DISCRETIONARY APPLICATION

For Public Display

Applicant:
BMM Group Pty Ltd

Location:
102 Sonners Road, Pelham

Proposal:
Telecommunications Facility

DA Number:
DA 2023 / 00043

Date Advertised:
29 August 2023

Date Representation Period Closes:
12 September 2023

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 Office 19 Alexander Street, Bothwell during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:
development@centralhighlands.tas.gov.au

central highlands COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

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	BMM Group Pty Ltd		
Postal Address	PO Box 460	Phone No:	
	Toowong QLD 4066	Fax No:	
Email address	ben.mcdonnell@bmmgroup.com.au		
Owner/s Name (if not Applicant)	ANDREW JAMES JOHNSON		
Postal Address	102 Sonners Road	Phone No:	0419 5293 96
	Pelham TAS 7030	Fax No:	
Email address:	hoyter.aj@gmail.com		

Description of proposed use and/or development:

Address of new use and development:	102 Sonners Road. Pelham, TAS, 7030	
Certificate of Title No:	Volume No 203328 Lot No: 1	
Description of proposed use or development:	Telecommunications Facility	ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.
Current use of land and buildings:	Rural One residence and sheds	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 m^2.		What is the estimated value of all the new work proposed:	$ 150,000

Is proposed development to be staged:	*Yes*	☐	*No*	✓
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 (if not the Owner)	Applicant Name (*Please print*)	Date
Ben McDonnell	Ben McDonnell	27.07.23

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
Refer letter of consent		

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Information & Checklist sheet

	✓
1. A completed Application for Planning Approval – Use and Development form. *Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*	✓
2. A current copy of the Certificate of Title for all lots involved in the proposal. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*	✓
3. Two (2) copies of the following information - a) An analysis of the site and surrounding area setting out accurate descriptions of the following - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; (ii) soil conditions (depth, description of type, land capability etc); (iii) the location and capacity of any existing services or easements on the site or connected to the site; (iv) existing pedestrian and vehicle access to the site; (v) any existing buildings on the site; (vi) adjoining properties and their uses; and (vii) soil and water management plans. b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing - (i) a north point; (ii) the boundaries and dimensions of the site; (iii) Australian Height Datum (AHD) levels; (iv) natural drainage lines, watercourses and wetlands; (v) soil depth and type; (vi) the location and capacity of any existing services or easements on the site or connected to the site; (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance; (xi) any proposed private or public open space or communal space or facilities; (xii) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	✓ ✓ ✓
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	✓
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	✓

Information 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"). If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council. 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	❑
Heritage Tasmania 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)	
TasWater Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)	
Submission of Application Applications can be submitted in a number of ways as follows: • Electronically: Email to development@centralhighlands.tas.gov.au • Post: 19 Alexander Street, BOTHWELL 7030 • In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030	

7 July 2023

Chief Executive Officer
Southern Midlands Council
71 High Street, Oatlands Tasmania 7120

Email: mail@southernmidlands.tas.gov.au

Dear Sir/Madam,

ABDREW JAMES JOHNSON

LETTER OF CONSENT AS OWNER TO SUBMITTING OF AN APPLICATION FOR A PLANNING PERMIT and BUILDING APPROVAL

102 SONNERS RD, PELHAM TAS 7030

Andrew James Johnson is the registered owner of the property known as 102 Sonners Road, Pelham, described as 203328/1 (Property ID: 5466096).

Andrew James Johnson consents to BMM Group Pty Ltd (for Amplitel Pty Ltd) lodging any applications as required for planning and building consent for the establishment of telecommunications infrastructure at the above mentioned property.

Yours faithfully,

Andrew James Johnson

Dated

25-7-23

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

12294 03

TASMANIA

REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book
Vol. 2239 **Fol.** 8

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

~~Witness~~

M Hutchinson

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

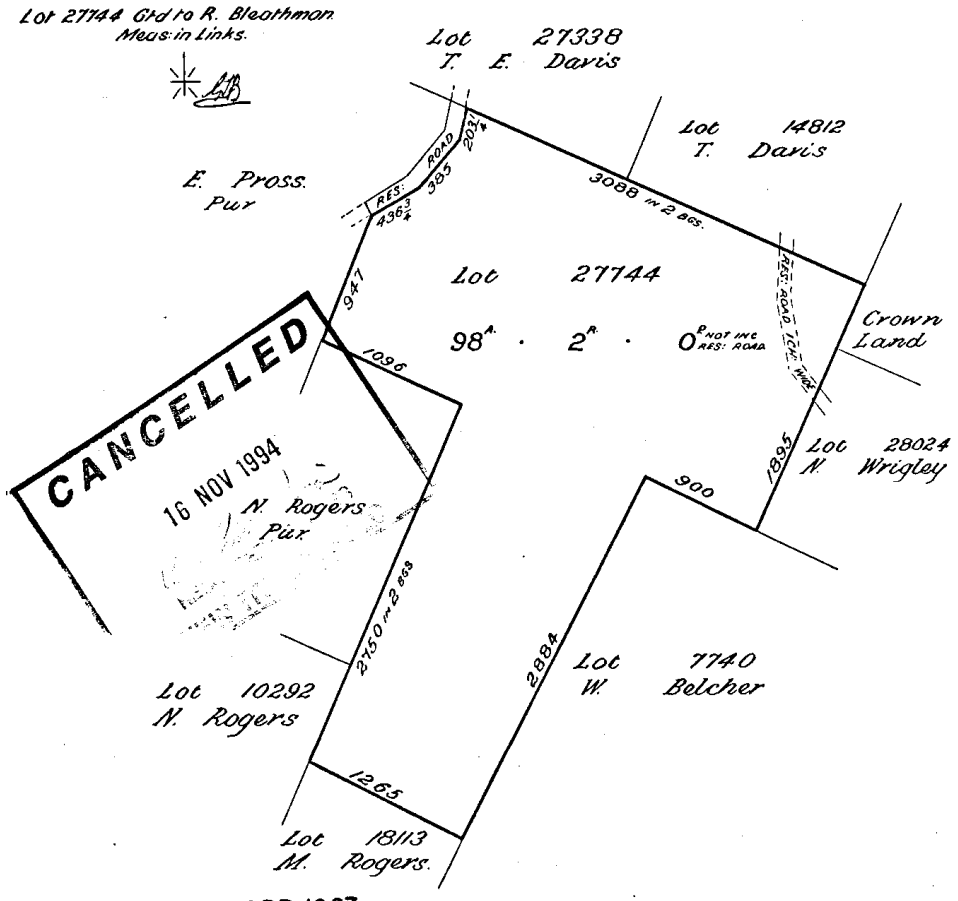
PARISH OF PELHAM LAND DISTRICT OF MONMOUTH
NINETY EIGHT ACRES TWO ROODS on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

ELIZABETH RAY PARSONS of Gretna, Married Woman.

ENTRY CANCELLED
M Hutchinson
Recorder of Titles

SECOND SCHEDULE (continued overleaf)
NIL



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER 203328

1st Edition. Registered 20 APR 1967

Derived from P.G.Vol. 180 Fol.193- Transfer A258961- P.J.Madden.

