreed between the landowner and Telstra.</p>

<p>the character and use of the immediate surrounds. The site is rehabilitated through the:</p> <ul style="list-style-type: none"> (a) removal of all infrastructure and facilities associated with the Energy and infrastructure activity; (b) landscaping and planting of the site in a manner which is consistent with the landscape character within the immediate vicinity; and (c) restoration of any built or natural on- site features that existed prior to the site's use for the Energy and infrastructure activity. 		
If for a Renewable Energy Facility		
<p>PO11 The Renewable energy facility has environmental, economic and social benefits at both a local and regional scale throughout its operational life.</p>	<p>AO11 No acceptable outcome is provided.</p>	<p>AO11 Not Applicable The proposal is not for a renewable energy facility.</p>
<p>PO12 Shadow flicker from a Renewable energy facility that has the potential to impact on urban and rural uses does not result in unacceptable levels of impacts on existing amenity, relating to unfettered access to sunlight absent shadow flicker.</p>	<p>AO12 Modelled blade shadow flicker impacts do not exceed 30 hours per annum and 30 minutes/day at existing urban or rural developments.</p>	<p>AO12 Not Applicable The proposed facility is not for a renewable energy facility.</p>
<p>PO13 Audible and inaudible noise emissions resulting from a Renewable energy facility do not result in unacceptable impact(s):</p> <ul style="list-style-type: none"> (a) on the ability to enjoy the expected level of acoustic amenity anticipated for the zone and/or precinct; (b) to human or animal health. 	<p>AO13 No acceptable outcome is provided.</p>	<p>AO13 Not Applicable The proposed facility is not for a renewable energy facility.</p>
<p>PO14 The siting of a renewable energy facility and associated infrastructure takes account of and is sensitive to existing urban and rural development, environment, heritage, landscape and scenic values.</p>	<p>AO14 No acceptable outcome is provided.</p>	<p>AO14 Not Applicable The proposed facility is not for a renewable energy facility.</p>

<p>PO15 The material, finish and colour of a Renewable energy facility (including associated infrastructure) minimises visual impacts on the landscape setting.</p>	<p>AO15 No acceptable outcome is provided.</p>	<p>AO15 Not Applicable The proposed facility is not for a renewable energy facility.</p>
<p>PO16 Site access: (a) for construction of the facility does not adversely alter the existing natural drainage pattern; (b) services are co-located within accesses where possible and desirable; (c) is controlled and managed by a Construction Management Plan during construction; and (d) is controlled and managed by a Maintenance Management Plan during operation.</p>	<p>AO16 No acceptable outcome is provided.</p>	<p>AO16 Not Applicable The proposed facility is not for a renewable energy facility.</p>

Appendix E

Environmental Searches



Search Results

2 results found.

Irvinebank School of Arts Hall McDonald St	Irvinebank, QLD, Australia	(Registered) Register of the National Estate (Non-statutory archive)
Irvinebank Township	Irvinebank, QLD, Australia	(Indicative Place) Register of the National Estate (Non-statutory archive)

Report Produced: Fri Aug 11 15:15:24 2017



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

Heritage register search results

Filtered by:

[Mareeba Shire Council](#) [Irvinebank](#)

Displaying all of 7 places



Irvinebank School of Arts Hall

- Place ID: 601619
- McDonald Street, Irvinebank

LGA

Mareeba Shire Council

Classification

State Heritage

(<https://environment.ehp.qld.gov.au/heritage-register/detail/?id=601619>)

[Details...](#)



Irvinebank State School

- Place ID: 602850
- High Street, Irvinebank

LGA

Mareeba Shire Council

Classification

State Heritage

(<https://environment.ehp.qld.gov.au/heritage-register/detail/?id=602850>)

[Details...](#)



Irvinebank State Treatment Works

- Place ID: 600679
- Off Jessie Street, Irvinebank

LGA

Mareeba Shire Council

Classification

State Heritage

(<https://environment.ehp.qld.gov.au/heritage-register/detail/?id=600679>)

[Details...](#)



Loudoun House

- Place ID: 600680
- Macdonald Street, Irvinebank

LGA

Mareeba Shire Council

Classification

State Heritage

(<https://environment.ehp.qld.gov.au/heritage-register/detail/?id=600680>)

[Details...](#)



Queensland National Bank (former)

- Place ID: 600678
- Jessie Street, Irvinebank

LGA

Mareeba Shire Council

Classification

State Heritage

(<https://environment.ehp.qld.gov.au/heritage-register/detail/?id=600678>)

[Details...](#)



Stannary Hills to Boonmoo and Stannary Hills to Irvinebank Tramway formations

- Place ID: 602355
- To be determined, Irvinebank

LGA

Mareeba Shire Council

Classification

State Heritage

(<https://environment.ehp.qld.gov.au/heritage-register/detail/?id=602355>)

[Details...](#)



Vulcan Mine and Headframe

- Place ID: 600681
- Mareeba Mining District, Irvinebank

LGA

Mareeba Shire Council

Classification

State Heritage

(<https://environment.ehp.qld.gov.au/heritage-register/detail/?id=600681>)

Details...

Displaying all of 7 places

Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](#)

(<https://www.qld.gov.au/environment/land/heritage/register/applications/>).



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EPBC Act Protected Matters Report

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

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

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

Report created: 11/08/17 15:27:29

[Summary](#)

[Details](#)

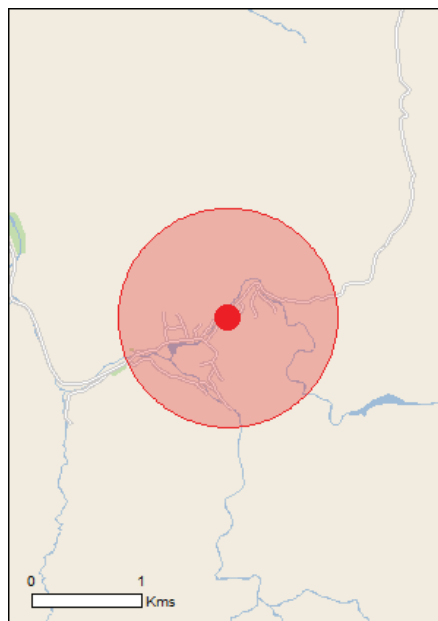
[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

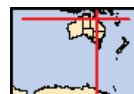
[Acknowledgements](#)



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[Coordinates](#)

Buffer: 1.0Km



Summary

Matters of National Environmental Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	24
Listed Migratory Species:	16

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	23
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

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

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	27
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Erythroriorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
Tyto novaehollandiae kimberli Masked Owl (northern) [26048]	Vulnerable	Species or species habitat may occur within area
Frogs		
Litoria nannotis Waterfall Frog, Torrent Tree Frog [1817]	Endangered	Species or species habitat likely to occur within area
Litoria rheocola Common Mistfrog [1802]	Endangered	Species or species habitat likely to occur within area
Mammals		
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area
Hipposideros semoni Semon's Leaf-nosed Bat, Greater Wart-nosed Horseshoe-bat [180]	Vulnerable	Species or species habitat may occur within area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area
Mesembriomys gouldii rattoides Black-footed Tree-rat (north Queensland), Shaggy Rabbit-rat [87620]	Vulnerable	Species or species habitat may occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat may occur within area

Name	Status	Type of Presence
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)		
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat may occur within area
Pteropus conspicillatus		
Spectacled Flying-fox [185]	Vulnerable	Species or species habitat likely to occur within area
Rhinolophus robertsi		
Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat [87639]	Vulnerable	Species or species habitat likely to occur within area

Other

Cycas platyphylla		
a cycad [55796]	Vulnerable	Species or species habitat likely to occur within area

Plants

Acacia purpureopetala		
[61156]	Critically Endangered	Species or species habitat known to occur within area
Cajanus mareebensis		
[8635]	Endangered	Species or species habitat likely to occur within area
Corymbia rhodops		
[64015]	Vulnerable	Species or species habitat known to occur within area
Grevillea glossadenia		
[7979]	Vulnerable	Species or species habitat known to occur within area
Macropteranthes montana		
[9003]	Vulnerable	Species or species habitat likely to occur within area
Phlegmariurus marsupiiiformis		
Water Tassel-fern [86553]	Vulnerable	Species or species habitat likely to occur within area
Tropilis callitrophilis		
Thin Feather Orchid [82771]	Vulnerable	Species or species habitat may occur within area
Vappodes lithocola		
Dwarf Butterfly Orchid, Cooktown Orchid [78893]	Endangered	Species or species habitat may occur within area

Listed Migratory Species

[Resource Information]

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

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Migratory Terrestrial Species

Cuculus optatus		
Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundo rustica		
Barn Swallow [662]		Species or species habitat may occur within area
Monarcha melanopsis		
Black-faced Monarch [609]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat likely to occur within area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Cuculus saturatus Oriental Cuckoo, Himalayan Cuckoo [710]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundo rustica Barn Swallow [662]		Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat likely to occur within area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Reptiles

Crocodylus johnstoni Freshwater Crocodile, Johnston's Crocodile, Johnston's River Crocodile [1773]		Species or species habitat may occur within area
--	--	---

Extra Information

Invasive Species [Resource Information]

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

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Plants		
Acacia nilotica subsp. indica Prickly Acacia [6196]		Species or species habitat may occur within area
Asparagus plumosus Climbing Asparagus-fern [48993]		Species or species habitat likely to occur within area
Cabomba caroliniana Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171]		Species or species habitat likely to occur within area
Cryptostegia grandiflora Rubber Vine, Rubbervine, India Rubber Vine, India Rubbervine, Palay Rubbervine, Purple Allamanda [18913]		Species or species habitat likely to occur within area
Hymenachne amplexicaulis Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area
Jatropha gossypifolia Cotton-leaved Physic-Nut, Bellyache Bush, Cotton-leaf Physic Nut, Cotton-leaf Jatropha, Black Physic Nut [7507]		Species or species habitat likely to occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur within area
Protasparagus plumosus Climbing Asparagus-fern, Ferny Asparagus [11747]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Reptiles		
Hemidactylus frenatus Asian House Gecko [1708]		Species or species habitat likely to occur within area
Lepidodactylus lugubris Mourning Gecko [1712]		Species or species

Name	Status	Type of Presence
		habitat likely to occur within area

Caveat

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

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

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

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

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

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

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

- migratory and
- marine

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

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

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

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

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

Coordinates

-17.42623 145.20664

Acknowledgements

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

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

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

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



Vegetation management report

For Lot: 3 Plan: I3148

Current as at 31/07/2017

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Overview

IMPORTANT INFORMATION- As a result of the new *Planning Act 2016*, which commenced on 3 July 2017, there are a number of changes to the Vegetation Management Framework. These changes include;

- Exemptions from the Vegetation Management Framework, commonly known as exemptions and detailed in the Sustainable Planning Regulations 2012, are now known as "exempt clearing works", and are detailed in the Planning Regulations Schedule 21; and
- Self-assessable vegetation clearing codes are now known as "accepted development vegetation clearing codes". However, as there are 15 self-assessable vegetation clearing codes available for use that will not be re-named as a result of the recent changes, the term self-assessable vegetation clearing code will be used throughout this report.

