PLANNING REPORT

For A Proposed Telecommunications Facility

Address: 44 Community Crescent, Balgal Beach

March 2025

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Executive Summary

Proposal	The proposed telecommunications facility includes the installation of: • Establishment of the 100m^2 lease area; • Installation of one (1) 40 metre monopole; • a headframe at the top of the pole; • ten (10) Telstra panel antennas mounted on the headframe with a maximum overall height of 41.84m; • one (1) Telstra standard equipment shelter on an elvated platform (approx 500mm); • one (1) GPS antenna on the equipment shelter; • ancillary equipment including transceivers, remote radio units, cable trays, feeders, cabling, electrical equipment, signage, and other associated equipment. • Access to the facility from Community Crescent via an existing vehicle cross over. The proposed facility is to provide improved 4G and 5G coverage to business and residential customers in the Balgal Beach community. The facility will accommodate the immediate and future coverage and capacity requirements of Telstra's networks for the targeted coverage area.
Site Description / Location	44 Community Crescent, Balgal Beach, 4816 RPD: Lot 2 SP160493 Total Area of Site: 35.3 Ha
City Plan	**City Plan:** Townsville City Plan 2014 **Zoning:** Open Space **Existing Use**: Community Hall and Open Space **Proposed Use:** Telecommunications Facility
Application Details	Development Permit sought for a Material Change of Use for a proposed Telecommunications Facility. Impact Assessable. Total Lease Area: 100m^2

1. Introduction

1.1 Overview of the Report

BMM Group Pty Ltd acts as Project Manager to Amplitel Pty Ltd, a subsidiary of Telstra that deploys telecommunications infrastructure. This planning report has been prepared by BMM Group, on behalf of Amplitel to support Telstra's networks with the development of a new telecommunications facility at 44 Community Crescent, Balgal Beach, 4816.

The report and appendices address the merits of the proposed development with regards to the provisions of the Townsville City Plan and the Planning Act 2016. The application is for a Material Change of Use and Development Permit and is subject to Impact Assessment. It is considered that the development is appropriate and justified; therefore, Council's approval of the application is sought, subject to reasonable and relevant conditions. The telecommunications facility will operate within all current and relevant standards regulated by the Australian Communications and Media Authority (ACMA).

1.2 Objectives of the Proposal

Telstra regularly undertake detailed assessment and review of the performance and coverage of their digital mobile telecommunications networks to ensure they are achieving the required objectives and servicing demand within defined areas. The review also provides an indication of areas of poor performance or where coverage does not exist. For the subject location, the immediate objective of the facility is to improve existing levels of coverage and capacity within the network. Strategically, the locality is also subject increased customer demand for access to high quality telecommunications networks. The proposed facility will fulfill each of these priorities.

The proposed telecommunications facility will deliver essential telecommunications infrastructure to the locality and provide an important and necessary link to the carriers existing telecommunications networks. The facility will improve overall mobile and mobile broadband performance in the area and provide a high-quality service which enhances the depth of coverage and call capacity within the area. The facility will also provide capacity for other telecommunications carriers to co-locate on the facility.

1.3 Objectives of the Report

This report provides an assessment relevant to a Development Application for Material Change of Use (Impact Assessable) for a 'Telecommunications Facility.' The purpose of this planning report is to assess and describe:

- The need for the proposal (Section 2)
- The site selection process and potential candidates (Section 2)
- Site description and locality (Section 3)
- The proposed mobile telecommunications facility (Section 4)
- How the proposed development meets the planning objectives of the various applicable Commonwealth, State and Local laws (Section 5,6,7)
- The environmental planning implications associated with the proposed facility (Section 8)

2. Telecommunications Objective and Site Selection

2.1 Telstra's Network

Telstra uses a number of methods to identify those parts of their networks that require improved coverage, capacity, and call performance. These methods include drive surveys, statistical measures, modelling of coverage, and the evaluation of customer complaints. When an area within the network is identified as providing poor service and performance, investigations are undertaken to determine the measures required to rectify these service and performance deficiencies.

The first stage of the process is to consider if the deficiency can be improved through optimisation of the existing network hardware, to avoid the deployment of additional infrastructure. This involves a review of the antenna configurations at existing sites in the subject area, adjustments to software parameters and other similar changes to the existing network configuration. In some instances, network optimisation offers sufficient improvements and means that capital works or the construction of new facilities are not required to remedy the situation.

However, if optimisation cannot deliver a satisfactory outcome, the deployment of a new site is considered. The initial research undertaken is used to define the scope of the network deficiency and the performance objective of the proposed new facility.

2.2 Mobile Base Station Information

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. The base stations are linked to the rest of the mobile and fixed phone network and pass the signal/call on into those networks.

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 or optical fibre cable which links the base station to the rest of the network. It is essential that when a call is made, coverage is available within the area. A base station establishes the call connection, holding the call as long as the phone user remains on the call and in the range of that base station.

The location of the base station is determined by a number of factors, including topography and other physical constraints such as trees and buildings, the immediate network 'capacity' or number of calls expected to be made in the area, and the radio frequency at which the base station will operate. Antennas need to be located clear of obstructions like trees and significant changes in grade, in order to provide a clear line of uninterrupted sight and ensure good signal quality.

(MCF Fact Sheet - How the mobile phone network operates).

2.3 Need for the proposed telecommunications facility

Mobile telecommunications connectivity has grown significantly since the introduction of smart phones and tablets. These devices, with increased mobile broadband speeds, capacity, and capability, are changing the way we live and operate our day to day lives and businesses. The availability of high-speed, reliable, mobile telecommunications services is becoming an expectation of Australia's population.

Analysis of The Carriers mobile networks in the Balgal Beach area has identified that network performance and quality fail to satisfy objectives for servicing their customer's requirements. The Carriers are seeking to improve overall mobile and broadband performance including depth of coverage and call capacity to the immediate locality.

Existing infrastructure currently providing service to the locality is sparse and is experiencing congestion from high mobile phone and wireless internet usage within the area. The inadequacy of the existing service is due to a number of factors, including an increased number of users, topography, and distance to existing facilities. The nearest existing Telstra telecommunications facility is located approximately 6.25 Kilometres to the north-west at 136 Collett Rd, Crystal Creek. As such, there is an evident coverage gap in the vicinity of the proposed facility due the distance, significant changes in topography and increased demand for telecommunications services is this locality.

As demand increases within the targeted coverage area, the cell service areas are necessarily reduced to their optimum size and areas between radio cells where there is insufficient radio signals will result (known as coverage trouble-spots or coverage holes) unless new, appropriately located radio cells are introduced into the network.

To accommodate the increase in customers, the subscriber service area must be divided into multiple sub-areas creating an interlinked network of sub-areas or radio cells. All of the available radio spectrum is able to be re-used within each individual radio cell.

The installation of new technologies at a radio facility typically includes the need to incorporate additional equipment which is mounted on the antenna support structure such as additional antennas, remote radio units (RRUs) and tower mounted amplifiers (TMAs). The existing facility needs to be capable of supporting the additional space required for such equipment at the required height as well as accommodating the additional structural loading that this equipment creates.

The proposal will greatly improve "depth of coverage". This term refers to the level of coverage received by a mobile phone user in the urban and rural environment, such as inside residential and commercial buildings. The performance objective for the proposed site is therefore to improve the call quality, network capacity and overall performance of the network.

Failure to provide a suitably located and correctly configured radio facility in this location will have an ongoing and worsening effect on network operation and performance. This includes radio cell sizes being geographically larger than the desired optimal size for the amount of demand being serviced by that existing radio facility, leading to increased demand on that radio cell and ultimately in its underperformance and redundancy.

2.4 Site Selection

In areas where the deployment of a new site is required, a "search ring" is identified by The Carriers radiofrequency engineers describing where a facility is required in order to deliver the required network improvement to a targeted area. Figure 1 delineates the approximate search ring issued by Telstra's RF Engineers.

Figure 1 - Telstra Search Ring

There are many competing factors to be considered in determining possible suitable locations to establish a telecommunications facility. These include the availability of land, requirements of the landowner, visual effect, cost, access for maintenance purposes, construction issues, planning objectives and radio frequency requirements such as coverage objectives, capacity, network design constraints, line of sight and height of surrounding buildings, trees, hills, and other structures. An in-depth site selection process was undertaken in the area prior to confirming the site as the preferred location.

Carriers are required to apply a precautionary approach when designing their radio communications networks. A number of candidates were therefore identified through this selection process and evaluated against the criteria within **Table 1**. *N.B. the criteria may not represent an exhaustive list of issues that need to be addressed when designing mobile network infrastructure.*

Table 1 - Site Selection Criteria

Key Factors	Key Criteria
Planning	Compliance with the Townsville City Plan 2014 and the Planning Act 2016
	Acceptability to the local Council and community
	Suitable location with regard to sensitive land uses and environmental factors
	Minimal potential visual impacts

	Compliance with the EME standards mandated by the Australian Communications and Media Authority (ACMA)
	Minimal environmental impact on the subject site and surrounding area
	Potential co-siting with another existing telecommunications facility
Property	Willingness by the owner to enter into a lease agreement and provide access during construction and operation
Engineering	Feasibility of construction, availability of infrastructure such as power, and access to the facility for construction and maintenance
Radio Frequency and Coverage	Ability to be linked to the existing telecommunications networks and meet the radio frequency coverage objectives for the area

These considerations are applied to the site selection process with differing weight. Firstly, the applicant cannot locate a facility on a site without the landowners willing consent. There is also no point in locating a facility where radio frequency requirements are not met. Generally, greater coverage is achieved with an elevated base station combined with a taller base station structure. Additional base stations may be required if height is restricted. The best location to build base stations to maximise network performance efficiency is closest to where those services are required and where multiple carriers can co-locate on the one facility.

Mobile telecommunication facilities provide coverage to an area with generally three sectors of antennas that cover approximately 120 degrees each. By locating within the search area, the telecommunications facility is able to provide coverage and capacity to customers on all three sectors.

The nature of any base station is such that reliable communication is limited mainly to "line of sight" of the mobile. Whilst some buildings and foliage can be penetrated to a limited extent, radio signals cannot penetrate more substantial objects, such as hills. Accordingly, in order to achieve Telstra's network performance and quality requirements for the area, the base station must be located in an elevated location and have antennas elevated above the surrounding buildings. The subject site offers suitable elevation positioning with minimal obstructions to achieve Telstra's coverage objectives.

To establish criteria for site selection, an assessment of the immediate area was undertaken to determine the best long-term plan for the design and configuration of the network. The proposed standalone facility provides for the most effective and sustainable long-term plan for Telstra's network and is deemed to satisfy the requirements of Council's City Plan and Codes, contributes to the local area and broader success as a sustainable and connected community, and has been appropriately sited and designed to ensure that the amenity of the locality will not be compromised.

2.5 Candidate Sites

Following the identification of the search area, a number of candidate sites were examined. Each candidate was assessed based on the ability to meet the coverage objectives and site considerations detailed above.

Figure 2 - Alternative Candidates Map

Table 2 - Candidate Site Details

Candidate	Address	Facility Type	Description
A	44 Community Crescent, Balgal Beach	40 Monopole	Preferred Candidate. Approved by landowner in consideration of future development plans for the area and lot. Suitable location and elevation to meet the target coverage objectives.
B	44 Community Crescent, Balgal Beach	40 Monopole	Rejected by landowner due to conflict with intended future development plans for the area and lot.

			Located on the same lot as Candidate A. Not preferred by the landowner given the future land use and development intent for the precinct.
C	114 Mystic Avenue, BALGAL BEACH QLD 4816	co-location on proposed monopole (yet to be constructed)	Rejected by Telstra RF as the site is located too far south of the targeted coverage area and would have no meaningful improvement on the coverage and network capacity for the targeted area. Site has not yet ben constructed. The site was not considered further given the rejection from Telstra RF team.

2.6 Co-location opportunities

There are no existing telecommunications facilities in the targeted search area. The below figure shows the existing telecommunications facilities within the broader Balgal Beach Area.

Existing Telstra infrastructure currently providing service to the locality is experiencing congestion from high mobile phone and wireless internet usage within the area, and because the service to the area is inadequate due to distance. It has been determined that the existing facilities cannot be upgraded to the extent required to fill the coverage gap.

Furthermore, the area is experiencing growth to meet residential demand. There is an evident coverage gap in the vicinity of the proposed facility and the only solution is for the establishment of a new facility to directly service the area in question.

Table 3 - Existing facilities in the area considered for upgrading or co-location

	Address	**Facility Type**	**Assessment**
1	4816050(6.43km) 136 Collett Rd CRYSTAL CREEK QLD 4816	30.5m steel lattice tower (Telstra only) – 6.25klms north west	Telstra is already present at this facility, which is not suitably located to address the coverage gap and cannot be upgraded to meet the proposed target coverage objectives due to height and equipment limitations.

2	4816007 (6.50km) - 136 Collett Road CRYSTAL CREEK QLD 4816	25m steel lattice – Optus and Vodafone antennas – 6.41klms north west	Site is not suitably located to address the coverage gap and cannot be upgraded to meet the proposed target coverage objectives due its distance from the targeted coverage area, inadequate height, and equipment limitations.

FIGURE 3 - Existing telecommunications facilities in the local area

2.7 Preferred Site

The assessment concluded that **Candidate A** sited at 44 Community Crescent, Balgal Beach, 4816 is the optimal location in terms of coverage, network connectivity and satisfactory environmental outcomes. With particular consideration given to **Table 1** above, the merits of the site are summarised below:

- The proposed facility is well located to enable improved coverage to the targeted coverage area.
- The proposed facility will be designed and constructed to accommodate co-location of equipment by other telecommunications carriers.
- The proposal is considered to be consistent with and provides acceptable solutions in relation to local and state environmental planning requirements as it will be developed within an open

space and recreation area which is separated from any sensitive land uses and will not impact on the ongoing use and enjoyment of the precinct.

- The proposal is not expected to have an adverse impact on the environment during the construction and operation of the facility.
- The proposed facility has been located and designed to visually integrate with the locality. The monopole and associated equipment will have a non-reflective pale grey finish to mitigate visual impacts when seen against the sky in the subject landscape context. A substantial vegetation buffer exists between the proposed facility and any sensitive land uses.
- The site has a readily accessible power supply and access for construction, operations, and maintenance purposes.
- The proposed facility will be unstaffed on a continuous basis (other than occasional access for maintenance) and will have no measurable impact on traffic.
- The owner is willing to enter into a commercial agreement.

The proposed facility will provide an improved service for existing customers and provide sufficient coverage and capacity to service the existing and future population in the immediate vicinity of the proposed facility. An assessment of the prime candidate considered the environmental and planning aspects of the proposal. **Section 6** provides a detailed assessment of these potential environmental impacts and describes proposed mitigations. The assessment concludes that the development is unlikely to have a detrimental impact on the environment or the locality. Other sites were investigated with limited success due to landowner requirements, relative elevation, inadequate radio frequency coverage, capacity, power access, planning overlays and/or environmental impacts.

3. Site Description and Surrounding Locality

3.1 Site Location and Surrounds

The telecommunications facility is proposed at 44 Community Crescent, Balgal Beach, 4816. The land is formally described as Lot 2 SP160493. The proposed monopole is positioned in the north western corner so as to not compromise the future development of the lot for other community or recreational uses. The facility location is directly adjacent to large tracts of bushland to the north and west. South and east of the facility are the existing open space and recreation, and community uses associated with the subject lot. Figure 4 provides a description of the location for the facility. Figures 5 to 11 provide aerial images of the facility location within its local context.

Figure 4 -Aerial image of 44 Community Crescent (Lot 2 on SP 160493) within the local context

Figure 5 – view looking north towards the site location from ground level at the site frontage to Community Cres

Figure 6 – Aerial view looking north towards the facility location from Community Cres

Figure 7 – Aerial View of the site location

Figure 8 – Distant aerial view looking west towards the facility location

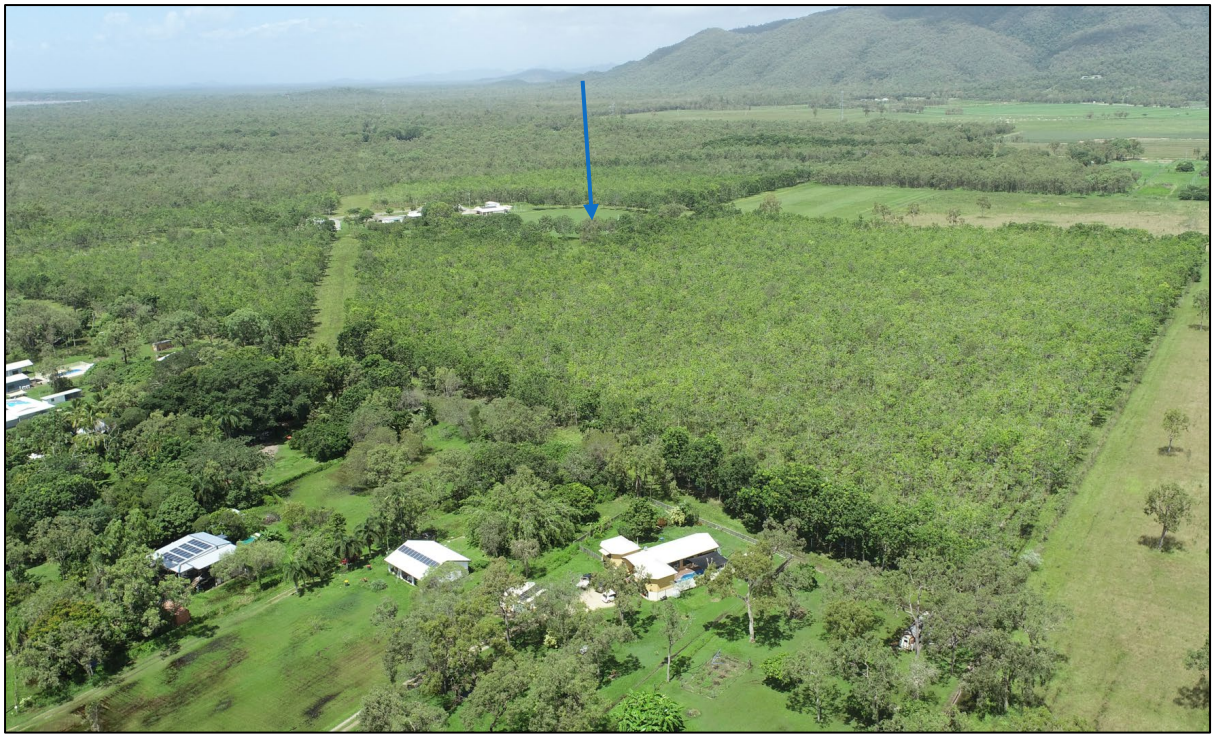


Figure 9 – Distant aerial view looking south towards the facility location

Figure 10 - Distant aerial view looking south-east towards the facility location

Figure 11 Distant aerial view looking east towards the facility location

The Local Government Authority for the proposal is Townsville City Council and the location is governed by Townsville City Plan 2014. The site is zoned 'Open Space' under the City Plan. **Table 3** provides a summary of the site details. **Figure 5** illustrates the location of the site and the proposed facility.

Table 4 - Proposed Site Details

Details	Comment
Street Address	44 Community Crescent, Balgal Beach, 4816
Legal Description	Lot 2 SP160493
Owners	Townsville City Council
Total Site Area	3.52 Ha
Proposed Development Footprint	100m^2
Zone	Open Space
City Plan	Townsville City Plan 2014
Current Use	Community Hall and Sports Oval
Access	Community Crescent

The proposed fenced lease area will have the following approximate boundary setbacks:

- East - 240m
- West - 10m

- North:10m
- South: 125m

The proposed lease area is currently cleared with grass cover. Power supply will be sourced from the available power supply on Community Crescent and will be separately metred, in accordance with the energy providers requirements. A Locality Plan and access alignment is provided as part of the Proposal Plan within **Appendix D**.

The proposed telecommunications facility is sited at an elevation of approximately 16m AHD. Refer to Section 8.2 (Visual Amenity) for further information on the streetscape and frontage impacts of the proposal.

4. Proposed Development

4.1 Proposal Summary

The proposal includes the installation of:

- Establishment of the 100m^2 lease area;
- Installation of one (1) 40 metre monopole;
- a headframe at the top of the pole;
- ten (10) Telstra panel antennas mounted on the headframe with a maximum overall height of 41.84m;
- one (1) Telstra standard equipment shelter on an elevated platform (apprix 500mm);
- one (1) GPS antenna on the equipment shelter;
- ancillary equipment including transceivers, remote radio units, cable trays, feeders, cabling, electrical equipment, signage, and other associated equipment.
- Access to the facility via Community Crescent via an existing vehicle cross over.

Refer to **Appendix D** – Proposal Plans.

4.2 Proposal Construction and Installation

A total construction period of approximately six weeks (including civil works and network integration and equipment commissioning) is anticipated. Construction activities will involve four basic stages:

- Stage 1 (Week 1) – Site preparation works, including field testing, ground preparation and construction of foundations and footings;
- Stage 2 (Week 2) – Construction of the pole;
- Stage 3 (Week 3) – Construction of the equipment shelter and fences;
- Stage 4 (Weeks 4 – 6) – Installation of antennas and radio equipment, as well as equipment testing.

4.3 Traffic, access, and parking

Access for construction and ongoing maintenance to the facility is proposed via an existing vehicle cross over from Community Crescent. The proposed access location and alignment to the site is via the existing Rollingstone Rural Fire Brigade crossover and hardstand area. An all weather internal access road will be established along the eastern boundary as shown on the proposal drawings in **Appendix D**.

The access will accommodate the construction traffic and ongoing occasional traffic movements associated with the operational maintenance of the facility. During the early stages of construction (Weeks 1 to 3) there will be occasional construction vehicle entry and exit along Community Crescent. During the second half of the construction period (Weeks 4 to 6) access will be required for up to three passenger vehicles each day.

