

DISCRETIONARY APPLICATION

For Public Display

Applicant:

6ty Pty Ltd

Location:

Florentine Road, Florentine

Proposal:

Telecommunications Pole

DA Number:

DA 2022 / 00096

Date Advertised:

19 October 2022

Date Representation Period Closes:

3 November 2022

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au

Date: 16th August 2022
Phone: (03) 6169 2841 Gabby Bomford
Your Ref:
Our Ref: Jettech Networks – PID 3386594



ABN 91 628 769 359

Central Highlands Council
General Manager
19 Alexander St
BOTHWELL
TAS 7030

Head Office:
Level 1, 99 Bathurst Street
Hobart TAS 7000
GPO Box 207
Hobart TAS 7001
sttas.com.au

LAND OWNER CONSENT

Sustainable Timber Tasmania (**STT**) advises that it was made aware by Jettech Networks that 6ty^o Pty Ltd will be lodging a Development Application with the Central Highlands Council for the installation of a microwave receiver - 30m octagonal monopole on Property ID 3386594 (Fish Road, Florentine), STT consent to the DA being lodged under condition of Jettech Networks signing a Permit and Lease Agreement with STT in due course.

Under Section 52 of the Land Use Planning and Approvals Act 1993, I hereby advise that STT give consent for 6ty^o Pty Ltd to lodge a Development Application with the Central Highlands Council for the establishment of the Works as outlined in the Development Application as signed and dated 16th August 2022 by STT.

A handwritten signature in black ink, appearing to read 'Suzette', is written over a dotted line.

Suzette Weeding

General Manager Conservation & Land Management





OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name **6ty° Pty Ltd**

Postal Address **PO Box 63** Phone No: **0417 921 661 (George Walker)**

Riverside TAS **7250** Fax No: _____

Email address **gwalker@6ty.com.au**

Owner/s Name **Forestry Tasmania**
(if not Applicant)

Postal Address **GPO Box 207** Phone No: _____

Hobart TAS **7001** Fax No: _____

Email address: _____

Description of proposed use and/or development:

Address of new use and development: **Microwave Receiver Pole (Telecommunications Pole)** **Fish Road.**

Certificate of Title No: _____ Volume No **NA** Lot No: _____ **PID 3386594**

Description of proposed use or development: **Installation of a 30m octagonal monopole**
ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings: **Permanent Timber Production Zone Land**
Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

Proposed Material What are the proposed external wall colours _____ What is the proposed roof colour _____

What is the proposed new floor area m². _____ What is the estimated value of all the new work proposed: **\$150,000.00**

Is proposed development to be staged:

Yes ☐

No ☐

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☐

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☐

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☐

Has a Certificate of Exemption been sought for these works?

Yes ☐

No ☐

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature

George Walker

(if not the Owner)

Digitally signed by George Walker
DN: cn=George Walker, o=Central Highlands Council, ou=Central Highlands Council, email=george.walker@chc.tas.gov.au, c=au
Reason: I am approving this document
Date: 2022.08.24 10:52:24+10:00

Applicant Name (Please print)

George Walker

Date

24/5/2022

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature



Land Owners Name (please print)

Suzette Weeding

Date

16/8/2022

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

26 September 2022

Lyn Eyles
General Manager
Central Highlands Council
By Email: development@centralhighlands.tas.gov.au

6ty Pty Ltd
ABN 27 014 609 900

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P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Dear Lyn,

DEVELOPMENT APPLICATION - TELECOMMUNICATIONS POLE - FLORENTINE ROAD, FLORENTINE

Please find enclosed a development application for a telecommunications pole to be constructed on land located at Florentine Road, Florentine (PID: 3386594 - “the site” refer to Figure 1).

This planning submission provides an assessment of the proposed use and development against the relevant provisions of the *Central Highlands Interim Planning Scheme 2015* (“the Scheme”).

The assessment should be read in conjunction with the following plan:

Title	Drawing No.	Revision	Date	Issued For
30m medium Duty Mid-Hinged Base Mounted Tapered Octagonal Pole	ZLRG2076	0	30-06-2020	-

1 Planning Overview

Location	Florentine Road, Florentine
Title Information	Land is not comprised in a certificate of title
PID	3386594
Authority	Sustainable Timber Tasmania
Owner	Forestry Tasmania ¹
Area	178.8ha
Planning Instrument	<i>Central Highlands Interim Planning Scheme 2015</i>
Zoning	26.0 – Rural Resource
Applicable Overlays	Nil
Use	Utilities
Sub-use	Telecommunications pole