Vegetation clearing is predominantly regulated under the *Vegetation Management Act 1999* (VMA) and the *Planning Act 2016* (PA). A development permit is required to clear where the clearing is not exempt clearing work through the Planning Regulation 2017, or where it cannot be carried out under a self-assessable vegetation clearing code or an area management plan under the VMA.

Many routine vegetation management activities can be carried out as exempt clearing work listed in the Planning Regulation 2017, or through an self-assessable vegetation clearing code or an area management plan (AMP). Other activities may require you to apply for a development permit under the *Planning Act 2016*. The requirements for a development permit depend on the type of vegetation, the land tenure (e.g. freehold or leasehold land), the location, and the extent and purpose of the proposed clearing.

Please be aware that other requirements for clearing and managing vegetation may apply, even if the activity is not regulated by the Vegetation Management framework. Prior to commencing the clearing of vegetation, it is important to confirm that no other requirements apply under other legislation, including:

- Local laws in your local government area;
- Other State legislation, such as Protected Plants under the *Nature Conservation Act 1992* (NCA);
- The Commonwealth Government's *Environmental Protection and Biodiversity Act 1999* (EPBC).

Please see section 6 for contact details of other agencies you should confirm requirements with before commencing vegetation clearing.

Please note that the requirements for clearing Category C or Category R areas are located in the self-assessable vegetation clearing codes (SAVCC) for managing Category C and Category R vegetation respectively.

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

- *Vegetation management framework* - an explanation of the options that may be available to manage vegetation on your property.
- *Property details* - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s), catchment(s), coastal or non coastal status, and any applicable area management plans associated with your property.
- *Vegetation management details for the specified Lot on Plan* - specific information about your property including vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, land suitability and protected plants.
- *Contact information*.
- *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property including:
 - regulated vegetation management map;
 - vegetation management supporting map;
 - land suitability map;
 - coastal/non coastal map;
 - protected plants map.
- *Other legislation contact information*.

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1. Vegetation management framework

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework. This framework regulates the management and clearing of assessable vegetation in Queensland.

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

Managing or clearing vegetation may require permits under these laws.

The information provided in Sections 2 and 3 of this report, as well as the maps provided in Section 5, will assist you to determine whether your proposed clearing is:

- exempt clearing works;
- requires notification and compliance with a self-assessable vegetation clearing code or area management plan;
- requires a development permit; and/or
- in a high risk area and is therefore subject to the protected plants legislative framework (see section 3.7 of this report).

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

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under the VM Regulation 2012; and
- a mangrove.

Although vegetation management laws may allow clearing, there may be other state, local or Commonwealth laws that apply, such as the Queensland Government's [Nature Conservation Act 1992](#) (see [Protected Plants](#)) and the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The EPBC Act regulates matters of national environmental significance, such as threatened species and ecological communities. You may need to obtain approval under the EPBC Act if your proposed clearing could have a significant impact on matters of national environmental significance. Further details are available at www.environment.gov.au.

1.1 Exempt Clearing Work

The vegetation management framework allows clearing for certain purposes without approval, known as an exempt clearing work. Exempt clearing work provisions under the *Planning Act 2016* were formerly called exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 5.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work, or exempt from the VMA. For all other land tenures, contact DNRM before commencing clearing to ensure that the proposed activity is exempt clearing work. Please see Section 4 for DNRM's contact details.

A range of routine property management activities are considered exempt clearing work. A list of these is available at <https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Although vegetation management laws may allow clearing as exempt clearing work, there may be other state, local or Commonwealth laws that apply. For example, a clearing permit under the *Nature Conservation Act 1992* may be required for clearing protected plants. These requirements apply irrespective of the classification of the vegetation under the vegetation management framework. In addition, clearing that is exempt clearing work may not apply in an area subject to a development permit, a covenant, an environmental offset, an Exchange Area, a Restoration Notice, or an area mapped as Category A. Landholders considering clearing in any of these areas should contact DNRM prior to clearing to clarify if any conditions apply in the area that affect the use of the provisions for exempt clearing work.

1.2 Self-assessable vegetation clearing codes

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

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

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

Please note that a self-assessable vegetation clearing code cannot be used in an area mapped as Category A.(see section 5.1)

You can complete the online form at

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

1.3 Area management plans

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

If an area management plan applies to your property, it will be listed in Section 2.2 of this report.

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

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

1.4 Development permits

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

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

2. Property details

2.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 3 Plan: I3148 (Calculated area in Hectares - 0.1ha), including links to relevant Smart Maps, are listed in Table 1. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 1: Lot, plan and tenure information for the property

Lot	Plan	Tenure	Link to property on SmartMap
3	I3148	Freehold	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=3\I3148

The tenure of the land may affect whether the clearing is considered exempt clearing work.

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

2.2 Property location

Table 2 provides a summary of the locations for property Lot: 3 Plan: I3148, in relation to natural and administrative boundaries.

Table 2: Property location

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Einasleigh Uplands	Herberton - Wairuna

Catchment(s)
Mitchell

For the purposes of the Self-assessable vegetation clearing codes and the State Development Assessment Provisions (SDAP), this property is regarded as *
Non Coastal

*See also Map 5.4

Area Management Plan(s)
Area Management Plan for the control of pest plants in the Dry Tropics region

3. Vegetation management details for Lot: 3 Plan: I3148

3.1 Vegetation categories

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category
Category X

Table 4

Category	Colour on Map	Description	Requirements
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	There may be special conditions that apply in a Category A area. Before clearing, contact DNRM to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under a self-assessable vegetation clearing code or an Area Management Plan, or may require a Development Permit.
C	light blue	High-value regrowth areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under the self-assessable vegetation clearing code for Managing Category C Regrowth vegetation.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the priority reef catchment areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under the self-assessable vegetation clearing code for Managing Category R Regrowth vegetation.
X	white	Clearing is considered accepted development on freehold land, indigenous land and leasehold land for agriculture and grazing purposes. Contact DNRM to clarify whether a development permit is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A Development Permit may be required for some State land tenures.

3.2 Regional ecosystems

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

A description of regional ecosystems can be accessed online at

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description
non-rem	None	X	0.1	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

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

- exempt clearing work
- self assessable vegetation clearing codes
- performance outcomes in State Development Assessment Provisions (SDAP).

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA), and includes endangered or vulnerable wildlife.

Essential habitat identifies areas in which species of wildlife that are Endangered or Vulnerable under the *Nature Conservation Act 1992* for which suitable habitat occurs on the lot, or where they have been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

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

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map as assessable vegetation -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are

comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or

2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

3.5.1 Category A and/or Category B

Table 6: Essential habitat in Category A and/or Category B

No records

3.5.2 Category C

Table 7: Essential habitat in Category C

No records

3.6 Land suitability

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

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

The land suitability project that applies to this property is shown in Table 8 and Table 9.

Table 8: Land suitability project details for this property

Project name	Project code	Start date	Scale
Land Resources of the Einasleigh/Atherton Dry Tropics	SAT	1985-01-01 00:00:00	250000

Table 9: Available land suitability project reports for this property

Project name	Availability of report
Land Resources of the Einasleigh/Atherton Dry Tropics	Available at www.publications.qld.gov.au

3.7 Protected plants (administered by the Department of Environment and Heritage Protection (DEHP))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA), with clearing of protected plants in the wild regulated by the [Nature Conservation \(Wildlife Management\) Regulation 2006](#). These requirements apply irrespective of the classification of the vegetation under the *Vegetation Management Act 1999*.

Prior to clearing, if the plants proposed to be cleared are in the wild (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) and the exemptions under the [Nature Conservation \(Wildlife Management\) Regulation 2006](#) are not applicable to the proposed clearing, you must check the flora survey trigger map to determine if any

part of the area to be cleared is within a high risk area. The trigger map for this property is provided in section 5.5. The exemptions relate to:

- imminent risk of death or serious injury (refer s261A)
- imminent risk of serious damage to a building or other structure on land, or to personal property (refer s261B)
- *Fire and Emergency Service Act 1990* (refer 261C)
- previously cleared areas (refer s261ZB)
- maintenance activities (refer s261ZC)
- firebreak or fire management line (refer s261ZD)
- self-assessable vegetation clearing code (refer s261ZE)
- conservation purposes (refer s261ZG)
- authorised in particular circumstances (refer s385).

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) from the *Vegetation Management Act 1999* (i.e. listed in the Planning Regulations 2017) while some are different.

If the proposed area to be cleared is shown as blue (i.e. high risk) on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken in accordance with the flora survey guidelines. The main objective of a flora survey is to locate any endangered, vulnerable or near threatened plants (EVNT plants) that may be present in the clearing impact area.

If a flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Heritage Protection, with a copy of the flora survey report, at least one week prior to clearing. The clearing must be conducted within two years after the flora survey report was submitted.

If a flora survey identifies that EVNT plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [application form clearing permit](#).

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

Further information on protected plants is available at

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

For assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Heritage Protection at palm@ehp.qld.gov.au.

3.8 Emissions Reduction Fund (ERF)

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

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

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

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

4. Contact information for DNRM

For further information on vegetation management:

Phone 135VEG (135 834)

Email vegetation@dnrm.qld.gov.au

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

For contact details for other State and Commonwealth agencies, please see the "Other relevant legislation contacts list" in Section 6.