Once operational there will be no measurable impact on the road network. The facility will be unstaffed and operated remotely. Only occasional access is required for maintenance up to approximately three times per year by one passenger vehicle (4WD) for approximately one day. Occasional heavy vehicle access would also be required when upgrading or replacing equipment on the monopole. Maintenance visits will be scheduled during drier winter months.

4.4 Construction and noise

There will be minimal noise and vibration emissions associated with construction of the proposed facility. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the relevant guidelines. Construction works are planned only to occur between the hours of 7.00am and 6.00pm or otherwise in accordance with Council's conditions.

4.5 Utility services

Power to the proposed structure will be sourced from the existing supply and will be separately metered.

4.6 Maintenance

Once operational, the facility is designed to function on a continuously unstaffed basis and will typically only require maintenance works two or three times per year, for approximately one day.

4.7 Leasing Agreements

BMM Group Pty Ltd will facilitate the completion of two (2) x ten-year consecutive leases with the landowner.

In accordance with Schedule 2 of the *Planning Act 2016*, the definition of a Reconfiguration of a Lot includes:

(d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—

(i) a lease for a term, including renewal options, not exceeding 10 years

The proposed lease term will not trigger a Reconfiguration of a Lot application as the terms of any individual lease will not exceed ten years.

4.8 Council Pre-Lodgement Advice

Preliminary feedback and advice was obtained from Council's planning department regarding the proposed facility. Council officers provided confirmation of the type of application required, the assessment framework, commentary on the design and siting of the proposed facility, the relevant legislation and Council codes against which the proposal would be assessed.

5. Commonwealth Regulatory Framework

The installation of certain telecommunications facilities (as defined in the *Telecommunications Act 1997)* is regulated by the Australian Communications and Media Authority (ACMA) under the *Telecommunications Act 1997*. The legislative requirements are discussed below in further detail.

5.1 Telecommunications Act 1997

The *Telecommunications Act 1997 (TA)* came into operation in July 1997. This legislation establishes the criteria for 'low impact' telecommunication facilities. If a proposed facility satisfies the requirements of a 'low impact' facility, the development is exempt from the planning approval process.

Part 1 of Schedule 3 of the *TA* authorises a carrier to enter on land and exercise any of the following powers:

- Inspect the land;
- Install a facility; and to
- Maintain a facility.

A Carrier's power to install a facility is contingent upon:

a) the Carrier being authorised to do so by a Facility Installation Permit, or
b) the facility being a low-impact facility (as defined by the *Telecommunications (Low-Impact Facilities) Determination 1997* (as amended)), or
c) the facility being temporary and used for a defence organisation for defence purposes, or
d) if other conditions are satisfied in relation to the facility concerned.

As the proposal involves the installation of a monopole, it 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 applicant is not empowered to undertake the proposed works without approval under Queensland legislation and must obtain development consent from Townsville City Council in accordance with the *Planning Act 2016* and the *City Plan*.

(Telecommunications Act 1997, p466)

5.2 Telecommunications (Low-Impact Facilities) Determination 2018

The Telecommunications (Low-impact Facilities) Determination 2018 was made under subclause 6 (3) of Schedule 3 of the *TA*. The Act outlines under subclauses 6 (4), (5) and (7), that certain facilities cannot be low-impact facilities, these include the following:

- Designated overhead lines;
- A tower that is not attached to a building;
- A tower attached to a building and more than 5 metres high;
- An extension to a tower that has previously been extended; and
- An extension to a tower if the extension is more than 5 metres high.

The proposal is not classed as a low-impact facility under the Determination as it involves the installation of a 40-metre monopole and is therefore subject to the assessment under the *Planning Act 2016* and the *City Plan*.

5.3 C564:2020 Mobile Phone Base Station Deployment Code

The Communications Alliance Limited *C564:2020 Mobile Phone Base Station Deployment Code* (the Deployment Code) is an industry code of practice registered by the Australian Communications and Media Authority.

The Code applies to all licenced telecommunications carriers, and sets guidelines for site selection, community consultation, design, installation and operation of telecommunications facilities. Sections 4.1 and 4.2 of the Code are relevant to this proposal, and require a precautionary approach to site selection, infrastructure design and site operation. The proposed facility has been sited and designed in accordance with Sections 4.1 and 4.2. Checklists demonstrating compliance can be provided on request.

The Code also requires an ARPANSA EME report be prepared for all new mobile base stations, to demonstrate compliance with relevant safety standards. The report is enclosed in **Appendix E**.

5.4 Environment 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 and 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 deemed necessary in this instance.

6. State Regulatory Framework

6.1 Planning Act 2016

The Planning Act 2016 (the PA) is the legislation that governs planning in Queensland. The PA seeks to achieve ecologically sustainable outcomes for development within Queensland by coordinating and integrating transparent and effective planning mechanisms at local, regional, and state levels, managing the effects of development on the environment, and managing the process by which development takes place.

Where a telecommunications facility is not considered a low-impact facility, it is subject to the provisions of the relevant local government planning provisions. As the proposal involves the installation of a new Telecommunication Facility and is not a 'low-impact' facility; the provisions of the City Plan apply.

The proposed facility involves a 'Material Change of Use' of the premises and is defined as 'Assessable Development' for the purposes of the PA. Given the nature of the proposed use within the Open Space Zone, the application is Impact Assessable. All applications for development are subject to the Development Assessment Rules (DA Rules) process as set out in Development Assessment Rules (under the Planning Act 2016, section 68(1)). Assessment of the proposal will be in accordance with the relevant local government planning legislation and the PA.

This Planning Report has been compiled to accompany the application to Townsville City Council under the provisions of the *City Plan*. The development proposal is assessed against the provisions of the City Plan in Section 7.0 below.

6.2 State Planning Policy

The State Planning Policy (SPP) is a statutory instrument that identifies matters of State interest in land use planning development within Queensland. It provides a consolidated planning policy that centralises all state interests through the Department of Infrastructure, Local Government and Planning (DILGP).

In accordance with Part 2 of the *City Plan*, the State interests have been appropriately reflected within the City Plan and therefore an assessment of the development application against the SPP is not required.

Relevant matters, in accordance with the Planning Act 2016 (PA16) that Council should have regard to in its assessment of the proposed development relate to the planning need for the proposal and the relevance of the assessment benchmarks. These matters are addressed within Sections 2.0 and 7.0.

6.3 Regional Planning

Regional plans are statutory instruments developed by the State Government under the Act to guide land use planning and development within Queensland at a regional scale. The proposed development falls within the North Queensland region which is covered under the *North Queensland Regional Plan (NQRP)*.

The SPP sets out the state government's interests in planning and development for Queensland. The NQRP contextualises these state interests (as necessary) to provide the planning and decision-making framework specific to the North Queensland region and its regional land use outcomes. The NQRP does not cover all interests set out in the SPP. Where the NQ Regional Plan remains silent, direction should be taken from the SPP and relevant local government City Plans.

The proposed use is not prohibited under the abovementioned NQRP. The proposal will not compromise the intentions of the Regional Plan as the proposed facility relates to an essential form of utility infrastructure.

6.4 Referral Agencies

No state referral agencies were identified.

7. Local Government Regulatory Framework

7.1 Townsville City Plan 2014

The site falls within Townsville City Council and the associated planning regulations. The framework of the City Plan consists of a Strategic Framework, Tables of Assessment, Zones, Overlays and Assessment Benchmarks (codes), which set out the council's intention for the future development.

7.2 Defined use

Under Schedule 1 of the City Plan; the proposed development is defined as a 'Telecommunication Facility'. Under the City Plan the use prescribed is defined as:

> *Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.*

7.3 Townsville City Plan Assessment

This section of the report identifies and assesses the proposal against the relevant provisions of the City Plan, which includes the relevant Strategic Framework themes, and all zoning, use and overlay codes. Where it has been identified that the proposed development requires assessment against the Acceptable Outcomes of a code, assessment has been provided within **Appendix F.**

7.4 Strategic Framework

The Strategic Framework of the City Plan outlines the policy direction for the City Plan and ensures appropriate development occurs.

In the Open Space Zone, a Telecommunications Facility requires an Impact Assessable development application. As such, assessment against the Strategic Framework of the City Plan is required.

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

7.5 Code Assessment

The following City Plan assessment benchmarks are relevant to the proposal and are assessed against the relevant benchmarks in **Appendix F**.

- Zone Code: 6.4.2 Open Space zone code
- Use Code: Telecommunications Facilities Code
- Mapped Overlays:
  - Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area
  - Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area
  - Environment Natural Assets Overlay Map OM-08 - Environmental importance - Very high
- Works Codes

- Transport impact, access, and parking code
- Healthy waters code
- Landscape code

Figure 12 – Rockhampton City Plan – Open Space Zone

Figure 13 – Rockhampton City Plan- Environmental Importance.

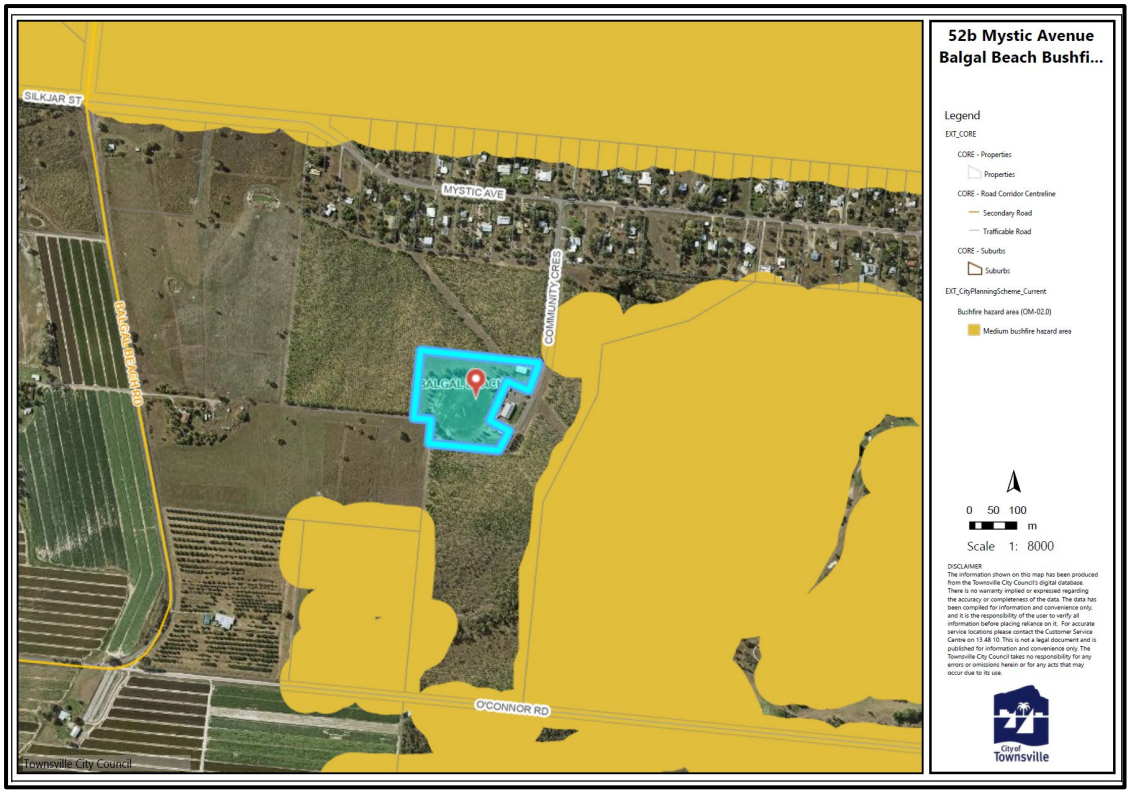


Figure 14 - City Plan Mapping - Bushfire Hazard Overlay

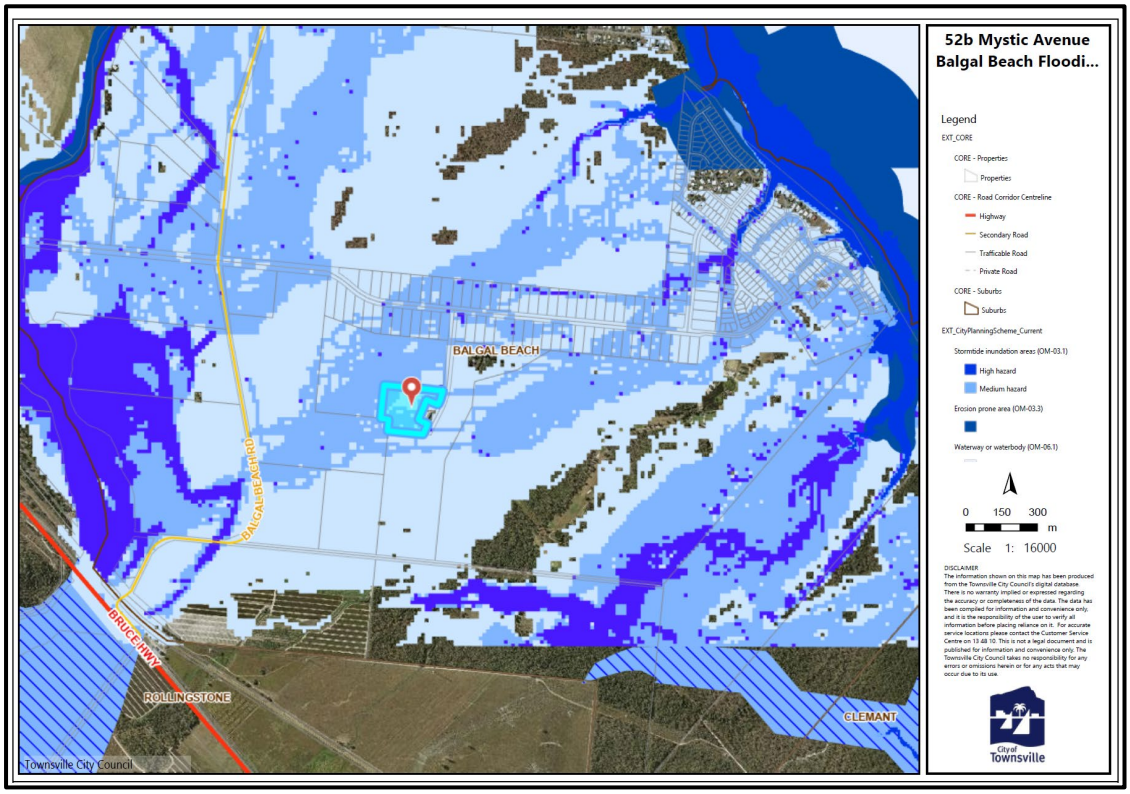


Figure 15 - City Plan Mapping - Flooding

7.5.1 Open Space Zone

The Tables of Assessment under the City Plan, stipulate that a material change of use for a Telecommunications facility within this zone will be Impact Assessable.

A Telecommunications Facility in the Open Space Zone is assessable against the Open Space Zone Code. The purpose of the Zone Code is achieved through the Overall Outcomes of the Zone and development in the zone supports the implementation of the policy direction set in the Strategic framework. An explanation of compliance with the Overall Outcomes is provided in the detailed code assessments within **Appendix F**.

8. Potential Environmental Impacts and Proposed Mitigation Measures

8.1 Hazards, Risk and Health Impacts

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 Radiation Protection Series (RPS) S-1 (Rev. 1) Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz.

An EME Report is provided in **Appendix E** and confirms that the maximum cumulative EME level at 1.5 m above ground level for the Telstra facility is estimated to be a maximum of 0.57% (where 100% is the maximum) of the ARPANSA public exposure limit. Fact Sheets produced by ARPANSA and the ACMA, the Mobile Carries Forum (MCF) on mobile phone networks and health are also provided in **Appendix E**.

8.2 Visual Amenity

Whilst undertaking site selection for a new base station facility in the locality, BMM Group considered the nature of existing land uses, visual impact, and aesthetics of its facility on the surrounding environment. The facility has been sited and designed to maximise visual integration in the locality and ensure that the existing amenity of the location is not compromised.

As shown in Figures 8 to 11, the nearest residential dwelling is located in excess of 250m north of the proposed facility location. The area separating the facility from these residences is heavily vegetated and only the top section of the proposed facility is expected to be visible from some locations.

Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact. As only parts of the facility may be visible, residents and road users will view the proposed structure in the context of other, vertical elements such as buildings, power lines, light poles and trees. Such facilities are now a common feature of urban areas, and the proposal would not appear as an incongruous feature in the landscape.

The proposed facility comprises a small lease area and is located towards the rear north western corner of the allotment so as to not compromise the existing use and future development potential of the precinct for community and open space purposes. The local built environment is not regarded to have significant characteristic of heritage features that would afford the protection of its visual amenity from new vertical elements, such as the facility proposed. The proposal will also not obstruct any significant distant views as the immediate landscape is generally flat with no elevated vantage points on and around the site.

As demonstrated above, there were various physical and locational obstacles and requirements to navigate in the siting and design of the proposed facility. While the upper sections of the facility will be partly visible from some locations, we believe that the proposed use is generally compatible with the future development intent as an open space and recreation area, and in the context of the location the facility is a compatible land use. The net benefit of improved mobile voice and data coverage to meet the existing and future demands of residents, businesses and community groups, and the significant benefits for community safety in the event of emergencies far outweighs any minor visual impact. The

proposed siting and design of the facility represents a good planning outcome in the context of the location.

8.3 Socio-Economic Considerations

The proposed facility will enable the upgrade and expansion of the telecommunications service for customers within the surrounding residential, community and business precincts. Key benefits are:

- Greater business accessibility and flexibility for workers, community groups and commercial businesses, commuters, and home-based businesses.
- Reliable personal safety through maintaining a mobile phone for critical communications and emergencies.
- Increased physical capacity for improving telecommunications infrastructure, resulting in improved customer connectivity, and rapid delivery of technology improvements.

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 proposed facility will provide improved communication infrastructure, enhancing mobile phone and wireless internet coverage within the community.

8.4 Flora and Fauna

The subject lot and proposed compound lease area and access alignment is currently cleared and void of any vegetation. There are no mapped areas of environmental importance over the lot.

The proposed lease area is located in the north western corner of the allotment and is not located within, or in close proximity to, any known ecological corridor and will not sever or disrupt the movement of fauna around or through the subject area. There is no lighting or significant noise that will be emitted from the facility and no impact on local fauna is expected.

8.5 Heritage Significance

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

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

Searches of the aforementioned registers established that the site is not subject to, nor has any recorded cultural significance. Notwithstanding, precaution and due diligence will be exercised during the construction phase and if any items of indigenous or cultural heritage are encountered, works will cease and the Department of Environmental Heritage Protection will be contacted to provide direction.

8.5 Erosion and sediment control

Given the scale of the works and location of the proposal, potential impacts would be addressed and mitigated with the following soil and water management measures undertaken during construction of the proposed facility and continued after construction until the site is established. These measurements include:

- 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;
- Erosion and sediment controls will be checked regularly and immediately prior to and after any rain event;
- Fill in and compact any trenches immediately after services have been laid; and
- Works would not occur during periods of heavy rainfall.

8.6 Air Quality

There is unlikely to be any dust impacts associated with the proposal given the minor extent and short-term duration of any ground disturbance.

Measures such as wetting down exposed surfaces would be undertaken if required to mitigate any construction related impacts due to dust generation. Once established the proposal will have no air pollution and will not generate dust.

8.7 Noise and Vibration

There are no sensitive receptors within close proximity of the proposed facility. Any noisy construction activities would be as a result of drilling and excavation of the foundation / footing for the monopole. Works would be undertaken only during standard working hours would be minor and of short duration. It is not expected that construction works would cause any vibration at any adjoining land use.

Noise generated during the operational stage of the facility includes air-conditioning units servicing the equipment cabin. The air-conditioning units are similar to those used for cooling of residential premises and will comply with the relevant noise emission guidelines. The air-conditioning units are automatic and will shut down when not required.

8.8 Waste Minimisation and Management

Due to the relatively minor nature of the works, the generation of waste resulting from construction of the proposed facility is expected to be minimal and will be removed from site.

Excess spoil from the earthworks would be reused onsite if suitable, reused off site, or disposed of at an approved waste disposal facility. Other waste packaging material will also be disposed of at an approved waste disposal facility. The ongoing operation of the facility will be unmanned and will not generate any waste or odour emissions.

8.9 Traffic and Access

The facility is proposed to be accessed directly from Community Crescent. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks.

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 and would occur outside of peak traffic times.

During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year for approximately one day. The proposed

facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.

8.10 Associated Infrastructure and Activities

An existing power supply is located on the subject lot. (Refer **Appendix D –** Proposal Plans).

The following mitigation measures would be implemented to ameliorate any impacts on existing infrastructure:

- A 'dial-before you dig' search would be undertaken during the detailed design stage;
- Prior to construction, all infrastructure and utilities would be identified;
- If required, prior to construction, relevant utilities and adjacent residents would be notified of any impending disruptions to services.

Please refer to **Appendix D –** Proposal Plans. When operational, the site will be unmanned, and does not require utility services such as telephone, water, and sewerage.

8.11 Cumulative Environmental Effects

The key perceived and potential environmental impacts for this proposed development have been identified as: health and risk issues (perceived); visual impact (potential); and potential impacts during construction of the proposed facility. Each of these aspects have been considered individually and collectively from a cumulative impact perspective.

A common concern about base station and local wireless network antennas relates to the possible long-term health effects that whole-body exposure to the RF signals may have. To date, the only health effect from RF fields identified in scientific reviews has been related to an increase in body temperature (> 1 °C) from exposure at very high field intensity found only in certain industrial facilities, such as RF heaters. The levels of RF exposure from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human health.

The strength of RF fields is greatest at its source and diminishes quickly with distance. Access near base station antennas is restricted where RF signals may exceed international exposure limits. Recent surveys have indicated that RF exposures from base stations and wireless technologies in publicly accessible areas (including schools and hospitals) are normally thousands of times below international standards.

(Electromagnetic fields and public health; WHO Fact Sheet No. 304 May 2006)

The cumulative levels of EME in the proposed location will fall well within the standard limits set by the ACMA. Any potential environmental impacts during construction are expected to be temporary and mitigated through the implementation of appropriate work practices and management measures specified in this development application report. Consequently, the proposed development is not considered likely to have an adverse cumulative impact on the environment and the community.