PLANNING REPORT

for A Proposed Mobile Telecommunications Facility at Pelham
July 2023

Address: 102 Sonners Road, Pelham
Lot 1 203328

Document Controls

Document description	Planning Report: Proposed Telecommunications Facility – *102 Sonners Road, Pelham*			
Site No.	TAS100182			
Site name	Pelham			
Document ID	Pelham_Planning Report_TAS_RCP2			
Rev	Rev Details/Status	Date	Prepared By	Approver
1	Draft	4/07/23	BM	RG
2	Final	26/07/2023	BM	RG
Current Revision	Final			

Prepared for:	**Prepared by:**
Amplitel Pty Ltd	BMM Group **Contact:** Ben McDonnell m: 0409152657 e: ben.mcdonnell@bmmgroup.com.au

This report has been prepared as a supporting document to the Development Application. The report relies upon data, surveys, measurements and results taken at or under particular times and conditions specified herein. Any findings and conclusions or recommendations only apply to the aforementioned circumstances. BMM Group does not accept any responsibility for the use of this report by any parties other than the intended recipient, without its prior written permission.

Contents

Executive Summary

Proposal	Key elements of the proposed telecommunications facility are as follows: • Establishment of a 120m^2 lease area; • Installation of one (1) 35 metre monopole; • Mounting of a headframe at the top of the pole; • Installation of six (6) Telstra panel antennas mounted on the headframe with a maximum overall height of 36.3m; • Installation of one (1) parabolic antenna at a height of 32m; • Installation of one (1) Telstra standard equipment shelter; • Installation of one (1) GPS antenna on the equipment shelter; • Installation of ancillary equipment including transceivers, remote radio units, cable trays, feeders, cabling, electrical equipment, signage, and other associated equipment. • Access to the facility via Sonners Road. The facility will deliver improved network coverage and capacity to the area.
Site Description / Location	102 Sonners Road, Pelham Lot 1 203328 Total Area of Site: 39.2 hectares
Planning Scheme	**Planning Scheme:** Tasmanian Planning Scheme – Central Highlands **Zoning:** Rural **Existing Use**: Rural **Proposed Use:** Telecommunications Facility
Application Details	Development Permit sought for a Telecommunications Facility

1. Introduction

1.1 Overview of the Report

BMM Group Pty Ltd acts as Project Manager to Amplitel Pty Ltd, a subsidiary of Telstra that deploys mobile telecommunications infrastructure. This planning report has been prepared by BMM Group, on behalf of Amplitel to support Telstra's networks with the installation of a telecommunications facility at 102 Sonners Road, Pelham.

The report and appendices address the merits of the proposed development with regards to the provisions of the Tasmanian Planning Scheme – Central Highlands. The proposed use for a Major Utility is a Permitted Use in the zone. It is considered that the development is appropriate and justified; therefore, Council's approval of the application is sought, subject to reasonable and relevant conditions. The telecommunications facility will operate within all current and relevant standards regulated by the Australian Communications and Media Authority (ACMA).

1.2 Objectives of the Proposal

The Telstra group is committed to improving mobile services in remote and rural areas of Australia. As a result, Telstra has committed capital, (as part of a co-investment with Federal and State Government) to the Regional Connectivity Program (RCP). The RCP is designed to improve telecommunications infrastructure and digital connectivity across regional, rural and remote Australia. The subject proposal is part of Round 2 of the RCP (RCP2).

Partnerships with government and local communities are often a good way to improve coverage in remote areas, particularly where a purely commercial investment may not be practical.

Mobile connectivity has continued to grow in importance as the combination of smart phones and tablets with increased mobile broadband speeds and capacity are changing the way people live. The recent COVID 19 pandemic further accelerated the shift to online services, meaning connectivity is even more important to participating in the digital economy, healthcare and education amongst other things.

The Telstra mobile network currently reaches over 99.4% of the population and is by far the largest network in the country, covering 2.4 million square kilometres of the Australian land mass, in part due to a long-term commitment to network investment.

The site at Pelham was chosen following a project application process, which is initiated via nomination from residents and businesses at the subject location. The proposed facility will be designed and constructed with adequate structural capacity to enable other carriers to co-site their equipment and offer services to their customers, further improving mobile services, in line with the accepted industry practice.

Pelham has long suffered from poor mobile services and the proposed telecommunications facility will deliver essential telecommunications infrastructure and provide an important and necessary link to Telstra's existing telecommunications network. The facility will improve overall mobile and mobile broadband performance in the area and provide a high-quality service which provides a critical first response in the event of natural or man-made disasters.

Telstra are proud to invest in regional and remote Tasmania along with the Federal and State Governments and look forward to rolling out the new base stations and expanding coverage for Australians in remote and rural areas.

1.3 Objectives of the Report

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

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

2. Telecommunications Objective and Site Selection

2.1 Regional Connectivity Program (RCP)

The RCP is a direct response to requests for improved coverage in regional, rural and remote areas.

The Regional Connectivity Program (the RCP) is a grants program funding the delivery of 'place-based' telecommunications infrastructure projects to improve digital connectivity across regional, rural and remote Australia.

Round 2 of the RCP is providing $137.2 million (GST inclusive) from 2022 to 2024 to improve telecommunications infrastructure in regional and remote Australia. This funding will leverage a total investment of $226 million for the delivery of projects across Australia.

This includes Australian Government funding of $69.6 million (GST inclusive) for projects through the Connecting Northern Australia initiative (CNA initiative) and funding of $67.6 million (GST inclusive) for projects in regions across other parts of Australia.

Round 2 of the RCP focuses on areas:

- of high economic and/or social value
- outside the NBN Fixed-line footprint, and
- where better connectivity and increased data have a clear benefit to a local region.

Potential sites are selected based on nominations by individuals, communities, and governments via project proposals. Where project proposals have enough support, they progress into project applications as part of the RCP.

2.2 Mobile Base Station Information

A Mobile Base Station is essentially a radio transmitter / transceiver and an antenna, which transmits and receives radio frequency (RF) or electromagnetic energy (EME) signals from mobile phones. The base stations are linked to the rest of the mobile and fixed phone network and pass the signal/call on into those networks.

A base station typically consists of an Equipment Cabin (which houses all the electronics required to send and receive mobile phone calls), a series of Panel Antennas (which transmit and receive signals to and from the handset) and a Radio Transmission (RT) Dish or optical fibre cable which links the base station to the rest of the network. It is essential that when a call is made, coverage is available within the area. A base station establishes the call connection, holding the call as long as the phone user remains on the call and in the range of that base station.

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

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

2.3 Need for the proposed telecommunications facility

The proposed facility is required to deliver a modern and efficient telecommunications facility to Pelham which will improve overall mobile and broadband performance including coverage and call capacity to the immediate locality.

The nearest telecommunications macro facility is located at 402 Huntingdon Tier Rd Bagdad, approximately 13.2 kilometres east of the proposed facility and 239 Hamilton Plains Road, Hamilton approximately 14 kilometres west of the proposed facility location.

If the proposed facility is not installed, network operation and performance will continue to suffer. The underperformance will be characterised by coverage black holes and call dropouts in the area, ultimately impacting on businesses, residents and travellers to the area.

2.4 Site Selection

There are many competing factors to be considered in determining possible suitable locations to establish a telecommunications facility. These include the availability of land, willingness of the landowner, visual impact, cost, access for maintenance purposes, constructability, town planning and radio frequency requirements such as coverage objectives, line of sight and height of surrounding buildings, trees, hills and other structures. An in-depth site selection process was undertaken in the area prior to confirming the proposed replacement of its existing facility.

