

Development Application for Planning Consent

*Proposed New Telecommunications Facility at
8 Meadow Fair Way, Chirnside Park VIC 3116
Lot 38 on LP53754*

Town Planning Report

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RFNSA Reference: 3116010

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Document Prepared by
Indara Infrastructure Pty Ltd Daniel Prior Level 1, 110 Pacific Highway St Leonards NSW 2065 Phone: 02 9495 9000 Email: daniel.prior@indara.com

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Executive Summary

Site Information	<p>Lot description: Lot 38 on LP53754 Physical address: 8 Meadow Fair Way, Chirnside Park VIC 3116 Coordinates: -37.74081, 145.32629</p>
Proposal	<p>Indara Infrastructure Pty Ltd (Indara), part of the Indara Group, are seeking a development permit for the use and development of a new telecommunications facility at 8 Meadow Fair Way, Chirnside Park VIC 3116 (Lot 38 on LP53754).</p> <p>The proposed facility will be owned by Indara and will host Vodafone and Optus telecommunication equipment, providing 4G and 5G services to the southeast part of Chirnside Park and the surrounding areas.</p> <p>The proposal includes the following:</p> <ul style="list-style-type: none"> • One (1) 35m Indara monopole; • One (1) new antenna headframe supporting the following equipment: <ul style="list-style-type: none"> ◦ Fifteen (15) new panel antennas; • One (1) six bay outdoor equipment cabinet at ground level; • New concrete culvert crossover, as per council standard design; • Upgrade the existing access track to be suitable for heavy vehicle access; • Removal and trimming of several trees along the access track; • Ancillary equipment associated with operation and safety of the facility, including remote radio units, elevated cable tray, cabling and antenna mounts, group meter panel, security fencing with 3m wide double access gate etc. <p>The monopole and associated equipment will be finished in a pale grey, while the equipment cabinet will be a pale eucalypt or beige colour. However, Indara will consider an alternative colour scheme at Council's request.</p>
Purpose	<p>Indara together with Vodafone and Optus, are proposing a new telecommunications facility at Chirnside Park. The new facility will provide improved mobile and data services to Vodafone and Optus customers in the surrounding area and will work in conjunction with the proposed facility located at 275 Edward Road, Chirnside Park VIC 3116 (YR-2023/32), to effectively service the area.</p> <p>The facility has been designed as a neutral host facility, capable of supporting co-location by other carriers, government entities and wireless service providers.</p>
Planning Considerations	<p>LGA: Yarra Ranges Council Zoning: GWZ4 - Green Wedge Zone (Schedule 4) Overlays: Significant Landscape Overlay (Schedule 6)</p>
Applicant	<p>Indara Infrastructure Pty Ltd Level 1, 110 Pacific Highway St Leonards NSW 2065</p> <p>Contact Person: Daniel Prior Email: Daniel.prior@indara.com Our Reference: Chirnside Park North East 340074</p>

1. Introduction

Indara Infrastructure Pty Ltd (Indara), part of the Indara Group, are seeking development consent for a new telecommunications facility at 8 Meadow Fair Way, Chirnside Park VIC 3116 (Lot 38 on LP53754) (The Subject Site).

The new facility will be comprised of a 35m monopole supporting Vodafone and Optus telecommunications antennas and equipment (The Proposed Facility). The purpose of the project is to significantly improve Vodafone and Optus mobile telecommunications services, including coverage and network capacity, in the southeast part of Chirnside Park. This facility will work in conjunction with the proposed facility located at 275 Edward Road, Chirnside Park VIC 3116 (YR-2023/32), to effectively service the area.

This Town Planning Report provides an assessment of the project against relevant planning controls.

2. Background

2.1 Indara, Vodafone and Optus

This development application has been prepared and submitted by Indara.

Indara are Australia's leading independent owner and operator of digital infrastructure. We provide critical communications and data solutions that help support the digital transformation of our society. We're passionate about investing long term in our nation, building and designing digital infrastructure that creates long term value for our customers and the broader Australian community.

Indara owns and manages over 4300 mobile telecommunications facilities across Australia. Indara operate as a neutral host – our facilities are specifically designed to accommodate co-location by Australia's mobile carriers, government agencies and other wireless services providers.

Indara has partnered with Vodafone and Optus to expand their mobile network across Australia. This facility is being proposed to ensure the continuity of Vodafone and Optus mobile services in Chirnside Park and the surrounding areas. The proposed facility is comprised of a new a new 35m monopole and associated passive infrastructure, which will be owned and managed by Indara, and active infrastructure (antennas and telecommunications equipment) which will be owned and managed by each carrier.

Note for legal purposes, the applicant for this development application is Indara Infrastructure Pty Ltd.

2.2 Demand for Network Services

Access to high quality telecommunications services is vitally important to the community. Mobile usage continues to trend upward.

- 99% of Australians use a mobile phone; 76% of Australians do not have a landline phone and rely exclusively on a mobile phone¹.
- Mobile data usage continues to significantly increase as the network is used in different ways. Between 2020 and 2021, the amount of data downloaded by phone increased by over 29%². In the first quarter of 2022, global mobile data usage grew by 40%³. Streaming and video calling are major drivers of this increased demand.
- Covid-19 significantly changed the way that Australians live and work – 61% of employed Australians worked online from home in 2021⁴. With many Australians continuing to adopt flexible or hybrid work arrangements, additional demand has been placed on the mobile network.
- Public safety is a significant driver behind improvements to mobile coverage. In 2021, around 78% of emergency calls were made from a mobile handset⁵.

More than ever, mobile telecommunications are an essential service. By extension, mobile base stations are essential infrastructure – it is important that mobile infrastructure keeps pace with this increasing demand.

2.3 Coverage Objectives

There is a high demand for network coverage in this area, for several reasons:

- As with many locations in outer Melbourne, the Yarra Ranges LGA is seeing unprecedented residential growth and development. Chirnside Park, in particular, is expected to see its population grow from 30,140 to 36992 by 2031, an increase of approximately 23%. The Yarra Ranges Precinct D: Chirnside Park and Mooroolbark Precinct Strategy identifies Chirnside Park as one of the area's best suited to accommodate this future residential growth, primarily from an influx of people leaving Melbourne, as well as the formation of new households from within the existing community.