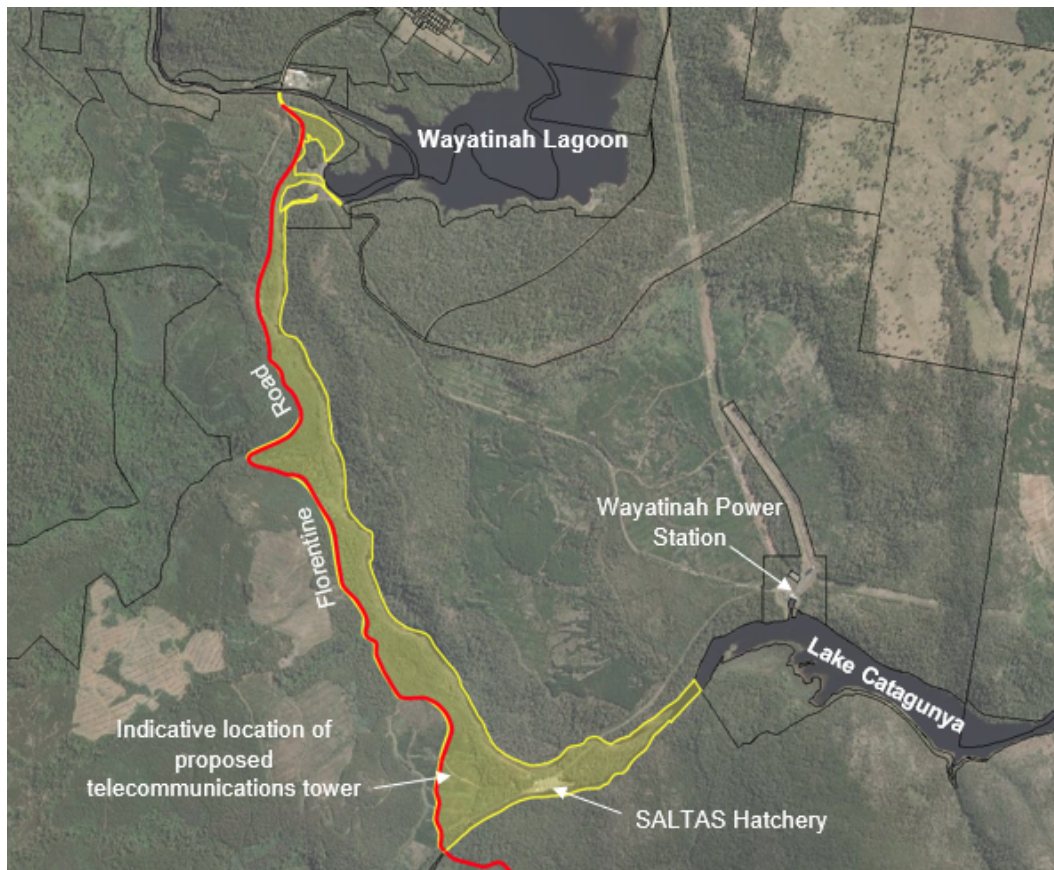
¹ Consent has been obtained in accordance with section 52(1B) of the *Land Use Planning and Approvals Act 1993*.

Development	Construction of a telecommunications pole and associated concrete apron.
Status	Discretionary

2 Subject Site and Adjacent Land

The site comprises a long and narrow shaped lot that has an area of 178.8ha. It is accessed by Florentine Road which is identified as a collector road and is under the authority of Forestry Tasmania. The site is located south of Wayatinah Village and south-west of Wayatinah Lagoon, west of River Derwent and west of Lake Catagunya and the Wayatinah Power Station.

Figure 1 - aerial image showing the location and spatial context of the site and the location of the proposed telecommunications pole within the site.



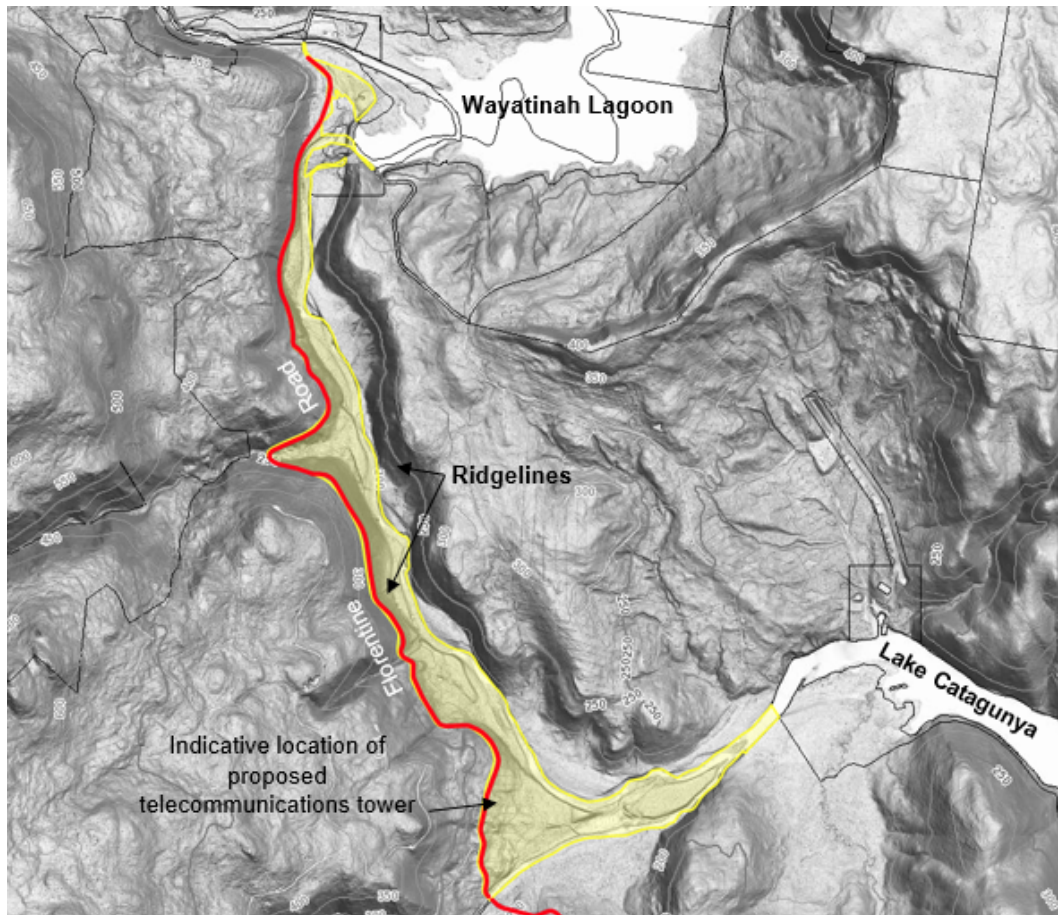
Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

Florentine Road dissects the site in a general north-south alignment along the western side of the site. The eastern boundary of the site follows the River Derwent.