9. Conclusion

The proposed Amplitel telecommunication facility located at 44 Community Crescent, Balgal Beach, is integral to Telstra's ability to optimise their network coverage and transmission requirements through the delivery of a high quality and reliable service. Delivering on this objective is vital in order to enhance connectivity, economic development and support the local community in Balgal Beach.

Population growth, urban development, increasing trends towards people working locally and from home, the increase in the number of people using smart phones, tablets and other smart devices, places increased demand on mobile telecommunication networks. The existing Telstra networks cannot provide adequate telecommunication services to the existing and projected population within the area. The proposed facility will provide Telstra the opportunity to meet the existing and increased user demand and provide up to date communications to support the local residential, tourist and businesses communities within the area.

The proposed telecommunications facility is vital to supporting and growing local employment. It will enhance communications infrastructure and network capacity within the community which will support Council's key strategic themes.

The proposed facility will provide enhanced social and economic benefit, and improved safety and accessibility to the community without compromising the amenity, function and ongoing use and enjoyment of the surrounding residential, rural, commercial and community land uses.

The siting, setback, screening, colour, and design of the facility combine to ensure that the natural environment, including the dominant sight lines, views and vistas from adjoining and surrounding residential areas and from surrounding roads will not be materially impacted by the development. The proposed siting and design of the proposed facility ensures that environmental factors are not impacted and the future use and development of the land for open space and community purposes will not be compromised.

BMM Group has undertaken a thorough analysis of potential site alternatives and during this process has selected the most appropriate site for the facility in the context of the location. Factors such as the ability to meet the required coverage and technical objectives, opportunities for co-location by other carriers, the surrounding landscape, environmental factors, and community needs have all been carefully considered as part of this selection process.

It is requested that Council grant a permit to support this development application, subject to relevant and appropriate conditions.

Appendix A – DA Form 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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 only 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 (i.e. material change of use, operational work or reconfiguring a lot)**, 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) (*individual or company full name*)	Amplitel Pty Ltd c/o BMM Group Pty Ltd
Contact name *(only applicable for companies)*	Ben McDonnell
Postal address *(P.O. Box or street address)*	PO Box 430
Suburb	Toowong
State	QLD
Postcode	4066
Country	Australia
Contact number	0409 152 657
Email address *(non-mandatory)*	ben.mcdonnell@bmmgroup.com.au
Mobile number *(non-mandatory)*	0409 152 657
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	QLD008080

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

☒ Yes – the written consent of the owner(s) is attached to this development application
☐ 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
		44	Community Crescent	Balgal Beach
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		2	SP160493	Townsville
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.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
146.40739	-19.04368°	☐ WGS84 ☒ GDA94 ☐ Other:	Townsville

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development 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)*:

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
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Telecommunications Facility	Telecommunications Facility	Nil	100m^2

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☒ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed 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? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

Queensland Government

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

City of Townsville

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
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have 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 Act 2016***:

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**
☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) 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 "ESR/2015/1791" as a search term 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 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that 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 includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

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 habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

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

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

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 Resources at www.resources.qld.gov.au and www.business.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) 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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.*

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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA 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 the 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

Queensland Government

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 COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Appendix B – Owners Consent

Company owner's consent to the making of a development application under the *Planning Act 2016*

I,

KIMBERLEY NITSCHKE

Sole Director/Secretary of the company mentioned below.

[*Delete the above where company owner's consent must come from both director and director/secretary*]

I,

[*Insert name in full.*]

Director of the company mentioned below.

and I,

[*Insert name in full.*

[*Insert position in full—i.e. another director, or a company secretary.*]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of

TOWNSVILLE CITY COUNCIL

the company being the owner of the premises identified as follows:

44 Community Crescent, Balgal Beach, QLD, 4816
Lot 2, SP160493

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

Amplitel Pty Ltd – c/o BMM Group Pty Ltd

on the premises described above for:

The construction and operation of a telecommunications facility

Company seal *[if used]*

Company Name and ACN: ……

……
Signature of Sole Director/Secretary
06 March 2025
……
Date

[*Delete the above where company owner's consent must come from both director and director/secretary.*]

Company Name and ACN: ……	
……	……
Signature of Director	Signature of Director/Secretary
……	……
Date	Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

Appendix C – Title Search

CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 47207390
Search Date: 26/02/2024 14:22 Title Reference: 49100335
Date GAZETTED: 04/07/1997
PAGE: 1090

Opening Ref: TNS/000173
Purpose: PARK
Sub-Purpose:
Local Name:
Address:
File Ref: RES

TRUSTEES

TOWNSVILLE CITY COUNCIL Gazetted on 04/07/1997 Page 1090
DX 41479 THURINGOWA QLD 4817

LAND DESCRIPTION

LOT 2 SURVEY PLAN 160493 Gazetted on 10/09/2004 Page 116-117
Local Government: TOWNSVILLE

Area: 3.517000 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 716368055 13/03/2015 at 15:56
ROLLINGSTONE AND DISTRICT LIONS CLUB INC
OF LEASES M ON SP270325
TERM: 18/11/2014 TO 17/11/2024 OPTION NIL

2. TRUSTEE LEASE No 716368063 13/03/2015 at 15:57
THE STATE OF QUEENSLAND
(REPRESENTED BY PUBLIC SAFETY BUSINESS AGENCY)
OF LEASE V ON SP270325
TERM: 31/10/2014 TO 30/10/2024 OPTION NIL

3. TRUSTEE LEASE No 716368071 13/03/2015 at 15:58
ROLLINGSTONE AND DISTRICT COMMUNITY ASSOCIATION INC
OF LEASES N AND Q ON SP270325
TERM: 18/11/2014 TO 17/11/2024 OPTION NIL

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 47207390
Search Date: 26/02/2024 14:22 Title Reference: 49100335
Date GAZETTED: 04/07/1997
PAGE: 1090

Caution - Charges do not necessarily appear in order of priority

** End of Current Reserve Search **

Requested By: D-ENQ EQUIFAX

Appendix D – Design Drawings

DRAWING DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS				
					CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE LAYOUT AND ACCESS	QLD008076	S1	1	27/01/25		✓			
SITE SETOUT PLAN	QLD008076	S1-1	1	27/01/25		✓			
SOUTH ELEVATION	QLD008076	S3	1	27/01/25		✓			
AERIAL PHOTO LOCALITY PLAN	QLD008076	S7	1	27/01/25		✓			

AMPLITEL
Part of the Telstra Group

BALGAL BEACH

TOWER AMS SITE: QLD008076

ADDRESS: 44 COMMUNITY CRESCENT
BALGAL BEACH
QLD 4816

bmm GROUP

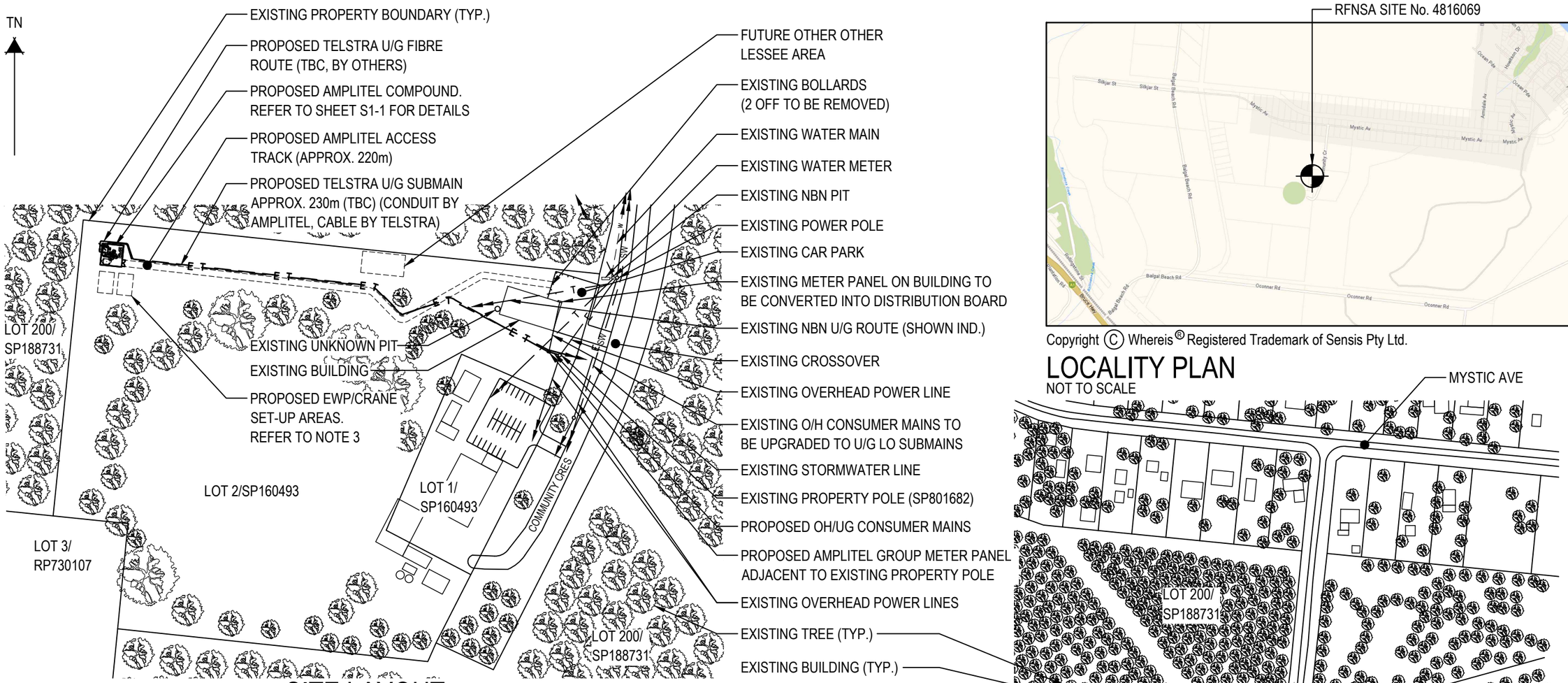
ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-19940	JM	MD	PRELIMINARY - SP80002584WO053BMM	PE	KB	27.01.25	1

AMPLITEL
Part of the Telstra Group

TOWER AMS SITE REF QLD008076
BALGAL BEACH
DRAWING INDEX AND DOCUMENT CONTROL
44 COMMUNITY CRESCENT, BALGAL BEACH, QLD 4816

DWG NO. QLD008076 | SHT NO. DC

A3



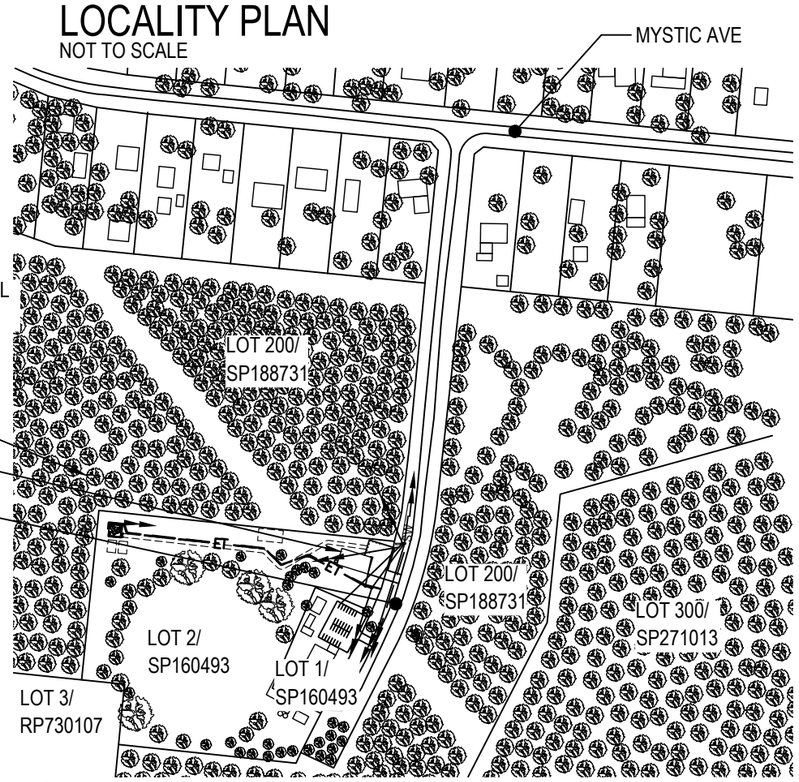
SITE LAYOUT

SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

LOCALITY PLAN

NOT TO SCALE



SERVICES LEGEND

- OPTICAL FIBRE BELOW GROUND
- BELLOW GROUND ELECTRICAL SUPPLY
- ABOVE GROUND ELECTRICAL SUPPLY
- ABOVE GROUND FEEDER CABLES
- WATER SUPPLY BELOW GROUND
- STORM WATER

NOTES:

1. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. BUILDING CONTRACTOR SHALL CONFIRM SUITABLE CONSTRUCTION SET UP AREAS AND ENSURE RELEVANT PERMITS ARE IN PLACE PRIOR TO STARTING WORKS.

SITE ACCESS

SCALE 1:5000

50m 0 50m 100m 150m 200m 250m SCALE 1:5000

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S3 & S7.

PROPERTY DESCRIPTION

PART OF LOT 2 ON SP160493

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
LATITUDE	-19.04368° (GDA 94)
LONGITUDE	146.40739° (GDA 94)

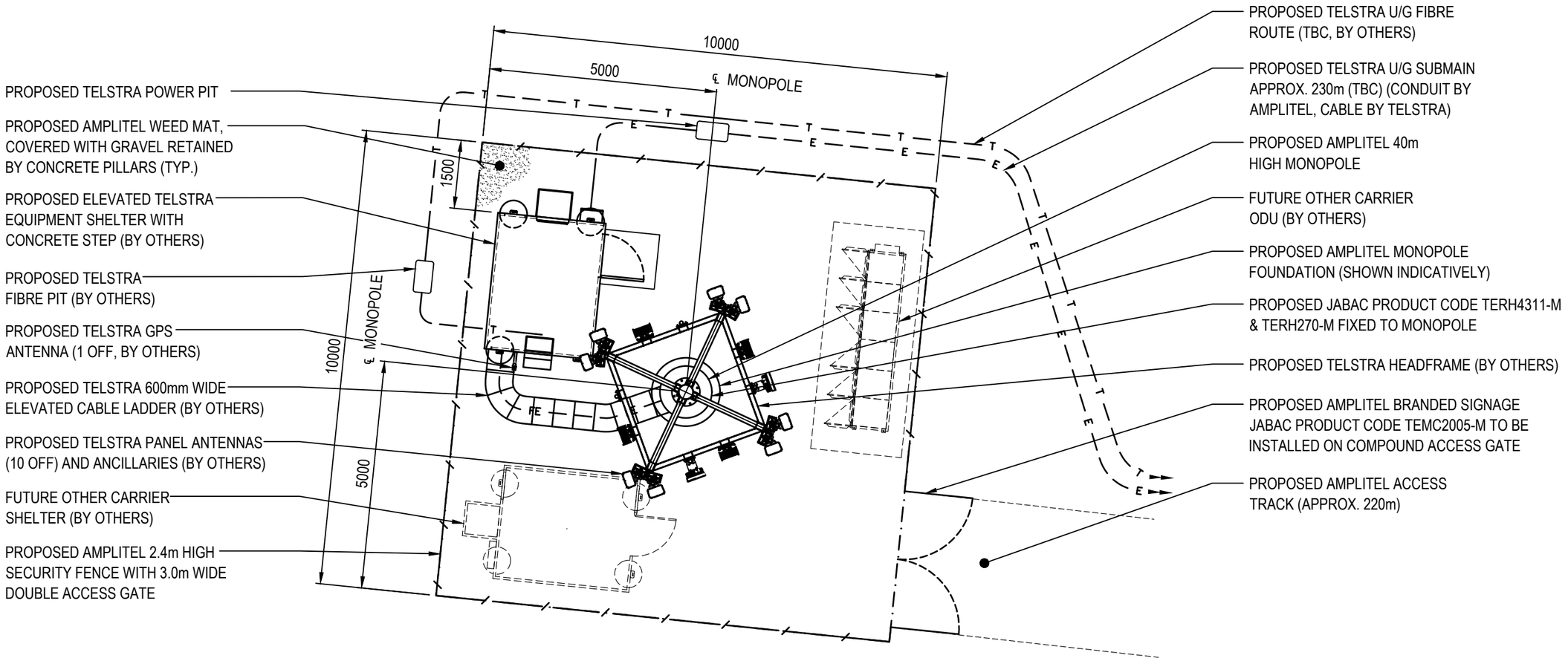
ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-19940	JM	MD	PRELIMINARY - SP80002584WO053BMM	PE	KB	27.01.25	1

AMPLITEL Part of the Telstra Group

TOWER AMS SITE REF QLD008076
BALGAL BEACH
SITE LAYOUT AND ACCESS
44 COMMUNITY CRESCENT, BALGAL BEACH, QLD 4816

DWG NO. QLD008076 SHT NO. S1

A3



SITE SETOUT PLAN

SCALE 1:100

1m 0 1m 2m 3m 4m 5m SCALE 1:100

SERVICES LEGEND

—T—T—T— OPTICAL FIBRE BELOW GROUND

— — E — — E — BELLOW GROUND ELECTRICAL SUPPLY

— FE — FE — ABOVE GROUND FEEDER CABLES

NOTES:

1. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.

TO BE READ IN CONJUNCTION WITH SHEETS S1, S3 & S7.

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-19940	JM	MD	PRELIMINARY - SP80002584WO053BMM	PE	KB	27.01.25	1

AMPLITEL
Part of the Telstra Group

TOWER AMS SITE REF QLD008076
BALGAL BEACH
SITE SETOUT PLAN
44 COMMUNITY CRESCENT, BALGAL BEACH, QLD 4816

DWG NO. QLD008076 SHT NO. S1-1

A3

SERVICES LEGEND

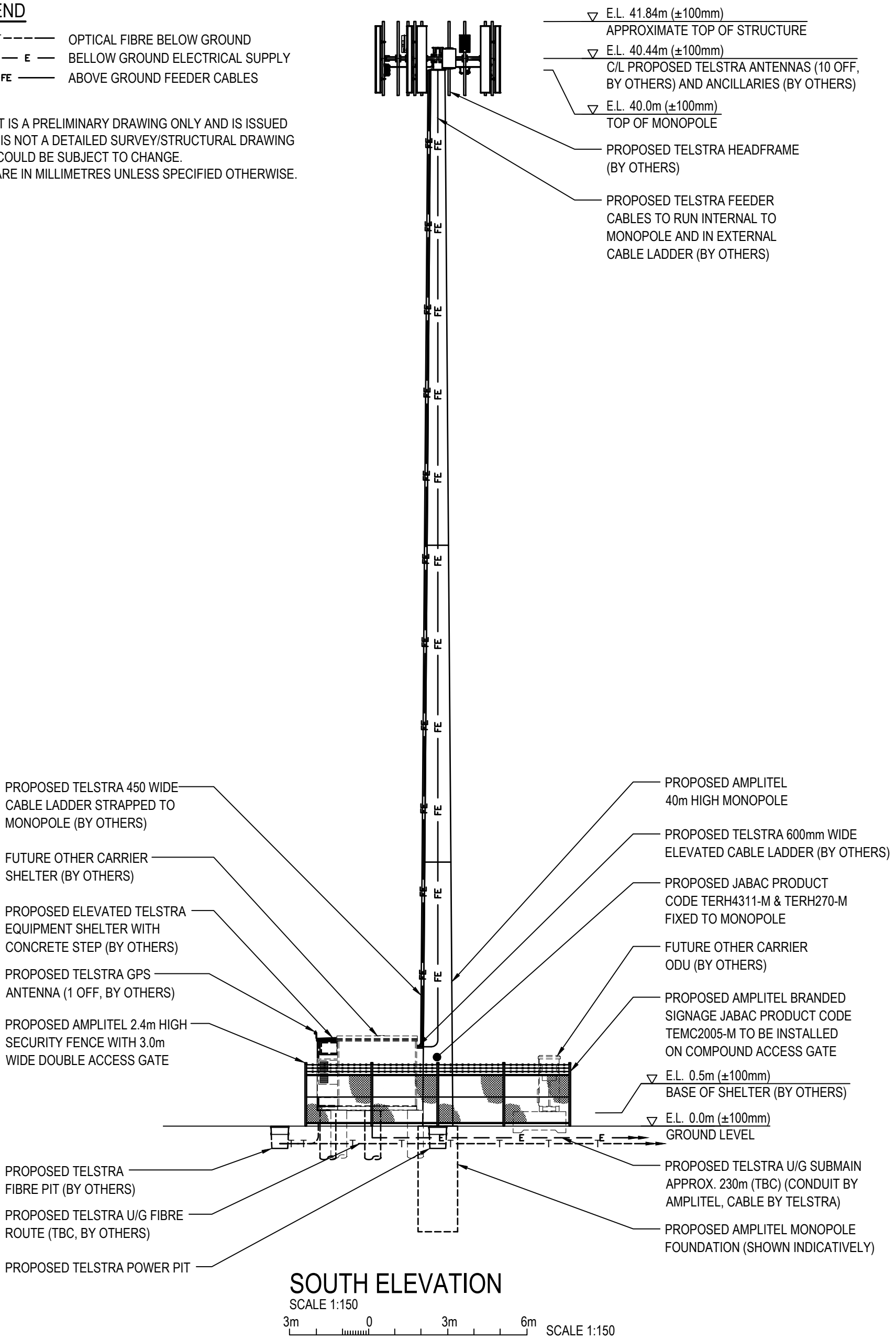
—T————T————T———— OPTICAL FIBRE BELOW GROUND

— — — E — — — E — BELLOW GROUND ELECTRICAL SUPPLY

——— FE ——————— FE ——— ABOVE GROUND FEEDER CABLES

NOTES:

1. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.



