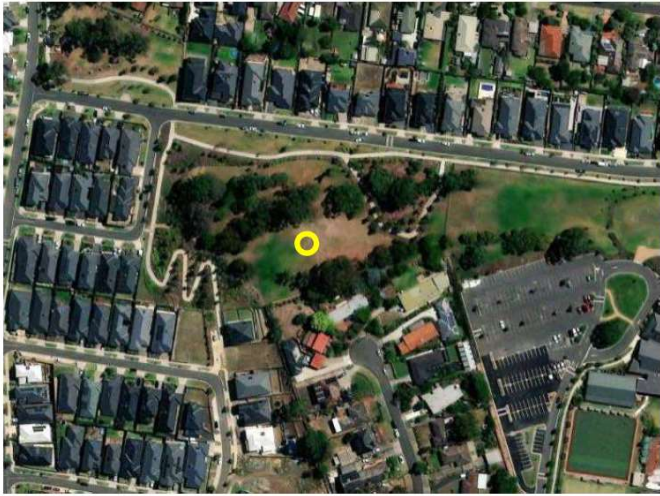


## YR-2023/303 – Alternative Site Selection

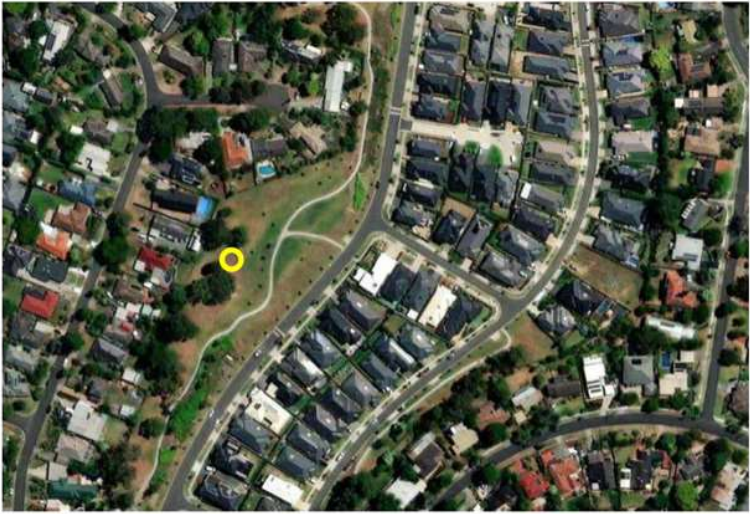
Alternative candidate C (identified below) is affected by the Significant Landscape Overlay, creating more environmental challenges for the development. Two of the alternative candidates are located within the Neighbourhood Residential Zone. The third candidate is located in the Green Wedge Zone and has an existing dwelling. The applicant states that amenity impacts are considered to be greater at the three alternative sites, mainly due to the need for a taller structure to make up the height required to cover the ridged residential area of Chirnside Park.

Site B (identified below) would require a taller structure where dwellings to the west would look down onto tower and residences to the east would look up to the tower. Site B has an elevation of 135m AHD and the subject site has an elevation of 161m AHD to give an idea of how much taller the tower would need to be in this location.


Again, the applicant concludes that none of the three additional site candidates are as optimal as the subject site.

Additional Candidate A	
	<p><b>Address:</b> 4 Locksley Road, Chirnside Park</p>
	<p><b>Latitude and longitude:</b> -37.749246, 145.323440</p>
	<p><b>Topography and height (AHD):</b> Site has a 9° downward slope to the west, 150m AHD</p>
	<p><b>Zoning:</b> Neighbourhood Residential Zone (4)</p>
	<p><b>Proximity to sensitive uses:</b> 46m south, 80m north, 82m west, 107m east</p>
	<p><b>Comments</b></p> <p>Additional Candidate A is located in an open space area with a path along its northern boundary that enters into the site 35m to the east but with no other improvements such as a playground or similar.</p> <p>The site has mature trees to the north and south, appearing to be at 15m-20m in height. The facility would be in close proximity to existing residences, with minimal obstruction to the new residential area to the west.</p> <p>The site would not require any clearing of existing vegetation.</p> <p>Given the topography of the site, the site would require a facility of 40m in height to provide sufficient coverage/capacity. Due to this height a monopole facility would be feasible.</p>

**Figure 7** Additional Candidate A

Additional Candidate B	
	<b>Address:</b> 80 Botanica Drive, Chirside Park
	<b>Latitude and longitude:</b> -37.752149, 145.329509
	<b>Topography and height (AHD):</b> Site has a 3° downward slope to the east, 135m AHD
	<b>Zoning:</b> Neighbourhood Residential Zone (4)
	<b>Proximity to sensitive uses:</b> 45m north, 66m to east, 30m west, 75m east
	<p><b>Comments</b></p> <p>Additional Candidate B is located in an open space area with a path running north/south through but with no other improvements such as a playground or similar.</p> <p>The site has mature trees to the north and south, appearing to be at 12m-16m in height. The facility would be in close proximity to existing residences, with minimal obstruction to the west and east. As site is located in a gully amenity impacts are greater given residences located on upward slopes and ridges to east and west.</p> <p>The site would not require any clearing of existing vegetation.</p> <p>Given the topography of the site, the site would require a facility of 55m in height to provide sufficient coverage/capacity. Due to this height a lattice tower would be required.</p>

**Figure 8** Additional Candidate B

Additional Candidate C	
	<b>Address:</b> 80 Botanica Drive, Chirside Park
	<b>Latitude and longitude:</b> -37.744052°, 145.324442°
	<b>Topography and height (AHD):</b> Site has a 3° downward slope to the west, 130m AHD
	<b>Zoning:</b> Green Wedge A Zone (1)
	<b>Proximity to sensitive uses:</b> 46m south, 140m north, 260m west, 170m east
	<p><b>Comments</b></p> <p>Additional Candidate C is located on a property that contains a dwelling 90m to the east and has a residential use. The site is affected by a Significant Landscape Overlay (Schedule 6).</p> <p>The site has mature trees to the immediate south and west, with others 115m to the north and 160m to the east, noting there is a gap to the east that allows for direct siting from the adjacent structure. These trees are a mix of pine and native and variable in height from 7m to 20m. The facility would be in close proximity to existing residences.</p> <p>The site would not require any clearing of existing vegetation but may require a new access from Meadow Fair Way.</p> <p>Given the topography of the site, the site would require a facility of 60m in height to match the overall height of the existing facility. Due to the distance from the main coverage location it's not clear if a facility at this height would provide the same level of coverage. Due to this height a lattice tower would be required.</p>

**Figure 9** Additional Candidate C