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

Table 1: Site Selection Criteria

Key Factors	Key Criteria
Planning	Compliance with the Tasmanian Planning Scheme and Codes
	Acceptability to the local Council and community
	Suitable location with regard to sensitive land uses and environmental factors
	Minimal potential visual impacts
	Compliance with the EME standards mandated by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)
	Minimal environmental impact on the subject site and surrounding area
	Potential co-siting with another existing telecommunications facility
Property	Willingness by the landowner to enter into a lease agreement and provide access during construction and operation
Engineering	Feasibility of construction, availability of infrastructure such as power, and access to the facility for construction and maintenance
Radio Frequency and Coverage	Ability to be linked to the existing telecommunications networks and meet the radio frequency coverage objectives for the area

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

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

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

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

2.5 Co-location Opportunities

State, Federal and Local government legislation encourages the use of existing telecommunication facilities for the colocation of antennas. As such, Telstra's standard site selection process flags potential colocation options during its initial stage of candidate selection. There are no other suitable existing structures near the existing facility on which the proposed Telstra facility could co-locate. **Figure 1** shows the location of existing facilities in the broader area.

As shown, there are no other existing or proposed mobile telecommunications facilities within approximately 13 kilometres of the required coverage target area. Based on this assessment, a new Telstra base station at 102 Sonners Road, Pelham is the most practicable option to improve the coverage and network capacity in Pelham.

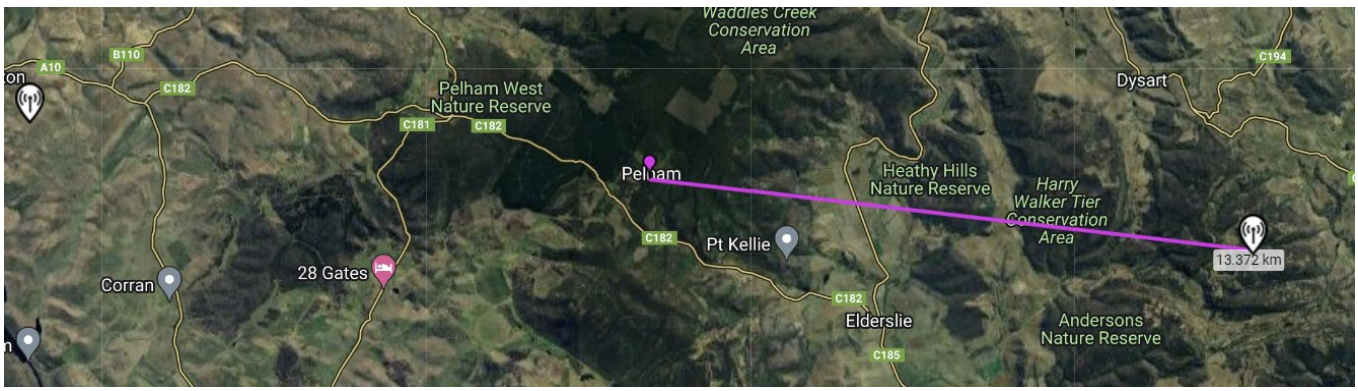


Figure 1 – Nearby telecommunications facilities (Source: Radio Frequency National Site Archive)

Figure 2: Location of candidate greenfield sites

Table 2: Candidate Site Details

Candidate	Address	Facility Type	Description
A	102 Sonners Road Pelham	35m Monopole	The site is suitable from an engineering and radio frequency perspective with an elevation of approximately 482m AHD. The location will deliver a suitable coverage solution and is suitably located to permit line of sight for the radio transmission solution. The proposed location can be established without compromising the existing and future use of the land within the Rural Zone. The facility can be setback from the road and is not in close proximity to any residences or sensitive uses. The facility can be located in an area which has been largely cleared and generally contains regrowth vegetation. Only minor tree clearing and ground preparation is required to establish the fire protection zone around the facility. The location is greater than 100m from the nearest residence and the lower sections of the facility will be substantially screened by existing vegetation when viewed from the nearest residences.

			There are no significant planning constraints. The site location has good access and power is available nearby.
B	Lot 46, Sonners Road Pelham	35m monopole	The proposed candidate was investigated for the installation of new monopole facility. The site is within the Rural Zone. The subject location at an inferior elevation (-20m) to Candidate A. The elevation will result in an inferior coverage solution and a line of sight for transmission is not achievable. The site location was not pursued given these constraints.
C	Lot 46, Sonners Road Pelham	35m Monopole	The proposed candidate was investigated for the installation of new monopole facility. The site is within the Rural Zone The subject location at an inferior elevation (-10m) to Candidate A. The elevation will result in an inferior coverage solution and a line of sight for transmission is not achievable. The site location was not pursued given these constraints.

2.6 Preferred Site

Amplitel has submitted this application for a telecommunications facility in Pelham in order to provide essential coverage and to improve mobile communications performance across the local area. The proposed location will deliver the coverage improvements sough under the RCP.

Telstra does not propose the installation of a new telecommunications facility without investigating the potential for co-location on existing infrastructure. As there is no viable existing infrastructure within the area which would deliver the targeted coverage solution, a new structure is required. The assessment concluded that **Candidate A** sited at 102 Sonners Road is the optimal location in terms of coverage, network connectivity and satisfactory environmental outcomes.

The site is accessible, technically viable and well located to ensure that it integrates well in the locality without impacting on the amenity of the area. The facility will also provide co-location opportunities for other carriers in the future.

The site selection process considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensures optimal service provision to the area.

With particular consideration given to **Table 1** above, the merits of the site are summarised below:

- The proposed location meets the required RF coverage and radio transmission metrics and radio transmission line of sight requirements.
- The proposed facility will be designed and constructed to accommodate co-location of equipment by other telecommunications carriers.

- The proposal is considered to be consistent with and provides acceptable solutions in relation to local and state environmental planning requirements. The proposal is not expected to have an adverse impact on the environment during construction and operation of the facility.
- The proposed facility is well setback from the road and is not in close proximity to any residences. There are no sensitive uses in close proximity.
- The proposed use is complimentary to uses within the rural zone and supports economic development, general connectivity and safety for local businesses and residents.
- The site is proposed within an already cleared area. Only minor clearing is required to establish a suitable asset protection zone for the facility.
- The site has a readily accessible power supply and internal access for construction, operations and maintenance.
- The proposed facility will be unstaffed on a continuous basis (other than occasional access for maintenance) and will have no measurable impact on traffic.
- The proposed facility will greatly improve the Telstra service and coverage for residents, businesses and visitors to the local area.

An assessment of the prime candidate considered the environmental and planning aspects of the proposal. **Section 6** provides a detailed assessment of these potential environmental impacts and describes proposed mitigations. The assessment concludes that the development is unlikely to have a detrimental impact on the environment or the locality.

3. Site Description and Surrounding Locality

3.1 Site Location and Surrounds

The proposed facility is located at 102 Sonners Road, Pelham . The land is formally described as Lot 1 on 203328. Access to the site is via Sonners Road.