The topography of the site is predominately formed by ridgelines running north-south along the western and eastern boundaries which creates a valley (refer to Figure 2). The maximum elevation of the eastern ridgeline is up to 300m Australian Height Datum (AHD) and the maximum elevation of the western ridgeline is also up to 300m AHD. Land centrally within the site and within the boundaries of the ridgelines is undulating with a gradual fall toward Lake Catagunya to the south-east which sits at approximately 170m AHD.

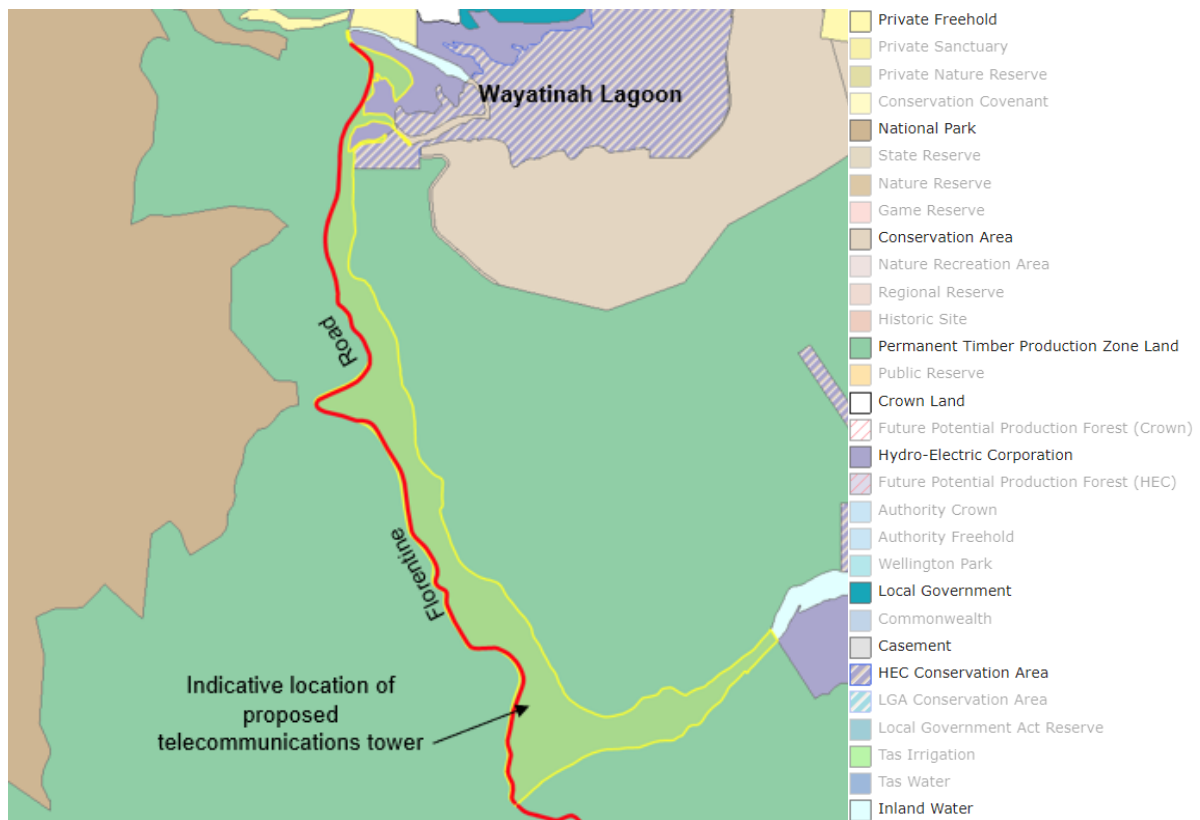
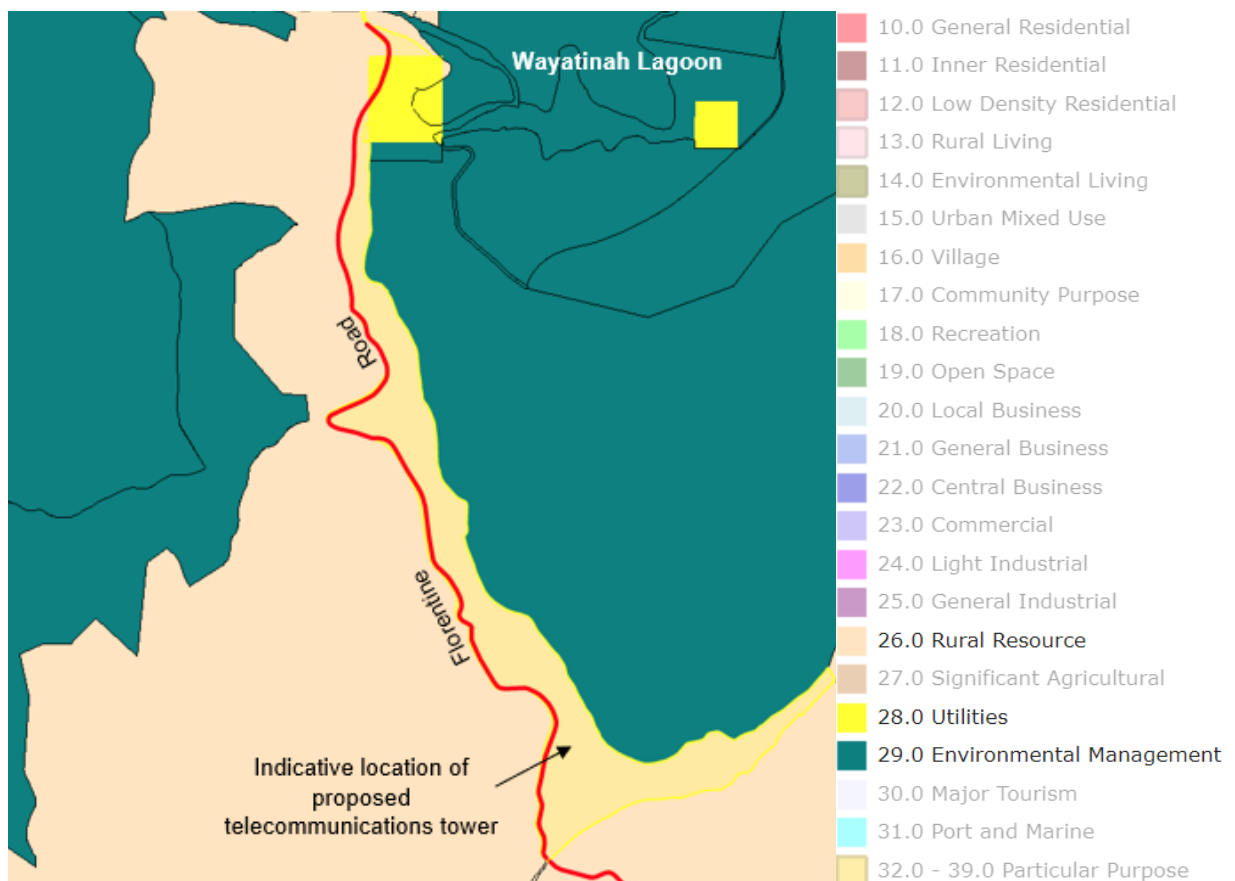
The site is identified as, and forms part of a contiguous area of, Permanent Timber Production Zone Land (refer to Figure 3).