¹ <https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-how-we-communicate>

² <https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-how-we-use-internet>

³ <https://www.ericsson.com/en/reports-and-papers/mobility-report/dataforecasts/mobile-traffic-update>

⁴ <https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-trends-and-developments-telecommunications-2020-21>

⁵ <https://www.triplezero.gov.au/triple-zero/How-to-Call-000/advanced-mobile-location>

- The general area is zoned as suburban residential with major connecting roads between the continuously growing suburbs. Furthermore, undulating terrain within the locality significantly limits the capacity of existing facilities to adequately service the required coverage.
- While there are existing base stations in area surrounding Chirnside Park, these are generally too far away, poorly positioned or otherwise limited from a technical perspective; they are unable to provide the required network quality and capacity needed to accommodate existing and future residents and businesses in the area. With the population and development density of the Chirnside Park area expanding quickly, there is a significant social, economic and safety impetus to improve mobile coverage and network capacity in this location. This facility will work in conjunction with the proposed facility located at 275 Edward Road, Chirnside Park VIC 3116 (YR-2023/32), to effectively service the area.
- Following the Covid-19 pandemic, there has been strong demand for hybrid working arrangements. The influx of people working from home (WFH) has put additional strain on the existing network, due to the increased demand for downloading data (specifically from entertainment streaming services), as well as the notable increase in data uploads, due to the adoption of online learning and productivity platforms such as Zoom, Google Classroom, Microsoft Teams and Skype etc. The proposed facility will deliver improved network coverage and capacity to the acreage properties surrounding the site, as well as the low-density residential development to the east and south.

3. Candidate Selection

3.1 Site Selection

Before proposing a new base station, mobile carriers will attempt to resolve service issues by reconfiguring or upgrading existing base stations. If upgrades do not resolve service issues, the carrier will consider any opportunities to co-locate on an existing mobile facility, building or other structure.

If there are no feasible co-location opportunities, the carrier will proceed to deploy a new 'greenfield' base station.

This facility is proposed in partnership with Vodafone and Optus, who have confirmed a new telecommunications facility will be needed in the Chirnside North area and are working with Indara to deploy the new facility.

3.2 Upgrade and Co-Location Opportunities

Existing telecommunications facilities in the area have been assessed to confirm if they are feasible for co-location.

Figure 1 shows the location of existing facilities in the area around this proposed site, based on information from the Radio Frequency National Site Archive (RFNSA) database (www.rfnsa.com.au). None of the existing sites in the area are suitable for co-location.

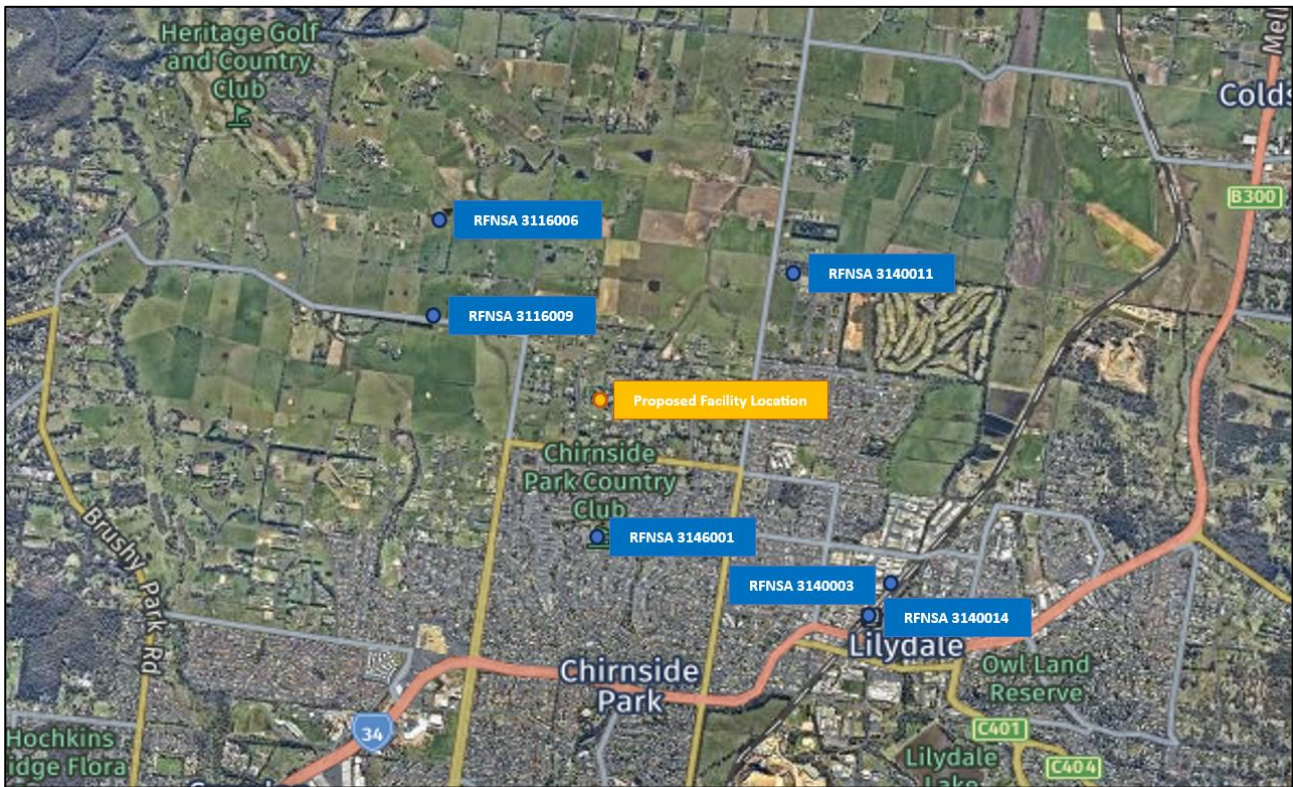


Figure 1: Aerial view of the existing telecommunication facilities in the surrounding locality (Nearmap 2023 and RFNSA 2023).

Existing and Proposed Communications Facilities		
RFNSA Details	Site Address	Comments
3116006 NBN Co	285 Edward Road Chirnside Park VIC 3116	Existing 50m NBN lattice tower hosting NBN equipment, approximately 1.8km northwest of the proposed Indara facility. Because of this facility's northwest position, it cannot adequately service the rural residential interface to the southeast, due to the geographical separation.
3140011 Telstra	130-132 Victoria Road Lilydale VIC 3140	Existing Telstra facility located to the northeast of the target coverage area. The facility at this location consists of a 35m monopole. Because of this facility's northeast position, it cannot adequately service the area of Chirnside Park to the southwest, due to the geographical separation.
3116001 Telstra	Chirnside Park Country Club Kingswood Drive Chirnside Park VIC 3116	Existing Telstra facility located 1km to the south of the target coverage area. The facility at this location consists of a rooftop installation on the Chirnside Park Country Club. Indara is of the

		<p>understanding that Council is currently assessing a Planning Permit application by Visionstream on behalf of Amplitel for the installation of a new 30m monopole due to a requirement to relocate the existing rooftop facility.</p> <p>Because of this facility's northern position, it cannot adequately service the area of Chirnside Park to the north, due to the geographical separation.</p>
<p>3140003 Vodafone Optus</p>	<p>12/122-130 Beresford Road Lilydale VIC 3140</p>	<p>Existing Indara facility located 2.45km to the southeast of the target coverage area. This facility has been established to service the Lilydale industrial complex and surrounding uses, including commuter coverage at Lilydale train station and along the railway corridor.</p> <p>Because of this facility's southeast position, it cannot adequately service the area of Chirnside Park to the northwest, due to the geographical separation.</p>
<p>3140014 VicTrack</p>	<p>Lilydale Driver Depot Lilydale Railway Station Lilydale VIC 3140</p>	<p>Existing VicTrack facility located 2.49km to the southeast of the target coverage area.</p> <p>Because of this facility's southeast position, it cannot adequately service the area of Chirnside Park to the northwest, due to the geographical separation.</p>
<p>3116009 Vodafone Optus</p>	<p>275A Edward Road Chirnside Park VIC 3116</p>	<p>Indara has lodged a development application at this location in February 2023 (DA Reference YR-2023/32), for a new facility supporting equipment to deliver desired coverage towards the northwest along Paynes Road. However, due to the geographical separation, it is unable to deliver the coverage improvements to the southeast and a second facility is required.</p> <p>The two facilities will work in conjunction with one another to service Chirnside Park.</p>

3.3 Alternate Candidates

A robust investigation of potential candidates has been undertaken.