SOUTH ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

DO NOT SCALE

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1 & S7.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-19940	JM	MD	PRELIMINARY - SP80002584WO053BMM	PE	KB	27.01.25	1

AMPLITEL
Part of the Telstra Group

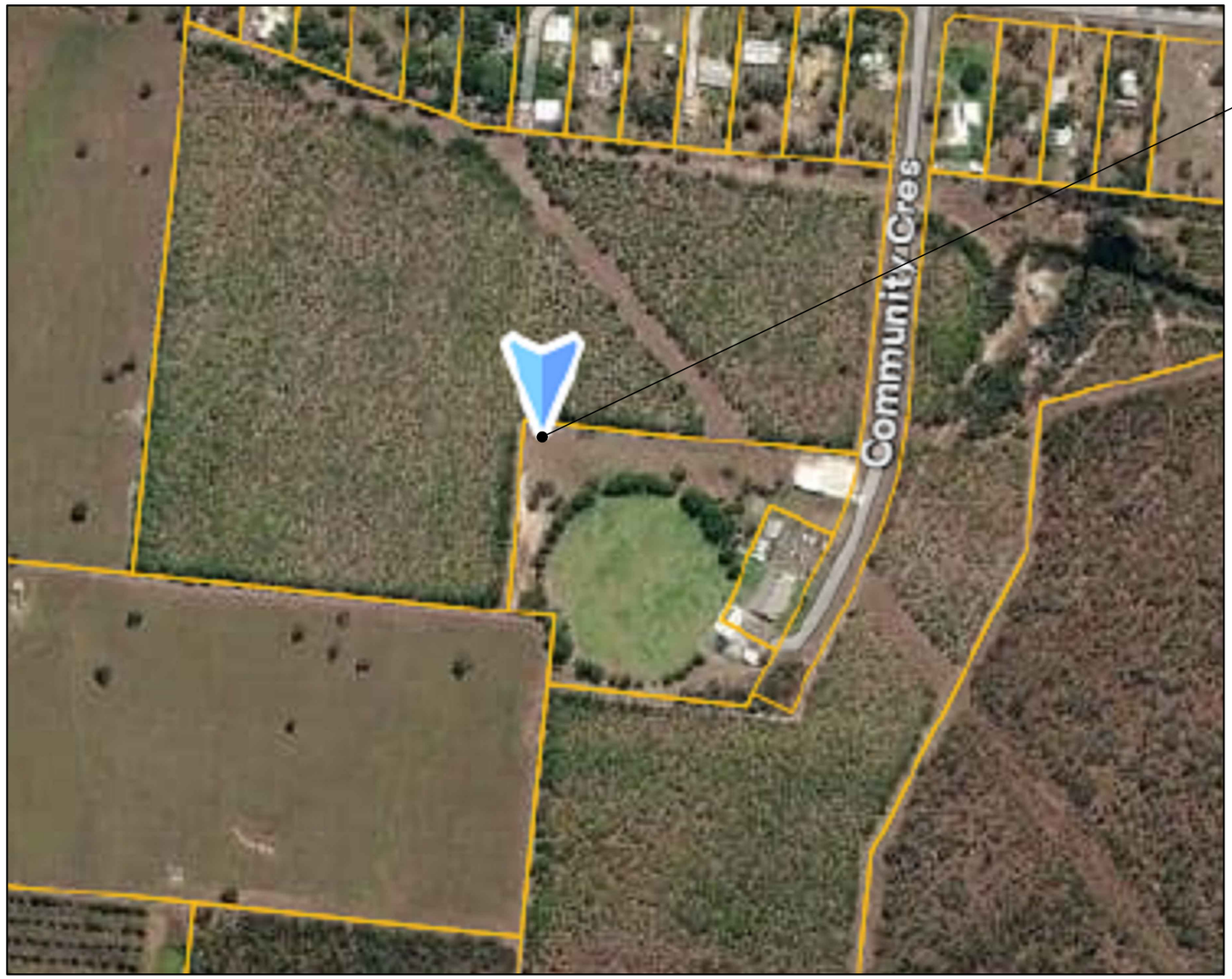
TOWER AMS SITE REF QLD008076
BALGAL BEACH
SOUTH ELEVATION
44 COMMUNITY CRESCENT, BALGAL BEACH, QLD 4816

DWG NO. QLD008076

SHT NO. S3

A3V

TN



AERIAL PHOTO LOCALITY PLAN

NOT TO SCALE

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-19940	JM	MD	PRELIMINARY - SP80002584WO053BMM	PE	KB	27.01.25	1

AMPLITEL
Part of the Telstra Group

TOWER AMS SITE REF QLD008076
BALGAL BEACH
AERIAL PHOTO LOCALITY PLAN
44 COMMUNITY CRESCENT, BALGAL BEACH, QLD 4816

DWG NO. QLD008076 | SHT NO. S7

A3

Appendix E – EME Report and EME Fact Sheets

Electromagnetic energy report

Location	44 Community Crescent, BALGAL BEACH QLD 4816		
Date	19/02/2025	**RFNSA No.**	4816069

This report contains **calculated** electromagnetic energy (EME) exposure levels from the wireless technology base station listed above.

EME levels for this site have been **calculated** as a percentage of the limit given by the Australian Safety Standard. This report is produced according to a technical methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

EME levels below 100% comply with the Australian Safety Standard and are safe for the public.

Service operators and technology at the site

Telstra				
4G, 5G				

For more information on the infrastructure at this site, such as specific wireless technologies, visit http://www.rfnsa.com.au/4816069.

Calculated EME levels

Areas of interest	Maximum EME level (% of limit)	Safe level (<100%)
Environmental EME Level (*1.5m above ground out to 500m from site*)	0.57%	YES
No locations identified		

About electromagnetic energy

Many things in our everyday lives produce electromagnetic energy including natural sources like the sun, and artificial sources like broadcast media, electric power, microwave ovens, and wireless technology like Wi-Fi and mobile phones.

The EME that you are exposed to from mobile phone towers is low, and similar to your exposure from broadcast transmissions such as radio and TV.

It is the assessment of ARPANSA that there is no credible health risk from exposure to the low-level EME associated with telecommunications and wireless technology below the limits set in the Australian Safety Standard.

Further information

ARPANSA (The Australian Radiation Protection and Nuclear Safety Agency) www.arpansa.gov.au

ACMA (The Australian Communications and Media Authority) www.acma.gov.au/eme-5g-and-you#eme

What is 5G?

AMTA
Australian Mobile Telecommunications Association

5G is the 5th generation of mobile networks, a significant evolution of today's 4G networks.

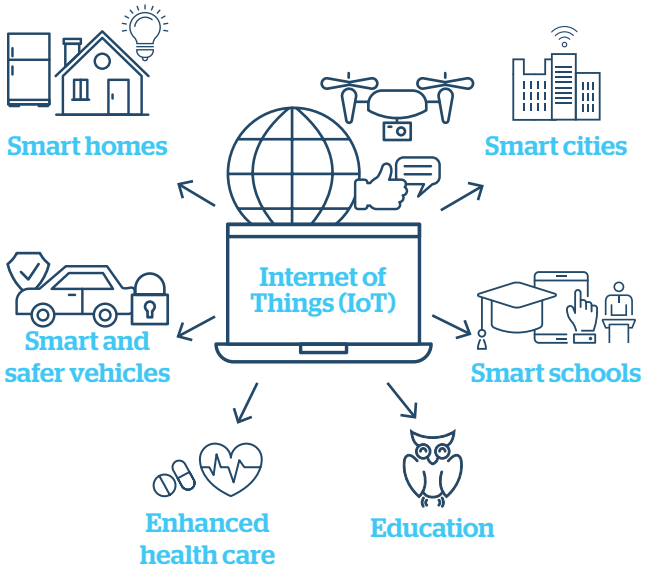
5G is designed to meet the very large growth in data and connectivity of today's modern society, the internet of things with billions of connected devices, and tomorrow's innovations.

5G will initially operate in conjunction with existing 4G networks before evolving to fully standalone networks. The rollout of 5G will help meet Australians' growing demand for more data, with the Australian Communications and Media Authority (ACMA) reporting that the volume of data downloaded on mobiles has increased by 41% from June 2017 to June 2018, and this is set to continue.

What will 5G enable?

5G will enable enhanced mobile broadband, instantaneous connectivity to billions of devices, the Internet of Things (IoT) and a truly connected world.

For communities, 5G will enable real-time connection of billions of devices to provide a safer and more efficient place to live by enabling things like:



For businesses and industry, 5G and IoT will provide a wealth of data allowing them to gain insights into their operations like never before.

Business will increasingly operate and make key decisions driven by data (e.g. parcel tracking), and innovate in different application areas including agriculture, smart farms and manufacturing. All of these will pave the way for cost savings, better customer experience and long-term growth.

5G enabled mobile technology

IS SET TO DELIVER A

$65 billion bigger Australian economy

BY 2023

Mobile Nation 2019 – the 5G Future report by Deloitte Access Economics and AMTA

What is 5G?

What will be the first applications for 5G?

5G-enabled products such as wireless broadband, mobile devices and IoT will be the first applications using 5G.

What will 5G devices offer?

The prime benefits of 5G devices will be significantly faster speeds in data access, downloading and streaming content. In addition, 5G devices will have increased computing power and make use of faster connectivity, meaning that the devices will enjoy virtually instantaneous connections to the network, as well as greater connectivity when on the move. 5G will enable applications such as remote monitoring, automation of production, medical monitoring and even remote surgery.

How does 5G work?

5G will deliver faster speeds, better response times and greater capacity. 5G networks are designed to work in conjunction with 4G networks using a range of macro cells, small cells and dedicated in-building systems.

Small cells will be a feature of 5G networks and will evolve to include the use of millimetre wave (mmWave) frequencies.

Small cells are mini base stations designed for very localised coverage typically from 10 metres to a few hundred metres providing in-fill for the larger macro network. Small cells will be essential for the 5G networks.

5G devices will have increased computing power and make use of faster connectivity, meaning that the devices will enjoy virtually instantaneous connections to the network, as well as greater connectivity when on the move.

5G and EME Safety

Are there safety limits for 5G?

Yes. Comprehensive international guidelines exist governing exposure to radio waves including the frequencies proposed for 5G. The limits have been established by independent scientific organisations, such as the International Commission on Non-Ionizing Radiation Protection (ICNIRP), and include substantial margins of safety to protect all people including children and the elderly at all times.

These guidelines have been widely adopted in standards around the world, including in Australia by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and are endorsed by the World Health Organization (WHO).

WHAT DO THE EXPERTS SAY ABOUT 5G AND HEALTH?

In relation to radio frequency exposures and wireless technology and health, including frequencies used for 5G, the World Health Organization (WHO) states:

"Despite extensive research, to date there is no evidence to conclude that exposure to low level electromagnetic fields is harmful to human health."

In relation to 5G frequencies, Dr Sarah Loughran, Director of the Australian Centre for Electromagnetic Bioeffects Research at the University of Wollongong states:

"The higher frequencies [of 5G] actually means that the energy doesn't penetrate as deeply into the body than previous fourth generation and other generation technologies have."

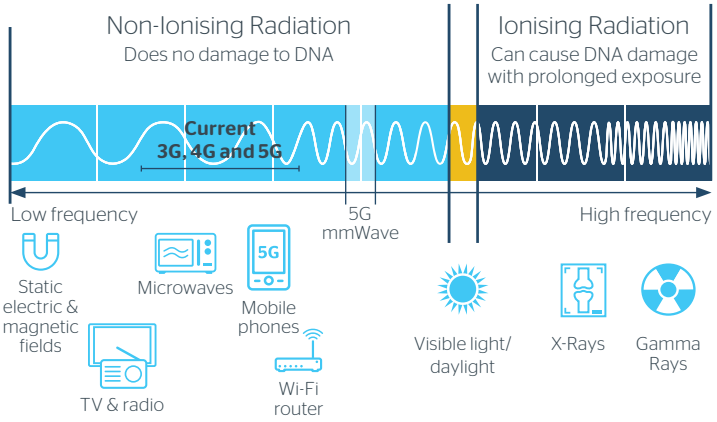
In relation to 5G and health, ARPANSA states:

"There are no established health effects from the radio waves that the 5G network uses."

What research into health effects has been done on 5G?

The electromagnetic frequencies used for 5G are part of the radio frequency spectrum which has been extensively researched in terms of health impacts for decades.

Where 5G fits in the electromagnetic spectrum



5G operates at a higher frequency than previous 4G networks so it can carry more data but can't travel as far. This means it will have less impact on the human body than any previous network.

Over 50 years of scientific research has already been conducted into the possible health effects of the radio signals used for mobile phones, base stations and other wireless services including frequencies planned for 5G and mmWave exposures.

ARPANSA states:

"This network currently runs on radio waves similar to those used in the current 4G network, and in the future will use radio waves with higher frequencies. It is important to note that higher frequencies does not mean higher or more intense exposure. Higher frequency radio waves are already used in security screening units at airports, police radar guns to check speed, remote sensors and in medicine and these uses have been thoroughly tested and found to have no negative impacts on human health."

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5G and EME Safety

Testing on Australian 5G networks with commercial devices in real-world settings shows levels similar to 3G, 4G and Wi-Fi, and in many cases around 1,000 times below the safety limits.

Does 5G mean higher power and higher exposure levels?

No – 5G networks are designed to be more efficient and will use less power than current networks for similar services.

The Australian Centre for Electromagnetic Bioeffects Research (ACEBR) states:

"In addition, while more antennas may be required to service areas where demand for the new service is high, users are closer to the mobile phone base station and therefore their devices can operate at a reduced power, reducing their exposure from their personal device."

Dr Sarah Loughran, Director of the Australian Centre for Electromagnetic Bioeffects Research at the University of Wollongong, states:

"Based on the improvements in technology, the level of exposure is expected to be lower [with 5G] than what it has been in previous technologies."

How will 5G be regulated?

All base stations including 5G equipment and devices, must comply with standards set by ARPANSA.

Where can I get more information on 5G?

Australian Communications and Media Authority (ACMA)
1300 850 115
https://www.acma.gov.au/theACMA/a-guide-to-small-cells

Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)
(03) 9433 2211
www.arpansa.gov.au

EMF Explained web site
www.emfexplained.info

Mobile Nation 2019 - the 5G future report
https://amta.org.au/new-mobile-nation-report-the-5g-future/

Mobile Carriers Forum
http://amta.org.au/mcf

AMTA
Australian Mobile Telecommunications Association

(02) 8920 3555
contact@amta.org.au

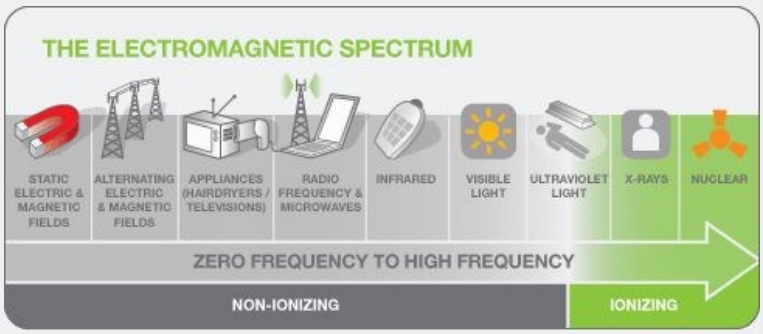
www.amta.org.au

EMF Explained Series

WHAT IS EMF? - L1

EMF is short for electromagnetic fields or sometimes known as electromagnetic radiation (EMR) or electromagnetic energy (EME). Electromagnetic fields are present everywhere in our environment – the earth, sun and ionosphere are all natural sources of EMF.

Electric and magnetic fields are part of the spectrum of electromagnetic energy which extends from static electric and magnetic fields, mains power frequencies (50/60Hz) through radiofrequency, infrared, and visible light to X-rays.



Electromagnetic Spectrum - This diagram shows the electromagnetic spectrum, ionising and non-ionising sections, and typical sources of electromagnetic fields.

Electromagnetic fields are also created whenever an electrical appliance is connected to the mains supply, including many in daily use such as refrigerators, hairdryers and computers.

Many electrical appliances don't just create EM fields – they rely on them to work. Television and radio, mobile and cordless phones, remote control handsets, baby monitors and the communication systems used by emergency services all communicate using Radio Frequency EM fields. So do wireless technologies such as WiFi, which is increasingly used by computer networks, to connect to the internet.

Note: The EMF Explained Series is specifically focused on the radio frequency part of the electromagnetic spectrum for mobile and wireless services.

More information...

Developed by AMTA, GSMA and MMF

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Version: 1, Version Date: 11/03/2025

Australian Government

THE SCIENCE OF SAFE CONNECTION

Telecommunications infrastructure near your home

Telecommunications infrastructure: keeping you safe and connected

For most of us, digital connectivity and communications technologies are part of everyday life.

Our experience through the pandemic means access to quality and reliable telecommunications services are more important than ever, keeping us connected with family and friends, and enabling many of us to learn and work from home.

While our fixed line internet services stood up well in the pandemic, it has been just as important for telecommunications companies (Telcos) to expand and improve their mobile networks to support our increasing need for digital connectivity.

Continuing to improve our digital connectivity

Telcos often need to install new equipment or infrastructure in our communities to provide effective coverage and capacity where and when we need it.

It is understandable some people are concerned about the electromagnetic energy (EME) emitted by telecommunications infrastructure, particularly when it is installed nearby in our local communities.

The Australian Government strictly regulates EME emissions to protect the health and safety of all members of the public, while allowing the community to benefit from modern telecommunications.

How we keep communities safe

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is an independent government agency that provides advice to the Government on radiation protection. ARPANSA updated its Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (the Standard), based on the most up-to-date Australian and international peer-reviewed research into EME.

The Standard protects people of all ages and health status against all known adverse health effects from exposure to EME by specifying strict safety limits for exposure levels with which telecommunications services must comply, including 5G.

The Australian Communications and Media Authority (ACMA) sets and actively monitors rules for telecommunications companies to follow based on ARPANSA's Standard so EME is kept at safe levels. In Australia, all telecommunications infrastructure and equipment must comply with these rules and a series of sanctions can be imposed if these rules aren't followed.

Monitoring EME emissions

The ACMA is monitoring EME emissions from a selected sample of representative sites across Australia, and have compared their results against both the ARPANSA safety limit and carriers' predicted EME assessments. ACMA's measurements have to-date found all sites tested are well below the safety limit specified in the Standard and significantly lower than the carriers' predicted levels. ACMA's findings are available at www.acma.gov.au.

With these measures in place ensuring EME exposure from telecommunications infrastructure is below the safety limits, there is no advantage requiring transmitters to be located any particular distance from residential areas.

So, if there is telecommunications infrastructure near you, not only will you have access to more reliable connectivity but you can be reassured the technology making that connection possible is researched, regulated and safe.

For more information visit
www.eme.gov.au

What key information do I need to know?

Telcos expand and improve their mobile networks to support our increasing need for digital connectivity. They often need to install new equipment or deploy new infrastructure in our communities.

It is understandable some people are concerned about the electromagnetic energy (EME) emitted by telecommunications infrastructure, but the Australian Government strictly regulates EME emissions to protect the health and safety of all members of the public.

There are measures in place to ensure that EME exposures from telecommunications infrastructure are below the safety limits.

Appendix F – Code Assessments

6.4 Community facilities and open space zone category

6.4.1 Sport and recreation zone code

6.4.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.4.1.2 Purpose

(1) The purpose of the Sport and recreation zone code is to provide for a range of organised activities that include sport, cultural and educational activities where the uses require a level of built infrastructure.

It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs.

(2) The particular purpose of the code is to ensure:

- (a) residents have convenient access to sport and recreation activities which are safe, attractive and appropriate for the community's needs; and
- (b) development minimises impacts on surrounding land.

(3) The purpose of the zone will be achieved through the following overall outcomes:

- (a) local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure;
- (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
- (c) development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities;
- (d) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
- (e) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
- (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
- (g) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.

(4) The purpose of the zone will also be achieved by the following additional outcomes for particular precincts:

6.4.2 Open Space zone code

6.4.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.4.2.2 Purpose

(1) The purpose of the Open space zone code provides for informal recreation where the built form is not essential to the enjoyment of the space.

It may provide for local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors.

Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and essential management.

(2) The particular purpose of the code is to ensure:

- (a) residents have convenient access to parks and opportunities for informal outdoor recreation that are safe, attractive and appropriate for the community's needs; and
- (b) places that contribute to the visual amenity and character of the city are protected; and
- (c) the environmental and drainage functions of open space are protected.

(3) The purpose of the zone will be achieved through the following overall outcomes:

- (a) open space is accessible to the general public for a range of informal outdoor recreation activities at local, district and regional levels;
- (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
- (c) development does not restrict public access and does not detract from the site's primary open space function, visual quality or cultural values;
- (d) land within the zone is generally free from buildings other than ancillary structures which enhance the utility and enjoyment of the open space and buildings required for small-scale clubs and community facilities;
- (e) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
- (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land;
- (g) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
- (h) the drainage functions of open space are protected and development is compatible with these functions; and
- (i) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas;

6.4.2.3 Assessment benchmarks

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO1 – Built Form	(a) Limited in scale and extent.	The proposed infrastructure is being built at the minimum height necessary to deliver coverage to the targeted area. The proposed telecommunications facility will deliver essential telecommunications infrastructure to the locality and provide an important and necessary link to Telstra's existing telecommunications network. The facility will improve overall mobile and mobile broadband performance in the area and provide a high-quality service which enhances the depth of coverage and call capacity within the area. The facility will also provide capacity for other telecommunications carriers to co-locate on the facility. With an increase in population comes the need to provide improved infrastructure and services, including modern, efficient and reliable telecommunications networks. The distance to existing Telstra mobile telecommunications facilities means that coverage to the targeted area is inadequate or non-existent and congestion is increased due to the higher demand for wireless services by existing customers, and by the growing residential and commercial populations in the immediately surrounding areas, and the higher volume of commuters using the local road network. In the context of this location, the proposed scale of the facility is considered to be a good planning outcome.
	(b) Visually unobtrusive and maintains the open, parkland character.	The proposed infrastructure is being built at the minimum height necessary to deliver coverage to the targeted area. The proposed telecommunications infrastructure has been located in the rear north eastern corner of the allotment and is setback approximately 250m from the road frontage. Dense and mature vegetation adjoins the facility location to the north and east. The siting of the facility ensures that it will integrate well on the allotment.