Figure 2 - hill shade image showing illustrating the location of the ridgelines that form the site.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

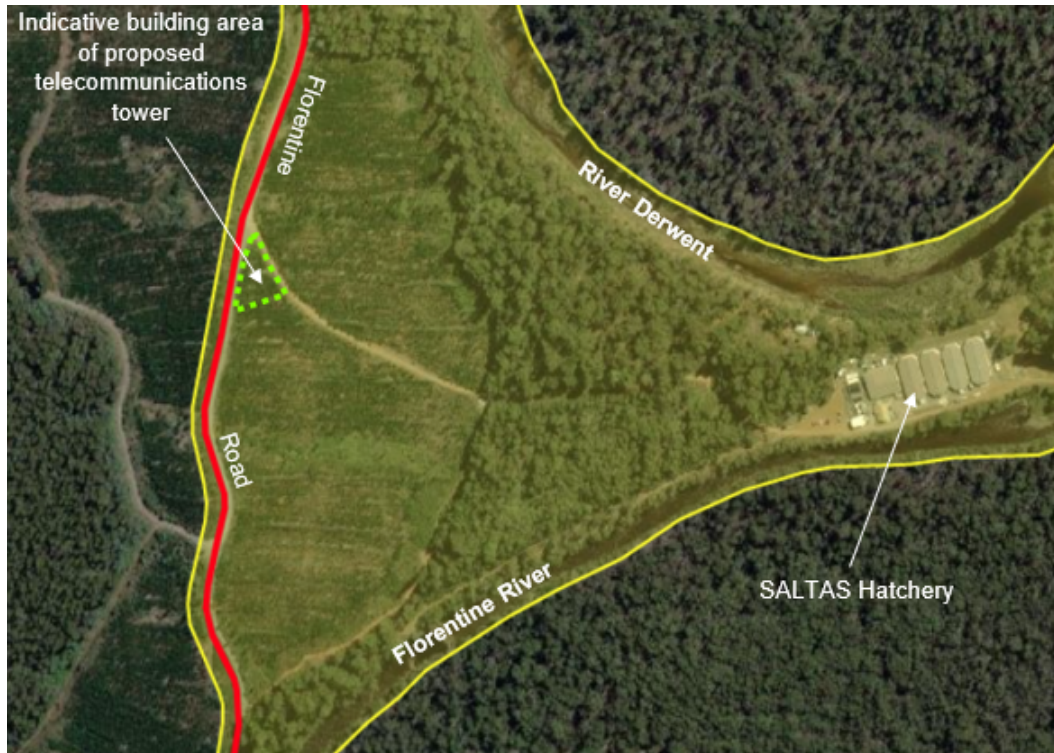
The site is assigned to the Rural Resource Zone under the Scheme which also applies to the adjoining land to the west and south (refer to Figure 4). Adjoining land to the east is assigned to the Environmental Management zone. There are pockets of Utilities Zone land to the north-east and north of the site which correspond with Hydro Electric Commission infrastructure.