The proposed facility will work in conjunction with the proposed facility located at 275 Edward Road, Chirnside Park VIC 3116 (YR-2023/32), to effectively service the Chirnside Park area. However, this proposed facility is intended to provide coverage to the surrounding residential development, including the residences east of Victoria Road, south of Switchback Road as well as delivering improved coverage to Lilydale Heights College and along Switchback Road itself.

In identifying a candidate, we have sought to maximise separation from residences and sensitive uses where possible, whilst also endeavouring to minimise impacts on the environment and scenic amenity as far as practicable.

A precautionary approach has been taken to site selection in accordance with sections 4.1 and 4.2 of the C564:2020 Mobile Base Station Deployment Code.



Figure 2: Aerial view of the investigated candidates within the Chirside Park area (Nearmap 2023).

Table 2: Prospective Candidates		
Candidate	Site Address	Comments
A	New 35m Monopole Lilydale Lawn Cemetery 120 Victoria Road Lilydale VIC 3140 (Lot 30\PP3988)	The Cemetery is managed by the Department of Health and Human Services. The Greater Metropolitan Cemeteries Trust was not supportive of the proposal as it was not compatible with their master plan for the property. This candidate was therefore discounted.
B	New 35m Monopole 159 Victoria Road Chirside Park VIC 3116 (Lot 6 on LP42995)	After initial discussions, the proposal was not compatible with the landowner's plans for the property. This candidate was therefore discounted.
C	New 35m Monopole 6 Honeysuckle Way Chirside Park VIC 3116 (Lot 12 on LP53754)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
D	New 35m Monopole 5 Cherry Hill Way Chirside Park VIC 3116 (Lot 28 on LP53754)	Contact with the landowner was not able to be established in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.

E	New 35m Monopole 7 Cherry Hill Way Chirnside Park VIC 3116 (Lot 29 on LP53754)	Contact with the landowner was not able to be established in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
F	New 35m Monopole Lilydale Heights College 17-19 Nelson Road Lilydale VIC 3140 (Lot 3 on LP3068)	This candidate proposed a monopole at the Lilydale Heights College. After initial discussions, the proposal was not compatible with the landowner's plans for the property. This candidate was therefore discounted.
G	New 35m Monopole Lilydale Memorial Park 126-128 Victoria Road Lilydale VIC 3140 (Lot 1~23 on PP3988)	The Lilydale Memorial Park is managed by the Department of Health and Human Services. The Greater Metropolitan Cemeteries Trust was not supportive of the proposal as it was not compatible with their master plan for the property. This candidate was therefore discounted.
H	New 35m Monopole 167 Victoria Road Chirnside Park VIC 3116 (Lot 2 on LP42995)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
I	New 35m Monopole 165 Victoria Road Chirnside Park VIC 3116 (Lot 3 on LP42995)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
J	New 35m Monopole 163 Victoria Road Chirnside Park VIC 3116 (Lot 4 on LP42995)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
K	New 35m Monopole 161 Victoria Road Chirnside Park VIC 3116 (Lot 5 on LP42995)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
L	New 35m Monopole 157 Victoria Road Chirnside Park VIC 3116 (Lot 7 on LP42995)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
M	New 35m Monopole 151 Victoria Road Chirnside Park VIC 3116 (Lot 10 on LP42995)	After initial discussions, the proposal was not compatible with the landowner's plans for the property. This candidate was therefore discounted.
N	New 35m Monopole 8 Honeysuckle Way Chirnside Park VIC 3116 (Lot 11 on LP53754)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
O	New 35m Monopole	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility.

	3 Honeysuckle Way Chirnside Park VIC 3116 (Lot 65 on LP53754)	This candidate was therefore discounted.
P	New 35m Monopole Cherry Hill Way Reserve 8 Cherry Hill Way Chirnside Park VIC 3116 (Lot RES1 on LP53754)	While Council was initially supportive of the proposal, the location was considered to have a high visual impact compared to the other candidates, due to the lack of vegetation which afforded significant screening opportunities. This candidate was therefore discounted.
Q	New 35m Monopole 6 Meadow Fair Way Chirnside Park VIC 3116 (Lot 11 on LP53754)	Contact with the landowner could not be established, in order to enter into a lease agreement for the proposed facility. This candidate was therefore discounted.
R	New 35m Monopole 8 Meadow Fair Way Chirnside Park VIC 3116 (Lot 38 on LP53754)	This candidate proposed a 35m monopole within a rural paddock north of Switchback Road retaining a Green Wedge zoning. The candidate was considered favourable from a service perspective, as well as having good separation from surrounding land uses, within context. Additionally, the mature vegetation surrounding the proposed site location afforded some screening opportunities compared to the other potential candidates. While some vegetation removal is required to upgrade the existing access track, these are exotic species, which are not considered to have an adverse impact on the environment. Accordingly, this candidate was considered the most appropriate location for a new facility and is the subject of this planning permit application.

4. Site Context

The proposal involves the establishment of a new telecommunications facility at 8 Meadow Fair Way, Chirnside Park VIC 3116 (Lot 38 on LP53754), to provide Vodafone and Optus mobile and data services to the local area. A copy of the title certificate is provided in **Appendix 1**. The subject lot is freehold land with private ownership signed owners' consent for lodgement of the planning permit application is provided in **Appendix 2**.

The subject lot has a total land area of 2.04ha and is zoned as GWZ4 Green Wedge Zone under the Yarra Ranges Planning Scheme.

The lot is largely undeveloped rural lot, which has been historically cleared of native vegetation, except for a row of trees planted in a rectangle around a paddock and a few scattered trees across the property. The immediate area surrounding the subject site forms part of a wider rural precinct, consisting predominantly of acreage properties of approximately 2ha each. The wider surroundings to the south and east are comprised of established low density residential development, while the north and west are comprised of larger rural properties.

The proposed facility is located near the southeast corner of the lot, where the surrounding mature vegetation buffers will aid in screening the lower portions of the facility from surrounding vantage points.