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
	(c) Does not restrict access to utility or enjoyment of the open space.	The proposed facility will occupy a small footprint of less than 1% of the total site area and is well located to ensure that the ongoing use and enjoyment of the open space precinct can continue unencumbered. The proposed siting of the telecommunications facility will not detract from the current and future purpose of the land within the Open Space Zone. Appropriate mitigations are included in the design and siting of the facility to ensure that that it does not compromise the function of existing land uses on the subject allotment or adjoining allotments. The location was selected as it maximises setbacks to residential areas and is buffered by existing vegetation. The proposed facility will be fenced and secured so that members of the public cannot access the facility.
AO1.1	Building height does not exceed 1 storey.	No buildings are proposed. The proposed infrastructure is being built at the minimum height necessary to deliver coverage to the targeted area. The proposed telecommunications infrastructure has been located in the rear north eastern corner of the allotment and is setback approximately 250m from the road frontage. Dense and mature vegetation adjoins the facility location to the north and east. The siting of the facility ensures that it will integrate well on the allotment. The proposed facility will occupy a small footprint of less than 1% of the total site area and is well located to ensure that the ongoing use and enjoyment of the open space precinct can continue unencumbered.
AO1.2	Buildings do not exceed a site cover of 5%.	The facility covers less than 1% of the site area.
AO1.3	Buildings are set back 10m from any site boundary.	The proposed facility location is setback a minimum of 10m from adjoining boundaries.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO2 – Community use and club	Adequate lockable storage space is provided on-site to meet the needs of users.	NA
AO2	At least one (1) lockable storage space of a minimum of 4m² is provided	NA

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
	for each room or area that can be hired out or used by community organisations or the public.	

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO3 – Uses	Land predominantly accommodates parks and any development facilitates optimum enjoyment and use of the land for informal recreation purposes.	The proposed facility comprises a site area of 100m^2 which is 0.00285% of the total site area. The facility is sited in the northeast corner of the site approximately 250m from the road frontage. The location is impacted by minor levels of flooding and is not currently used for any active purpose. The location ensures that the use and enjoyment of the open space area can continue without any meaningful impact on the existing or future use of the land. The facility will greatly improve the safety for users of the precinct and local residents by ensuring the availability of network coverage in the event of an emergency or natural disaster.
PO4	Non-recreational uses occur only where: (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent.	The proposed facility comprises a site area of 100m^2 which is 0.00285% of the total site area. The facility will greatly improve the safety for users of the precinct and local residents by ensuring the availability of network coverage in the event of an emergency or natural disaster. The facility will support local business. community organisations, sporting teams and emergency service teams and greatly improve the safety and resilience of the local community. The proposed replacement facility will provide enhanced social and economic benefit, and improved safety and accessibility to the community without compromising the amenity, function and ongoing use and enjoyment of the surrounding residential land uses.
PO5	Development does not impede public access to and use of facilities.	Following a short construction period, telecommunications facilities are operated remotely. Only occasional access is required (up to three time per year for one day) by a single passenger vehicle for maintenance purposes. Provision has been made for an access track internally within the site. The infrequent access will have no impact on the ongoing use and enjoyment of the open space (and recreation) precinct.

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO6	Development does not detract from the site's visual quality or cultural values.	No buildings are proposed. The proposed infrastructure is being built at the minimum height necessary to deliver coverage to the targeted area. The proposed telecommunications infrastructure has been located in the rear north eastern corner of the allotment and is setback approximately 250m from the road frontage. Dense and mature vegetation adjoins the facility location to the north and east. The siting of the facility ensures that it will integrate well on the allotment. The proposed facility will occupy a small footprint of less than 1% of the total site area and is well located to ensure that the ongoing use and enjoyment of the open space precinct can continue unencumbered.
PO7	Development is compatible with any drainage function of the land and does not interfere with that function.	The proposed facility location (and the majority of immediately surrounding land) is impacted by minor levels of flooding during high rainfall events. The facility has been designed to ensure that all critical elements required for the operation of the facility are not impacted by flood water. In particular, a raised platform (approx. 1m) will accommodate all of the equipment necessary for the operation of the facility.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO8 – Amenity	Development maintains a high level of amenity within the site and for surrounding areas, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; (j) outlook. *Editor's note: Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.*	The proposed facility will not have significant impact on the amenity of the area. Noise – the site operates an air conditioning unit which is of a similar scale to a domestic air conditioning unit. No discernible noise will be detected from any of the adjoining residential or community use locations. The facility will comply with all Australian Standards. Hours of operation and traffic – the proposed facility is operated remotely 24 hours a day. Only occasional maintenance visits are required up to 3 times per year for one day by a single passenger vehicle. Occasional access is required by cranes when installing new equipment on the tower. Once operational, there will be no impact on the traffic network. Visual impact - The proposed infrastructure is being built at the minimum height necessary to deliver coverage to the targeted area. The proposed telecommunications infrastructure has been located in the rear north eastern corner of the allotment and is setback approximately 250m from the road frontage. Dense and mature vegetation adjoins the facility location to the north and east. The siting of the facility ensures that it will integrate well on the allotment. Signage – mandatory safety signage (as required by ACMA) will be installed on the external fence, equipment shelter and pole. The signage is for safety purposes and will not be visible from any adjoining land or from internally within the site when viewed from the existing active areas closer to the road frontage. Odour and Emissions – no odour will be emitted. 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 Radiation Protection Series (RPS) S-1 (Rev. 1) Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz. An EME Report is provided in **Appendix D** and confirms that the maximum cumulative EME level at 1.5 m above ground level for the Telstra facility is estimated to be a maximum of 0.57% (where 100% is the maximum) of the ARPANSA public exposure limit.

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
		Lighting – no lighting is proposed. Access to sunlight – The proposed use is a non-habitable structure and is not in close proximity to any habitable or other building. There will be no impact on access for any adjoining use to sunlight. Privacy – the proposed facility is a non-habitable structure and does not adjoin and buildings were privacy is a concern.
PO9 – Landscaping	Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.	The proposed facility is setback approximately 250m from the road frontage and is surrounded by mature and dense vegetation to the immediate east and north. Given the distance to any other land uses and the surrounding mature vegetation, landscaping around the facility will not have any meaningful impact on amenity of the location. The siting ensures that any views of the facility from adjoining land use are distant. In most cases, only the upper section of the facility will be visible due to the existing topography and vegetation at ground level.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO10 – Crime Prevention through Environmental Design	Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; (f) building entrances, loading and storage areas that are well lit and lockable after hours. *Editor's note: Applicants should have regard to Crime Prevention through Environmental*	A security fence will be installed around the perimeter of the proposed facility. No access will be available to members of the public. Safety signage will be installed on the facility in accordance with ACMA requirements. The facility covers only a small footprint and is of a scale which does not cause any safety concerns.

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
	Design Guidelines for Queensland.	

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO11 – Accessibility	Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, other parts of the open space network, sport and recreational activities, centres and community-related activities.	Not applicable.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
PO12 – Protection of Natural Values	The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; (e) providing buffers to protect the ecological functions of waterways.	The proposed facility will be installed without any significant earthworks being required. Only minor excavation is required to establish the footing for the proposed pole. The equipment shelter is proposed on a raised platform (approx. 1m) and the facility will not impede the flow of any water flowing across the site. No vegetation will be removed and the site will not impede any existing ecological corridors.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance Outcome (PO)	Acceptable Outcome (AO)	Assessment
Riverway Precinct	**PO13** Leisure-focused shops and dining uses are established along Village Boulevard opposite High Range Drive, creating an active link to the town centre heart precinct and a gateway feature for Riverway. This gateway area may incorporate a residential component in the form of shop-top housing.	Not applicable

9.2 Use codes

9.2.1 Telecommunications facilities and utilities code

9.2.1.1 Application

This code applies to a material change of use for telecommunications facilities, utilities, substations and major electricity infrastructure where the code is identified as applicable in the categories of development and assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Editor's note—Low impact telecommunications facilities and minor electricity infrastructure are not regulated by the planning scheme. The *Telecommunications (Low Impact Facilities) Determination 1997* provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth Government.

9.2.1.2 Purpose

(1) The purpose of the Telecommunications facilities and utilities code is to ensure that facilities are located, designed and managed to be compatible with the locality in which they are established.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development avoids or minimises adverse impacts on the natural environment;
- (b) development does not unreasonably impact on the character and amenity of the locality;
- (c) risks to public health and safety are minimised and contained to acceptable levels; and
- (d) development facilitates co-location of infrastructure wherever possible.

9.2.1.3 Assessment benchmarks

Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)
Editor's note—Applicants must also comply with the relevant zone code and any applicable overlay code or development code.

For assessable development	Acceptable Outcome	
PO3 The building height and the height of structures do not significantly detract from the scenic amenity and character of the locality.	No acceptable outcome is nominated.	A key factor in determining the location for the proposed facility was the need to mitigate visual impact. The proposed infrastructure is being built at the minimum height necessary to deliver coverage to the targeted area. The proposed telecommunications infrastructure has been located in the rear north eastern corner of the allotment and is setback approximately 250m from the road frontage. Dense and mature vegetation adjoins the facility location to the north and east. The siting of the facility ensures that it will integrate well on the allotment. The proposed facility will occupy a small footprint of less than 1% of the total site area and is well located to ensure that the ongoing use and enjoyment of the open space precinct can continue unencumbered. The proposed siting of the telecommunications facility will not detract from the current and future purpose of the land within the Open Space Zone. Appropriate mitigations are included in the design and siting of the facility to ensure that that it does not compromise the function of existing land uses on the subject allotment or adjoining allotments. The location was selected as it maximises setbacks to residential areas and is buffered by existing vegetation. The proposed facility will be fenced and secured so that members of the public cannot access the facility. Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact. As only parts of the facility may be visible, residents and other road users will view the proposed structure in the context of other, vertical elements such as buildings, power lines, light poles and landscaped trees. Such facilities are now a common feature of urban areas, and the proposal would not appear as an incongruous feature in the landscape. The proposed lease area and structure will be located towards the rear north eastern corner of the allotment so as to not compromise the future development potential of the lot. The local built environment is not regarded to have significant characteristic of heritage features that would afford the protection of its visual amenity from new vertical elements, such as the facility proposed. The proposal will also not obstruct any significant distant views as the immediate landscape is generally flat with no elevated vantage points on and around the site. As demonstrated above, there were various physical and locational obstacles and requirements to navigate in the siting and design of the proposed facility. While the upper sections of the facility will be partly visible from some locations, we believe that the proposed use is generally compatible with the future

For assessable development	Acceptable Outcome	
		development intent as an open space and recreation area, and in the context of the location the facility is a compatible land use. The net benefit of improved mobile voice and data coverage to meet the existing and future demands of residents, businesses and community groups, far outweighs any minor visual impact and represents a good planning outcome.
PO4 Development is: (a) of high quality design and construction; (b) integrated with the surrounding area so as not to be visually dominant or intrusive, having regard to: (i) scale; (ii) height; (iii) bulk; (iv) materials and colour; and (v) aesthetic appearance; and (c) treated to eliminate glare and reflectivity.	No acceptable outcome is nominated.	The facility is proposed at the minimum height necessary to achieve the coverage to the targeted areas. A slimline monopole design has been proposed (rather than a steel lattice structure). The slimline profile of the structure, combined with its significant setback and vegetated buffer to adjoining properties, ensures that it will integrate well in the locality.
PO5 Development in the Rural zone is not visually obtrusive when viewed from highways or significant public vantage points.	**AO5** Development in the Rural zone is setback from highway frontages by a minimum of 50m.	N/A
PO6 Where development is attached to an existing structure, it does not: (a) increase the visual prominence of the structure; or (b) detract from the design and architectural qualities of the structure.	No acceptable outcome is nominated.	N/A
PO7 Development does not unduly detract from the continued use and enjoyment of land included in a residential zone or of any other existing sensitive land use.	No acceptable outcome is nominated.	The proposal is not located on residential zones land. The facility maintains a substantial setback to any adjoining residential or sensitive land use and will either completely or substantially obstructed by existing vegetation when viewed from these locations.
PO8 Development is setback from the site boundaries, to minimise impacts on adjoining land as a result of noise, glare, overshadowing, loss of privacy or visual obtrusiveness.	**AO8.1** The following minimum setbacks to all site boundaries are achieved: (a) 10m, where the height of the structure is less than 20m; (b) 15m, where the height of the structure is between 20m and 30m; (c) 20m, where the height of the structure is greater than 30m; and (d) 50m where adjoining a residential zone.	The proposed facility has been sited in the north eastern corner of the allotment in an already cleared area which is setback approximately 250m from the road frontage. The adjoining land is heavily vegetated and used for rural purposes. As the proposed facility will not cause any adverse impacts on the adjoining properties associated with noise, glare, overshadowing, loss of privacy or visual obtrusiveness, the proposed 10m setbacks are considered to be adequate in the context of this location, in particular the facility is greater than 270m from the nearest residence and substantially

For assessable development	Acceptable Outcome	
		buffered by existing vegetation. The adjoining rural land is flood prone and unlikely to be used for any other purpose.
	AO8.2 Where development reuses, extends or is attached to an existing structure, existing setbacks are not reduced.	N/A
PO9 Screening is provided to reduce the visual impacts of the facility and to enhance the character of the local area.	**AO9** A minimum 3m deep landscaped strip of dense planting is provided along all site boundaries.	The proposed facility is setback approximately 250m from the road frontage and is surrounded by mature and dense vegetation to the immediate east and north. Given the distance to any other land uses and the surrounding mature vegetation, landscaping around the facility will not have any meaningful impact on amenity of the location. The siting ensures that any views of the facility from adjoining land use are distant. In most cases, only the upper section of the facility will be visible due to the existing topography and vegetation at ground level.
PO10 Development prevents or minimises the generation of any noise such that: (a) nuisance is not caused; and (b) ambient noise levels are maintained.	**AO10** Development provides that: (a) noise levels measured as the adjusted maximum sound pressure level LAmax, adj. T at a noise sensitive place do not exceed: (i) background noise level plus 5dB(A) between the hours of 7am and 10pm; and (ii) background noise level plus 3dB(A) between the hours of 10pm and 7am; and (b) noise levels measured as the adjusted maximum sound pressure level LAmax, adj. T at a business place do not exceed: (i) background noise level plus 10dB(A) between the hours of 7am and 10pm; and (ii) background noise level plus 8dB(A) between the hours of 10pm and 7am.	The proposed telecommunications facility will not generate any noise that is discernible from any adjoining property. There are no sensitive receptors within close proximity of the proposed facility. Any noisy construction activities would be as a result of drilling and excavation of the foundation / footing for the monopole. Works would be undertaken only during standard working hours would be minor and of short duration. It is not expected that construction works would cause any vibration. Noise generated during the operational stage of the facility includes air-conditioning units servicing the equipment cabin. The air-conditioning units are similar to those used for cooling of residential premises and will comply with the relevant noise emission guidelines. The air-conditioning units are automatic and will shut down when not required.
Public health and safety		
PO11 Facilities are established,	**AO11** For	The ACMA mandates exposure limits for

For assessable development	Acceptable Outcome	
operated and maintained in a way to minimise the risk to public health and safety from electromagnetic emissions.	telecommunications facilities, development is designed and operated to restrict electromagnetic emissions in accordance with: (a) Radiocommunications (Electromagnetic Radiation — Human Exposure) Standard 2014; and (b) Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields — 3KHz to 300GHz; or (c) other standards as specified by the Commonwealth Government Minister responsible for communications.	continuous exposure of the general public to Radio Frequency Electro Magnetic Emissions (RF EME) from mobile base stations. These limits are specified in the Radiation Protection Series (RPS) S-1 (Rev. 1) Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz. An EME Report is provided in **Appendix E** and confirms that the maximum cumulative EME level at 1.5 m above ground level for the Telstra facility is estimated to be a maximum of 0.57% (where 100% is the maximum) of the ARPANSA public exposure limit. Fact Sheets produced by ARPANSA and the ACMA, the Mobile Carries Forum (MCF) on mobile phone networks and health are also provided in **Appendix E**.
	For other development, no acceptable outcome is nominated.	
PO12 Security fencing encloses the outermost boundaries of the land on which the facility is built in order to: (a) prevent unauthorised access; and (b) protect ease of maintenance access to the property.	**AO12** The site is securely fenced along all boundaries, including areas used for vehicle parking and storage.	Security fencing is proposed around the perimeter of the facility and no access will be possible by members of the general public.
PO13 Development incorporating access control arrangements includes: (a) providing warning information signs on all boundaries to prevent unauthorised entry; (b) the minimisation of the number and width of entry points; and (c) safe vehicular access to the site.	No acceptable outcome is nominated.	Warning signage will be installed in accordance with ACMA's requirements.
Environmental impact		
PO14 Development does not adversely impact on the natural environment.	**AO14** Development does not involve vegetation clearing or earthworks.	Not clearing is required. The proposed facility will be installed without any significant earthworks being required. Only minor excavation is required to establish the footing for the proposed pole. The equipment shelter is proposed on a raised platform (approx. 1m) and the facility will not impede the flow of any water flowing across the site. No vegetation will be removed and the site will not impede any

For assessable development	Acceptable Outcome	
		existing ecological corridors.
For upgrading an existing substation or bulk supply substation only		
PO15 When the proposal involves the upgrade of an existing substation to a bulk supply substation, the existing substation is: (a) in a location where viable corridors are accessible to connect powerline infrastructure to the site; and (b) in proximity to existing powerline infrastructure, to ensure that the need for additional powerline infrastructure is minimised.	No acceptable outcome is nominated.	N/A
For major electricity infrastructure		
PO16 The proposed major electricity infrastructure: (a) maximise colocation with other existing powerlines and easements; and (b) avoid, where possible, location near residential uses.	No acceptable outcome is nominated.	N/A
PO17 The proposed overhead powerline infrastructure is positioned with safe clearances to land uses and vegetation.	**AO17** The proposed powerline infrastructure maintains mandatory clearances from any existing or proposed buildings, structures and operational equipment to existing powerlines in accordance with Schedules 4 and 5 of the Electrical Safety Regulation 2013.	The internal reticulation of power to the site will be installed powerlines in accordance with Schedules 4 and 5 of the Electrical Safety Regulation 2013.
For major electricity infrastructure (underground powerline infrastructure) only		
PO18 Powerline infrastructure minimises any potential impact on transport, access and utilities infrastructure in an area.	No acceptable outcome is nominated.	The electrical reticulation to the site will be designed in accordance with the energy providers requirements and avoid impact on transport, access and utilities infrastructure in an area.

8.2.6 Flood hazard overlay code

8.2.6.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Flood hazard overlay. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.6.2 Purpose

(1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development is compatible with the nature of the flood hazard except where there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;
- (b) where development is not compatible with the nature of the flood hazard and there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal:
  - (i) development minimises as far as practicable the adverse impacts from the hazard; and
  - (ii) does not result in unacceptable risk to people or property;
- (c) wherever practicable, facilities with a role in emergency management and vulnerable community services are located and designed to function effectively during and immediately after flood hazard event;
- (d) development maintains the safety of people and minimises the potential damage to property from flood events on the development site; and
- (e) development does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain.

8.2.6.3 Assessment benchmarks

Note—To avoid any doubt, the term medium hazard area used in this code includes areas shown on the overlay maps as medium hazard – further investigation areas.

Editor's note—Areas shown on the overlay maps as medium hazard — further investigation areas are based on Queensland Reconstruction Authority mapping. Limited information is available on flood characteristics in these areas. Further investigation may be required as a result. Flood hazard planning scheme policy no. SC6.7 will provide applicants with guidance in meeting the requirements of this code in these and other identified hazard areas.

Table 8.2.6.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
PO1 Development in medium and high hazard areas is designed and located to minimize susceptibility to and potential impacts of flooding.	**AO1.1** Where the development is located within an area shown on overlay map OM-06.1 or 06.2 as medium hazard — further investigation area, new buildings containing habitable rooms: (a) are sited on a part of the site which is outside the medium hazard — further investigation area; or (b) are sited on the highest part of the site. OR **AO1.2** Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2: (a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; (b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event; (c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and (d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.	The proposed telecommunications facility is a non-habitable structure. The facility is sited within an area of the site mapped as a medium hazard flood area. The design of the facility ensures that all critical elements of the facility will not be impacted by flood water. In particular, the equipment shelter will be established on a platform at least 500mm above ground level so that it is immune from flooding. Parking associated with the facility (for occasional maintenance visits) is located outside the high hazard flood area. All electrical conduits will be installed so that the facility will not be impacted by flooding and will remain in operation during flood events.
PO2 Development in high hazard areas does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.	**AO2.1** Development in high hazard areas do not involve: (a) filling with a height greater than 150mm; or (b) block or solid walls or solid fences; or (c) garden beds or other structures with a height more than 150mm; or (d) the planting of dense shrub hedges.	Not applicable.
PO3 Development does not intensify use in high hazard areas, in order to avoid risks to people and property.	**AO3.1** New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2. **AO3.2** New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2. **AO3.3** Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard	Not applicable

Performance Outcomes	Acceptable Outcomes	Assessment
	areas identified on overlay map OM-06.1 or 06.2.	
PO4 Siting and layout of development maintains the safety of people and property in medium hazard areas.	**AO4.1** Floor levels for residential buildings are 300mm above the defined flood level. **AO4.2** Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level. **AO4.3** Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level. **AO4.4** Development for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the medium hazard areas identified on overlay map OM-06.1 or 06.2. **AO4.5** Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development. **AO4.6** In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level. **AO4.7** Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.	Not applicable.
PO5 Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.	**AO5** Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.	The proposed telecommunications facility is a non-habitable use. Access for maintenance purposes will only occur when the site is freely accessible.
PO6 Development within high and medium hazard areas ensures any changes to the depth, duration, velocity	No acceptable outcome is nominated.	The proposed facility will not cause any changes to the flow of water across the site. The equipment shelter will be established on an elevated

Performance Outcomes	Acceptable Outcomes	Assessment
of flood waters are contained within the site.		platform so that water can flow freely through the site without compromising the function of the facility.
PO7 Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: (a) increased scour and erosion; or (b) loss of flood storage; or (c) loss of or changes to flow paths; or (d) flow acceleration or retardation; or (e) reduction in flood warning times.	No acceptable outcome is nominated.	The proposed facility will not cause any changes to the flow of water across the site. The equipment shelter will be established on an elevated platform so that water can flow freely through the site, flood storage is not impacted, and the function of the facility is not compromised during flood events. The proposed facility will be contained within a 100m^2 lease area. Excavation and ground disturbance associated with establishing the facility is therefore very minor. There is no filling required to establish the facility and only the pole footing requires excavation. Adequate sediment and erosion control measures will be employed during construction.
PO8 Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.	**AO8** The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).	The proposed facility will be designed to exceed the 0.5% AEP flood event in accordance with Table 8.2.6.3(b).
PO9 Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	**AO9.1** Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2. **AO9.2** Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP Flood event.	The proposed telecommunications facility does not involve the manufacture or storage of hazardous materials.