Figure 3 - map identifying land tenure of the site and surrounding area.Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania**Figure 4 - map identifying the zoning of the site and immediately adjacent area.**Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

3 Proposed Use and Development

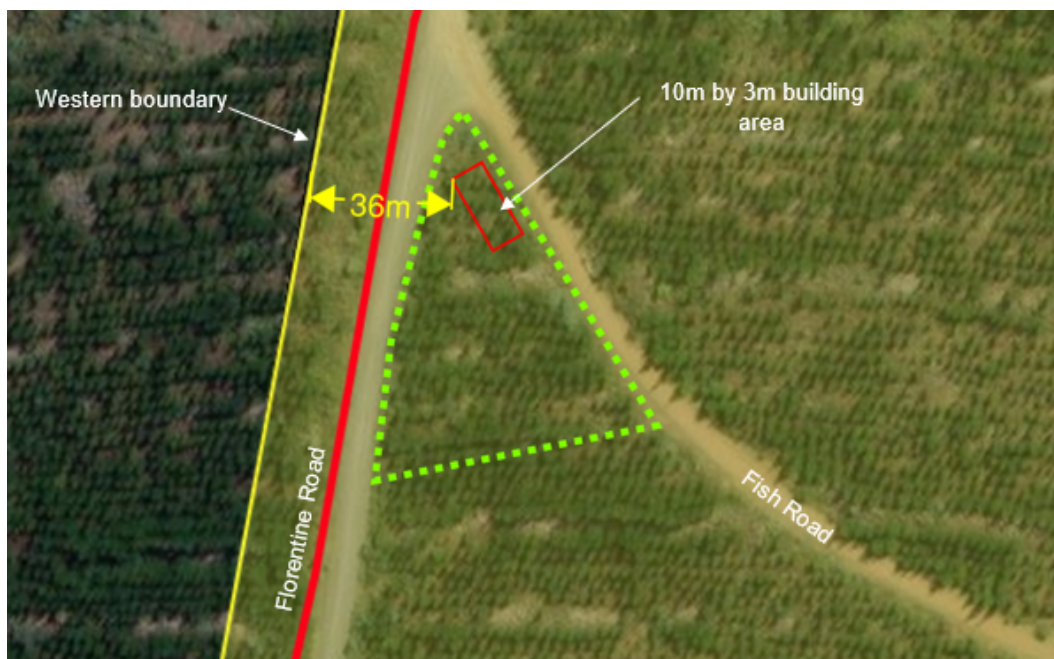
The proposed use and development entails the construction of a telecommunications pole. The indicative location of the proposed pole is illustrated in Figures 5 and 6.

Figure 5 - aerial image showing the indicative location of the proposed telecommunications pole adjacent to the northern boundary of the site.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

Figure 6 - aerial image showing the indicative location of the proposed telecommunications pole relative to the western site boundary.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

The proposed telecommunications pole will be located at the junction of Florentine Road and Fish Road, the latter of which provides access to the SALTAS Hatchery. The proposed telecommunications pole will be located on an area that is used for plantation forestry and which currently comprises young Radiata Pines.

The proposed telecommunications pole will be a monopole structure with a maximum height of 30m. The pole will be located on a square concrete foundation that will have a total area of 7m² (3.5m by 3.5m). An underground conduit will be installed between the hatchery facility and pole which will follow the Fish Road corridor. The proposed telecommunications pole will utilise the existing STT access road and no new infrastructure is required or proposed in this regard.

The proposed telecommunications pole is required to provide enhanced communication for the salmon hatchery located at 289 Wayatinah Road (CT: 129645/1) which is located on the northern side of the River Derwent approximately 900m south of the Wayatinah Village in addition to the Florentine Salmon Hatchery located approximately 670m to the east of the location of the proposed pole.

In this regard, the proposed telecommunications pole will provide a link between the hatchery operation and the telecommunications tower that is currently under assessment (DA 2022 /00086).

4 Planning Assessment

4.1 Application Status

For the purposes of Clause 8.2.1 of the Scheme, the proposed use and development is categorised within the Utilities Use Class, which is defined as follows in Table 8.2 of the Scheme:

Utilities

use of land for utilities and infrastructure including:

- (a) telecommunications;*
- (b) electricity generation;*
- (c) transmitting or distributing gas, oil, or power;*
- (d) transport networks;*
- (e) collecting, treating, transmitting, storing or distributing water; or*
- (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.*

Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.

The existing use satisfies the telecommunications sub-use.

Use and development for Utilities in the Rural Resource Zone is identified as being 'Discretionary' in accordance with Clause 26.2 of the Scheme.

The zone and code standards that apply to the proposed use and development are addressed in Sections 4.2 to 4.5 below. Assessment against relevant performance criteria is provided under Section 5.

4.2 Rural Resource Zone

26.3 Use Standards			
Standard/Requirement		Assessment	Compliance
26.3.1 Sensitive Use (including residential use)			
A1	A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .	The proposal does not involve a sensitive use.	Not applicable.
26.3.2 Visitor Accommodation			
A1	<p>Visitor accommodation must comply with all of the following:</p> <p>(a) is accommodated in existing buildings;</p> <p>(b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) has a floor area of no more than 160m².</p>	The proposal does not involve visitor accommodation use.	Not applicable.
26.3.3 Discretionary use			
A1	No acceptable solution.	The proposal is for a Discretionary Use and there is no acceptable solution. The proposal therefore relies	Relies on Performance Criteria.

26.3 Use Standards

Standard/Requirement	Assessment	Compliance
	on the corresponding Performance Criteria.	