Figures 3 to 6 show the proposed site location.



Figure 3: Aerial view of the subject lot, as outlined in blue, in relation to the general surrounding area (Nearmap 2023).



Figure 4: Aerial view of the proposed site location, as shown indicatively in red (Nearmap 2023)



Figure 5: View of the existing access gate, off Meadow Fair Way, as well as the mature vegetation lining the property boundary (Indara 2023).



Figure 6: View of the proposed compound area, on land that has historically been cleared of all vegetation (Indara 2023).

5. Proposed Works

5.1 Equipment to be Installed.

The proposed works consist of:

- One (1) 35m Indara monopole;
- One (1) new antenna headframe supporting the following equipment:
 - Fifteen (15) new panel antennas;
- One (1) six bay outdoor equipment cabinet at ground level;
- New concrete culvert crossover, as per council standard design;
- Upgrade the existing access track to be suitable for heavy vehicle access;
- Removal and trimming of several trees along the access track;
- Ancillary equipment associated with operation and safety of the facility, including remote radio units, elevated cable tray, cabling and antenna mounts, group meter panel, security fencing with 3m wide double access gate etc.

The monopole and associated equipment will be finished in a pale grey, while the equipment cabinet will be a pale eucalypt or beige colour. However, Indara is willing to consider an alternative colour schemes at Council's request.

Refer **Appendix 3** for proposal plans.

5.2 Site Access and Parking

The facility will be accessed via the existing access gate off Fair Meadow Way, as shown in **Figure 5**.

The existing access track will require upgrading to be suitable for heavy vehicle access for construction and ongoing maintenance of the proposed facility. Indara are proposing to construct a new concrete culvert crossover in accordance with Council's Standard Design Drawings. Additionally, the access track will be upgraded with compacted fine gravel.

Several trees and weeds (blackberry bushes) along the access will require trimming and removal to enable access for heavy vehicles.

Once the proposed facility is operational, it will require access approximately 2-4 times annually for routine maintenance, during which a four-wheel drive vehicle is normally used. Heavy vehicle usage is low and anticipated to occur approximately once annually. The facility will otherwise operate on an unmanned basis and will not generate significant vehicle traffic.

5.3 Power and Utilities

Indara propose to connect the facility to mains power from the existing power pole (Pole: 1013617), off Meadow Fair Street, near the proposed access point.

No works associated with stormwater drainage, or connections to reticulated water and sewerage, are proposed, or required.

5.4 Noise

The facility will not be a significant generator of noise. The only part of the facility that generates noise is the cooling fans on the equipment cabinet.

Cooling equipment will only operate when required and will not operate continuously. Cooling equipment will operate at levels generally comparable to those of a domestic air conditioner and is not expected to represent a noise nuisance.

5.5 Emissions

Operation of the facility will not result in emission of dust, heat, smoke, gaseous plumes or particulates.

To provide mobile coverage, the facility will produce electromagnetic EME emissions. These will be within the levels prescribed by ARPANSA and regulated by ACMA. An ARPANSA EME Report, demonstrating compliance with Australian safety standards, is attached. Refer Section 8 of this report.

5.6 Heritage

The subject lot has been subjected to significant disturbance historically. It is not heritage listed and searches indicate no record of European artefacts or sensitivity.

The subject site is not identified to contain any areas of Aboriginal Cultural Heritage as defined by the *Aboriginal Heritage Regulations 2018*. However, should any artefacts be identified during build, works will cease, and the appropriate investigations will be undertaken.

5.7 Environment and Biodiversity

The subject lot has been subjected to extensive vegetation clearing historically and has been replanted predominantly with exotic species. Additionally, invasive blackberry bushes were identified along the access track during the field investigation.

In order to provide adequate clearance for heavy vehicles to access the proposed site location, several trees will require lower branch trimming as they are encroaching on the access track. Additionally, the invasive blackberry bushes along the access track will also be removed.

Figure 7 shows the location of the existing trees on either side of the access track, at the entrance to the paddock, which will require trimming and/or removal to enable heavy vehicle access. In the first instance, Indara will endeavour to trim the trees, however, if this is insufficient, Indara will remove one of the tree as a last resort. A suitably qualified arborist will be on site to undertake any proposed vegetation trimming or removal.

As the trees are predominantly exotic species, the proposal is not considered to have an adverse environmental impact.



Figure 7: The existing trees on either side of the access track, at the entrance to the paddock, which will require trimming and/or removal to enable heavy vehicle access.

5.8 Aviation

The proposed facility is not expected to have any impact on aviation safety. The facility is not within 30km of an airport or aerodrome, and does not penetrate any Obstacle Limitation Surfaces. No specific aviation safety measures, such as lighting or obstacle paintwork, are proposed.

6. Legislative Context

6.1 Commonwealth Legislation

6.1.1 Telecommunications Act 1997 and Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications Act 1997* allows mobile carriers to perform certain maintenance and installation works without needing development consent. The *Telecommunications (Low-Impact Facilities) Determination 2018* also allows for certain kinds of 'Low Impact' equipment to be installed without development consent. New towers do not fall within these federal planning exemptions. Accordingly, this proposal will require Council approval.

6.1.2 Telecommunications Code of Practice 2021

The *Telecommunications Code of Practice 2021* emphasizes "best practice" for the installation of facilities, compliance with industry standards and minimisation of adverse impacts on the environment.

This proposal has been designed with consideration for the Code of Practice. All steps will be taken to do as little damage as practicable; the facility will be constructed and operated in accordance with industry standards and good engineering practice; and the design of the facility will be in accordance with industry best practice.

6.1.3 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 provided in **Appendix 4**.

6.2 Yarra Ranges Planning Scheme

6.2.1 Clause 19.03 Development Infrastructure

The Victoria Planning Provisions (VPPs) are a comprehensive set of planning provisions that apply across the state of Victoria and are incorporated into all planning schemes. The VPPs recognise the importance of telecommunications networks to Victoria, while also identifying that deployment of telecommunications infrastructure must be balanced against adverse environmental impacts.

Clause 19.03-4S and 19.03-4L provides guidelines for Councils to consider in relation to deployment of telecommunications facilities. The proposal is generally compliant.

Compliance with 19.03-4S Telecommunications	
Objective	Response
To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.	Complies. This proposed facility is for the orderly development of a new telecommunications facility. This will provide additional coverage and capacity for Vodafone and Optus residential and commercial customers in Chirnside Park.
Strategies	Comments
Facilitate the upgrading and maintenance of telecommunications facilities.	Not applicable. The proposal is for the installation of a new telecommunications facility, not the upgrade or maintenance of existing facilities.
Ensure that modern telecommunications facilities are widely accessible and that the telecommunications need of business, domestic, entertainment and community services are met.	Complies. The proposal will provide essential mobile and data services for commercial and residential customers in the surrounding area, as well as having a significant benefit for public safety.
Encourage the continued deployment of telecommunications facilities that are easily accessible by: <ul style="list-style-type: none"> Increasing and improving access for all sectors of the community to the telecommunications network. Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk. 	
Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.	Complies. The subject site has been subjected to significant disturbance historically and has been cleared of all significant vegetation. The proposal will require the trimming of several trees, removal of invasive blackberry bushes and the potential clearing of one tree as a last resort, to prevent the branches from encroaching on the access track. The vegetation trimming, and removal if required, will be to the minimum extent necessary to provide safe and clear access to the proposed facility location.