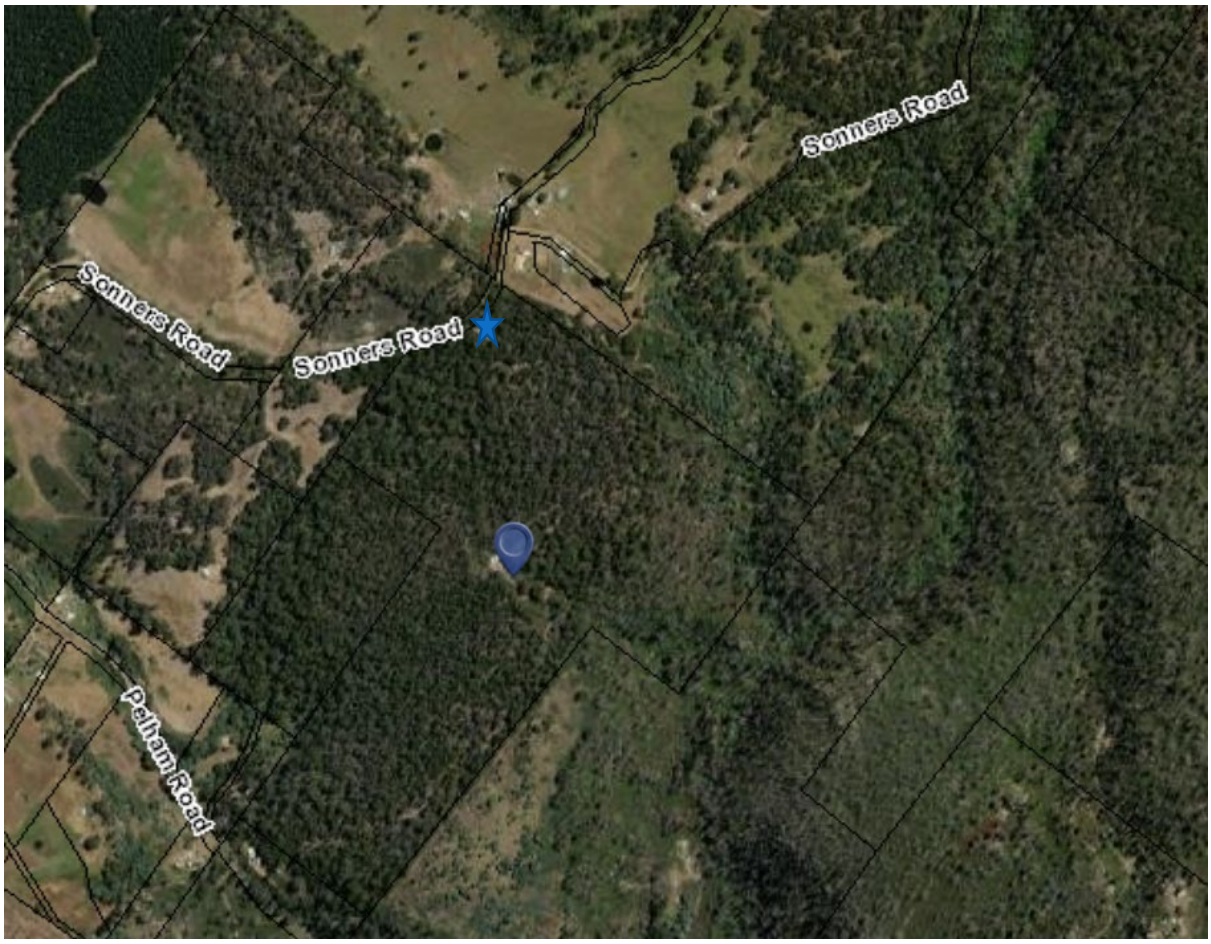


Figure 3 – Site Location (Listmap)

The proposed facility is located on an allotment used for rural purposes. The immediate surrounding area is also generally used for rural purposes. A number of residential dwellings are located north of the proposed facility location, the nearest being approximately 100m. The residences are associated with the large lot rural holdings.

The Local Government Authority for the proposal is Central Highlands Council and the location is governed by Tasmanian Planning Scheme (Central Highlands). The site is zoned Rural under the Planning Scheme. **Table 3** provides a summary of the site details.

Table 3: Proposed Site Details

Details	Comment
Street Address	102 Sonners Road, Pelham
Legal Description	Lot 1 203328
Owner	Central Highlands Council
Proposed Development Footprint	96m^2
Zone	Rural
Planning Scheme	Tasmanian Planning Scheme (Central Highlands)
Current Use	Rural
Access	Sonners Road

An existing power supply is available. A Locality Plan and access alignment is provided as part of the Proposal Plan within **Appendix A**.

The proposed location for the mobile base station is illustrated in Figures 5 to 8 below.

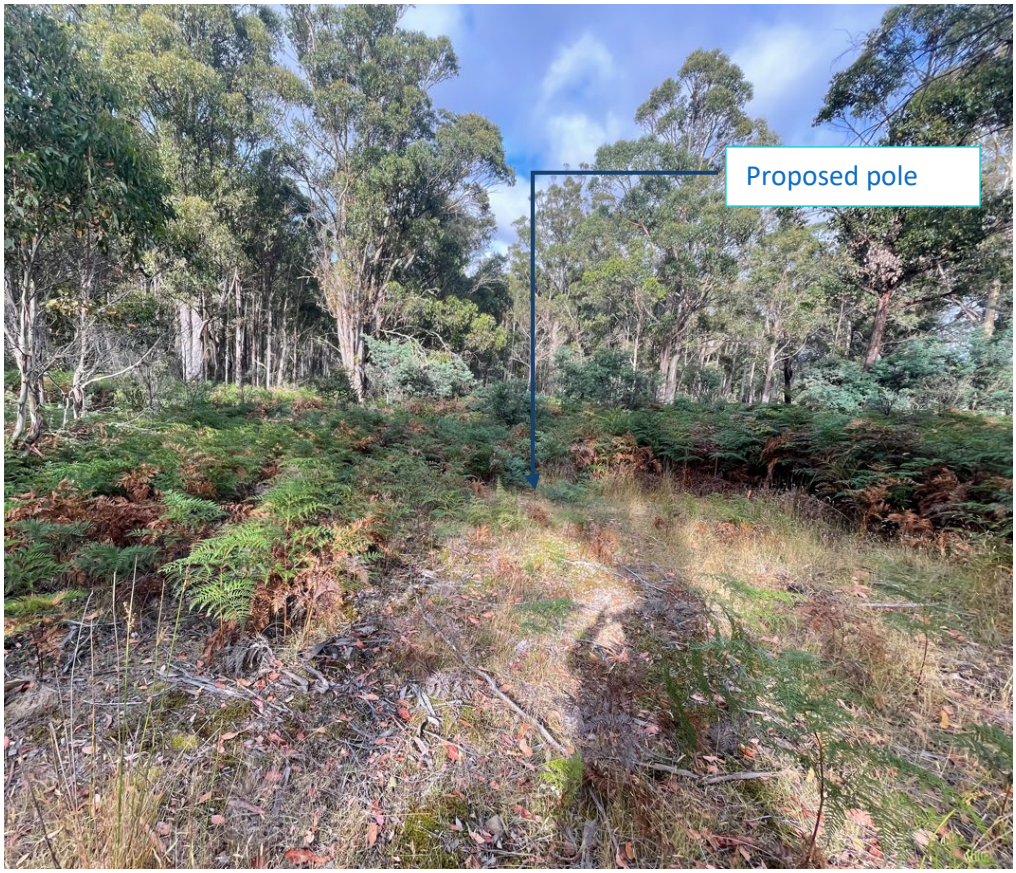


Figure 5 – Proposed lease area location.