5. Maps

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

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

and

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

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

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

Land suitability map

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

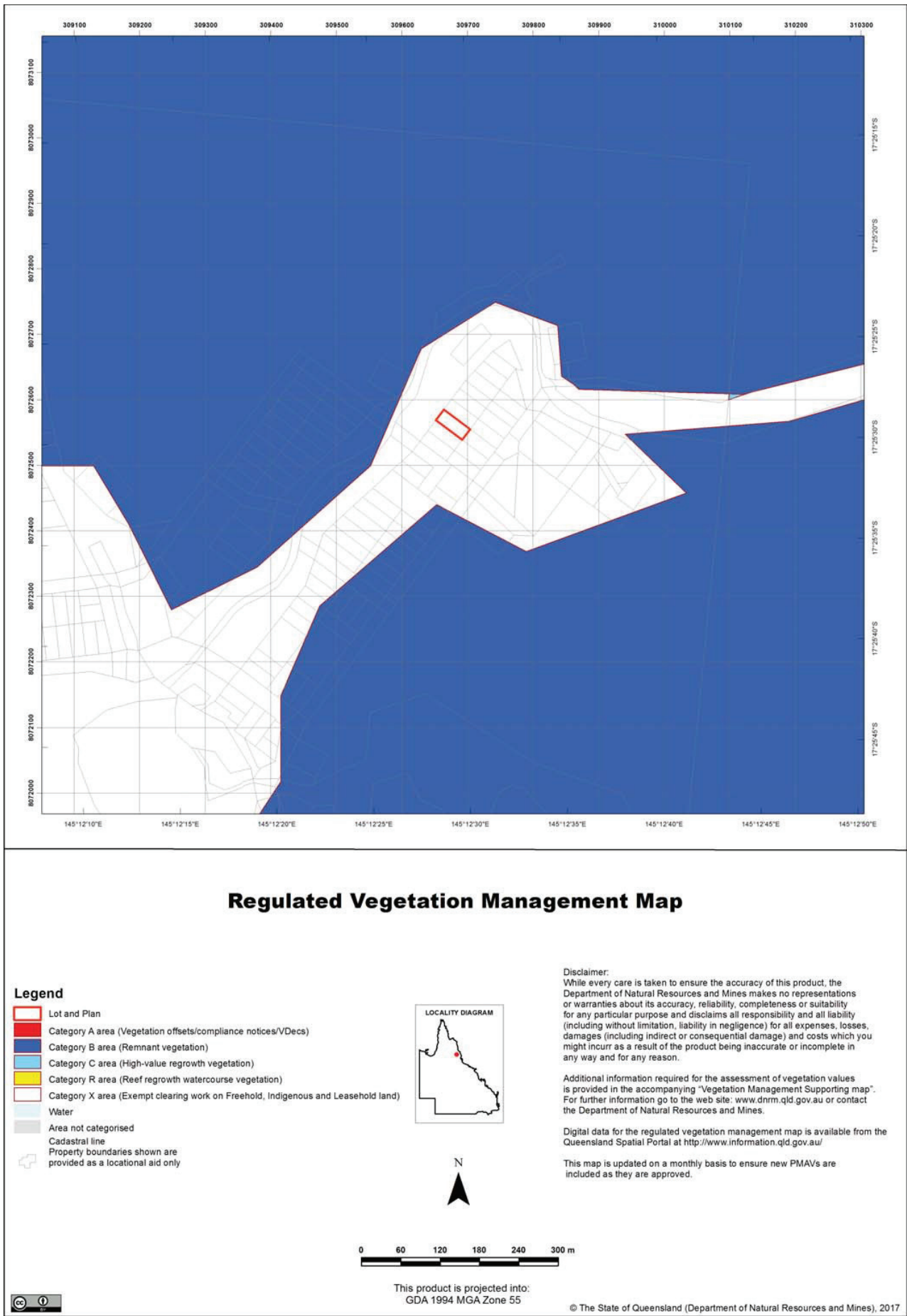
Coastal/non coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the self-assessable vegetation clearing codes and the State Development Assessment Provisions (SDAP).