	Indara intends to retain all vegetation, as far as practical, due to the significant screening opportunities this affords the proposal.
Co-locate telecommunications facilities wherever practical.	Complies. Refer Section 3 .
Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.	Complies. Refer Section 3 and 4 .

Compliance with 19.03-4L Telecommunications	
Strategies	Comments
The impact on the landscape due to height and appearance.	Complies. Refer to Section 7 .
Disturbance to vegetation and natural features.	Complies. Refer to Section 5.7 .
Fire risk to telecommunications facilities.	<p>Complies. The site has not been formally assessed for bushfire risk. The proposal is for an unmanned utility structure on an industrial lot that has been cleared of all significant vegetation.</p> <p>There are five nearby fire stations (Lilydale CFA, CFA District 13 Headquarters, Wonga Park CFA Fire Station, Mooroolbark CFA Fire Station, Coldstream CFA), which are anticipated to be within a 10-minute drive of the proposed site location. As such, the facility itself is not considered to result in additional risk of bushfire in the area (such as through emission of excessive heat or open flame).</p> <p>While the majority of the area is subject to bushfire risk, the subject site is considered to be the most favourable location on the premises for a new telecommunications facility despite this, as it best balances technical, visual and environmental outcomes, as well as being in a position preferred by the landowner to minimise disruptions to the operation of their business. The facility will also significantly strengthen mobile coverage in the event of a natural disaster.</p> <p>Indara can, at Council's request, seek a bushfire assessment to assist with assessment of the project.</p>
The number of telecommunication facilities by co-locating facilities or upgrading existing facilities.	Complies. Refer to Section 3 .

6.2.2 Zone Provisions

The site is zoned GWZ Green Wedge Zone - Schedule 6 and is generally compliant with the purposes of the zone.

Compliance with 35.04 Green Wedge Zone	
Purpose	Comments
To implement the Municipal Planning Strategy and the Planning Policy Framework.	Not Applicable. This purpose relates more to Council decision making, rather than the proposal.
To provide for the use of land for agriculture.	Complies. The proposed facility has a small footprint and has been situated in an unobtrusive corner of the property, where it will not adversely impact the use of land for agricultural purposes. However, it will provide essential supporting mobile and data services that will directly support agribusiness operating in the surrounding area.
To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.	<p>Complies as far as practical. The proposed facility has been situated on cleared land and the vegetation trimming and/or removal will be the minimum possible to prevent the branches from encroaching on the access track. As such, the proposal is not considered to have an adverse environmental impact, nor impact the natural resources of the land.</p> <p>From a technical perspective, telecommunications facilities must be tall enough to protrude above the surrounding environment in order to function. Indara acknowledge the proposed facility will be visible from a number of perspectives within the area, however we consider that visual impact is appropriate in context.</p> <p>The proposed facility is intended to service parts of Chirnside Park which are well established, and much of the land in these areas has already been developed as acreage properties or residential purposes. Indara has sought to minimise visual impact by locating the facility on non-residential land, noting there are limited options on non-residential land in this area.</p> <p>Except for Lilydale Lawn Cemetery and the Lilydale Heights College, all of the potential candidates identified in Section 3.3 are located on land that is subject to the Significant Landscape Overlay. As such, regardless of which location was chosen, it would not have been possible to completely avoid impacts on areas that Council considers to be significant landscapes.</p> <p>Whilst Indara has sought to locate the proposed facility away from residential areas, there were very limited opportunities to site a facility further away from residences. Given the constraints within the locality, this location represents a considerably superior option due to the surrounding vegetation, which affording significant screening opportunities.</p> <p>As noted in Section 5.6, the subject site is not identified as holding any Aboriginal or European heritage significance.</p>
To encourage use and development that is consistent with sustainable land management practices.	Not applicable to this proposal.

To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.	Complies. The proposal will provide essential supporting mobile and data services for commercial and residential customers in the surrounding area, which will support agribusiness, as well as having a significant benefit for public safety.
To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.	<p>Complies as far as practical. As noted in Section 5.6, the subject site is not identified as holding any Aboriginal or European heritage significance.</p> <p>Regarding the character of open rural and scenic non-urban landscapes, the proposal is not considered to adversely impact the character of these landscapes, given the small scale of the proposed development.</p> <p>The proposed facility has been positioned to provide as much separation from the surrounding residential land uses as practical, whilst still being able to meet the target coverage objectives of Vodafone and Optus</p> <p>The skylines of rural landscapes across Australia are often interspersed with tall vertical elements, such as high voltage towers, light poles and telecommunications facilities. As such, it is not anticipated that the proposed monopole will be out of scale, context or character for the area.</p> <p>The proposed facility is located approximately 110m from the nearest residence and is not considered to be a visual focal point. While the top of the monopole and headframe will protrude above the landscape and will be visible from vantage points within the locality, we note this is a technical requirement, which cannot be avoided. As such, the amenity impact of the proposal is considered to be appropriate in context.</p>
Schedule 1	Comments
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	Complies. Given the small scale of the development, the proposal is not considered to have an adverse impact on the rate of flow or the discharge point of water across a property boundary, nor increase the discharge of saline groundwater.
Earthworks which increase the discharge of saline groundwater.	

6.2.3 Clause 52.19 Telecommunications Facility

This application seeks approval for the Use and Development of a Telecommunications Facility. Clause 52.19 provides specific requirements for new telecommunications facilities and provides that certain kinds of telecommunications infrastructure do not require development consent.

Clause 52.19 Telecommunications Facility	
Purpose	Comments
To ensure that telecommunications infrastructure is provided in an efficient and cost-effective manner to meet community needs.	Complies. The proposal will provide improved Vodafone and Optus 4G and establish 5G mobile and data services to residential and commercial customers in Chirnside Park
To facilitate an effective state-wide telecommunications network consistent with orderly and proper planning.	

To support the provision of telecommunications facilities with minimal impact on the amenity of the area.	Complies as far as practical. Refer Section 7 .
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6.2.4 Overlays

Significant Landscape Overlay

The site is subject to a Significant Landscape Overlay - Schedule 6 and is generally compliant with the purpose and objectives of this overlay.