8.2.8 Natural assets overlay code

8.2.8.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Natural assets overlay. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.8.2 Purpose

(1) The purpose of the Natural assets overlay code is to:

(a) protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems;

(b) maintain ecosystem services and other functions performed by Townsville's natural areas; and

(c) protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development avoids or minimises direct and indirect impacts on areas of environmental significance and their associated ecological functions and biophysical processes;

(b) development provides for the protection or enhancement of a linked network of habitat areas, including maximising opportunities for rehabilitation and restoration of degraded ecosystems, ecological communities, remnant vegetation and connecting corridors wherever possible;

(c) development, including infrastructure, is located and designed to maintain or enhance ecological functions including facilitation of wildlife movement for native terrestrial and aquatic species and native and migratory avian species;

(d) the water quality values and ecological functions of wetlands, waterways and their riparian areas and buffers are protected or enhanced;

(e) development maintains, protects or enhances the natural hydrological regime and functioning of waterways and wetlands, including surface and ground waters and their interaction;

(f) fragmentation of remnant vegetation and habitat areas is avoided to maintain ecological function and biodiversity values, and to maintain or increase the resilience of natural assets to threatening processes, including climate change; and

(g) development incorporates appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.

Editor's note—Natural assets planning scheme policy no. SC6.9 will provide applicants with guidance in meeting the requirements of this code.

Table 8.2.8.3—Assessable Development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
Protection of biodiversity values and ecological processes		
PO1: In areas identified as having high or very high environmental importance, significant values are protected and associated ecological functions and biophysical processes are maintained to ensure long-term viability.		There are no areas of environmental importance mapped on the subject allotment. The nearest mapped area is located approximately 190m south of the proposed facility location. The establishment of the proposed facility will not impact on the ecological values, functions or biophysical processes of the mapped areas or other areas. The facility is proposed within a small 100m2 footprint and requires little ground disturbance to be established. The proposed facility is operated remotely and will not give rise to any on or off site impacts.
PO2: In areas identified as having medium environmental importance, development is located, designed and operated to: (a) retain and protect significant values; and (b) maintain the underlying ecological functions and biophysical processes.	No acceptable outcome is nominated.	The proposed facility location is within an already cleared area of land which maintains a significant buffer to any mapped or other area of vegetation. The facility is contained within a small $100m^2$ footprint, is operated remotely and will not give rise to any on or of site impacts.
PO3: Degraded areas with significant ecological and environmental values or important to the maintenance of underlying ecological functions and biophysical processes required to maintain biodiversity and ecosystem services are rehabilitated as near as is practical to the naturally occurring suite of native plant species and ecological communities.	No acceptable outcome is nominated.	Not applicable. The subject location is within an open space area which forms part of a larger community use, sporting and recreational precinct. The site is not located within proximity to any degraded areas of significance and its establishment will not give rise to any off site impacts.
Significant species and ecological communities		
PO4: Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats.	No acceptable outcome is nominated.	The subject location is within an open space area which forms part of a larger community use, sporting and recreational precinct. The site is not located within proximity to any degraded areas of significance and its establishment will not give rise to any off site impacts.
PO5: Areas of habitat that support a	No acceptable outcome is	Not applicable. The site is not located

Performance Outcomes	Acceptable Outcomes	Assessment
critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are not impacted by development.	nominated.	within proximity to any areas of habitat that support a critical life cycle stage and the proposed infrastructure will not give rise to any off site impacts.
Buffering and edge impacts		
PO6: Development provides a vegetated buffer to an area of significant ecological or environmental value.	AO6: A buffer extending from the outside edge of a declared fish habitat area (measured from highest astronomical tide (HAT)) has a minimum width of 100m.	The nearest mapped area of ecological value is approximately 190m south of the proposed facility location. The subject area is not within the subject allotment. There are no declared fish habitat areas within 100m of the facility location and none which impact upon the subject allotment.
PO7: Buffering, rehabilitation or restoration uses site-appropriate or endemic native vegetation.	No acceptable outcome is nominated.	The proposed facility is within an already cleared area of the site and comprises a footprint of 100m2. No buffering or rehab is proposed within the open space area. The site itself does not contain mapped area of ecological significance.
PO8: Pest species are prevented from encroaching into ecologically significant areas.	No acceptable outcome is nominated.	There are no pest species recorded within the site area and sufficient buffer exists as the proposed location is setback approximately 190m from the nearest mapped area of ecological significance.
PO9: During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.	No acceptable outcome is nominated.	The proposed location is setback approximately 190m from the nearest mapped area of ecological significance. The proposed construction period is of short duration and will not generate or emit any light, significant noise or other disturbances to the nearest areas of sensitivity. Once operational, the facility is operated remotely, has no lighting and the only noise is generated by a domestic scale air conditioning unit which operates only when required.
Ecological corridors and habitat connectivity		
PO10: Significant ecological corridors and habitat linkages are protected and have dimensions and characteristics to support ecological processes.	No acceptable outcome is nominated where in an urban residential zone or centre zone.	There are no significant ecological corridors and habitat linkages in close proximity to the site.
PO11: Corridors and linkages are provided to supplement and create additional ecological corridors and habitat linkages along waterways, drainage lines, ridgelines, coastlines,	No acceptable outcome is nominated.	The subject allotment is used for open spaces and recreation. The site does not contain any mapped areas of ecological significance. The facility comprises a site area of 100m2 and is discreetly

Performance Outcomes	Acceptable Outcomes	Assessment
and other areas where possible.		located in the north eastern corner of the allotment and not within any nominated waterways, drainage lines, ridgelines, coastlines, and other areas.
PO12: Development facilitates unimpeded use and movement of terrestrial and aquatic fauna within ecological corridors.	No acceptable outcome is nominated.	The proposed facility comprises an area of 100m^2 and will not impede use and movement of terrestrial and aquatic fauna within ecological corridors. There no mapped features or areas of environmental significance on the subject site.
Riparian and buffer area management for wetlands and waterways		
PO13: Development locates outside of, and does not impact on wetlands, to ensure long-term ecological function.	AO13: Development, including any associated filling or excavation, is located outside any mapped, defined, or identified boundary of a wetland.	There are no mapped wetlands on the subject allotment.
PO14: Development provides a buffer to a wetland area to protect or enhance habitat values, connectivity, and other ecological functions.	AO14: A development-free buffer is provided and maintained with a minimum width of 50m or 200m, depending on ecological significance.	There are no mapped wetland areas within 200m of the subject site location.
PO15: Development maintains or enhances the natural hydrological regime of wetlands.	AO15: Development does not change the existing surface hydrological regime of a wetland, including through channelisation, redirection, or interruption of flows.	There are no mapped wetland areas within 200m of the subject site location and will not impact on the natural hydrological regime.
PO16: Development provides a buffer to a waterway to protect or enhance habitat values, connectivity, and other ecological processes.	AO16: A development-free buffer is provided and maintained extending from top of the bank of a waterway with a minimum width depending on the region and stream order.	The proposed facility location is not in close proximity to a waterway.
Ongoing management, construction and operation		
PO17: Ongoing management, monitoring, and maintenance ensure impacts on significant ecological areas are avoided or minimised.	No acceptable outcome is nominated.	The proposed location is setback approximately 190m from the nearest mapped area of ecological significance. The mapped area is not within the subject property.
PO18: Management arrangements	AO18: Significant	The proposed location is setback

Performance Outcomes	Acceptable Outcomes	Assessment
facilitate the effective conservation and protection of significant ecological areas.	ecological areas are transferred into public ownership or incorporated into private open space with a statutory covenant.	approximately 190m from the nearest mapped area of ecological significance. The mapped area is not within the subject property.

Part 9 Development codes

9.1 Preliminary

(1) Development codes are assessment benchmarks where identified as an applicable code in Part 5.

(2) Use codes and other development codes are specific to each planning scheme area.

Editor's note–the Planning Regulation may establish requirements for development it prescribes to be accepted (for example, community residences and forestry) and assessment benchmarks that it prescribes to be assessable (for example, reconfiguration of 1 lot into 2).

(3) The following are the use codes for the planning scheme:

(a) Telecommunications facilities and utilities code.

(4) The following are the other development codes for the planning scheme:

(a) Advertising devices code;

(b) Healthy waters code;

(c) Landscape code;

(d) Reconfiguring a lot code;

(e) Transport impact, access and parking code;

(f) Works code.

9.3.2 Healthy waters code

9.3.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.2.2 Purpose

(1) The purpose of the code is to ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the *Environmental Protection (Water) Policy 2009*.

(2) The purpose of the code will be achieved through the following overall outcomes:

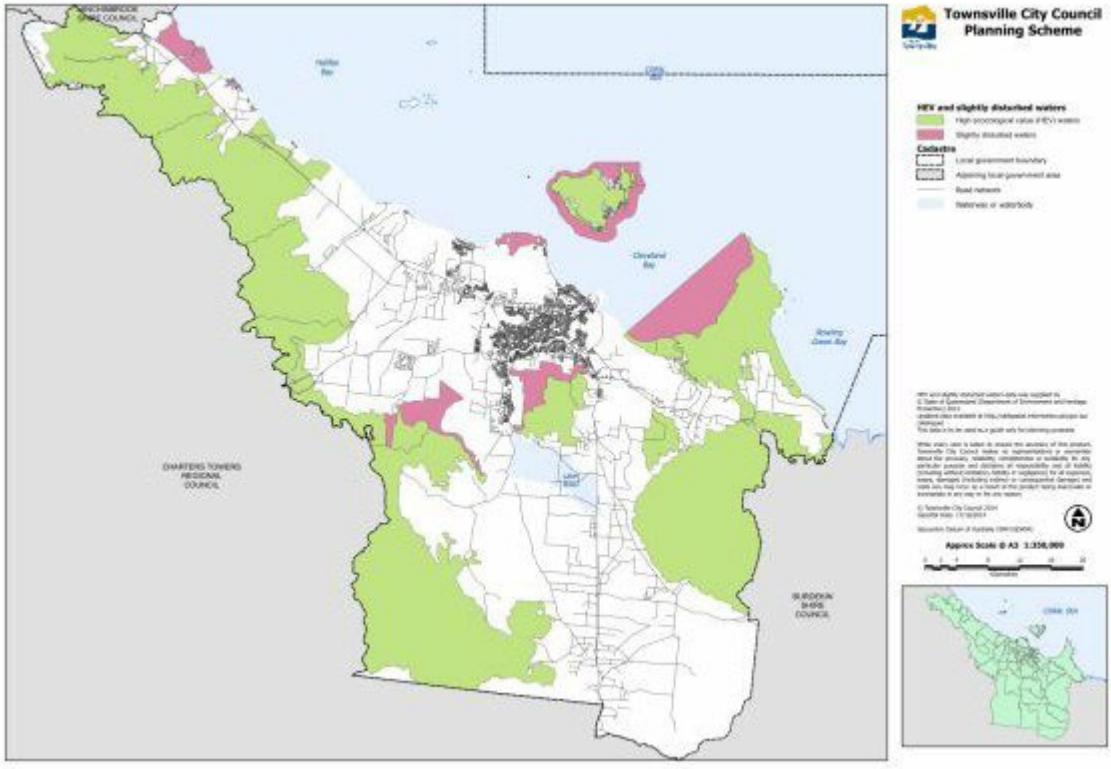
- (a) environmental values of receiving water are protected from adverse development impacts arising from altered stormwater quality and altered stormwater flow;
- (b) environmental values of receiving water are protected from waste water impacts;
- (c) environmental values of receiving water are protected from development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes;
- (d) potential adverse impacts on the natural and built environment, including infrastructure and human health as a result of acid sulfate soils are avoided;
- (e) public health and safety are protected and damage or nuisance caused by stormwater is avoided;
- (f) stormwater is designed to maintain or recreate natural hydrological processes and minimise run-off;
- (g) whole of lifecycle costs of infrastructure are minimised; and
- (h) well-designed developments are responsive to receiving water quality.

9.3.2.3 Assessment benchmarks

Table 9.3.2.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
PO1: Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.	No acceptable outcome is nominated.	The proposed telecommunications facility comprises a small footprint of 100m^2. Minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility includes an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.
PO2: High environmental value waters and slightly disturbed waters are protected from the impacts of development within their catchments. Existing water quality, habitat and biota values, flow	No acceptable outcome is nominated.	The proposed telecommunications facility comprises a small footprint of 100m^2. Minor earthworks are required to establish the facility and there will be no off site

Performance Outcomes	Acceptable Outcomes	Assessment
regimes, and riparian areas are maintained or enhanced.		impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.

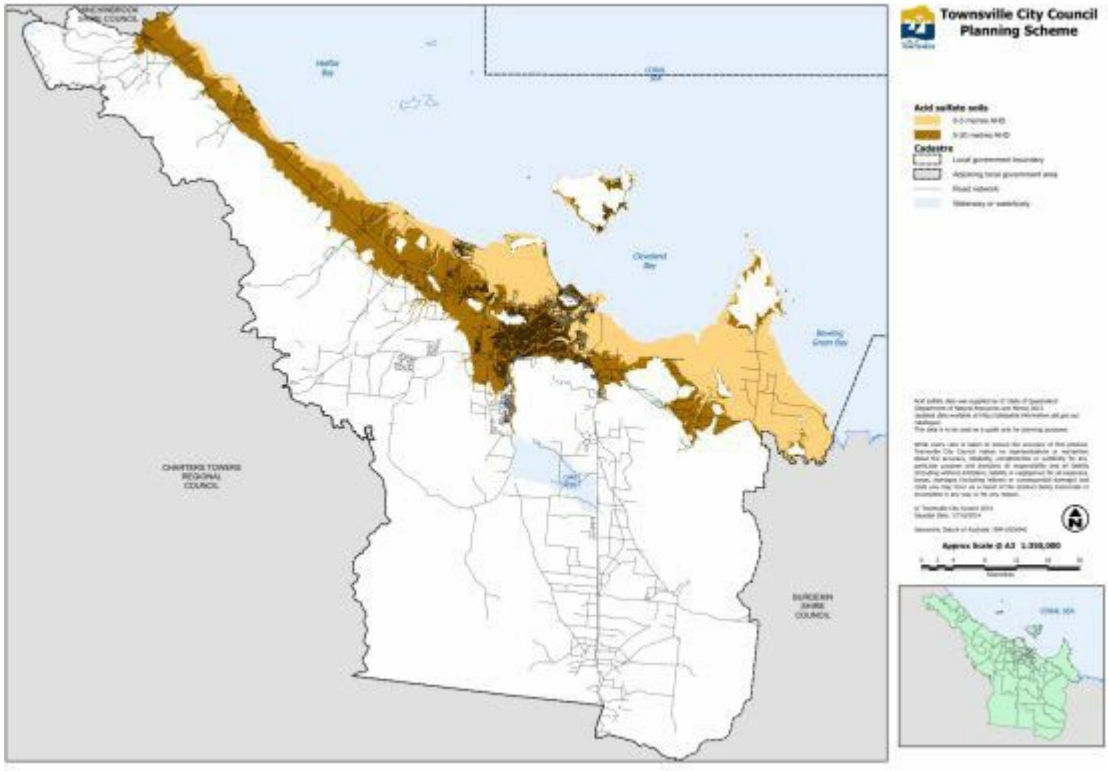


Click here to view PDF high resolution map.

Figure 9.1 - High environmental value waters and slightly disturbed waters

Table 9.3.2.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
PO3: The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	No acceptable outcome is nominated.	The proposed telecommunications facility comprises a very small footprint of 100m^2. Very minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.
PO4: Within areas identified as potential acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by: (a) Not disturbing acid sulfate soils during excavation, drainage, or filling; (b) If disturbance is unavoidable, development should neutralise existing acidity and prevent acid and metal contaminants from being released.	**AO4.1**: Development does not involve excavating, draining, or filling acid sulfate soils as per specified volume thresholds. **AO4.2**: Development ensures that disturbed acid sulfate soils are adequately managed to prevent the release of acid or heavy metals and maintains water quality within the specified pH range.	The site is not mapped as containing acid sulphate soils. The proposal is located above 5m AHD and minor ground preparation is required to establish the foundations for the monopole. Any proposed excavation will not exceed 100m^2, exceed 5 metres in depth or involve filling more than 500m^3.



Click here to view PDF high resolution map.

Figure 9.2 - Acid sulfate soils

Table 9.3.2.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
PO5: Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	No acceptable outcome is nominated.	The proposed telecommunications facility comprises a very small footprint of 100m^2. Very minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.

Table 9.3.2.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
PO11: Development does not cause ponding or changes in flows and velocities such that the safety, use, and enjoyment of nearby properties are adversely affected.	**AO11**: The stormwater management system is designed and constructed in accordance with the Development Manual Planning Scheme Policy SC6.4 — SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity, and SC6.4.10 Stormwater Quality.	The proposed telecommunications facility comprises a very small footprint of 100m^2. Very minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.

Performance Outcomes	Acceptable Outcomes	Assessment
		The facility will not change the hydrological regime of water across the site and adequate measures can be established during construction to ensure there are no off site impacts from the small areas of disturbance required to establish the facility.
PO12: The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	**AO12**: Development is undertaken in accordance with the Development Manual Planning Scheme Policy SC6.4 — SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity, and SC6.4.10 Stormwater Quality.	The proposed telecommunications facility comprises a very small footprint of 100m^2. Very minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.
PO13: The stormwater management system: (a) provides for safe access and maintenance; (b) where relevant, provides for safe recreational use of stormwater management features.	No acceptable outcome is nominated.	The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.

Table 9.3.2.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
PO14: Waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or (b) if discharge cannot be avoided, minimises discharge by re-use, recycling, recovery, and treatment for disposal to sewer, surface water, and groundwater.	No acceptable outcome is nominated.	No waste water is proposed.
PO15: Any treatment and disposal of waste water to a waterway: (a) protects the applicable water quality objectives for receiving waters; and (b) avoids adverse impact on ecosystem health.	No acceptable outcome is nominated.	No waste water is proposed.
PO16: Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	No acceptable outcome is nominated.	The site is contained to 100m^2 and the hydrology of the site will not be impacted by the proposed installation. Adequate measures can be established during construction to ensure there are no off site impacts from the small areas of disturbance required to establish the facility.
PO17: Waste water discharge to waterways is managed to avoid or minimise the release of nutrients to reduce the occurrence and intensity of coastal algal blooms.	No acceptable outcome is nominated.	No waste water will be discharged.
PO18: A constructed lake or artificial waterway is designed to maintain water quality, considering factors such as nutrients, turbidity, temperature, salinity, and pesticides.	No acceptable outcome is nominated.	Not applicable
PO19: Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	No acceptable outcome is nominated.	Not applicable
PO20: The location, design, and operation of a constructed lake or artificial waterway protect: (a) environmental values in upstream and downstream waterways; (b) groundwater recharge areas; (c) low-lying areas connected to waterways; (d) natural wetlands and buffer areas;	No acceptable outcome is nominated.	Not applicable

Performance Outcomes	Acceptable Outcomes	Assessment
(e) soils and sediments; and (f) the natural hydrologic regime in sensitive areas.		
PO21: A constructed lake or artificial waterway is located to be compatible with existing tidal waterways.	**AO21**: For artificial waterways: (a) sufficient flushing or tidal variation > 0.3m; (b) no adverse impact on tidal waterway; (c) no introduction of saltwater into freshwater environments.	Not applicable
PO22: The construction phase of a constructed lake or artificial waterway protects aquatic environmental values in natural waterways and wetlands.	No acceptable outcome is nominated.	Not applicable
PO23: A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors, and concentrations of populations.	No acceptable outcome is nominated.	Not applicable
PO24: The lake design provides suitable access for maintenance, including removal of weeds.	No acceptable outcome is nominated.	Not applicable
PO25: A constructed lake or artificial waterway has no adverse impact on flood capacity, including upstream catchments and floodplain areas.	No acceptable outcome is nominated.	Not applicable
PO26: A constructed lake or artificial waterway is designed to minimise hazards and ensure public safety.	No acceptable outcome is nominated.	Not applicable
PO27: A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	No acceptable outcome is nominated.	Not applicable
PO28: Opportunities for accessible passive and active recreation facilities are facilitated in the design of a constructed lake or artificial waterway.	No acceptable outcome is nominated.	Not applicable
PO29: Life cycle costs are minimised, considering acquisition, construction, establishment, operation, monitoring, maintenance, replacement, and disposal costs.	No acceptable outcome is nominated.	Not applicable
PO30: The design allows sufficient site area for an effective stormwater management system.	No acceptable outcome is nominated.	Not applicable

Performance Outcomes	Acceptable Outcomes	Assessment
PO31: The development provides for orderly development of stormwater infrastructure within a catchment, considering existing infrastructure capacity, upstream development, and protection of adjacent and downstream development.	No acceptable outcome is nominated.	Not applicable
PO32: Proposed stormwater infrastructure remains fit for purpose throughout the development's life.	No acceptable outcome is nominated.	The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.
PO33: Proposed stormwater infrastructure is easily accessible for maintenance in a safe and cost-effective manner.	**AO33**: The stormwater system is designed in accordance with SC6.4 policies.	The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.
PO34: Reconfiguration of lots includes water management measures to: (a) minimise impacts on the water cycle; (b) protect waterway health; (c) avoid large impervious surfaces.	No acceptable outcome is nominated.	Not applicable – no Ral proposed. The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.
PO35: Common user facilities for handling and disposal of ship-sourced pollutants are provided at a suitable location in developments with marinas or berthing facilities.	No acceptable outcome is nominated.	Not applicable
PO36: Marinas or berthing facilities are designed and operated to minimize the risk of spillage.	No acceptable outcome is nominated.	Not applicable
PO37: Equipment to contain and remove spillages is stored conveniently near marina or berthing facilities.	No acceptable outcome is nominated.	Not applicable
PO38: Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure.	No acceptable outcome is nominated.	Not applicable

9.3.3 Landscape code

9.3.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.3.2 Purpose

(1) The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.