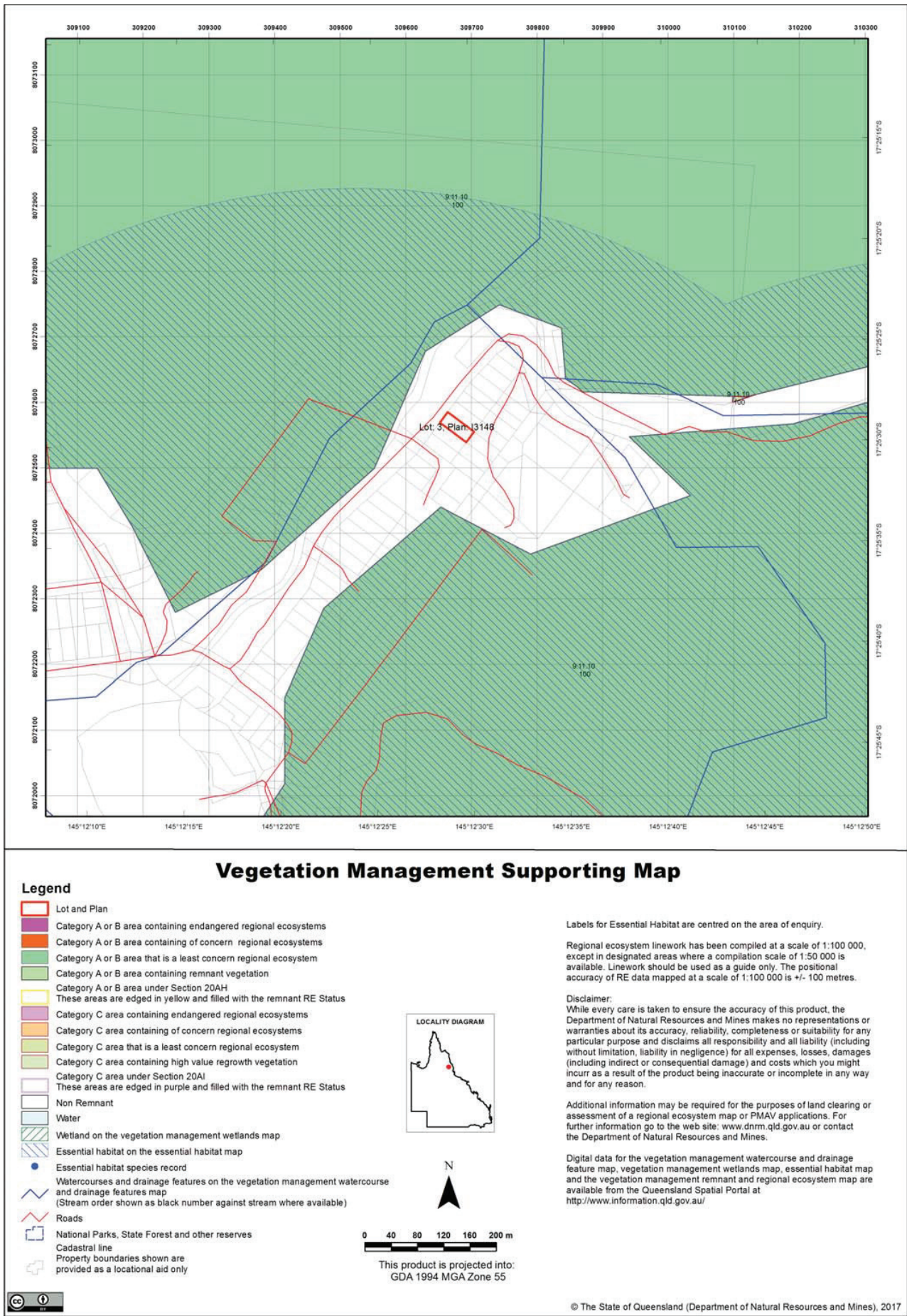
Protected plants map

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

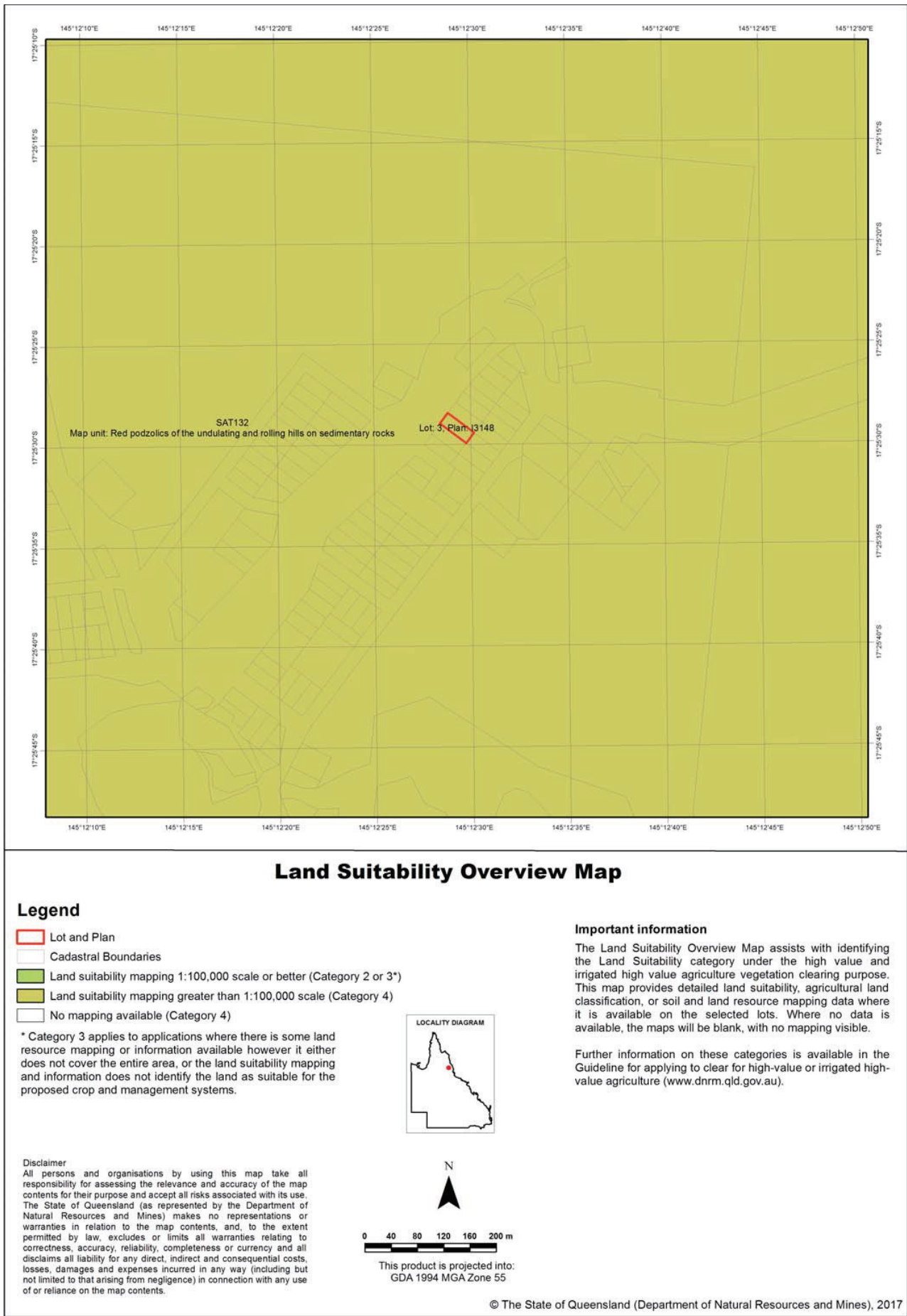
5.1 Regulated vegetation management map



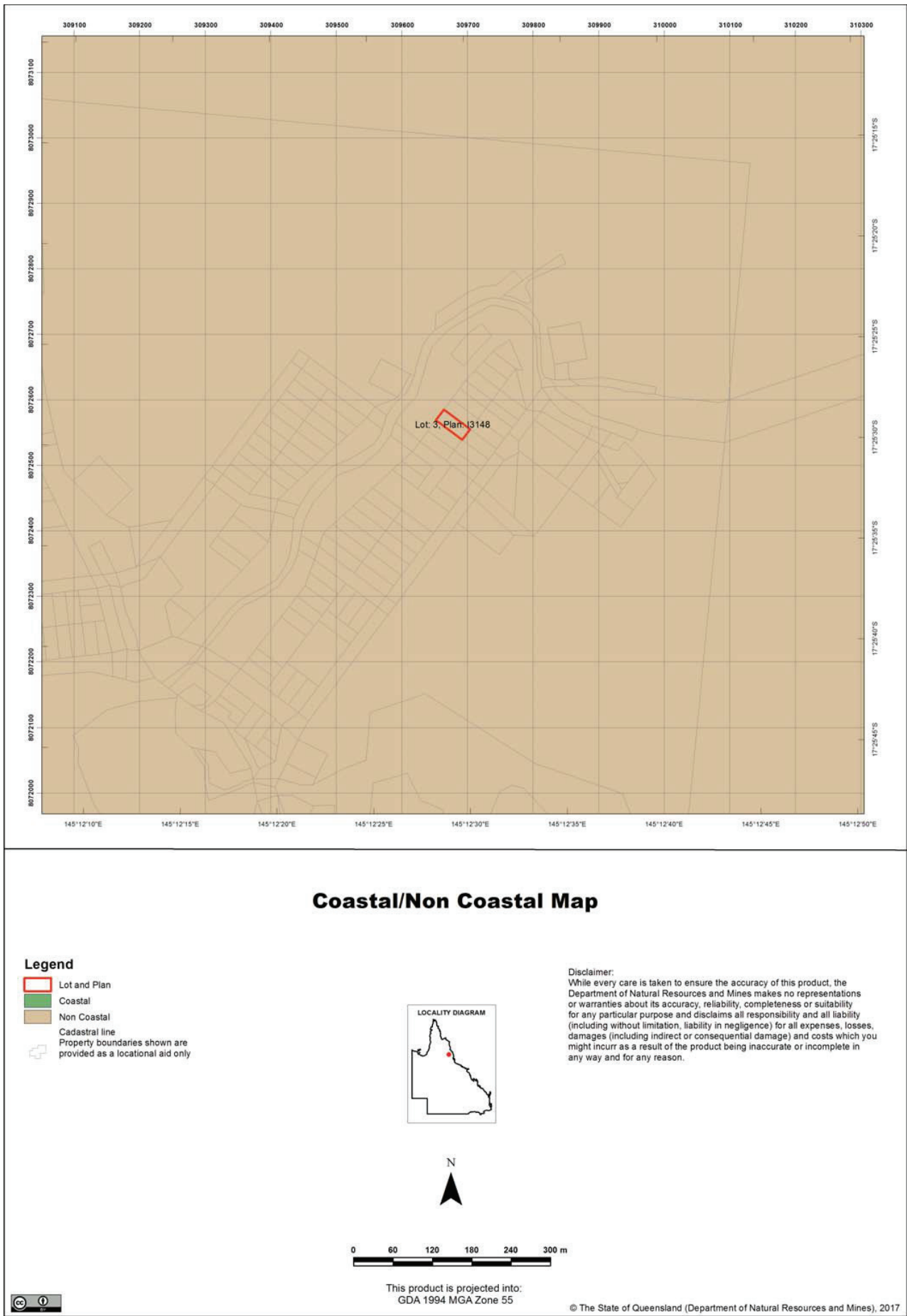
5.2 Vegetation management supporting map



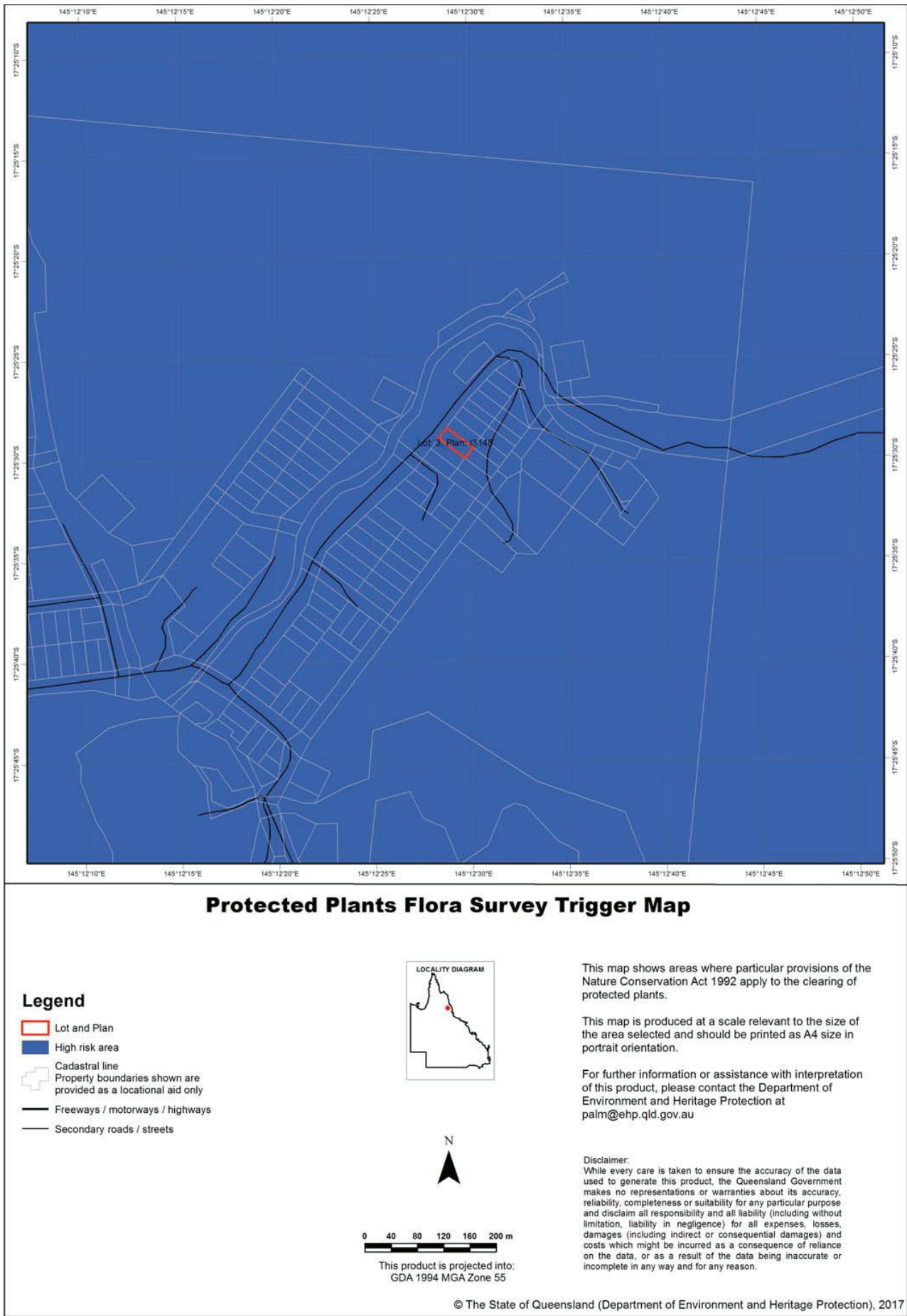
5.3 Land suitability map



5.4 Coastal/non coastal map



5.5 Protected plants map administered by DEHP



6. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow Earthworks, significant disturbance	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Natural Resources and Mines (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrm.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas ¹	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Heritage Protection (Queensland Government)	Ph: 13 QGOV (13 74 68) www.ehp.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> ²	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
Development and planning processes	<i>Planning Act 2016</i>	Department of Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dilgp.qld.gov.au
State Development	<i>State Development and Public Works Organisation Act 1971</i>	Department of State Development (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsd.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i>	Local government	Contact your relevant local government office

1. In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](http://www.ehp.qld.gov.au), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to clearing, you should check the flora survey trigger map to determine if the clearing is within a high-risk area by visiting www.ehp.qld.gov.au. For further information or assistance on the protected plants flora survey trigger map for your property, please contact the Department of Environment and Heritage Protection on 13QGOV (13 74 68) or email palm@ehp.qld.gov.au.

2. Contact the Department of Agriculture and Fisheries before clearing:

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas-Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.