42.03 Significant Landscape Overlay	
Purpose	Comments
To implement the Municipal Planning Strategy and the Planning Policy Framework.	Not Applicable. This purpose relates more to Council decision making, rather than the proposal.
To identify significant landscapes.	Not Applicable. This purpose relates more to Council decision making, rather than the proposal.
To conserve and enhance the character of significant landscapes.	<p>Complies as far as practical. Regarding the character of significant landscapes, the proposal is not considered to adversely impact the character of these landscapes, given the small scale of the proposed development.</p> <p>The proposed facility has been positioned to provide as much separation from the surrounding residential land uses as practical, whilst still being able to meet the target coverage objectives of Vodafone and Optus</p> <p>The skylines of rural landscapes across Australia are often interspersed with tall vertical elements, such as high voltage towers, light poles and telecommunications facilities. As such, it is not anticipated that the proposed monopole will be out of scale, context or character for the area.</p> <p>The proposed facility is located approximately 110m from the nearest residence and is not considered to be a visual focal point. While the top of the monopole and headframe will protrude above the landscape and will be visible from vantage points within the locality, we note this is a technical requirement, which cannot be avoided. As such, the amenity impact of the proposal is considered to be appropriate in context.</p>
Schedule 6	Comments
To maintain a comparatively open rural landscape of farmland and bushland patches in which houses, farm buildings and tourist facilities are generally inconspicuous.	Complies. Due to the small scale of the development, the proposal is not considered to result in the intensification of development within the landscape.
To ensure that the siting and design of new buildings complements their setting and	As noted previously, the skylines of rural landscapes across Australia are often interspersed with tall vertical elements, such as high voltage towers, light poles and telecommunications facilities. As such, it is not

reinforces the rural landscape character of the area.	anticipated that the proposed monopole will be out of scale, context or character for the local area.
To retain established trees and patches of indigenous vegetation as an important element of the rural landscape and habitat for wildlife.	Complies. The subject site has been subjected to significant disturbance historically and has been cleared of all significant vegetation. The proposal will require the trimming of several trees, removal of invasive blackberry bushes and the potential clearing of one tree as a last resort, to prevent the branches from encroaching on the access track. The vegetation trimming, and removal if required, will be to the minimum extent necessary to provide safe and clear access to the proposed facility location. Indara intends to retain all vegetation, as far as practical, due to the significant screening opportunities this affords the proposal.
To allow middle- and long-distance views from the valley to the surrounding ranges.	Complies. Due to the small scale of the development, the proposal is not considered to have an adverse impact on middle- and long-distance views from the valley to the surrounding ranges.
To maintain the appearance of an uninterrupted forested backdrop to views.	Complies. The proposal will not interrupt the forested backdrop to views. As noted previously, the skylines of rural landscapes across Australia are often interspersed with tall vertical elements, such as high voltage towers, light poles and telecommunications facilities. As such, it is not anticipated that the proposed monopole will be out of scale, context or character for the local area.

6.2.5 Clause 65 Decision Guidelines

In making a decision, Council must consider a number of matters as appropriate. The proposed facility has been sited and designed with consideration for these matters.

Clause 65.01 Decision Guidelines	
The matters set out in section 60 of the Act.	The matters set out in Section 60 have been addressed throughout this report
Any significant effects the environment, including the contamination of land, may have on the use or development.	Refer to Section 5 .
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 6 .
The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.	Refer to Section 6.2 .
The orderly planning of the area.	
The effect on the environment, human health and amenity of the area.	Refer to Section 5, Section 7 and Section 8 .

Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	Telecommunication facilities do not generate water runoff, storage or use chemicals that may be discharged or impact to the existing water quality.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Indara have not prepared a stormwater or drainage plan for this project. Telecommunications facilities do not generally require specific stormwater or drainage works, because they have only a small footprint with minimal hardstand surfacing, and thus generate minimal runoff. The tower's foundation will be below the ground surface and there will be no hardstand surfacing (paved surface/concrete etc). As a result, the facility will have negligible impact on stormwater runoff and drainage.
The extent and character of native vegetation and the likelihood of its destruction.	Refer to Section 5.7 .
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	<p>Flood</p> <p>The subject site is not identified as having a flood risk.</p> <p>Erosion</p> <p>Appropriate erosion and sediment control measures will be implemented, as required, during the construction period.</p> <p>Fire Hazard</p> <p>The site has not been formally assessed for bushfire risk. The proposal is for an unmanned utility structure on an industrial lot that has been cleared of all significant vegetation.</p> <p>There are five nearby fire stations (Lilydale CFA, CFA District 13 Headquarters, Wonga Park CFA Fire Station, Mooroolbark CFA Fire Station, Coldstream CFA), which are anticipated to be within a 10-minute drive of the proposed site location. As such, the facility itself is not considered to result in additional risk of bushfire in the area (such as through emission of excessive heat or open flame).</p> <p>While the majority of the area is subject to bushfire risk, the subject site is considered to be the most favourable location on the premises for a new telecommunications facility despite this, as it best balances technical, visual and environmental outcomes, as well as being in a position preferred by the landowner to minimise disruptions to the operation of their business. The facility will also significantly strengthen mobile coverage in the event of a natural disaster.</p> <p>Indara can, at Council's request, seek a bushfire assessment to assist with assessment of the project.</p>
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not applicable to this proposal.
The impact the use or development will have on the current and future development and operation of the transport system.	

7. Visual Impact

7.1 Visual Impact Assessment

There are numerous technical requirements that need to be considered by mobile carriers with regards to site selection.

Telecommunications facilities, by their nature, must be tall enough to protrude above the surrounding environment to function. At this location, a 35m monopole is required to meet the targeted coverage objectives for Vodafone; it is the smallest structure capable of achieving a feasible level of service.

Indara acknowledge the facility will be visible from a number of perspectives within the locality. However, the visual impact of this proposal is not considered inappropriate in context – the site is located near the boundary of a rural residential interface, both of which are often interspersed with tall vertical elements, such as high voltage towers and light poles, which are established features across these landscapes. Accordingly, the proposed facility is not considered to be out of scale, context or character for the area.

Additionally, certain measures have been taken to ensure that visual impact is mitigated as far as practicable, these include:

- Use of a monopole is proposed. Monopoles are considered to be a sympathetic inclusion to the environment when compared to other structure types, such as lattice towers, because of their slimmer profile.
- To minimize visual bulk, Vodafone and Optus antennas will be mounted on a single headframe, reducing visual impact compared with separate headframes at different heights.
- Indara has sought to minimise amenity impacts as far as possible by locating the proposed facility away from more sensitive land uses where possible. Additionally, the mature strands of vegetation withing the surrounding area afford significant screening opportunities to the proposed facility.
- The facility will be finished in unpainted grey, which will be of a similar appearance to other lighting and electrical infrastructure. Grey facilities also tend to blend well into the skyline in all weathers and are considered to be the most sympathetic finish with regards to blending a facility into an urban landscape. However, Indara will consider an alternate colour scheme if requested by Council.