(2) The purpose of the code will be achieved by the following overall outcomes:

(a) a high quality streetscape and on-site landscape enhances the character of the city;

(b) landscape design is used to integrate the natural and built form elements of the site and the locality;

(c) landscape elements create a legible and attractive street frontage, and enhance the continuity of the streetscape;

(d) screening is used to soften built form, mitigate adverse aesthetic impacts and provide privacy and character;

(e) plant species and landscaping materials are suited to the Dry Tropics' cyclone prone climate;

(f) plant species, landscape materials and surface treatments are suited to their intended function and user requirements;

(g) plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;

(h) landscape design facilitates an accessible, safe and comfortable environment for all users; and

(i) significant on-site vegetation is retained, protected and integrated into the site design wherever practicable.

9.3.3.3 Assessment benchmarks

10 Performance Outcomes	Acceptable Outcomes	Assessment
Landscape design and character		
PO1 The overall landscape design of both public and private spaces: (a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed.	**AO1** When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space, landscape design is in accordance with the requirements for that area.	The proposed facility has been sited and designed so that it will not be highly visible from any surrounding location or roadway. The location of the facility in the north eastern corner of the allotment setback approximately 250m from the road frontage ensures that any ground level equipment will not be highly visible from any external roadway or adjoining property. The facility is buffered from any residential use by mature vegetation on the adjoining properties to the north and east. The ground level equipment comprises of a small equipment shelter and cable trays across

10 Performance Outcomes	Acceptable Outcomes	Assessment
		to the proposed pole. Given the setbacks to the road and residences, this equipment will not be highly visible from any surrounding location. In particular, none of the equipment will be visible from any sensitive location and will not give rise to any significant visual impact. For these reasons, it is requested that compliance with the code is not necessary in this instance by virtue of the site design and location in the context of this location.
PO2 Tree and plant selection ensures: (a) climatically appropriate landscaping; (b) creation of a diverse palette: in form, texture and seasonal colour; (c) longevity of plants and the form and function of landscaped areas; and (d) cost-effective and convenient maintenance over the long-term.	**AO2.1** Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space. **AO2.2** Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO3 Where appropriate, provision is made for on-street planting that: (a) complements the local streetscape; (b) ensures visibility is maintained from entrances and exits to properties and at intersections; (c) establishes healthy vegetation of suitable species; (d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (e) does not limit or hinder pedestrian or vehicular flow and movement.	**AO3** Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO4 Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.	**AO4.1** All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space. **AO4.2** Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space. **AO4.3** Streetscape furniture is provided in accordance with	Refer response to PO1

10 Performance Outcomes	Acceptable Outcomes	Assessment
	the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	
PO5 Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.	**AO5.1** Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 — 10 years of planting. **AO5.2** A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.	Refer response to PO1
PO6 Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.	**AO6** Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO7 The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.	**AO7** Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1

Table 9.3.3.3—Assessable development (Part) (Continued)

Performance Outcomes	Acceptable Outcomes	Assessment
Edge treatments		
PO8 Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.	**AO8** Landscaped areas along the frontage of a site consists of: (a) shade or rounded canopy trees that will provide a minimum of 50% shade to the frontage of the site within 5 years of planting; (b) shrubs that provide screening to blank walls and privacy as required; and (c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.	Refer response to PO1
PO9 Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.	No acceptable outcome is nominated.	Refer response to PO1
PO10 Where provided, landscaping	**AO10.1** Screen planting is	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements, and enhancing the appearance of the development from nearby premises.	provided along the side or rear boundary of a site, which consists of: (a) either trees with a maximum spacing of 3m (measured from centers) and capable of providing a dense screen within 3 years of planting or screening shrubs capable of growing to a height of 3m within 2 years of planting; and (b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area. **AO10.2** A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.	
PO11 Landscaped areas along or near retaining walls, long unbroken walls, service areas, and parking areas consist of an appropriate combination and species of trees, shrubs, and groundcovers to minimize the visual impact of these elements.	No acceptable outcome is nominated.	Refer response to PO1
PO12 Screening trees, shrubs, low shrubs, ground covers, and vertical accent plants are appropriate for the space available, orientation, and functional requirements of the area.	No acceptable outcome is nominated.	Refer response to PO1

Table 9.3.3.3—Assessable development (Part) (Continued)

Performance Outcomes	Acceptable Outcomes	Assessment
Maintenance, drainage, utilities, services, and construction		
PO13 Plant selection and location protects the integrity and function of overhead and underground services.	**AO13** Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO14 Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf, and mulched garden beds are appropriately located and adequately drained.	No acceptable outcome is nominated.	Refer response to PO1
PO15 Landscaping works, design, and materials used minimize maintenance costs and whole-of-life cycle costs.	No acceptable outcome is nominated.	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
PO16 All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	No acceptable outcome is nominated.	Refer response to PO1
PO17 Drainage of podium planters allows for flush-out in the future and are adequately drained.	No acceptable outcome is nominated.	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
PO18 Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.	**AO18** Irrigation is provided in accordance with the Development Manual Planning Scheme Policy no. SC6.4 including SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO19 Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilizing requirements.	No acceptable outcome is nominated.	Refer response to PO1
PO20 Container sizes and planting stock maturity are consistent with the intended role of the landscaping.	**AO20** Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO21 Planting stocks are of a quality to ensure vigorous growth.	**AO21** Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Refer response to PO1
PO22 Plants are protected and maintained to facilitate in-situ growth, vigor, and quality form.	**AO22** Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
	Construction Standards.	
PO23 Site preparation works ensure a stable and enhanced landscape form.	**AO23** Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Refer response to PO1
PO24 Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	**AO24.1** Site design integrates and incorporates retained and significant trees and vegetation within and external to the site. **AO24.2** Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.	Refer response to PO1
PO25 Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.	**AO25.1** Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970-2009 Protection of Trees on Development Sites. **AO25.2** Any required pruning or trimming work is undertaken in accordance with AS4373—Pruning of Amenity Trees and is carried out by a qualified arborist. **AO25.3** Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified arborist. **AO25.4** Protective	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
	measures and practices are employed for work adjacent to trees in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.23.1 Construction Management.	
PO26 Landscape design optimizes water and energy efficiency and responds appropriately to local conditions.	No acceptable outcome is nominated.	Refer response to PO1
PO27 Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance.	**AO27** Planting beds are designed in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO28 Landscape buffering and species selection are consistent and compatible with any ecological values on or adjoining the site.	No acceptable outcome is nominated.	Refer response to PO1
PO29 Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.	**AO29** Landscaping is provided in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
PO30 Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.	**AO30.1** Access to a site, parking area, buildings or public open space is well-lit, free from obstructions and clearly defined by landscape treatments. **AO30.2** Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. **AO30.3** Any solid wall or semi-permeable fence is	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
	protected from graffiti through means of vertical landscaping or vandal-resistant paint or artwork.	
PO31 Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.	**AO31.1** Paving material, tactile indicators, and construction complies with AS1428 — Design for Access and Mobility. **AO31.2** Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours, or level changes. **AO31.3** Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness, or other hazardous conditions.	Refer response to PO1

9.3.5 Transport impact, access and parking code

9.3.5.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.5.2 Purpose

(1) The purpose of the Transport impact, access and parking code is to ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.

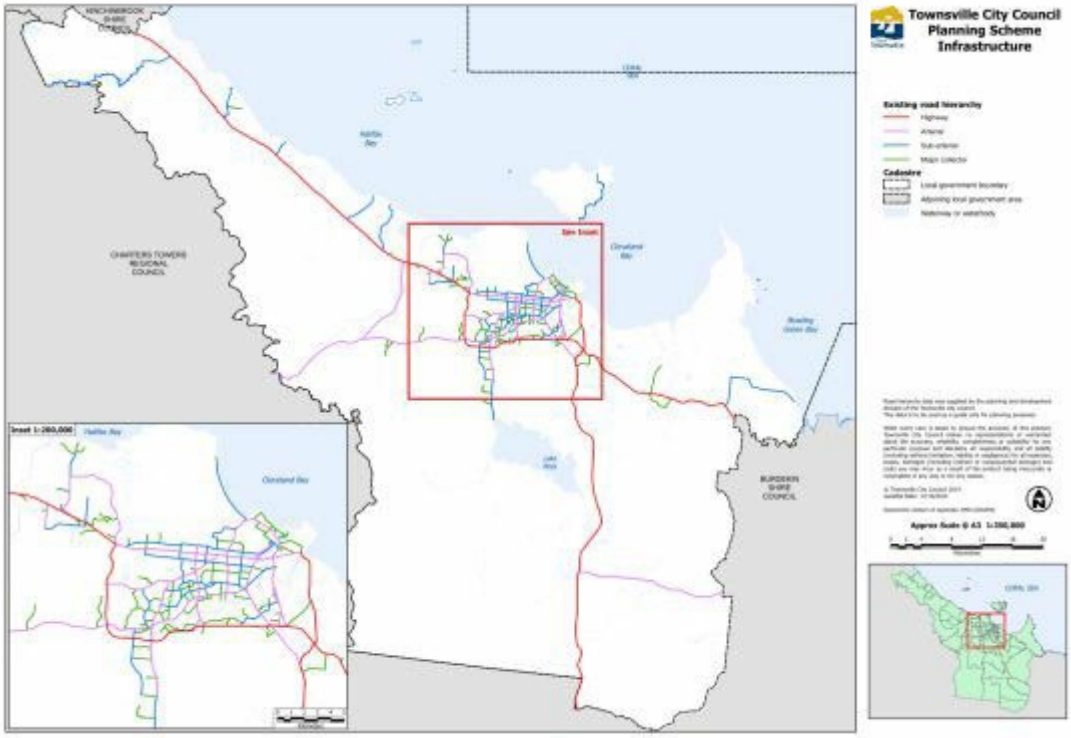
(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) the function, safety and efficiency of the transport network are optimised;
- (b) pedestrians (including people with a disability) and cyclists are provided with a high level of accessibility, safety, amenity and convenience within a development site and on-site facilities are integrated with external walking and cyclist networks and public transport nodes;
- (c) the use of public transport is facilitated wherever appropriate;
- (d) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
- (e) access, parking, servicing and associated manoeuvring areas do not detract from streetscape character, and are designed to discourage crime and antisocial behaviour; and
- (f) adverse impacts on the environment and the amenity of the locality are avoided.

9.3.5.3 Assessment benchmarks

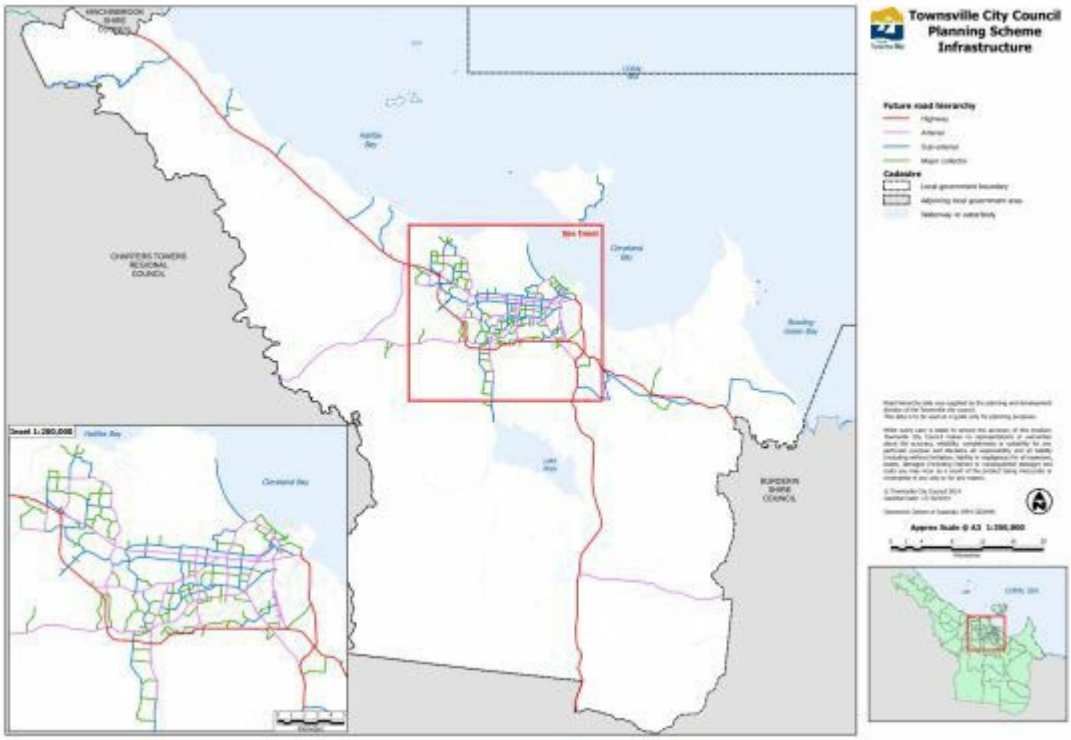
Performance Outcomes	Acceptable Outcomes	Assessment
Transport Impact		
Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.	*Editor's note—Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.*	
PO1 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the road hierarchy. The road hierarchy is shown on Figure 9.5 — Road Hierarchy Existing and Figure 9.6 Road Hierarchy Future.	No acceptable outcome is nominated.	The facility is proposed to be accessed directly from Community Crescent. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks. 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 and

Performance Outcomes	Acceptable Outcomes	Assessment
		would occur outside of peak traffic times. During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, and SC6.4.5.2 Traffic Impact Assessment (TIA).		



Click here to view PDF high resolution map.

Figure 9.5 - Road hierarchy existing



Click here to view PDF high resolution map.

Figure 9.6 - Road hierarchy future

Performance Outcomes	Acceptable Outcomes	Assessment
Transport Impact		
Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.	*Editor's note—Applicants should also note that a transport impact assessment may be required to demonstrate*	

Performance Outcomes	Acceptable Outcomes	Assessment
	compliance with this code.	
PO1 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the road hierarchy. The road hierarchy is shown on Figure 9.5 — Road Hierarchy Existing and Figure 9.6 Road Hierarchy Future.	No acceptable outcome is nominated.	The facility is proposed to be accessed directly from Community Crescent. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks. 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 and would occur outside of peak traffic times. During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, and SC6.4.5.2 Traffic Impact Assessment (TIA).		
PO2 Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated.	The facility is proposed to be accessed directly from Community Crescent. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks. There would be a minor increase in traffic volume on the surrounding roads during construction. However,

Performance Outcomes	Acceptable Outcomes	Assessment
		any such impacts are expected to be minor and short term in duration and would occur outside of peak traffic times. During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, and SC6.4.5.2 Traffic Impact Assessment (TIA).		
PO3 On-site transport network infrastructure (including roads, parking, access, and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.	No acceptable outcome is nominated.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site. An all weather access road is proposed along the eastern boundary of the site. The road will be used for the occasional access by maintenance vehicles.
Editor's note—To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may be requested to provide a walk and cycle network plan to show connections to internal and external attractions, existing and proposed walk and cycle		

Performance Outcomes	Acceptable Outcomes	Assessment
facilities, and which respond to desire lines of all users.		
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.4 Active Transport Infrastructure, SC6.4.6.1 Geometric Road Designs, and SC6.4.5.1 Townsville Road Hierarchy.		
PO4 As far as practicable, development is designed to encourage travel by public transport, walking, and cycling.	No acceptable outcome is nominated.	N/A
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.4 Active Transport Infrastructure, SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy.		

Table 9.3.5.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
Site Access		
Editor's note—Local government (or other service owner) approval must be obtained before interfering with any infrastructure or undertaking works in the road reserve. In addition, be aware that the location of a driveway may be influenced by an approved plan of development that applies to the site or by the location of existing infrastructure or existing vehicle crossovers.		
PO5 Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and (d) the safety and efficiency of the road network.	AO5 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, and SC6.4.5.4 Car Parking.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 — SC6.4.5.1 Townsville Road Hierarchy and		

Performance Outcomes	Acceptable Outcomes	Assessment
SC6.4.5.2 Traffic Impact Assessment (TIA).		
PO6 Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	No acceptable outcome is nominated.	N/A
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.		
PO7 Access is located and designed to provide safe and easy access to the site, having regard to its position, width, and gradient.	AO7 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	The telecommunications facility will be operated remotely. For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.
Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessment (TIA) and SC6.4.5.1 Townsville Road Hierarchy.		
PO8 All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to the vehicle or the driveway surface.	AO8 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, and SC6.4.5.4 Car Parking.	For the occasional maintenance visits (3 times per year by a single passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.
PO9 A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	AO9 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	The telecommunications facility will be operated remotely. For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.
PO10 Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	AO10 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways.	The telecommunications facility will be operated remotely. For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.

Performance Outcomes	Acceptable Outcomes	Assessment
PO11 A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	AO11 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways.	The telecommunications facility will be operated remotely. For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site. The access track will be low level construction (road base and gravel) and will not impede the flow of water.
PO12 Construction of a driveway does not damage or interfere with the location, function of, or access to any services and infrastructure.	AO12 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, and SC6.4.3 Standard Drawings.	Only power is required to service the site and it will be reticulated so as to not conflict with the proposed access road.
PO13 All vehicles reasonably expected to access the site can safely maneuver to allow vehicles to exit and enter in a forward motion.	AO13 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site can exit and enter in a forward motion with no more than a threepoint turn.	All vehicles (during construction and operations) will enter and leave the site in a forward direction.
Performance Outcomes	Acceptable Outcomes	
Pedestrian and Cyclist Facilities		
PO14 Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.	No acceptable outcome is nominated.	N/A. The site will not be accessible to the public and no pedestrian access is relevant to the proposal.
Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport		

Performance Outcomes	Acceptable Outcomes	Assessment
Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.		
PO15 Provision is made for safe and convenient cycle movement to the site and within the site and connecting to the external network having regard to desire lines, users' needs, safety, topographical constraints and legibility.	No acceptable outcome is nominated.	N/A
Editor's note—End of trip bicycle facilities will need to be provided for major development in accordance with the Queensland Development Code Mandatory Part 4.1 — Sustainable Buildings. "Major development" is defined in MP4.1.		
Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.		
PO16 Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings.	No acceptable outcome is nominated.	The proposed site is setback from the road within an open cleared area. The site does not create any concealments points and will be security fenced to remove access by the public. No lighting is proposed.
Editor's note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.		
Editor's note—Applicants should refer to the Development manual planning		

Performance Outcomes	Acceptable Outcomes	Assessment
scheme policy no. SC6.4 — SC6.4.4 Active Transport Infrastructure, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural), SC6.4.14.3 Utility Services and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.		
Parking		
PO17 Provision is made for on-site vehicle parking to: (a) meet the demand likely to be generated by the development; (b) avoid on-street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO17 Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.		
PO18 Parking ensures access is provided for people with disabilities.	AO18 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.4 Car Parking.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
PO19 Where the nature of the proposed development creates a demand, provision is made for set-down and pick-up facilities by bus, taxis, or private vehicles, which: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; (c) provide for pedestrian priority and clear sight lines.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, SC6.4.5.1		On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.

Performance Outcomes	Acceptable Outcomes	Assessment
Townsville Road Hierarchy and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.		
PO20 Parking and servicing areas are designed to: (a) be clearly defined, marked, and signed; (b) be convenient and accessible; (c) minimise large unbroken areas of hardstand to the extent practicable; (d) be safe for vehicles, pedestrians and cyclists; (e) provide shading; (f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and (g) minimise any adverse impacts on the amenity of surrounding land.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.5 Driveways, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space.		
PO21 Vehicle spaces have adequate dimensions to meet user requirements.	AO21 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
PO22 Pavement is constructed to an appropriate standard.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary. An all weather access road will be established to permit the occasional access by maintenance vehicles.
PO23 Parking and servicing areas are kept accessible and available for use as a parking area at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.

Performance Outcomes	Acceptable Outcomes	Assessment
		The facility is proposed within a large open area of the site which is well setback from the road where adequate on site area exists for parking of vehicles,
PO24 Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary. The facility is proposed within a large open area of the site which is well setback from the road where adequate on site area exists for parking of vehicles,
PO25 Multi-level parking areas are designed, articulated, and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring wayfinding technologies and aesthetic treatments are provided.	No acceptable outcome is nominated.	N/A
Servicing		
PO26 Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) are adequate to meet the demands generated by the development; (b) are able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.	AO26 Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary. A setdown and parking area will be established next to the facility to allow for convenient parking and access to the facility by service and maintenance vehicles. These vehicles access the site only occasionally and not during wet weather events. The facility is proposed within a large open area of the site which is well setback from the road where adequate on site area exists for parking of vehicles,
PO27 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO27 Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	No refuse will be produced during operation of the facility. All construction waste will be removed from site and disposed of at an approved location.

Performance Outcomes	Acceptable Outcomes	Assessment
PO28 Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity, having regard to operating hours, noise generation, proximity to sensitive uses, odour generation and dust.	No acceptable outcome is nominated.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.