State Assessment and Referral Agency

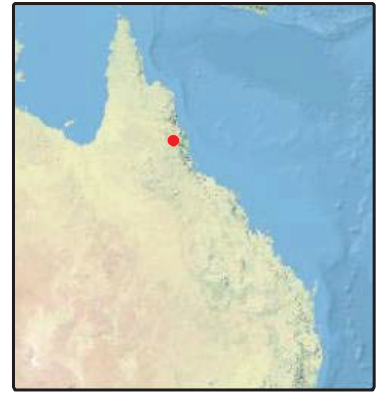
Date: 11/08/2017



Department of Infrastructure
Local Government
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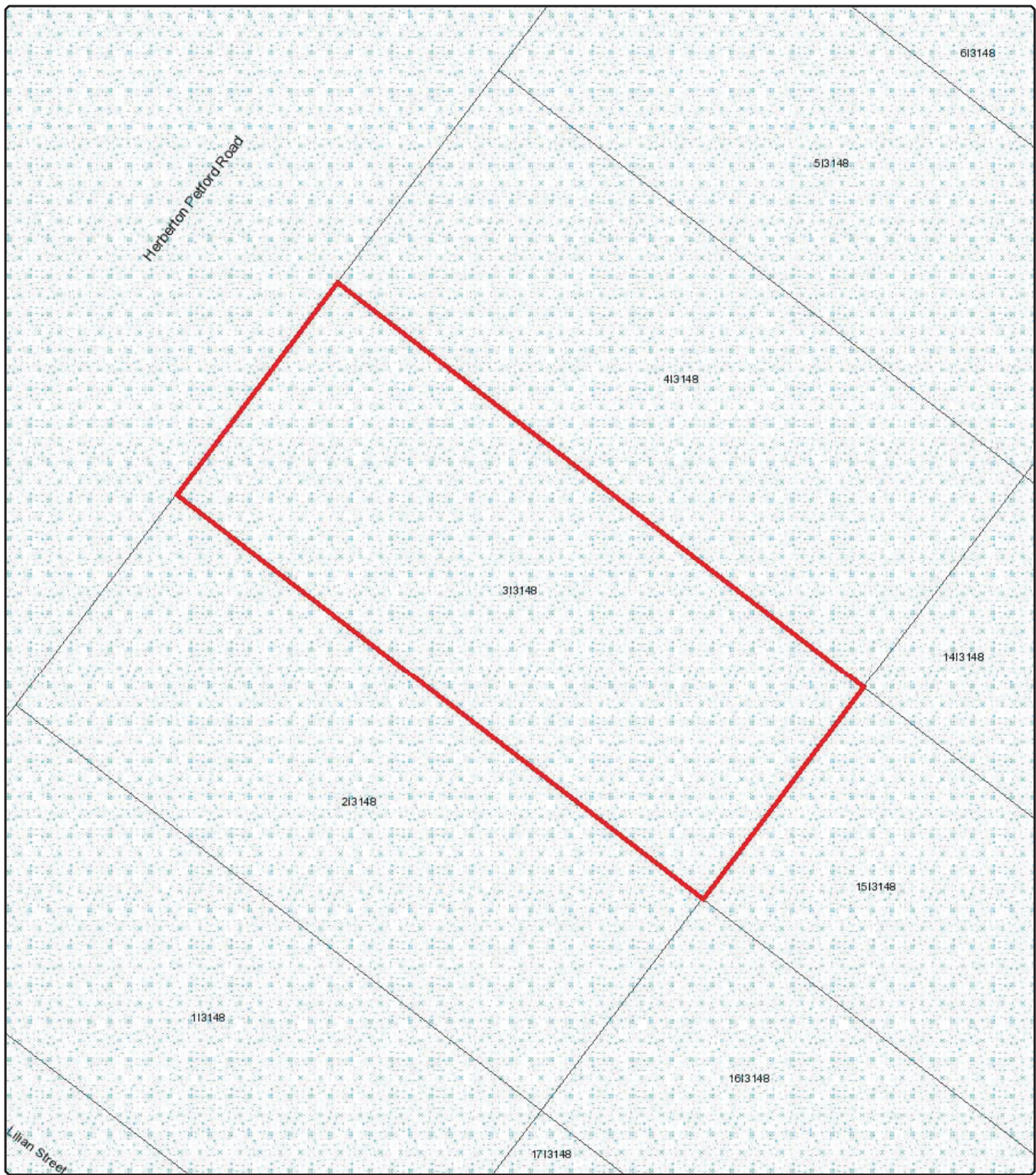
Matters of Interest for all selected Lot Plans

Water resource planning area boundaries
State-controlled road
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 313148 (Area: 1012 m²)

Water resource planning area boundaries
State-controlled road
Area within 25m of a State-controlled road



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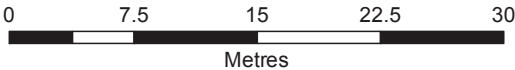


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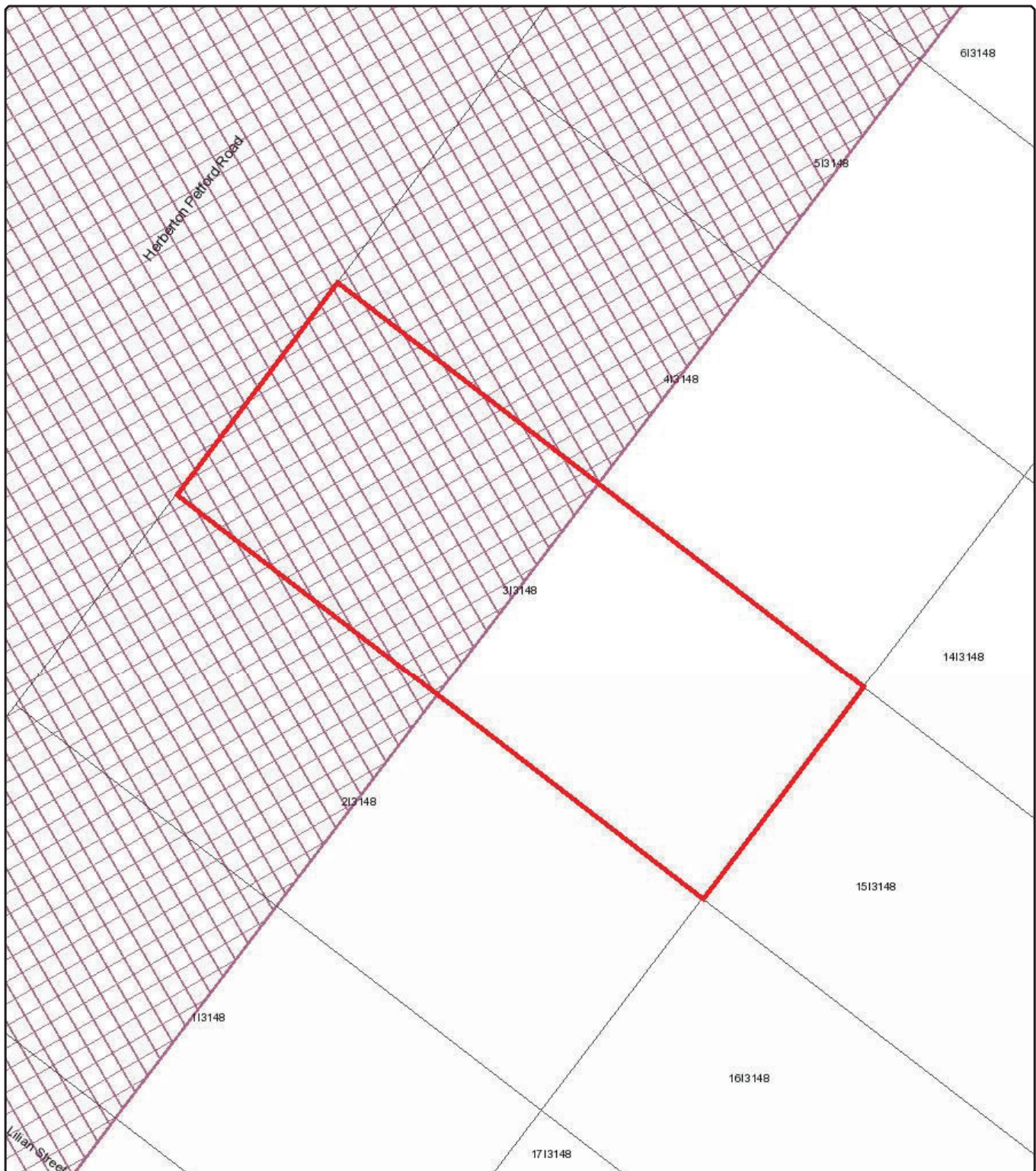
Water resource planning area boundaries



Water resource planning area boundaries



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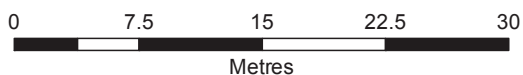


Legend

Area within 25m of a State-controlled road

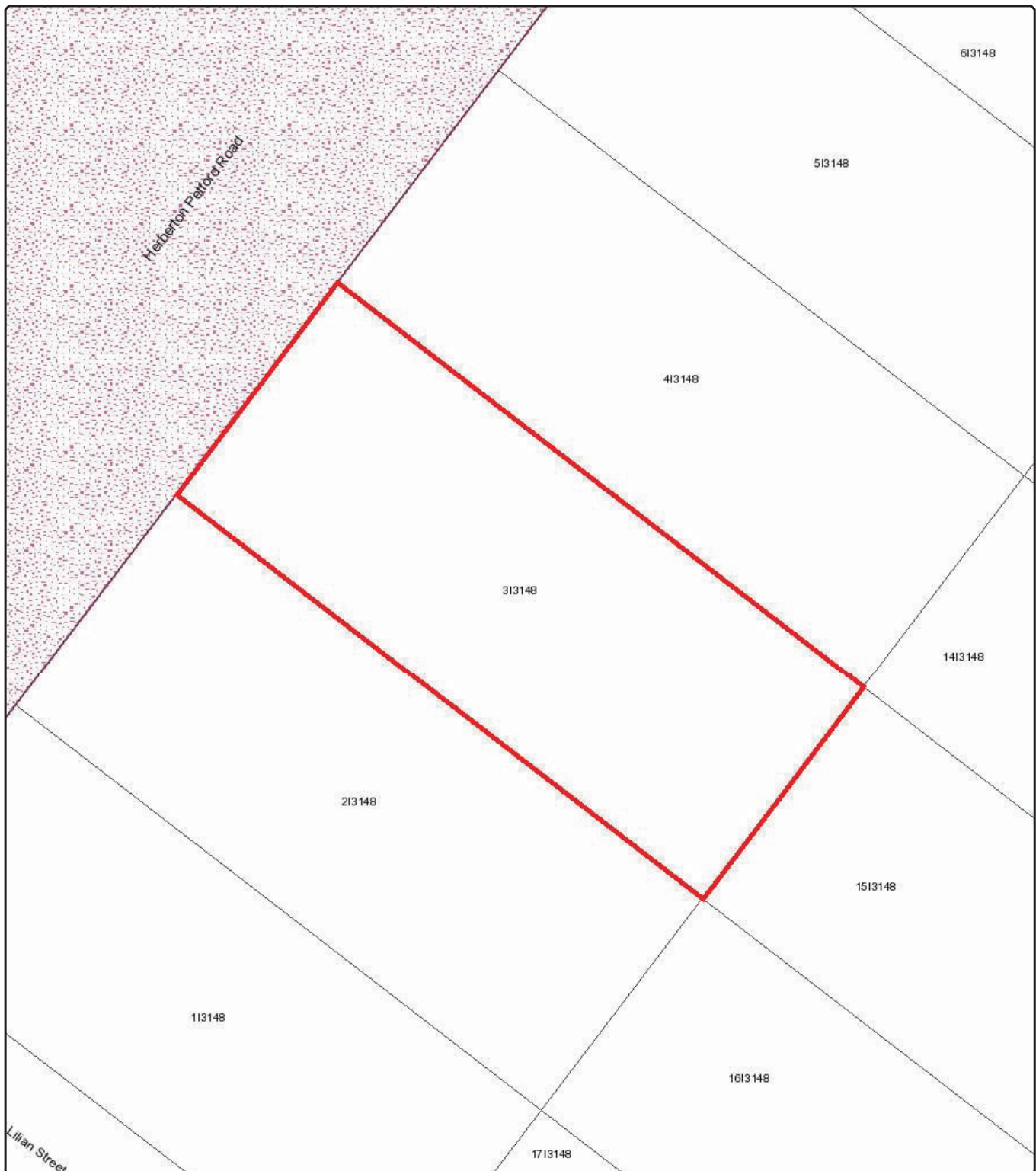


Area within 25m of a State-controlled road



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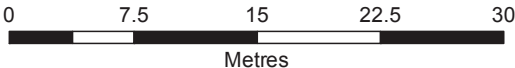