7.2 Technical Requirements

The visual impact of the proposed facility should also be considered in light of technical requirements; there are numerous technical requirements that need to be considered by mobile carriers with regards to site selection:

- Base stations must be close to the area they are servicing. Relocating the facility, even by a small distance, could impact the site's ability to service the area effectively, particularly when an area is subject to significant constraints.
- Individual base stations are cells within a wider network, meaning they must also work in conjunction with surrounding base stations in the area. If sites are too close to each other, they may cause interference, while sites that are too far from each other, may result in coverage interruptions. In this instance, the subject site works in conjunction with the existing facilities within the broader locality, by ensuring the continuity of service, previously provided by the decommissioned facility.
- The coverage from a base station is impacted by terrain and environmental obstructions, like buildings and vegetation. Even a small shift can result in impacts to coverage.

The proposed facility is in a favourable location to service the local area. Even if an alternate site were available, relocating the facility may result in a substantially worse service outcome.

The surrounding area has critical need for improved network coverage to meet both the existing demand, as well as future demand, as the population and employment centres grow. Not only must coverage be strong, but network capacity must be sufficient for both the existing, as well as planned population density growth and employment growth.

In this instance, this proposed facility has been located to work in conjunction with the proposed facility located at 275 Edward Road, Chirnside Park VIC 3116 (YR-2023/32), to effectively service the area.

Views from the North

The land to the north of the proposed site location consists predominantly of rural-residential land, with properties interspersed throughout the landscape. The surrounding vista is well vegetated with established trees, which will afford either complete, or considerable screening to the facility and minimise long-distance views, as shown in **Figures 8 and 9**. As such, the proposal is not considered to have an adverse impact on the amenity of the surrounding area, nor is it considered to be a focal point in the landscape from this aspect.



Figure 8: View from the north along Meadow Fair Way, facing southeast towards the proposed facility location, approximately 550m away. From this aspect, the mature vegetation and lower topography affords full or significant screening of the facility (Indara 2023).

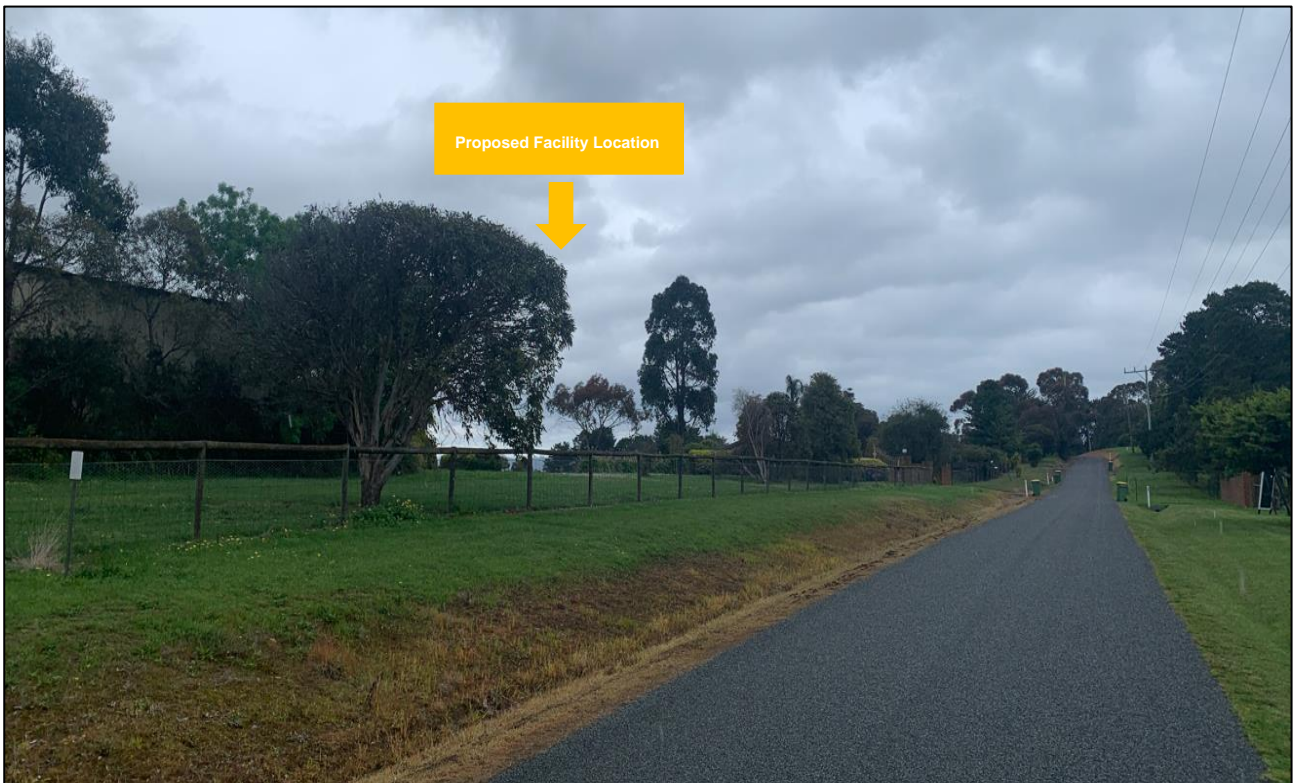


Figure 9: Closer view from the north along Meadow Fair Way, facing southeast towards the proposed facility location, approximately 350m away. From this aspect, the proposed facility is not considered to be a visual focal point, as the mature vegetation will aid in blending the facility into the surrounding landscape (Indara 2023).

Views from the South

The land to the south of the proposed site location consists predominantly of rural residential properties, north of Switchback Road and established low density residential properties to the south. The surrounding vista is well vegetated with established trees, which will similarly afford either complete, or considerable screening to the facility and minimise long-distance views, as shown in **Figure 10**. As such, the proposal is not considered to have an adverse impact on the amenity of the surrounding area, nor is it considered to be a focal point in the landscape from this aspect.



Figure 10: View from the south along Meadow Fair Way, facing northeast towards the proposed facility location, approximately 300m away. From this aspect, the mature vegetation affords significant screening of the facility (Indara 2023).

Views from the East and West

The land to the east of the proposed site location consists predominantly of acreage properties to the east and west of the proposed facility location. As with the other aspects, the surrounding vista is well vegetated with established trees and undulating topography, which afford either complete, or considerable screening to the facility and minimise long-distance views, as shown in **Figures 11 and 12**. However, there may be other vantage points which afford little in the way of screening, which will have more direct views.

Refer to **Appendix 5** for a Photomontage, which has been prepared to show the indicative views of the proposed facility through gaps in the surrounding vegetation.