Table 9.3.5.3—Assessable development (Part) Works code

9.3.5.4 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.5.5 Purpose

(1) The purpose of the Works code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) premises are provided with a level of service which is appropriate to the intended character and function of the zone;
- (b) risk to life and property is avoided;
- (c) development does not detract from environmental values, including the quality of receiving waters;
- (d) development does not detract from the desired character and amenity of the locality;
- (e) the integrity and quality of existing infrastructure is maintained;
- (f) access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;
- (g) development facilitates an efficient provision of infrastructure and use of resources; and
- (h) whole of life cycle costs for infrastructure are minimised.

9.3.5.6 Assessment benchmarks

Accepted development subject to requirements-Access and parking

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
Access and Parking		
PO1	Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
AO1	Access is provided in accordance with Australian Standard AS2890.1.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
PO2	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
AO2.1	Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.

Performance Outcomes	Acceptable Outcomes	Assessment
		Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
AO2.2	Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.	N/A
PO3	Parking areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) be safe for vehicles, pedestrians and cyclists; and (d) provide spaces which meet the needs of people with disabilities.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
AO3.1	Parking areas are designed in accordance with Australian Standard AS2890.1.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
AO3.2	Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.	N/A
PO4	Landscaping is provided to soften the visual impact of parking areas and to provide shading.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a

Performance Outcomes	Acceptable Outcomes	Assessment
		negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site. The proposed facility has been sited and designed so that it will not be highly visible from any surrounding location or roadway. The location of the facility in the north eastern corner of the allotment setback approximately 250m from the road frontage ensures that any ground level equipment will not be highly visible from any external roadway or adjoining property. The facility is buffered from any residential use by mature vegetation on the adjoining properties to the north and east. The ground level equipment comprises of a small equipment shelter and cable trays across to the proposed pole. Given the setbacks to the road and residences, this equipment will not be highly visible from any surrounding location. In particular, none of the equipment will be visible from any sensitive location and will not give rise to any significant visual impact. For these reasons, it is requested that compliance with the code is not necessary in this instance by virtue of the site design and location in the context of this location.
AO4.1	Shade trees within parking areas are provided at the following rate: (a) in single sided, angle or parallel bays – 1 tree per 3 parking spaces; and (b) in double sided, angle or parallel bays – 1 tree per 6 parking spaces.	The proposed facility has been sited and designed so that it will not be highly visible from any surrounding location or roadway. The location of the facility in the north eastern corner of the allotment setback approximately 250m from the road frontage ensures that any ground level equipment will not be highly visible

Performance Outcomes	Acceptable Outcomes	Assessment
		from any external roadway or adjoining property. The facility is buffered from any residential use by mature vegetation on the adjoining properties to the north and east. The ground level equipment comprises of a small equipment shelter and cable trays across to the proposed pole. Given the setbacks to the road and residences, this equipment will not be highly visible from any surrounding location. In particular, none of the equipment will be visible from any sensitive location and will not give rise to any significant visual impact. For these reasons, it is requested that compliance with the code is not necessary in this instance by virtue of the site design and location in the context of this location.
AO4.2	Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.	N/A
PO5	Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
AO5.1	Servicing areas are provided and designed in accordance with Australian Standard AS2890.2.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
AO5.2	Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.	N/A. No water or sewer is required to service the proposed facility as it is non-habitable and operated remotely.

Performance Outcomes	Acceptable Outcomes	Assessment
Services and Utilities		
PO6	A potable water supply is provided that is adequate for the needs of the intended use.	N/A
AO6.1	The development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.	N/A
AO6.2	Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.	N/A
PO7	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	N/A
AO7.1	The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	N/A
AO7.2	Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.4 Sewerage Planning and Design Guidelines and SC6.4.3 Standard Drawings.	N/A
PO8	Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.	N/A
AO8.1	The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.	N/A
AO8.2	On sites in an industrial zone that are greater than 2,000m² in area, provision is made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 30-point turn.	N/A
PO9	The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	N/A
AO9.1	The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	N/A

Performance Outcomes	Acceptable Outcomes	Assessment
AO9.2	Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.	N/A
PO10	The drainage network has sufficient capacity to safely convey stormwater runoff from the site and development does not cause a drainage nuisance to a downstream or adjoining property.	N/A. No formal drainage is required as the facility will be designed to ensure that water can flow freely across the site.
AO10	Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.	N/A. The subject site contains only very minor hard surfaces within the total 100m2 footprint, comprising of the base of the pole – approximately 8m2 and the equipment shelter approximately 6m2. The remainder of the lease area will be a permeable surface. The form of construction of the proposed use ensures that there is no measurable impact on the downstream or adjoining properties.

Assessable development-Services and utilities

Table 9.3.6.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
PO11: A potable water supply is provided that is adequate for the needs of the intended use.	**AO11.1**: Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines. OR **AO11.2**: Otherwise, the development is provided with an onsite water supply in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.7 OnSite Water Supply. **AO11.3**: Water supply systems and connections are designed and constructed in accordance with the Development manual	N/A

Performance Outcomes	Acceptable Outcomes	Assessment
	planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.	
PO12: Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.	**AO12.1**: Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines. OR **AO12.2**: Otherwise, onsite waste water treatment and disposal is provided in compliance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.8 OnSite Sewerage Facilities. **AO12.3**: Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.	N/A
PO13: The design and management of the development integrates water cycle elements such as reducing potable water demand, minimizing wastewater production, and reusing stormwater.	**AO13**: Integrated water management practices are implemented in accordance with Development manual planning scheme policy no. SC6.4 SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.	N/A
PO14: The development is provided with an adequate	**AO14**: For other than the Rural zone, premises are	N/A

Performance Outcomes	Acceptable Outcomes	Assessment
energy supply which maintains acceptable standards of public health, safety, environmental quality, and amenity.	serviced by underground electricity supply approved by the relevant energy authority.	
PO15: Premises are connected to a telecommunications service approved by the relevant authority.	**AO15**: The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	N/A
PO16: Provision is made for future telecommunications services (e.g., fiber optic cable).	No acceptable outcome is nominated.	N/A
PO17: Where available, provision is made for reticulated gas.	**AO17**: Design and provision of reticulated gas are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural).	N/A
PO18: Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated.	N/A
PO19: Filling and excavation do not result in contamination of land or pose a health and safety risk.	**AO19**: Filling and excavation do not use contaminated materials as fill, excavate contaminated material, or use waste material as fill.	N/A
PO20: Earthworks result in stable landforms and structures.	**AO20**: Earthworks and construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	N/A
PO21: Earthworks maintain natural landforms and minimize the height of retaining walls and batter faces.	**AO21.1**: Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.

Performance Outcomes	Acceptable Outcomes	Assessment
	Construction. **AO21.2**: Retaining walls are designed and constructed and certified as stable by a Registered Professional Engineer of Queensland, with a height of no more than 2 metres.	Adequate sediment and erosion control will be put in place to ensure that there are no on or off site impacts as a result of the proposed minor earthworks.
PO22: Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.
PO23: Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	Adequate sediment and erosion control will be put in place to ensure that there are no on or off site impacts as a result of the proposed minor earthworks.
PO24: Filling or excavation does not worsen flooding or drainage problems.	**AO24**: Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required. No worsening will be caused as a result of the construction activities or operation of the site.
PO25: Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water nuisance.	**AO25**: Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.
PO26: Filling or excavation does not adversely affect sewer, stormwater, or water utility infrastructure.	**AO26**: Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	N/A
PO27: Filling or excavation does not prevent or create difficult access to any property.	**AO27**: Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required. No impact will be caused to access on adjoining properties.
PO28: Earthworks do not cause significant impacts	**AO28**: Earthworks are undertaken in accordance	NO significant earthworks are proposed. Only minor excavation is required to establish the

Performance Outcomes	Acceptable Outcomes	Assessment
through truck movements, dust, or noise.	with the Development manual planning scheme policy no. SC6.4 SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.	footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required. The works are of very short duration, however should dust suppression be required the contractors will be instructed to use it.
PO29: Provides necessary infrastructure like paved roads, pedestrian paths, cycleways, streetscaping, and utilities.	**AO29**: Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
PO30: Streetscaping, pedestrian, and cyclist provisions are designed to match expected usage and local character.	**AO30**: Streetscaping works, footpaths, and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
PO31: Parking areas are durable, maintain all-weather access, and ensure safety.	**AO31**: Parking area design and construction are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
PO32: Movement networks are easy to maintain.	**AO32**: Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4.	N/A
PO33: Adequate waste management facilities are provided.	**AO33**: Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.22 Waste Management.	N/A. No waste is generated by the proposed development as it is operated remotely.
PO34: Work does not cause unacceptable impacts on surrounding areas from dust, odour, noise, or lighting.	No acceptable outcome is nominated.	No lighting is proposed. No odour is produced. Minor earthworks are required, no dust is anticipated however will be mitigated by dust suppression if required. The 100m2 lease area is covered in weed matting and gravel and no unfinished surfaces are created which may

Performance Outcomes	Acceptable Outcomes	Assessment
		generate dust. A domestic scale A/C unit is installed in the shelter. No noise will be discernible and will comply with the Australian Standard.
PO35: Site and roads are maintained in a tidy, safe, and hygienic manner during construction.	No acceptable outcome is nominated.	No lighting is proposed. No odour is produced. Minor earthworks are required, no dust is anticipated however will be mitigated by dust suppression if required. The 100m2 lease area is covered in weed matting and gravel and no unfinished surfaces are created which may generate dust. A domestic scale A/C unit is installed in the shelter. No noise will discernible and will comply with the Australian Standard.
PO36: Traffic and parking generated during construction are managed to minimize impact.	No acceptable outcome is nominated.	Access for construction and ongoing maintenance to the facility is proposed via an existing vehicle cross over from Community Crescent. The proposed access location and alignment to the site is via the existing Rollingstone Rural Fire Brigade crossover and hardstand area. An all weather internal access road will be established along the eastern boundary as shown on the proposal drawings in **Appendix D**. The access will accommodate the construction traffic and ongoing occasional traffic movements associated with the operational maintenance of the facility. The proponent has entered into an agreement to lease with the landowner which requires that access to the facility is maintained at all times. During the early stages of construction (Weeks 1 to 3) there will be occasional construction vehicle entry and exit along Community Crescent. During the second half of the construction period (Weeks 4 to 6) access will be required for up to three passenger vehicles each day. Once operational there will be no measurable impact on the road network. The facility will be unstaffed and operated remotely. Only occasional access is required for maintenance up to approximately three times per year by one passenger vehicle (4WD) for approximately one day. Occasional heavy vehicle access would also be required when upgrading or replacing equipment on the monopole. Maintenance visits will be scheduled during drier winter months.
PO37: Council's infrastructure is not damaged by construction activities.	No acceptable outcome is nominated.	No Council infrastructure exists in proximity to the proposed facility location. Dial before you dig searches will be undertaken to verify

Performance Outcomes	Acceptable Outcomes	Assessment
		the location of any services to ensure these are not impacted.
PO38: The integrity of new infrastructure is maintained.	No acceptable outcome is nominated.	No Council infrastructure exists in proximity to the proposed facility location. Dial before you dig searches will be undertaken to verify the location of any services to ensure these are not impacted.
PO39: Construction works avoid damage to the environment, vegetation, and fauna.	**AO39**: Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	The site and access are proposed within already cleared areas. Appropriate construction methods and care will be taken to ensure that there is no impact to on or off site environmental factors, vegetation or fauna.
PO40: Vegetation cleared from a site is disposed of in a manner that maximizes reuse and recycling.	**AO40**: Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4.	No clearing is proposed.

Strategic Framework Assessment

3.1 Preliminary

1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
2) Mapping for the strategic framework is included in Part 3 and Schedule 2.
3) For the purpose of describing policy direction for the planning scheme, the strategic framework is structured in the following way:
   a) the strategic intent;
   b) the following four themes that collectively represent the policy intent of the scheme:
      i) Shaping Townsville;
      ii) Strong, connected community;
      iii) Environmentally sustainable future;
      iv) Sustaining economic growth;
   c) the strategic outcomes proposed for development in the planning scheme area for each theme;
   d) the elements that refine and further describe the strategic outcomes;
   e) the specific outcomes sought for each, or a number of, elements;
   f) the land use strategies for achieving these outcomes.
4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

A review if the key strategic themes has been undertaken with respect to the proposed development of a telecommunications facility at Balgal Beach. Wireless communications networks are an essential form of modern infrastructure and align well with the strategic intent and themes for the City of Townsville and the regions urban, coastal, rural and regional communities, for the following reasons:

Assessment Response

1. Supporting Urban Development: By locating the facility within Balgal Beach in a location that will service existing developed areas, the proposal aligns with the city's vision of compact and efficient urban development. This choice ensures that development occurs within existing urban areas, promoting sustainable growth. The provision of a mobile telecommunications facility in a central location will ensure that residents and businesses will have equitable access to quality telecommunications. Site selection parameters include the sites natural or cultural values, potential natural hazards and proximity to community sensitive locations. The proposed facility has therefore been located in an area of the site which results in the least amount of disturbance to the natural features of the site and will be substantially screened when viewed from all directions.

2. Modern and efficient telecommunications networks are essential to the operation and function of urban communities. Effective communications provide these communities

with greater resilience, inclusiveness and opportunity for personal and professional growth. The enabling of digital technologies can be a powerful driver of social good – enabling intractable social issues to be tackled in new ways and with greater scale.

3. The proposed facility is pre-fabricated in accordance with the relevant engineering standards and will not contribute to the potential bushfire hazards associated with the area. Furthermore, consistent and reliable mobile communications are instrumental in maintaining health, safety and wellbeing.

4. Enhancing Centre Viability: The telecommunications facility plays a crucial role in enhancing the viability of designated centres. By providing essential communication infrastructure and supporting diverse land uses, including residential development, the facility contributes to the vitality and functionality of these centres. Modern and efficient telecommunications networks are essential to the operation and function of urban and rural communities. Effective communications provide these communities with greater resilience, inclusiveness, and opportunity for personal and professional growth. Wireless networks are essential to making a connected community possible and enduring economic and consumer benefit. Furthermore, consistent, and reliable mobile communications are instrumental in maintaining health, safety and wellbeing.

   The provision of a mobile telecommunications facility in Balgal Beach is required to deliver improved telecommunications coverage and network capacity to the existing and growing population. The facility is provided in response to community demand via assessment of existing coverage and data use rates. Deployment of telecommunications infrastructure meets the objective of ensuring that the standards of mobile services are within reach of all areas. Enhanced mobile service supports the appropriate provision of services and facilities, and can encourage local businesses, home-based businesses and health and education facilities to prosper within both urban and rural areas.

   The proposed facility will provide enhanced social and economic benefit, and improved safety and accessibility to the community without compromising the amenity, function and ongoing use and enjoyment of the surrounding area. The proposed facility in this way supports the continued growth of the region.

5. Prioritizing Preservation Efforts: The proposal demonstrates a commitment to preservation efforts by avoiding expansion into rural and adjoining residential areas. This preserves the integrity of rural lands, natural areas, and cultural heritage sites, protecting their values for current and future generations.

6. Proactive Approach to Natural Hazards: The chosen site for the telecommunications facility reflects a proactive approach to addressing natural hazards. The site has been chosen as it has been sited and design to avoid risks associated with flooding, bushfire, coastal erosion, and other hazards, thereby ensuring the safety and resilience of residents and the environment.

7. Valuing and Protecting the Natural Environment and Landscape: The proposal reflects the community's high regard for the natural environment and landscape by prioritizing the preservation of biodiversity, economic prosperity, culture, character, and sense of place. Through careful site selection and design, the facility ensures that protected areas remain safeguarded from incompatible development, minimizing disturbances and negative impacts on the region's cherished natural assets.

8. Ensuring Sustainable Development and Environmental Protection: The proposed development diligently avoids creating unsustainable impacts on floodplains, environmentally significant areas, and water quality. It takes a proactive approach to protect the natural functioning of floodplains, sensitive vegetation areas, and water resources. By adhering to best practices and environmental regulations, the facility mitigates adverse effects on the local ecosystems, fauna habitat, and overall biodiversity.

9. Mitigating Risks to Human Life and Property: Through comprehensive risk assessments and informed decision-making, the facility ensures that it does not increase the vulnerability of communities to storm-surge, erosion, sea-level rise, coastal processes, flooding, bushfire, or landslide. Through the provision of coverage for essential emergency services it contributes to the region's resilience against natural disasters.

10. Preserving Strategic and Iconic Scenic Values: The telecommunications facility respects the significance of strategic and iconic scenic and landscape values. It avoids any potential adverse impacts on these valued landscapes through thoughtful design and site selection. By minimizing visual disruptions and adhering to aesthetic considerations, the facility preserves the region's unique character and scenic beauty, enriching the overall sense of place.

11. Enhancing Quality of Life through Equitable Access: The facility significantly enhances the quality of life for residents by providing equitable access to essential communication services. It ensures that all community members have reliable and efficient access to telecommunication services, supporting their health and well-being. By improving communication infrastructure, the facility enables residents to connect with social infrastructure, community services, and facilities necessary for their overall health and welfare. The enabling of digital technologies can be a powerful driver of social good – enabling intractable social issues to be tackled in new ways and with greater scale. Wireless networks are essential to making a connected community possible and enduring economic and consumer benefit. Furthermore, consistent, and reliable mobile communications are instrumental in maintaining health, safety and wellbeing.

12. Supporting Community Self-Sufficiency and Social Infrastructure: The telecommunications facility plays a pivotal role in making the community self-sufficient and reducing reliance on external services and facilities. By offering reliable and high-quality telecommunication services, it contributes to the provision of new social

infrastructure, including digital infrastructure and networks, which are vital in the modern era. The facility strengthens the region's capacity to meet its own needs and enhance the overall social fabric.

13. Conserving Cultural Heritage and Community Character: The proposed facility is designed with careful consideration of the region's cultural heritage and community identity. The siting and design in an existing open space and recreation area that is well setback from the road and any sensitive uses ensures that it integrates with the existing landscape, preserving the character and identity of both urban and rural areas. The facility adheres to appropriate urban design principles, minimizing visual impact, and actively conserving and enhancing cultural heritage and housing. There are no known heritage areas or items which would preclude the proposed structure from being established in this location.

14. Fostering Safe and Functional Public Places: The telecommunications facility not only prioritizes safety and functionality but also contributes to the creation of public places characterized by good urban design. By improving communication networks for emergency services and disaster management, the facility enhances public safety. Additionally, it supports healthy and active lifestyles by providing access to digital services, promoting telehealth and educational resources, and encouraging community connectivity.

15. Achieving Connectivity through Integrated Transport Infrastructure: The facility plays a vital role in achieving connectivity between residential areas, employment centres, and essential services by providing advanced communication networks. It supports the movement of people and goods, enhancing accessibility and promoting a well-connected community.

16. Supporting the Trunk Transport Network for Economic Growth: The telecommunications facility contributes significantly to the support of the trunk transport network, which is crucial for the region's settlement pattern and local economy. By improving communication capabilities, especially between the main urban centres surrounding Townsville, the facility reinforces the efficiency and safety of transportation within the planning scheme area and to other locations. This strengthens economic opportunities and trade connections for businesses.

17. Encouraging Active Living and Reducing Car Dependency: The proposed facility assists in enabling working-from-home opportunities and other online applications, facilitating a reduction in car dependency. This approach fosters a healthier and more environmentally friendly transportation system, benefiting residents' well-being and reducing traffic congestion.

18. Preserving Safety and Efficiency of Transport Infrastructure: The development of the telecommunications facility is carefully planned and executed to ensure that the safety and efficiency of existing transport infrastructure, such as the Bruce Highways, and surrounding road networks are not compromised. By adhering to industry standards

and safety regulations, the facility minimizes any potential disruptions to the transportation network by enabling data-intensive navigation applications, ensuring smooth and safe movement of people and goods.

19. Logical and Cost-Efficient Planning and Delivery of Infrastructure and Services: The facility's implementation adheres to a logical and cost-efficient approach, ensuring that infrastructure and services are strategically planned and delivered to support the planned settlement pattern. By optimizing public resources, the facility offers efficient, affordable, reliable, and lasting telecommunications infrastructure. It meets the long-term needs of the community, industry, and business, providing robust communication networks that cater to the region's growth and development. The facility has been designed to allow for co-location by other carriers.

20. Fit for Purpose and Sensitive to Cultural and Environmental Values: The proposed telecommunications facility is designed to be fit for purpose, meeting the region's communication needs and demands. Its implementation is carried out with careful consideration of cultural and environmental values, ensuring minimal impact on sensitive areas. The facility respects the significance of these values and is mindful of the region's cultural heritage and natural assets, promoting sustainable development and cultural preservation.

21. Economic Growth and Diverse Employment Opportunities: The telecommunications facility plays a crucial role in fostering economic growth by providing advanced communication infrastructure. Improved connectivity enables businesses to expand their operations, facilitates e-commerce, and attracts new industries to the region. The facility creates diverse employment opportunities by supporting industries that require reliable and high-speed communication services, such as technology, research, and digital innovation sectors.

22. Valuing and Protecting Traditional Economic Assets: The proposed telecommunications facility acknowledges the importance of traditional economic assets, such as tourism and agriculture, including the iconic beef industry. By providing robust communication services, it bolsters these industries' productivity, competitiveness, and market access. Moreover, the facility's site selection process ensures minimal impact on valuable agricultural land, preserving these vital resources for future prosperity.

23. Utilizing Natural Resources for Economic Development: The development of the telecommunications facility considers the intrinsic economic value of the region's natural resources, including land, minerals, marine and coastal resources, and water. By utilizing technology and smart planning, the facility avoids encroachment on sensitive environmental areas, safeguarding resources that contribute to the region's economic prosperity. It also facilitates communication for resource-based industries, promoting responsible and sustainable development.

24. Protecting Natural Assets for Tourism and Lifestyle Values: The proposed facility actively protects the natural assets identified in the planning scheme, as they underpin tourism opportunities and residents' valued lifestyle attributes. By minimizing visual impact and adhering to environmental regulations, the facility preserves scenic landscapes, coastal areas, and other significant natural features. This protection supports sustainable tourism and enhances the overall appeal of the region as a desirable place to live and visit.