Legend

State-controlled road



State-controlled road

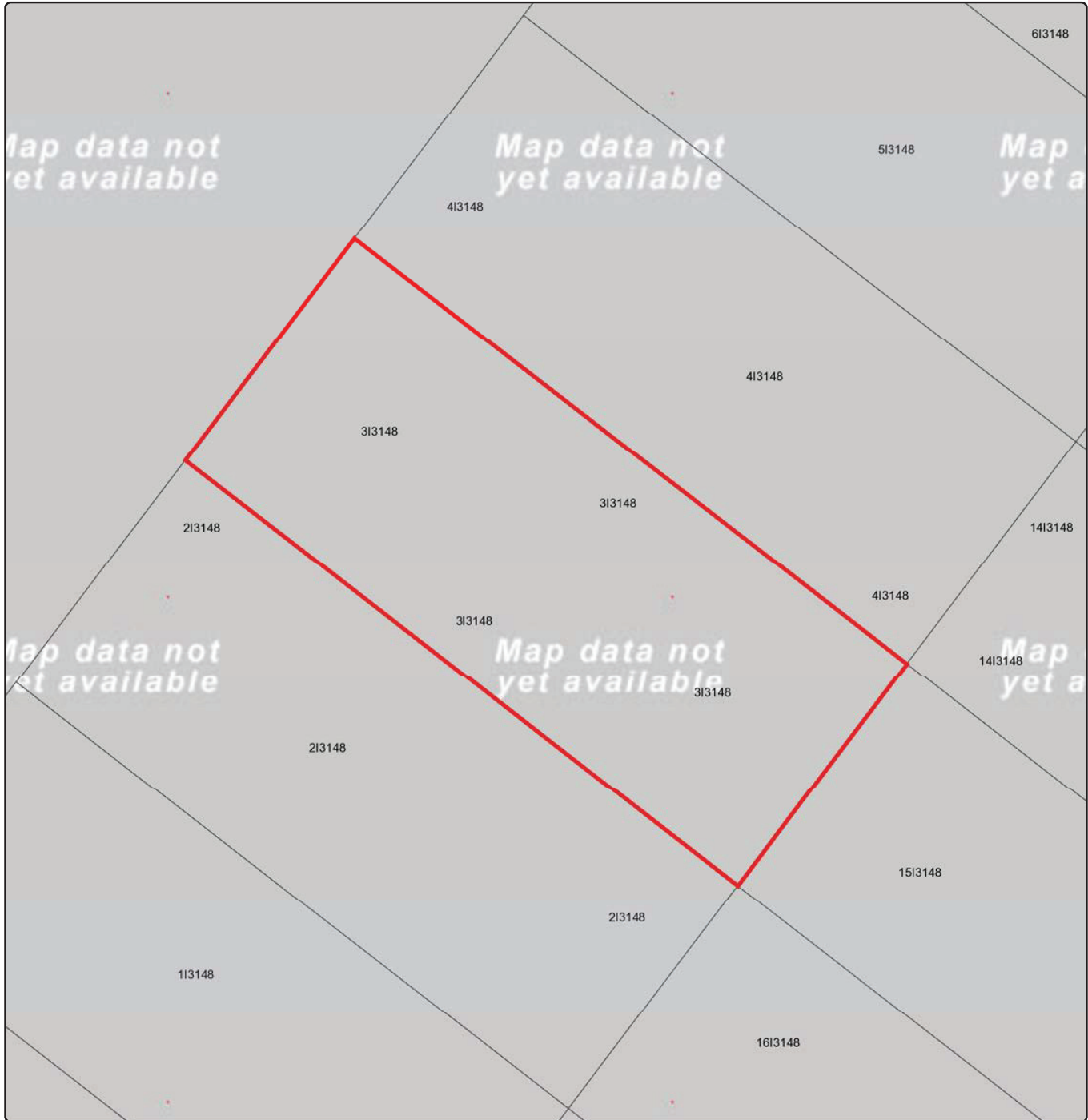


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State Planning Policy - Lot Plan Search

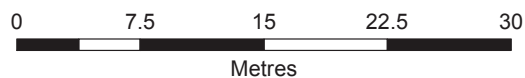
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 11/08/2017



Department of Infrastructure
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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

NATURAL HAZARDS RISK AND RESILIENCE

- Bushfire prone area

TRANSPORT INFRASTRUCTURE

- State-controlled road



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State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 11/08/2017

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 3I3148 (Area: 1012 m²)

NATURAL HAZARDS RISK AND RESILIENCE

- Bushfire prone area

TRANSPORT INFRASTRUCTURE

- State-controlled road



Department of
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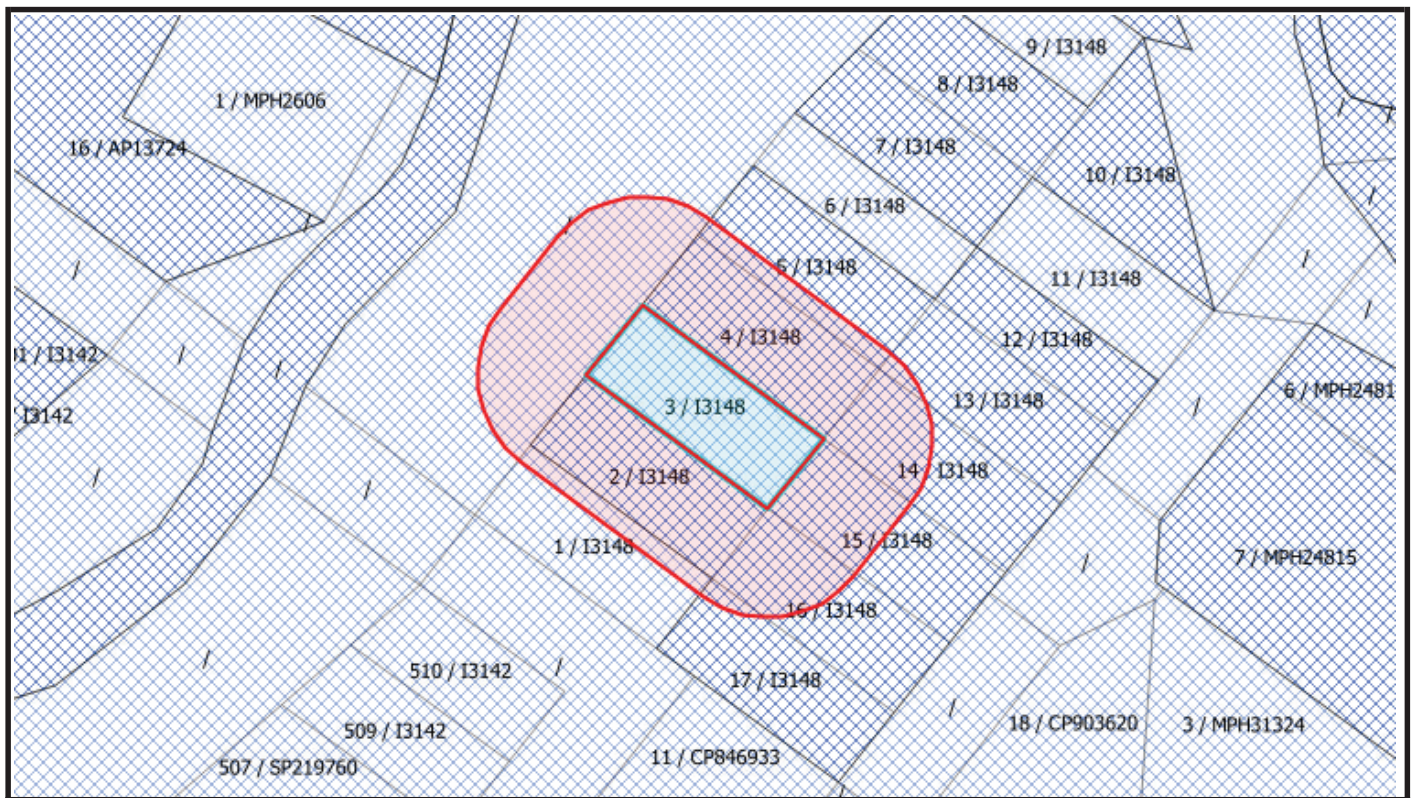
State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 11/08/2017

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Lot on Plan Search

Reference Number:	25109
Lot:	3
Plan:	I3148
LGA:	Mareeba Shire
Buffer Distance:	25 metres



There are no Aboriginal cultural heritage site points recorded in your specific search area.

There are no Aboriginal cultural heritage site polygons recorded in your specific search area.



Lot on Plan Search

Cultural heritage party for the area is:

QC Ref Number	QUD Ref Number	Party Name	Contact Details
QC2001/034	QUD6032/01	Bar Barrum People #6	Bar-Barrum Aboriginal Corporation RNTBC 37 Tait Street MUTCHILBA QLD 4872 Mobile: 0488 026 462
QCD2016/010	QUD6032/2001	Bar Barrum People #6	Gregory Bell North Queensland Land Council Aboriginal Corporation 61 Anderson Street MANUNDA QLD 4870 Phone: 07 4042 7000 Fax: 07 4042 7071

There is no cultural heritage body recorded in your specific search area.

There are no cultural heritage management plans recorded in your specific search area.

There are no Designated Landscape Areas (DLA) recorded in your specific search area.

There are no Registered Study Cultural Heritage Areas recorded in your specific search area.

Regional Coordinator:

Name	Position	Phone	Mobile	Email
Leigh Preston	Cultural Heritage Coordinator North Region	07 4799 7562	0427 142 782	Leigh.Preston@atsip.qld.gov.au



Lot on Plan Search

I refer to your application in which you requested advice on Aboriginal cultural heritage places recorded on the above location.