Figure 6: Proposed facility location and access point from internal road

Figure 7: Proposed access point from Sonners Road

Figure 8: View looking south towards the site location from adjacent to 122 Sonners Road

Figure 9: View looking south towards the site from Sonners Road

Figure 10: View looking north towards the site location from Sonners Road

4. Proposed Development

4.1 Proposal Summary

A summary of the proposed development is as follows:

elements of the proposed telecommunications facility are as follows:

- Establishment of a 120m^2 lease area;
- Installation of one (1) 35 metre monopole;
- Mounting of a headframe at the top of the pole;
- Installation of six (6) Telstra panel antennas mounted on the headframe with a maximum overall height of 36.3m;
- Installation of one (1) parabolic antenna at a height of 32m;
- Installation of one (1) Telstra standard equipment shelter;
- Installation of one (1) GPS antenna on the equipment shelter;
- Installation of ancillary equipment including transceivers, remote radio units, cable trays, feeders, cabling, electrical equipment, signage, and other associated equipment.
- Access to the facility via Sonners Road.

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

4.2 Proposal Construction and Installation

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

- Stage 1 (Week 1) – Site preparation works, including field testing, ground preparation and construction of foundations and footings;
- Stage 2 (Week 2) – Construction of the pole;
- Stage 3 (Week3) – Construction of the equipment shelter;
- Stage 4 (Weeks 4 – 6) – Installation of antennas and radio equipment, as well as equipment testing.

4.3 Traffic, access and parking

Access for construction and ongoing maintenance to the facility is proposed via the existing access from Sonners Road. The access location is shown on the proposal drawings in **Appendix A**.

During the second half of the construction period (Weeks 4 to 6) access will be required for up to three passenger vehicles each day.

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

4.4 Construction and noise

There will be minimal noise and vibration emissions associated with construction of the proposed facility. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the relevant guidelines. Construction works are planned only to occur between the hours of 7.00am and 5.00pm or otherwise in accordance with Council's conditions.

4.5 Utility services

Power to the proposed structure will be sourced from the existing power supply. No tree clearing is required to gain access to the power supply.

4.6 Maintenance

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

4.7 Council Pre-Lodgement Advice

Central Highlands Council was contacted to discuss Amplitel's intentions to install the telecommunications facility. Council provided a summary of the planning approval pathway and key matters to be addressed in a development application; as follows. These are addressed in Section 6 and Code assessments in Appendix B.

- Rural Code
- Use 'Utilities'
- Class Permitted
- Telecommunications Facilities Code
- Bushfire Hazard

5. Commonwealth Regulatory Framework

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

5.1 Telecommunications Act 1997

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

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

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

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

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

As the proposal involves the installation of a 35-metre monopole, it does not constitute a low-impact facility under the *Telecommunications (Low-Impact Facilities) Determination 1997* (as amended).

As the proposed facility does not meet the criteria mentioned above, the applicant is not empowered to undertake the proposed works without approval under Queensland legislation and must obtain development approval from Central Highlands Council in accordance with the *Tasmanian Planning Scheme*.

(Telecommunications Act 1997, p466)

5.2 Telecommunications Code of Practice 2018

Under the Telecommunications Act 1997 the Government established the Telecommunications Code of Practice 2018, which sets out the conditions under which a carrier must operate. Section 2.11 of the Telecommunications Code of Practice 2018 sets out the design, planning and installation requirements for the carriers to ensure the installation of facilities is in accordance with industry 'best practice'. This is required to:

> "… minimise the potential degradation of the environment and the visual amenity associated with the facilities." [Section 2.11(3)]
> Best practice also involves the carrier complying with any relevant industry code or standard that is registered by the Australian Communications Authority (ACA) under Part 6 of the Act.

The proposed site and design was selected after a search and analysis of potential candidates and the site was considered to provide an optimal environmental and network solution. The proposed design achieves minimal visual impact while meeting the technical coverage requirements for the site.

On balance it is considered that the proposed site is an appropriate planning solution in accordance with site selection criteria expressed in the Telecommunications Act 1997, and the relevant legislative and regulatory requirements of federal, state and local authorities.

5.3 The Deployment Code

The 'Mobile Phone Base Station Deployment Code' Communications Alliance Ltd Industry Code (C564:2020) is a code developed by a working committee with representatives from carriers, various levels of government, an industry group and a community action group. The Code is designed to:

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

The carriers' activities are published on the internet-based Radio Frequency National Site Archive (RFNSA) as well as information relevant to each site such as EME Reports. In the site selection and design stages of this proposal, the precautionary approach outlined in the Deployment Code has been considered (see Table 1 below).

Table 4: Application of the Industry Code C564:2020 precautionary approach to mobile phone Radiocommunications infrastructure placement and design

Subclause	Response
Clause 4.1 Site Selection	
4.1. *Clause 4.1 applies if a Carrier proposes to select a new site for the deployment of Mobile Phone Radiocommunications Infrastructure.*	Clause 4.1 Applies to this proposal for the installation of a new 35 metre monopole.
4.1.1. *A Carrier must have written procedures for site selection for Mobile Phone Radiocommunications Infrastructure in relation to factors contained in clause 4.1.4 and make them available to the public on request.*	Written procedures have been developed and will be made available to members of the public on request
4.1.2. *Once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.*	The site selection summary will be made available to any member of the public should they request it
4.1.3. *The Carrier must comply with its procedures as per clause 4.1.1.*	All procedures have been complied with
4.1.4. *The Carrier must ensure that its written procedures for new site selection require it must have regard to:*	(i) The primary requirement for installing the base station at the proposed location is to improve communications in the Pelham area and surrounding communities. (ii) The power levels of Telstra's facilities are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency. iii) The proposed base station ensures that long-term, consistent, high-quality voice and mobile data services are provided in Pelham.
(a) *the reasonable service objectives of the Carrier including:* (i) *the area the planned service must cover;* (ii) *power levels needed to provide quality of service;* (iii) *the amount of usage the planned service must handle;*	

Subclause	Response
(b) *minimisation of EME exposure to the public;*	(b) The proposed design and location of the facility means its antennas are excluded from direct public access. Telstra facilities power levels are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency and minimising EME emissions. Even at full power (see **Section 7.10**) exposure limits to the public are substantially less than the ARPANSA RPS-S1 Standard.
(c) *the likelihood of an area being a community sensitive location. (Examples of sites which may be considered to be sensitive include, residential areas, childcare centres, schools, aged care centres, hospitals and regional icons);*	(c) The proposed facility has been sited to avoid any community sensitive locations. The nearest residence is approximately 100 metres north of the proposed site location. The location is not identified as being community sensitive.
(d) *the objective of avoiding community sensitive locations;*	(d) The avoidance of community sensitive locations was a key factor in determining the proposed location as being suitable for the facility.
(e) *relevant state and local government telecommunications planning policies;*	(e) All relevant state and local government planning policies have been considered regarding the proposal.
(f) *the outcomes of consultation processes with Councils and Interested and Affected Parties as set out in clause 6.7;*	(f) The outcomes of the consultation processes with the identified affected parties have been taken into consideration and addressed as per clause 6.7.
(g) *the heritage significance (built, cultural and natural);*	(g) The proposed area is not a listed Heritage Item nor does it contain items of cultural heritage (per Tasmanian Planning Scheme Mapping) – see Section 7.5 of this report for further information
(h) *the physical characteristics of the locality including elevation and terrain;*	(h) The proposal is situated in a sufficiently elevated location to service the targeted coverage area
(i) *the availability of land and public utilities;*	(i) The proposal is located on privately owned land that will be leased to Amplitel. There were no suitable public utilities available.
(j) *the availability of transmission to connect the Mobile Phone Radiocommunications Infrastructure with the rest of the network, e.g. line of sight for microwave transmission;*	(j) The facility will utilise existing underground fibre to obtain connectivity to the surrounding Telstra Network.
(k) *the radiofrequency interference the planned service may cause to other services;*	(k) The proposed location ensures that there will be no interference with any existing services.