26.4 Development Standards for Buildings and Works

Standard/Requirement	Assessment	Compliance	
26.4.1 Building Height			
A1	<p>Building height must be no more than:</p> <ul style="list-style-type: none">8.5m for residential use.10m otherwise.	<p>Clause E19.7.2 A2 prevails over clause 26.4.1 A1 with respect to the proposed telecommunications pole pursuant to clause 7.3.4 of the Scheme.</p>	Not applicable.
26.4.2 Setback			
A1	<p>Building setback from frontage must be no less than 20m.</p>	<p>The Scheme defines the term ‘frontage’ as:</p> <p><i>a boundary of a lot which abuts a road.</i></p> <p>Accordingly, a frontage is not the road itself, but a boundary of the lot that abuts the road. In this instance, the western boundary of the site is located approximately 16m from Florentine Road and it is not considered a frontage. The frontage boundaries of the site are therefore located in the south-western corner of the site at the location of the Florentine River bridge and at the north-western corner of the site at the junction with Wayatinah Road.</p> <p>The proposed telecommunications pole will be setback approximately 615m and</p>	Complies with Acceptable Solution.

26.4 Development Standards for Buildings and Works

Standard/Requirement		Assessment	Compliance
		4.8km from the south-western and north-western frontages, respectively.	
A2	Building setback from side and rear boundaries must be no less than 50m.	The proposed telecommunications pole will be setback approximately 36m from the western boundary. It will have a setback of greater than 50m from all other side and rear boundaries.	Relies on Performance Criteria.
A3	Building setback for buildings for sensitive use must comply with all of the following: a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100m; b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200m.	The proposed telecommunications pole is not for a sensitive use.	No applicable.
A4	Buildings and works must be setback from land zoned Environmental Management no less than 100m.	The proposed telecommunications pole will be setback approximately 370m from the nearest Environmental Management zoned land which is located on the adjoining property to the north-east on the opposite side to River Derwent.	Complies with Acceptable Solution.

26.4.3 Design

26.4 Development Standards for Buildings and Works

Standard/Requirement		Assessment	Compliance
A1	<p>The location of buildings and works must comply with any of the following:</p> <ul style="list-style-type: none"> a) be located within a building area, if provided on the title; b) be an addition or alteration to an existing building; c) be located in and area not require the clearing of native vegetation and not on a skyline or ridgeline. 	<p>Clause E19.7.2 A1 prevails over clause 29.4.3 A1 with respect to the proposed telecommunications pole pursuant to clause 7.3.4 of the Scheme.</p>	Not applicable.
A2	<p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>Clause E19.7.2 A1 prevails over clause 29.4.3 A2 with respect to the proposed telecommunications pole pursuant to clause 7.3.4 of the Scheme.</p>	Not applicable.
A3	<p>The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.</p>	<p>The proposal does not require cut or fill other than standard excavation for the provision of building foundations.</p>	Not applicable.
26.4.4 Plantation			
A1	<p>Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan.</p>	<p>The proposal does not involve plantation forestry.</p>	Not applicable.

26.5 Development Standards for Subdivision			
Standard/Requirement		Assessment	Compliance
26.5.1 New lots			
A1	A lot is for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.	The proposal does not involve subdivision of land.	Not applicable.
26.5.2 Reorganisation of Boundaries			
A1	A lot is for public open space, a riparian or littoral reserve or utilities.	The proposal does not involve subdivision of land.	Not applicable.
26.5.3 Historic Heritage Places			
A1	No Acceptable Solution	The proposal does not involve subdivision of land.	Not applicable.

4.3 Code Summary

Central Highlands Interim Planning Scheme 2015 - Code Summary		
Clause	Code	Applicability
E1.0	Bushfire-Prone Areas Code	Not Applicable – the proposal does not involve subdivision of land or a hazardous or vulnerable use.
E2.0	Potentially Contaminated Land Code	Not Applicable – the site is not known to be potentially contaminated land.
E3.0	Landslide Code	Not Applicable – the proposed development will not be located within the landslip hazard bands that apply to the site.
E4.0	This code number is not used in the Scheme.	
E5.0	Road and Railway Assets Code	Not Applicable – the proposal will not require a new vehicle crossing, junction or level crossing, intensify the use of an existing access or involve a sensitive use or development within 50m of a Utilities zone that is part of a rail network or a category 1 or 2 road.

Central Highlands Interim Planning Scheme 2015 - Code Summary		
Clause	Code	Applicability
E6.0	Parking and Access Code	Not Applicable – The code applies to all use and development in accordance with clause E6.2.1. On the other hand, the proposal involves the use and development of a telecommunications pole which does not increase the demand for onsite car, motorcycle and bicycle parking spaces under the terms of Table E6.1. Furthermore, the proposal will utilise existing vehicle access infrastructure and will not involve additional vehicle access or parking infrastructure. Accordingly, the proposal will not affect or could be affected by the standards within the code and they are therefore not applicable standards in accordance with clause 7.5.2(b) of the Scheme.
E7.0	Stormwater Management Code	Applicable – the proposal involves development in the form of a concrete foundation to facilitate the proposed telecommunications pole.
E8.0	Electricity Transmission Infrastructure Protection Code	Not Applicable – the proposed use and development will not be located within an electricity transmission corridor, communications station or substation facility buffer area.
E9.0	Attenuation Code	Not Applicable – the site is not subject to a known attenuation area and the proposal does not involve a sensitive use.
E10.0	Biodiversity Code	This code is not used in the Scheme.
E11.0	Waterway and Coastal Protection Code	Not Applicable – the proposed development will not be located within the waterway protection area that applies to the site.
E12.0	This code number is not used in the Scheme.	
E13.0	Historic Heritage Code	Not Applicable – the site is not identified as a heritage place or heritage precinct.
E14.0	Scenic Landscape Code	This code is not used in the Scheme.
E15.0	Inundation Prone Areas Code	Not Applicable – the location of the proposed development is located on a high point of the site that is not subject to riverine, watercourse or inland flooding.
E16.0	Coastal Erosion Hazard Code	This code is not used in the Scheme.
E17.0	Signs Code	Not Applicable – the proposal does not involve signage.
E18.0	Wind and Solar Energy Code	Not Applicable – the proposal does not involve wind or solar energy infrastructure.