The Cultural Heritage Database and Register search has been completed and I would like to advise that no Aboriginal cultural heritage is currently recorded in your specific search area, from the data provided by you. However, it is probable that the absence of recorded Aboriginal cultural heritage places reflects a lack of previous cultural heritage surveys of the area. Therefore, our records are not likely to reflect a true picture of the Aboriginal cultural heritage values of the area.

I note that, pursuant to the Cultural Heritage Duty of Care Guidelines, you have advised that the proposed activity is a 'Category 5 activity'. As such, I take this opportunity to remind you that in accordance with those Guidelines:-

Where an activity is proposed under category 5 there is generally a high risk that it could harm Aboriginal cultural heritage. In these circumstances, the activity should not proceed without cultural heritage assessment.

Where an activity is proposed under category 5, it is necessary to notify the Aboriginal Party and seek:

- (a) Advice as to whether the feature constitutes Aboriginal cultural heritage; and
- (b) If it does, agreement as to how best the activity may be managed to avoid or minimise harm to any Aboriginal cultural heritage.

I remind you also that the extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent to which the person consulted with Aboriginal parties about the carrying out of the activity, and the results of the consultation are factors a court may consider when determining if a party has complied with the duty of care.

Please refer to our website www.datsip.qld.gov.au/people-communities/aboriginal-and-torres-strait-islander-cultural-heritage for a copy of the gazetted Cultural Heritage duty of care guidelines, which set out reasonable and practical measures for meeting the duty of care.

Should you have any further queries, please do not hesitate to contact the approval officer on 1300 378 401.

Kind regards

The Director

Cultural Heritage | Community Participation | Department of Aboriginal and Torres Strait Islander Partnerships

Aug 8, 2017, 12:42 PM

Appendix F

ARPANSA EME Report



Environmental EME Report

2583 MACDONALD Street, IRVINEBANK QLD 4887

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

Date 20/7/2017

RFNSA Site No. 4887005

Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 2583 MACDONALD Street IRVINEBANK QLD 4887. These levels have been calculated by Telstra using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.003% of the public exposure limit.

The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all wireless base station antennas at this site.

The EME levels are presented in three different units:

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

Results

The maximum EME level calculated for the proposed systems at this site is 0.22 V/m; equivalent to 0.12 mW/m² or 0.003% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

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

Carrier	Radio Systems
Telstra	LTE700 (proposed), WCDMA850 (proposed)

Calculated EME Levels

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

Distance from the antennas at 2583 MACDONALD Street in 360° circular bands	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				0.21	0.12	0.0027%
50m to 100m				0.21	0.11	0.0027%
100m to 200m				0.16	0.069	0.0016%
200m to 300m				0.14	0.049	0.0011%
300m to 400m				0.18	0.084	0.002%
400m to 500m				0.21	0.12	0.0028%
Maximum EME level				0.22	0.12	0.003
				549.89 m from the antennas at 2583 MACDONALD Street		

Calculated EME levels at other areas of interest

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

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

RF EME Exposure Standard

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

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

Further Information

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

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

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

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

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

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

Appendix G

SDAP Responses



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

Table 1.2.1: Development in a state-controlled road environment

Performance outcomes	Acceptable outcomes	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	AO1.1 Complies The proposed facility is not located within an area designated as a state-controlled road.
	AO1.2 Buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a state-controlled road.	AO1.2 Alternative Outcome The proposed facility necessarily requires access via State-controlled road. The property borders Herberton-Petford Road to the west. No new access is proposed. Existing access is considered adequate for the construction and maintenance of the proposed mobile telecommunications facility.
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	AO2.1 Complies The proposed facility consists of non-reflective materials.
	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	
	AO2.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on a state-controlled road and does not involve flashing or laser lights. AND	AO2.3 Not Applicable This proposal does not involve external lighting which might affect visibility of road users.

Performance outcomes	Acceptable outcomes	Response
	<p>AO2.4 Advertising devices visible from a state-controlled road are located and designed in accordance with the Roadside advertising guide, Department of Transport and Main Roads, 2013.</p>	<p>AO2.4 Not Applicable The proposal does not involve advertising devices.</p>
<p>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.</p>	<p>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.</p>	<p>AO3.1 Not Applicable The proposal does not involve road, pedestrian and bikeway bridges.</p>
Filling, excavation and retaining structures		
<p>PO4 Filling and excavation does not interfere with, or result in damage to, infrastructure or services in a state-controlled road.</p> <p>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.</p> <p>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.</p>	<p>No acceptable outcome is prescribed.</p>	<p>PO4 Complies The proposal does require filling and excavation which interferes with, or results in damage to, infrastructure or services in a State-controlled road. Dial Before You Dig protocol shall be observed in addition to conditions imposed by service providers where applicable.</p>
<p>PO5 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in</p>	<p>No acceptable outcome is prescribed.</p>	<p>PO5 Complies The proposal is set back from the State-controlled road interface. Filling and excavation does not undermine, or have an unacceptable risk of causing subsidence of a State-controlled road.</p>

Performance outcomes	Acceptable outcomes	Response
<p>accordance with Volume 3 of the Road Planning And Design Manual 2nd edition, Department of Transport and Main Roads, 2016, is provided.</p> <p>PO6 Filling, excavation, building foundations and retaining structures do not cause ground water disturbance in a state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Volume 3 of the Road planning and design manual 2nd edition, Department of Transport and Main Roads, 2016, is provided.</p> <p>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.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Volume 3 of the Road Planning And Design Manual 2nd edition, Department of Transport and Main Roads, 2016, is provided.</p> <p>PO8 Development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road.</p> <p>Note: It is recommended a pavement impact assessment is provided in accordance with the Guide to Traffic Impact Assessment, Department of</p>	<p>No acceptable outcome is prescribed.</p> <p>No acceptable outcome is prescribed.</p> <p>AO8.1 Fill, extracted material and spoil material is not transported to or from the development site on a state-controlled road.</p>	<p>PO6 Complies The proposed facility comprises a relatively small surface area, of which only part of this area consists of a sealed impervious surface. The proposed facility is not expected to significantly cause groundwater disturbance.</p> <p>PO7 Complies Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. Vibration impacts are not expected to cause damage or nuisance to State-controlled road infrastructure or road works.</p> <p>AO8.1 Not Applicable Proposed excavation works are minor and limited to the extent required for the establishment of the monopole and equipment foundations only.</p>

Performance outcomes	Acceptable outcomes	Response
Transport and Main Roads, 2017.		
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.	AO9 Not Applicable Proposed excavation works are minor and limited to the extent required for the establishment of the monopole and equipment foundations only. Soil and water management measures will be implemented during the construction of the facility where necessary. Due to the minor nature of the works, impacts are expected to be minimal and short-term in duration. The operational integrity of the existing drainage infrastructure for the adjacent State-controlled roads are not compromised.
PO10 Fill material used on a development site does not result in contamination of a state-controlled road.	<p>AO10.1 Fill material is free of contaminants including acid sulfate content.</p> <p>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</p> <p>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.</p>	<p>A10.1 Not Applicable No fill material is to be utilised.</p> <p>AO10.2 Not Applicable No compaction of fill is proposed.</p>
PO11 Filling and excavation does not cause wind-blown dust nuisance in a state-controlled road.	<p>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</p> <p>AO11.2 Dust suppression measures are used during filling and excavation activities such as wind breaks or barriers and dampening of</p>	<p>AO11.1 Not Applicable No compaction of fill is proposed.</p> <p>AO11.2 Complies Excavation activities are not anticipated to create unacceptable levels of dust which might</p>

State Development Assessment Provisions – version 2.0

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

Performance outcomes	Acceptable outcomes	Response
	ground surfaces.	adversely affect State-controlled road safety or function.
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.	PO12 Complies Due to the minor nature of works and that the proposed facility is set back from the road, it is not anticipated that the proposed development will have any significant impact on the drainage or create nuisance on Herberton-Petford Road.
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	AO13.1 Complies The proposal does not create new points of discharge.
	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	AO13.2 Complies Refer above response PO12.
	AO13.3 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.	AO13.3 Complies Refer above responses PO12 and AO13.1
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.	AO14.1 Complies There is no stormwater discharge from the proposed facility directly to any State-controlled road.
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	AO15.1 Not Applicable The proposal does not require new or changed access to a limited access road or State-controlled road.

State Development Assessment Provisions – version 2.0

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

Performance outcomes	Acceptable outcomes	Response
	<p><i>Transport Infrastructure Act 1994</i> and are identified in the DA mapping system.</p> <p>OR</p> <p>AO15.2 A new or changed access to a limited access road is consistent with the limited access policy for the state-controlled road.</p> <p>Note: Limited access policies for limited access roads declared under the <i>Transport Infrastructure Act 1994</i> can be obtained by contacting the relevant Department of Transport and Main Roads regional office.</p> <p>AND</p> <p>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.</p> <p>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.</p>	
<p>PO16 The location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating</p>	<p>AO16.1 Vehicular access is provided from a local government road.</p> <p>OR all of the following acceptable outcomes apply:</p>	<p>AO16.2 Complies</p> <p>The proposal encompasses vehicular access which is consistent with the design and function of the State-controlled road.</p>

Performance outcomes	Acceptable outcomes	Response
<p>conditions on a state-controlled road.</p> <p>Note: Where a new or 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 <i>Transport Infrastructure Act 1994</i> issued where sufficient information is provided.</p>	<p>AO16.2 Vehicular access for the development is consistent with the function and design of the state-controlled road.</p> <p>AND</p> <p>AO16.3 Development does not require new or changed access between the premises and the state-controlled road.</p> <p>Note: A decision under section 62 of the <i>Transport Infrastructure Act 1994</i> 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.</p> <p>AND</p> <p>AO16.4 Use of any existing vehicular access to the development is consistent with a decision under section 62 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>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.</p> <p>AND</p> <p>AO16.5 Onsite 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>AO16.3 Complies The proposal does not require new or changed access between the premises and the State-controlled road.</p> <p>AO16.4 Alternative Outcome The proposal does not involve the construction of a new access route from a State-controlled road. Telecommunications facilities are unmanned and remotely operated with maintenance visits required 2-6 times per year. There is no substantial increase in intensity / number of access movements from current practices on the subject property.</p> <p>AO16.5 Complies The existing vehicle circulation areas and manoeuvring areas are adequate for the construction and maintenance of the proposed facility. Safe and effective movements on State-controlled roads are preserved.</p>
PO17 Vehicular access to a state-controlled road	AO17.1 Vehicular access and associated road	AO17.1 Not Applicable