Subclause	Response
(l) *the radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions;*	(l) The proposed location ensures that there will be no interference with any existing services.
(m) *any obligations and opportunities to co-locate facilities; and*	(m) Collocation options were either not viable or too far away to meet the objectives of this proposal.
(n) *cost factors.*	(n) The cost factors are within the normal scope of a standard facility of similar design, location and scale.
Clause 4.2 Mobile Phone Radiocommunications Infrastructure Design	
Subclause	**Response**
4.2. *Clause 4.2 applies if a Carrier proposes to design Mobile Phone Radiocommunications Infrastructure.*	Clause 4.2 applies to this proposal.
4.2.1. *The Carrier must have written procedures for designing Mobile Phone Radiocommunications Infrastructure.*	Written procedures have been developed by Telstra.
4.2.2. *The Carrier must comply with its procedures as per clause 4.2.1 above*	All procedures have been complied with.
4.2.3. *With the objective of minimising unnecessary or incidental RF emissions and exposure, the procedures must require that, in designing Mobile Phone Radiocommunications Infrastructure, the Carrier have regard to:* (a) *the reason for the installation of the infrastructure, considering – coverage, capacity and quality;* (b) *the positioning of antennas to minimise obstruction of radio signals;* (c) *the objective of restricting access to areas where RF exposure may exceed limits of the EMR standard;* (d) *the type and features of the infrastructure that are required to meet service needs including:* (i) *the need for macro, small scale infrastructure; and* (ii) *the need for directional or non-directional antennas.* (e) *the objective of minimising power whilst meeting service objectives; and* (f) *whether the costs of achieving this objective are reasonable.*	(a) The base station is proposed to maintain acceptable coverage and capacity in Pelham. The base station will ensure coverage and capacity is enhanced and that better quality services to customers are retained for the future. (b) The antennas have been positioned to minimise the obstruction of radio signals as required. (c) The antennas will be located atop a 35m monopole with required EME signage. (d) (i)-(ii) The site requires a macro cell with directional antennas to meet its coverage objectives. (e) Telstra facilities automate power in response to the demand and number of connections. (f) The cost of achieving the objective is reasonable.
4.2.4. *The Carrier must make site EME assessments for Mobile Phone Radiocommunication Infrastructure in accordance with the ARPANSA prediction methodology.*	The proposed facility will meet the APRANSA EME requirements and EME levels have been calculated to be substantially less than the RPS-S1 standard. An EME report is attached in Appendix C and demonstrates compliance with the RPS-S1. Carriers are also required to provided validation of EME levels and report these assessments on the RFNSA once a facility is operational.

Subclause	Response
4.2.5. *The ACMA may request a copy of the site EME estimate, and the Carrier must provide the estimate to the ACMA within two weeks of the request being made.*	Any requests will be complied with within two weeks of the request being made.

5.4 Environment Protection and Biodiversity Conservation Act 1999

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

This proposal is not of National Environmental Significance, as it will not impact on:

- World Heritage Areas;
- Wetlands protected by International Treaty (The RAMSAR Convention);
- Nationally listed threatened species and communities;
- Nationally listed migratory species;
- All nuclear actions; or
- The environment of Commonwealth Marine area.

The proposed facility is located on cleared land currently used for rural purposes. The proposed facility will comprise a small footprint and will be wholly contained within the proposed compound. This will negate any impacts to threatened species in the region.

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

6. Local Government Regulatory Framework

6.1 Tasmanian Planning Scheme – Central Highlands

The Tasmanian Planning Scheme, provides for matters that are relevant to the use, development and management of land and buildings, including by providing a planning system to regulate development within the State, rules with respect to the design, construction and use of buildings, and other initiatives to facilitate the development of infrastructure, facilities and environments that will benefit the community.

Where a telecommunications facility is not considered a low-impact facility, it is subject to the provisions of the relevant local government planning provisions. As the proposal involves the installation and operation of a telecommunication facility and is not a 'low impact' facility; the provisions of the Act and the Planning and Development Codes apply.

The *Tasmanian Planning Scheme* establishes the planning and development system framework in Tasmania. This Planning Assessment Report has been compiled to accompany the application to Central Highlands Council and seeks the Council's approval of the development application subject to appropriate conditions.

6.2 Permit Trigger

The proposed development is classified as 'Utilities' under the Planning Scheme. The use class is Permitted.

6.3 Tasmanian Planning Scheme – Rural Zone

The Tasmanian Planning Scheme sets out a comprehensive set of planning rules for development assessment purposes classified into zones, uses and overlays. An assessment of the following Zone, Overlays and General Development Policies has been provided in **Appendix B.**

- Zone Code: Rural Zone
- Use Code: Telecommunications Facility

Figure 8: Zoning Map – Tasmanian Planning Scheme (the Listmap)

7. Potential Environmental Impacts and Proposed Mitigation Measures

7.1 Hazards, Risk and Health Impacts

Mobile phone base stations emit electromagnetic energy (EME). It is mandatory that mobile network operators in Australia comply with current and future Australian Radiation protection and Nuclear Safety Agency (ARPANSA) standards for the operation of the proposed facility. The Australian Communications and Media Authority are the regulatory body for compliance with this standard. The current standard is the Radiation Protection Series (RPS) S-1 (Rev. 1) Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz. This standard maintains a significant safety margin to prevent adverse health effects.

In accordance with RPS S-1, an estimate has been made of the maximum cumulative radiofrequency (RF) electromagnetic energy (EME) levels at ground level emitted from the proposed mobile base station. Estimates of RF EME levels are provided for 360° circular bands at 0-50, 50-100, 100-200, 200-300, 300-350 and 350-500m from the base of the antenna.

The Assessment concludes that the maximum cumulative EME level at 1.5m above ground level will be substantially less than the ARPANSA RPS-S1 limit. A copy of the EME report is provided in Appendix C – www.rfnsa.com.au/7030053

The EME predictions provided in an Environmental EME Report are based on the facility operating at maximum power, these facilities are designed to be low powered and rarely operate at maximum power.

This involves:

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

Telstra acknowledges that despite this some people are genuinely concerned about the possible health effects of EME.

The World Health Organisation's current advice is:

"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects".

Further information on EME and mobile base stations can be found in Appendix C.

7.2 Visual Amenity

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

Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact.

A key criterion in the site selection for the proposed pole was to maximise setback from any residences or sensitive land uses. The nearest residences are located 100m north of the proposed facility location.

The proposed facility has been designed and located substantially mitigate any potential visual impact. The facility location is setback approximately 20m from the road alignment and a slimline monopole design and compact headframe has been utilised at this location in place of a lattice tower design in order to minimise any potentially adverse visual effects. This slimline design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The monopole is proposed to be finished in a recessive colour in order to blend the facility into the sky so it is not a dominant feature. These design features combined with the backdrop and screening of mature vegetation ensures that the facility will integrate well in the locality.