Central Highlands Interim Planning Scheme 2015 - Code Summary		
Clause	Code	Applicability
E19.0	Telecommunications Code	Applicable – the proposal involves telecommunications infrastructure.
E20.0	Acid Sulfate Soils Code	This code is not used in the Scheme.
E21.0	Dispersive Soils Code	This code is not used in the Scheme.
E22.0	This code number is not used in the Scheme.	
E23.0	On-site Wastewater Management Code	This code is not used in the Scheme.

4.4 Stormwater Management Code

E7.7 Development Standards			
Standard/Requirement		Assessment	Compliance
E7.7.1 Stormwater Drainage and Disposal			
A1	Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Stormwater generated from the concrete foundation will not be disposed of by gravity to a public stormwater system.	Relies on Performance Criteria.
A2	<p>A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>The concrete foundation will have an area of 7m².</p> <p>The proposal does not involve new car parking.</p> <p>The proposal does not involve the subdivision of land.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
A3	A minor stormwater drainage system must be designed to comply with all of the following:		

E7.7 Development Standards

Standard/Requirement		Assessment	Compliance
	(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;	The proposal does not require a minor stormwater drainage system to manage stormwater runoff.	Not applicable.
	(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	The proposal does not rely on a public stormwater system to manage stormwater runoff.	Not applicable.
A4	A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	The proposal does not require a major stormwater drainage system to manage stormwater runoff.	Not applicable.

4.5 Telecommunications Code

E19.7 Development Standards

Standard/Requirement		Assessment	Compliance
E19.7.1 Shared Use and Co-Location			
A1	A new antenna must be located on an existing tower.	The proposed pole does not involve an antenna.	Not applicable.
A2	A new tower or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing	The proposed pole has been structurally and technically designed to accommodate future cabling for comparable additional users should	Complies with Acceptable Solution.

E19.7 Development Standards

Standard/Requirement	Assessment	Compliance
antenna and the mounting of antenna at different heights.	there be a need in the future.	

E19.7.2 Visual Amenity

A1	<p>The location of telecommunications infrastructure must comply with all of the following:</p> <p>(a) be within existing utility corridors and sites and use existing infrastructure;</p> <p>(b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness;</p> <p>(c) not:</p> <p>(i) be located on skylines that can be seen in silhouette;</p>	<p>The proposed telecommunications infrastructure will be located at the junction of Florentine Road and Fish Road. The roads form part of a utility corridor.</p> <p>The proposed telecommunications infrastructure will be finished with a muted and neutral colour that will ensure it retains a low contrast within the landscape to minimise its visual intrusiveness.</p> <p>The proposed telecommunications infrastructure will be located within a valley between two ridgelines to the east and west. Specifically, the proposed telecommunications pole will be constructed at a surface level of approximately 210m AHD and each adjacent ridgeline has an upper elevation of approximately 300m. The proposed telecommunications pole will therefore not be located on a skyline.</p>	<p>Complies with Acceptable Solution.</p> <p>Complies with Acceptable Solution.</p> <p>Complies with Acceptable Solution.</p>
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E19.7 Development Standards

Standard/Requirement		Assessment	Compliance
	(ii) be aligned diagonally to the principal slope of a hill;	The proposed telecommunications infrastructure will not be aligned diagonally to the principal slope of the hill below the ridgeline.	Complies with Acceptable Solution.
	(iii) cross at a low point of a saddle between hills;	The proposed telecommunications infrastructure will be located at a low point of a saddle between two ridgelines.	Complies with Acceptable Solution.
	(iv) be located around the base of a hill;	The proposed telecommunications infrastructure will be located at the base two ridgelines.	Complies with Acceptable Solution.
	(v) be along the edge of an existing clearing;	The proposed telecommunications infrastructure will be located at the edge of the two roads which have been cleared. In any event, the building area is subject to periodic clearing due to the underlying plantation forestry use.	Complies with Acceptable Solution.
	(vi) be artificially lit unless required for air navigation safety;	The proposed telecommunications infrastructure will not be artificially lit.	Complies with Acceptable Solution.
	(vii) be used for signage purposes, other than necessary warning and equipment information,	The proposed telecommunications infrastructure will not be used for signage.	Complies with Acceptable Solution.
	(d) aerial telecommunication lines or additional supporting structures are erected and	The proposal does not involve aerial telecommunication lines. The proposed telecommunications pole	Complies with Acceptable Solution.

E19.7 Development Standards

Standard/Requirement		Assessment	Compliance
	<p>operated in residential and commercial areas only where overhead cables exist;</p> <p>(e) equipment housing and other visually intrusive infrastructure is screened from public view.</p>	<p>will be constructed from a single monopole structure that will taper as it increases in height.</p> <p>The proposed telecommunications pole does not require an equipment shed.</p>	Not applicable.
A2	<p>Height above natural ground level must be no more than:</p> <p>(a) 60 metres in the Environmental Management, Rural Resource and Significant Agriculture Zones;</p> <p>(b) 45 metres in the General Industrial or Port and Marine Zone;</p> <p>(c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones;</p> <p>(d) 20 metres in the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones.</p>	<p>The site is located within the Rural Resource Zone. The proposed telecommunications pole will have a maximum building height of 30m.</p> <p>The site is not located within the General Industrial or Port and Marine Zones.</p> <p>The site is not located within the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones.</p> <p>The site is not located within the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones.</p>	<p>Complies with Acceptable Solution.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
E19.7.3 Environmental Values			

E19.7 Development Standards

Standard/Requirement		Assessment	Compliance
A1	Telecommunications infrastructure must not be located in an area of environmental significance.	The site is not considered to contain environmental significance on the basis that it is assigned as Permanent Timber Production Zone land which is distinct to other land that is assigned as conservation area which recognises environmental significance. On this basis, the proposed telecommunications infrastructure is not considered to be located within an area of environmental significance.	Complies with Acceptable Solution.