Performance outcomes	Acceptable outcomes	Response
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 services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services.	access works are not located within 5 metres of existing public passenger transport infrastructure. AND AO17.2 The location and design of vehicular access for a development does not necessitate the relocation of existing public passenger transport infrastructure. AND 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 AO17.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	New vehicular access or road access works are not included as part of this proposal. AO17.2 Not Applicable New vehicular access of road access works are not included as part of this proposal. AO17.3 Not Applicable On-site vehicle circulation is adequate to support this development while avoiding obstruction to public passenger transport infrastructure / pedestrian / cycle access to public passenger services. AO17.4 Not Applicable The proposed does not interfere with normal operations of public passenger transport infrastructure or public passenger services.
Vehicular access to local roads within 100 metres 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 state-controlled 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 AO18.2 Vehicular access is in accordance with volume 3, parts, 3, 4 and 4A of the Road Planning And Design Manual, 2nd edition, Department of Transport and Main Roads, 2016. AND AO18.3 Onsite vehicle circulation is designed to	AO18.1 Complies Access from the State-controlled road is via an existing access point, separated from intersections of State-controlled roads. AO18.2 Not Applicable No new vehicular access is proposed. AO18.3 Complies

Performance outcomes	Acceptable outcomes	Response
	<p>give priority to entering vehicles at all times so vehicles do not queue in the intersection or on the state-controlled road.</p>	<p>Given the proposed use, on-site vehicle circulation is adequate for the provision of space for safe movement and ensuring queuing does not occur on State-controlled roads.</p>
Planned upgrades		
<p>PO19 Development does not impede delivery of planned upgrades of state-controlled roads.</p>	<p>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.</p> <p>Note: Land required for the planned upgrade of a state-controlled road is identified in the DA mapping system.</p> <p>OR</p>	<p>AO19 Not Applicable</p> <p>The proposal does not impact upon planned upgrade of a State-controlled road.</p>
	<p>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.</p>	
	<p>OR all of the following acceptable outcomes apply:</p>	
	<p>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.</p> <p>AND</p> <p>AO19.4 Vehicular access for the development is consistent with the function and design of the</p>	

Performance outcomes	Acceptable outcomes	Response
	planned upgrade of the state-controlled road. AND 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 AO19.6 Land is able to be reinstated to the pre-development condition at the completion of the use.	
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, prepared in accordance with the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.	No acceptable outcome is prescribed.	PO20 Not Applicable The proposed facility does not adversely affect operating conditions of the State-controlled road network.
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.	AO21.1 Not Applicable The proposal is not expected to generate traffic apart from movements required to construct the facility and a nominal amount of service vehicle movements to the facility once built in the order of 2-6 times per year.
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, 2 nd edition, Department of Transport and Main Roads, 2016.	AO22.2 Not Applicable The proposal does not require upgrade works to a State-controlled road.

Performance outcomes	Acceptable outcomes	Response
	Note: Road works in a state-controlled road require approval under section 33 of the <i>Transport Infrastructure Act 1994</i> before the works commence.	

Table 1.2.2: Environmental emissions

Performance outcomes	Acceptable outcomes	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 multi-modal corridor in habitable rooms.	<p>AO23.1 A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <ol style="list-style-type: none"> to meet the following external noise criteria at all facades of the building envelope: <ol style="list-style-type: none"> ≤60 dB(A) L₁₀ (18 hour) façade corrected (measured L₉₀ (8 hour) free field between 10pm and 6am ≤40 dB(A)) ≤63 dB(A) L₁₀ (18 hour) façade corrected (measured L₉₀ (8 hour) free field between 10pm and 6am >40 dB(A)) 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. <p>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</p>	<p>PO 23 Not Applicable</p> <p>The proposal does not accommodate activities.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>Roads, 2013.</p> <p>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.</p> <p>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 Transport and Main Roads.</p> <p>OR all of the following acceptable outcomes apply:</p> <p>AO23.2 Buildings which include a habitable room are setback the maximum distance possible from a state-controlled road or type 1 multi-modal corridor.</p> <p>AND</p> <p>AO23.3 Buildings are designed and oriented so that habitable rooms are located furthest from a state-controlled road or type 1 multi-modal corridor.</p> <p>AND</p> <p>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:</p> <p>1. $\leq 35 \text{ dB(A) Leq}$ (1 hour) (maximum hour over 24 hours).</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>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.</p> <p>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>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 the DA mapping system.</p>	
<p>PO24 Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in outdoor spaces for passive recreation.</p>	<p>AO24.1 A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <ol style="list-style-type: none"> to meet the following external noise criteria in outdoor spaces for passive recreation: <ol style="list-style-type: none"> ≤57 dB(A) L₁₀ (18 hour) free field (measured L₉₀ (18 hour) free field between 6am and 12 midnight ≤45 dB(A)) ≤60 dB(A) L₁₀ (18 hour) free field (measured L₉₀ (18 hour) free field between 6am and 12 midnight > 45 dB(A)) in accordance with chapter 7 integrated noise 	<p>PO24 Not Applicable The proposal does not involve an accommodation activity.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013.</p> <p>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>OR</p> <p>AO24.2 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.</p> <p>AND</p> <p>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 purposes to comply with the Building Code of Australia).</p>	
Child care centres		
<p>PO25 Development involving a:</p> <ol style="list-style-type: none"> child care centre; or educational establishment <p>minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in indoor education areas and indoor play areas.</p>	<p>AO25.1 A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <ol style="list-style-type: none"> to meet the following external noise criteria at all facades of the building envelope: <ol style="list-style-type: none"> ≤58 dB(A) L₁₀ (1 hour) façade corrected (maximum hour during normal opening 	<p>PO25 Not Applicable</p> <p>The proposed facility does not involve a child care centre.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>hours)</p> <p>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.</p> <p>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>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.</p> <p>OR all of the following acceptable outcomes apply:</p> <p>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 multi-modal corridor. AND</p> <p>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</p> <p>AO25.4 Buildings are designed and constructed</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>using materials which ensure indoor education areas and indoor play areas meet the following internal noise criteria:</p> <ol style="list-style-type: none"> 1. ≤35 dB(A) Leq (1 hour) (maximum hour during opening hours). <p>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.</p> <p>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.</p>	
<p>PO26 Development involving a:</p> <ol style="list-style-type: none"> 1. child care centre; or 2. educational establishment <p>minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in outdoor education areas and outdoor play areas.</p>	<p>AO26.1 A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to meet the following external noise criteria in each outdoor education area or outdoor play area: <ol style="list-style-type: none"> 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 Main Roads, 2013. <p>Note: To demonstrate compliance with the acceptable</p>	<p>PO26 Not Applicable</p> <p>The proposed facility does not comprise a child care centre or educational establishment.</p>

Performance outcomes	Acceptable outcomes	Response
Hospitals	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	
	AO26.2 Each outdoor education area and outdoor play area is shielded from noise generated from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.	
PO27 Development involving a hospital minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in patient care areas.	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.	PO27 Not Applicable The proposal does not involve a hospital.
Vibration		
Hospitals		

Performance outcomes		Acceptable outcomes	Response
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	PO28 Not Applicable The proposal does not involve a hospital.
		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.	
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.	PO29 Not Applicable The proposal does not involve an accommodation activity.
	PO30 Development involving a: 1. child care 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.	
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	PO31 Not Applicable The proposal does not involve an accommodation activity or hospital.
		AO31.2 Windows facing a state-controlled road or type 1 multi-modal corridor include treatments	

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

Performance outcomes	Acceptable outcomes	Response
	to block light from a state-controlled road or type 1 multi-modal corridor.	

Table 1.2.3: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO32 Development does not impede delivery of a future state-controlled road.	AO32.1 Development is not located in a future state-controlled road. OR	PO32 Not Applicable The proposal does not impact areas designated as future State-controlled road.
	AO32.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located in a future state-controlled road.	
	OR all of the following acceptable outcomes apply:	
	AO32.3 Structures and infrastructure located in a future state-controlled road are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND	
	AO32.4 Development does not involve filling and excavation of, or material changes to, a future state-controlled road. AND	
	AO32.5 Land is able to be reinstated to the pre-development condition at the completion of the use.	
PO33 Vehicular access to a future state-	AO33.1 Development does not require new or	PO33 Not Applicable

Performance outcomes	Acceptable outcomes	Response
<p>controlled road is located and designed to not create a safety hazard for users of a future state-controlled road or result in a worsening of operating conditions on a future state-controlled road.</p> <p>Note: Where a new or changed access between the premises and a future 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 <i>Transport Infrastructure Act 1994</i> issued where sufficient information is provided.</p> <p>PO34 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a future state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified geotechnical assessment is provided, prepared in accordance with volume 3 of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2016.</p> <p>PO35 Fill material from a development site does not result in contamination of land for a future state-controlled road.</p>	<p>changed access between the premises and a future state-controlled road. AND AO33.2 Vehicular access for the development is consistent with the function and design of the future state-controlled road.</p>	<p>The proposal does not impact areas designated as future State-controlled road.</p>
<p>PO34 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a future state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified geotechnical assessment is provided, prepared in accordance with volume 3 of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2016.</p> <p>PO35 Fill material from a development site does not result in contamination of land for a future state-controlled road.</p>	<p>No acceptable outcome is prescribed.</p>	<p>PO 34 Not Applicable The proposal does not impact areas designated as future State-controlled road.</p>
<p>PO35 Fill material from a development site does not result in contamination of land for a future state-controlled road.</p>	<p>AO35.1 Fill material is free of contaminants including acid sulfate content. Note: Soil and rocks should be tested in accordance with AS1289 – Methods of testing soils for engineering purposes and AS4133 2005 – Methods of testing rocks for engineering purposes.</p>	<p>PO 35 Not Applicable The proposal does not impact areas designated as future State-controlled road.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p>AO35.2 Compaction of fill is carried out in accordance with the requirements of AS1289.0 2000 – Methods of testing soils for engineering purposes.</p> <p>No acceptable outcome is prescribed.</p>	
PO36 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a future state-controlled road.	No acceptable outcome is prescribed.	PO 34 Not Applicable The proposal does not impact areas designated as future State-controlled road.
PO37 Run-off from the development site is not unlawfully discharged to a future state-controlled road.	AO37.1 Development does not create any new points of discharge to a future state-controlled road.	PO 34 Not Applicable The proposal does not impact areas designated as future State-controlled road.
	<p>AND</p> <p>AO37.2 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>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.</p> <p>AND</p> <p>AO37.3 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.</p>	