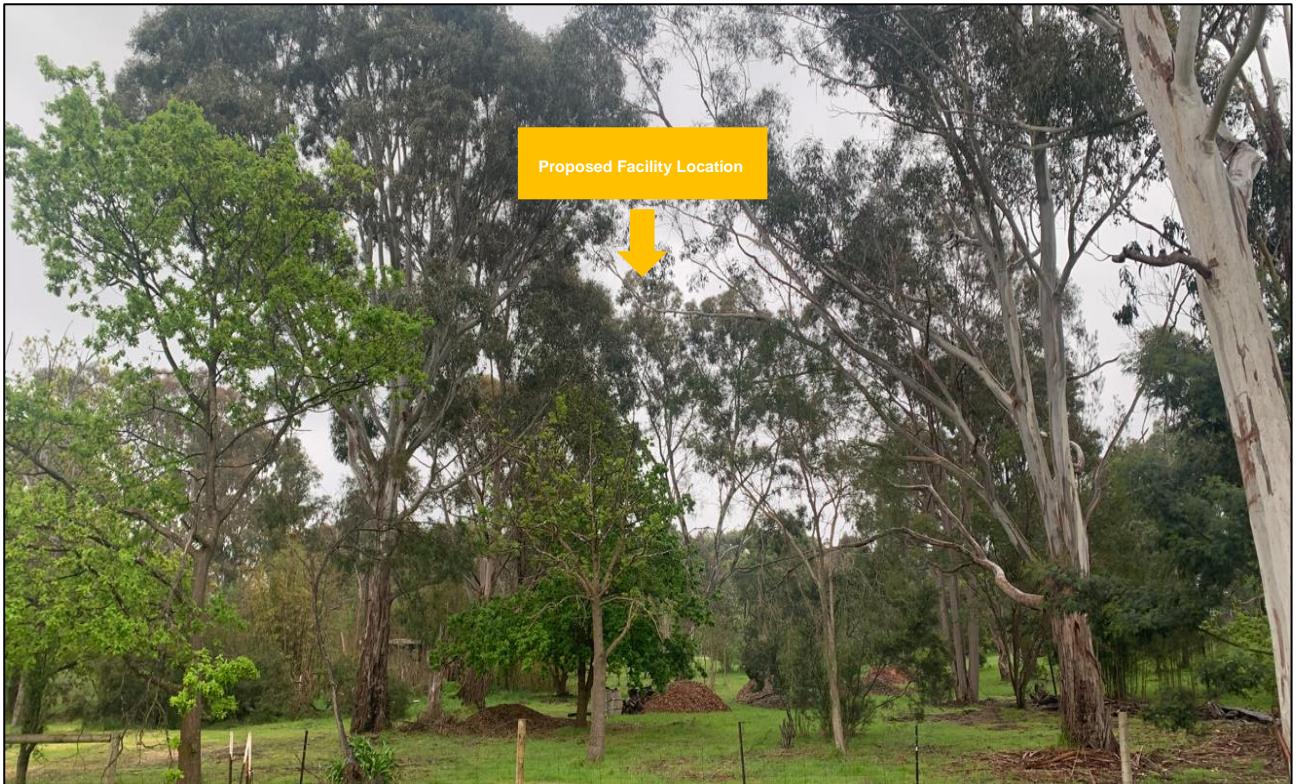


Figure 11: View from the east along Cherry Hill Way, facing west towards the proposed facility location, approximately 205m away. From this aspect, while the facility will protrude into the skyline, the mature vegetation affords significant screening of the facility (Indara 2023).



Figure 12: View from the west along Edward Road, facing east towards the proposed facility location, approximately 600m away. From this aspect, the mature vegetation and lower topography affords significant screening of the facility (Indara 2023).

8. Radiofrequency Emissions and Safety

It is the position of the Australian government, and peak health bodies like the World Health Organization (WHO), that mobile base stations are safe.

Statement from Australia's Chief Medical Officer

I'd like to reassure the community that 5G technology is safe. There is no evidence that telecommunication technologies, such as 5G, cause adverse health impacts. This position is supported by health authorities in Australia – such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) – and around the world, such as the World Health Organization.

Mobile phone networks and other wireless telecommunications emit low-powered radio waves also known as radiofrequency (RF) electromagnetic energy (EME). This is different to ionising radiation associated with nuclear energy or use in medicine. The radio waves to which the general public is exposed from telecommunications are not hazardous to human health.

<https://www.health.gov.au/news/safety-of-5g-technology>

Australian Government Advice

What do we know about EME? Answer: extensive scientific research confirms that mobile technology has no long or short term health effects; and the Australian Government is focused on capturing the benefits of advanced telecommunications while ensuring strict protections and safety standards are met.

The EME standard set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) defines the maximum exposure limit for all wireless equipment and is strictly enforced by the Australian Communications and Media Authority (ACMA). Measurements undertaken by carriers and ACMA show that mobile telecommunication sites emit a tiny fraction of maximum EME exposure limits. The exposure limits are themselves very conservative. As such, sites which operate at 100% of the limit are still considered safe.

This standard is informed by decades of quality studies undertaken by expert Australian and international scientists which show the low levels of EME produced by telecommunications equipment have no adverse effects. This includes previous generations of mobile technology, like 3G and 4G, and the higher, more efficient, radio waves used for 5G.

<https://www.infrastructure.gov.au/media-centre/5g-and-electromagnetic-energy>

EME is one of the most heavily studied types of energy in the world. Decades of research shows there is no verifiable evidence that EME from telecommunications facilities pose a negative health risk, especially when emission levels are below the maximum exposure limits set out in the Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (the Standard).

<https://www.infrastructure.gov.au/media-technology-communications/spectrum/5g-eme>

All mobile base stations in Australia must comply with a strict safety standard called the *Standard for Limiting Exposure to Radiofrequency Fields – 100 KHz to 300 GHz (RPS S-1)*. The standard has been prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA),

based on the recommendations of ICNIRP (International Commission for Non-Ionising Radiation Protection).

The Australian Communications and Media Authority (ACMA) regulates compliance with the standard. The safety standard applies to all mobile frequencies currently used in Australia, including 4G and 5G.

The Standard operates by placing a limit on the strength of the signal (or RF EME) that mobile carriers can transmit to and from any network base station. The environmental standard restricts the signal strength to a level low enough to protect all people at all times. It has a significant safety margin, or precautionary approach, built into it.

An ARPANSA EME report has been prepared to demonstrate compliance with the Australian standard. This report demonstrates the maximum signal strength that a proposed telecommunications facility is capable of producing, assuming it is operating at maximum capacity.

This facility will operate at maximum EME levels representing **2.16%** of the Australian standard. Refer to **Appendix 4**.

Note that mobile base stations are designed to operate at minimum, not maximum, power levels at all times. The facility will only operate at a level necessary to accommodate the number of customers using the facility at any one time. Actual EME levels emitted by the facility will generally be much lower than those shown in the ARPANSA EME Report.

9. Conclusion

Indara is seeking development consent to install a new telecommunications facility at 8 Meadow Fair Way, Chirnside Park. The new facility is proposed to deliver improved mobile services to the southeast part of Chirnside Park.

The facility has been sited to minimise impact on surrounding land uses as far as practicable, generally accords with planning requirements for the site, and has as small as possible a visual impact.

Given the significant public benefit afforded by the proposal, it is requested that consent be granted to undertake the project.

Appendix 1: Certificate of Title

Appendix 2: Owner's Consent

Appendix 3: Proposal Plans

Appendix 4: ARPANSA EME Report

Appendix 5: Photomontage