In terms of the potential visual effects of the upper section of the proposed facility, it is important to note that the antennas need to have "line of sight" to the area that they are servicing (i.e. they need to be visible to the devices in the area they service) in order to function effectively – this is an inherent feature of cellular technology. Antennas cannot be placed below a topographical line, or surrounded by trees or tall buildings, otherwise they will not be effective in providing the service to the user. It is a result of the technology that telecommunications facilities must be visible in order that they operate effectively. In this case, any views of the facility are considered to be a low level of visual impact and the facility has been designed to the minimum height necessary to deliver the targeted coverage and overcome any constraints associated with surrounding topography and mature vegetation.

7.3 Socio-Economic Considerations

The proposed facility will enable the delivery of a quality telecommunications service for rural, residential and business customers within the immediate area. Additionally, customers operating small or home-based businesses within the locality will benefit from the proposed facility. Key benefits are:

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

The proposed development will enable carriers to remain competitive and increase the choice of mobile telephone services available to consumers. Increased competition in the market brings direct economic benefits for individual consumers and the community as a whole.

Telstra are also responsive to public safety issues. High quality telecommunications services significantly benefit community safety by providing a vital 'first response' tool for emergency services. A strong mobile network is highly beneficial in an emergency situation, as well as more general public safety.

Telstra believe that it is in the public interest to provide a strong, resilient mobile network that, in turn, provides a high quality of service to local communities across Australia. Given the demand for the service, and the benefits noted above, we believe there is a strong justification for the replacement telecommunications facility to be constructed at this location.

The proposed facility will maintain quality communication infrastructure, enhancing mobile phone and broadband coverage within the area. The proposed facility will thus have a positive impact on social and economic development of the locality.

7.4 Flora and Fauna

The proposed facility has been sited in a previously cleared area and is not impacted by any biodiversity overlay.

Ground disturbance for the facility will be limited to a footprint of 120m^2 for the proposed equipment compound which will contain the equipment shelter and pole. The facility has been located so as to avoid tree removal. The location is largely cleared and tree clearing has been minimised. Four (4) trees are proposed to be removed to establish adequate fire protection for the facility. The trees fall within the Asset Protection Zone shown on the drawings in Appendix A. Access is available to the site via an existing access from Sonners Road and internal access track will be established without removal of any significant vegetation. The proposed facility will be fenced and will not have an impact on any existing fauna movements or identified local flora or fauna of significance.

7.5 Heritage Significance

Online searches were undertaken of The Aboriginal Heritage Tasmania Database and the Tasmanian Planning Scheme in order to determine any recorded natural or cultural values of state or national significance.

Searches of the above-mentioned register established that the site is not subject to, nor has any recorded cultural significance. Notwithstanding, precaution and due diligence will be exercised during the construction phase and if any items of indigenous or cultural heritage are encountered, works will cease, and the Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania will be observed and the relevant authority contacted immediately.

7.6 Contaminated land

No signs of land contamination were observed at the site. The proposed facility requires only minor ground preparation.

Minor ground preparation is required to establish the foundations for the monopole. Any proposed excavation will not exceed approximately 5 metres in depth or involve filling more than 500m^3.

7.7 Erosion and sediment control

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

- Keeping ground disturbing activities to a minimum;
- Implementing appropriate sediment control measures as required, such as the installation of silt/sediment fences and/or sediment traps;
- Erosion and sediment controls will be checked regularly and immediately prior to and after any rain event;
- Fill in and compact any trenches immediately after services have been laid; and
- Works would not occur during periods of heavy rainfall.

7.8 Air Quality

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

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

7.9 Noise and Vibration

The nearest existing noise sensitive receptor is over 1 kilometre from of the proposed facility. Any noisy construction activities would be as a result of drilling and excavation of the foundation / footing for the monopole. Works would be undertaken only during standard working hours would be minor and of short duration. It is not expected that construction works would cause any vibration.

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

7.10 Waste Minimisation and Management

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

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

7.11 Traffic and Access

The facility is proposed to be accessed via an existing access from the Sonners Road. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks.

There would be a minor increase in traffic volume on the surrounding roads during construction. However, any such impacts are expected to be minor and short term in duration and would occur outside of peak traffic times.

During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic. Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.

7.12 Associated Infrastructure and Activities

An existing power supply is located directly adjacent to the subject property. (Refer **Appendix A –** Proposal Plans).

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

- A 'dial-before you dig' search would be undertaken during the detailed design stage;
- Prior to construction, all infrastructure and utilities would be identified;

- If required, prior to construction, relevant utilities and adjacent residents would be notified of any impending disruptions to services.

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

7.13 Cumulative Environmental Effects

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

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

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

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

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

8. Conclusion

The proposed telecommunications facility located at Pelham is integral to Telstra's ability to deliver mobile network coverage through the delivery of a high quality and reliable service to the area. Delivering on this objective is vital in order to enhance connectivity, economic development and safety in Pelham and surrounding communities, and deliver on the stated objectives of the RCP.

The proposed telecommunications facility is vital to supporting connectivity in Pelham. It will enhance communications infrastructure and network capacity within the community which will support economic activity.

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

The siting, colour and design of the facility combine to ensure that the surrounding environment, including the dominant sight lines and views will not be materially impacted by the development. The proposed siting and design of the proposed facility also ensures that the natural environment is not negatively impacted and the future use and development of the surrounding land for a range of land uses will not be compromised. There are no residences or sensitive uses in close proximity.

From a statutory perspective the proposal is considered acceptable within the Rural Zone under the Tasmanian Planning Scheme, and consistent with zone objectives. The proposal does not detract from the current and future purpose of the land zone to provide for a variety of uses and is considered to support any economic and social activity in the area by providing a superior telecommunications service.

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

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

Appendix A – Proposal Plans

DRAWING/DOCUMENT DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS				
					CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE LAYOUT AND ACCESS	TAS100182	S1	1	10/07/23		✓			
SITE SETOUT PLAN	TAS100182	S1-1	1	10/07/23		✓			
SOUTH ELEVATION	TAS100182	S3	1	10/07/23		✓			
AERIAL PHOTO LOCALITY PLAN	TAS100182	S7	1	10/07/23		✓			