E19.7.4 Access

A1	Telecommunications infrastructure must not impede movement of vehicular and other modes of transport	The proposed telecommunications pole will be located at the junction of two roads and will be located away from the formal road pavement of each road. Accordingly, the proposed telecommunications pole will not impede movement of vehicular and other modes of transport.	Complies with Acceptable Solution.
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E19.7.5 Significant Agricultural Land

A1	Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.	The site is not assigned to the Significant Agriculture Zone.	Not applicable.
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5.0 Performance Criteria Assessment

5.1 Clause 26.3.3 Discretionary Use - Performance Criteria P1

The objective of the standard is:

To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.

Performance Criteria Assessment

Performance Criteria P1	
A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:	
Subclause	Assessment
	<i>The proposed telecommunications pole will not conflict with or fetter agricultural use on the site or adjoining land having regard to the following:</i>
(a) the characteristics of the proposed non-agricultural use;	<i>The proposed non-agricultural use is a telecommunications pole that is categorised into the Utilities Use Class in accordance with Table 8.2 of the Scheme. The proposed non-agricultural use is inert and will not conflict or fetter agricultural use on the site or on adjoining land.</i>
(b) the characteristics of the existing or likely agricultural use;	<i>The existing and likely agricultural use on the site and on adjoining land is plantation forestry, forestry and aquaculture. These uses will not be fettered by the proposed telecommunications pole.</i>
(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;	<i>The proposed telecommunications pole will satisfy the required boundary setback for all boundaries except for the western boundary. Notwithstanding, the reduced setback to the western boundary is not expected to result in a detrimental impact upon the adjoining property to the west in terms of causing conflict or fettering of the existing plantation forestry use.</i>
(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.	<i>The proposed non-agricultural use is a telecommunications pole (Utilities) and will not be impacted upon by surrounding use and development in terms of amenity.</i>

5.2 Clause 26.4.2 Setback - Performance Criteria P2

The objective of the standard is:

To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape

and protect environmental values in adjoining land zoned Environmental Management.

Performance Criteria Assessment

Performance Criteria P2

Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:

Subclause	Assessment
(a) the topography of the site;	<i>The proposed telecommunications pole will be located within a lower elevation of the site, below two ridgelines to the east and west. It will therefore be recessive within the rural landscape when juxtaposed to topographical features of the surrounding area.</i>
(b) the size and shape of the site;	<i>The size and shape of the site, including the location of existing utility and natural features including roads and rivers creates a narrow area in which to locate buildings. In addition, the proposed telecommunications pole has been located within an existing utility corridor which is preferred under the Standard E19.7.2 of the Scheme. The utility corridor is located on the western side of the site within proximity of the western boundary which has resulted in the reduced boundary setback.</i>
(c) the location of existing buildings on the site;	<i>Some buildings associated with the salmon hatchery are located within 50m of the southern boundary of the site. The setback of the proposed telecommunications pole is therefore compatible with the location of existing buildings on the site in terms of having setbacks that are less than 50m as required by the corresponding Acceptable Solution.</i>
(d) the proposed colours and external materials of the building;	<i>The proposed telecommunications pole will be finished with a muted and neutral colour that will ensure it retains a low contrast within the landscape to minimise its visual intrusiveness.</i>
(e) visual impact on skylines and prominent ridgelines;	<i>The proposed telecommunications pole will not be located on a skyline or prominent ridgeline.</i>
(f) impact on native vegetation.	<i>The proposed telecommunications pole will be located within an area of the site that is used for active plantation forestry use. Accordingly, the proposed development will not require the removal of native vegetation.</i>

5.3 Clause E7.7.1 Stormwater Drainage and Disposal - Performance Criteria P1

The objective of the standard is:

To ensure that stormwater quality and quantity is managed appropriately.

Performance Criteria Assessment

Performance Criteria P3	
Stormwater from new impervious surfaces must be managed by any of the following:	
Subclause	Assessment
(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles;	<i>Stormwater runoff from the concrete foundation will be directed to a soakage trench away from the foundations of the structure. The water will soak and disperse into the surrounding terrain where it will either evaporate, be retained within the soil or consumed by plants.</i>
(b) collected for re-use on the site;	<i>The proposed stormwater will not be re-used for anthropogenic purposes.</i>
(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.	<i>The stormwater will not be disposed into public stormwater infrastructure.</i>

6 Conclusion

The proposed development involves a telecommunications pole to be constructed on land located at Florentine Road, Florentine.

The proposed use and development comply with the applicable Scheme acceptable solutions in the Rural Resource zone and relevant code standards including the following performance criteria:

- **Clause 26.3.3 Discretionary Use - Performance Criteria P1**
- **Clause 26.4.2 Setback - Performance Criteria P2**
- **Clause E7.7.1 Stormwater Drainage and Disposal - Performance Criteria P1**

It is therefore submitted that a discretionary permit can be issued in accordance with clause 8.8.1(b) of the Scheme and section 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully

6ty° Pty Ltd



George Walker
Director/Planning Consultant

Tilt over Pole Design