AMPLITEL
Part of the Telstra Group

PELHAM

TOWER AMS SITE REF: TAS100182

ADDRESS: 102 SONNERS ROAD
PELHAM
TAS 7030

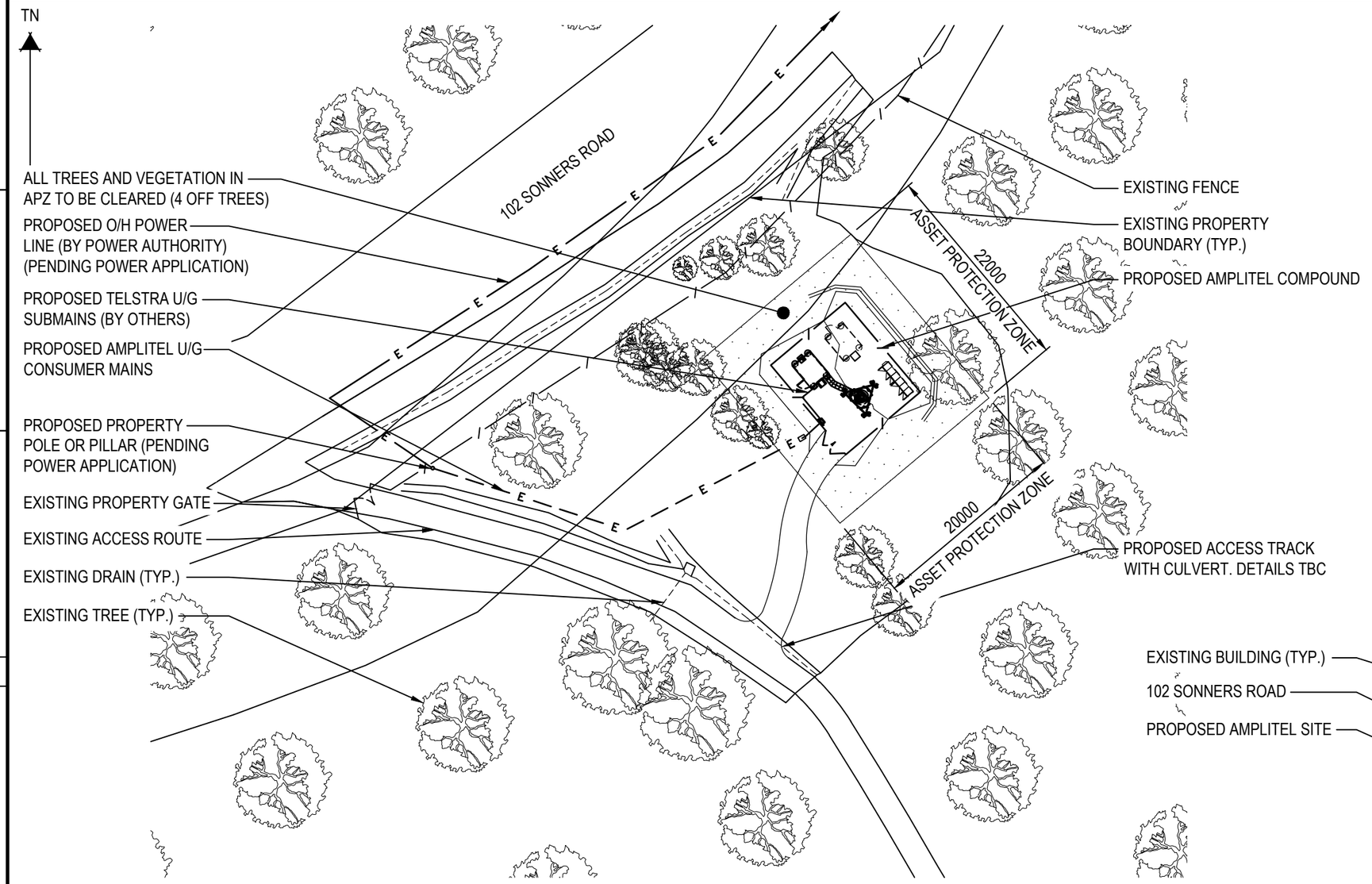
bmm GROUP

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
TLS-RCP2-069	JM	PE	PRELIMINARY - SP30100137WO2BMM	JG	DB	10.07.23	1

AMPLITEL
Part of the Telstra Group

TOWER AMS SITE TAS100182
PELHAM
DRAWING INDEX AND DOCUMENT CONTROL
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182 | SHT NO. DC - | A3



SITE LAYOUT

SCALE 1:500

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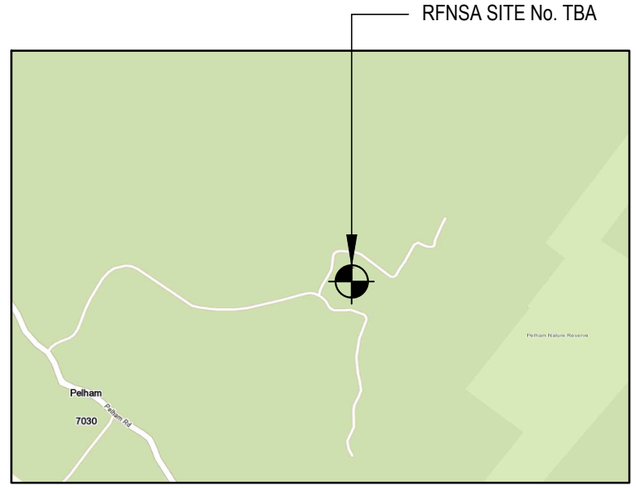
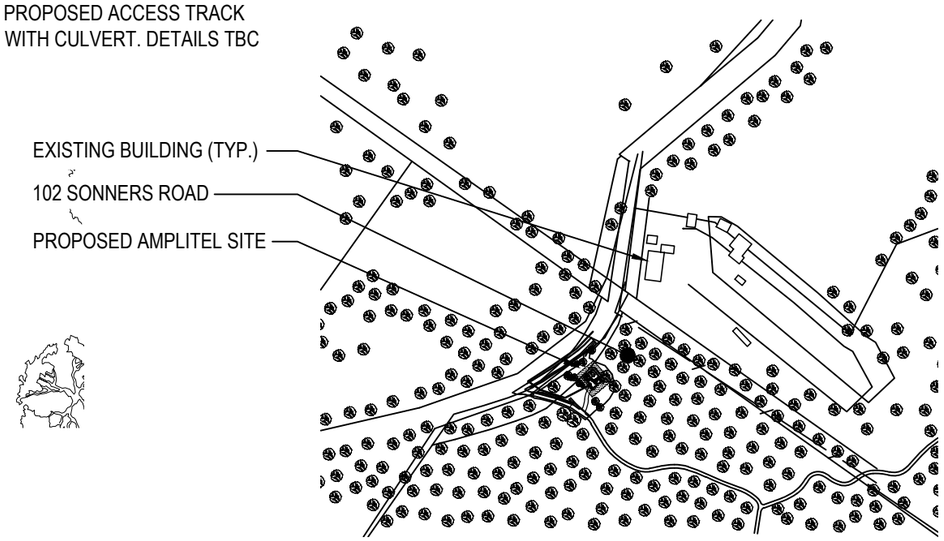


LOCALITY PLAN

NOT TO SCALE



SITE ACCESS

SCALE 1:5000

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

SERVICES LEGEND

FE ABOVE GROUND FEEDER CABLES

E BELOW GROUND ELECTRICAL SUPPLY

E ABOVE GROUND ELECTRICAL SUPPLY

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

PROPERTY DESCRIPTION

PART OF LOT 1 ON PLAN 203328

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
LATITUDE	-42.57555° (GDA94)
LONGITUDE	147.01352° (GDA94)

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

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
TLS-RCP2-069	JM	PE	PRELIMINARY - SP30100137WO2BMM	JG	DB	10.07.23	1

AMPLITEL Part of the Telstra Group

TOWER AMS SITE TAS100182
PELHAM
SITE LAYOUT AND ACCESS
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182 SHT NO. S1 - A3

SITE SETOUT PLAN

SCALE 1:100

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

TO BE READ IN CONJUNCTION WITH SHEETS S1 & S3.

SERVICES LEGEND

FE FE — ABOVE GROUND FEEDER CABLES

E E — BELOW GROUND ELECTRICAL SUPPLY

E E — ABOVE GROUND ELECTRICAL SUPPLY

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

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PRELIMINARY

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TOWER AMS SITE TAS100182
PELHAM
SITE SETOUT PLAN
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182 SHT NO. S1-1 -

A3

NOTES:

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SERVICES LEGEND

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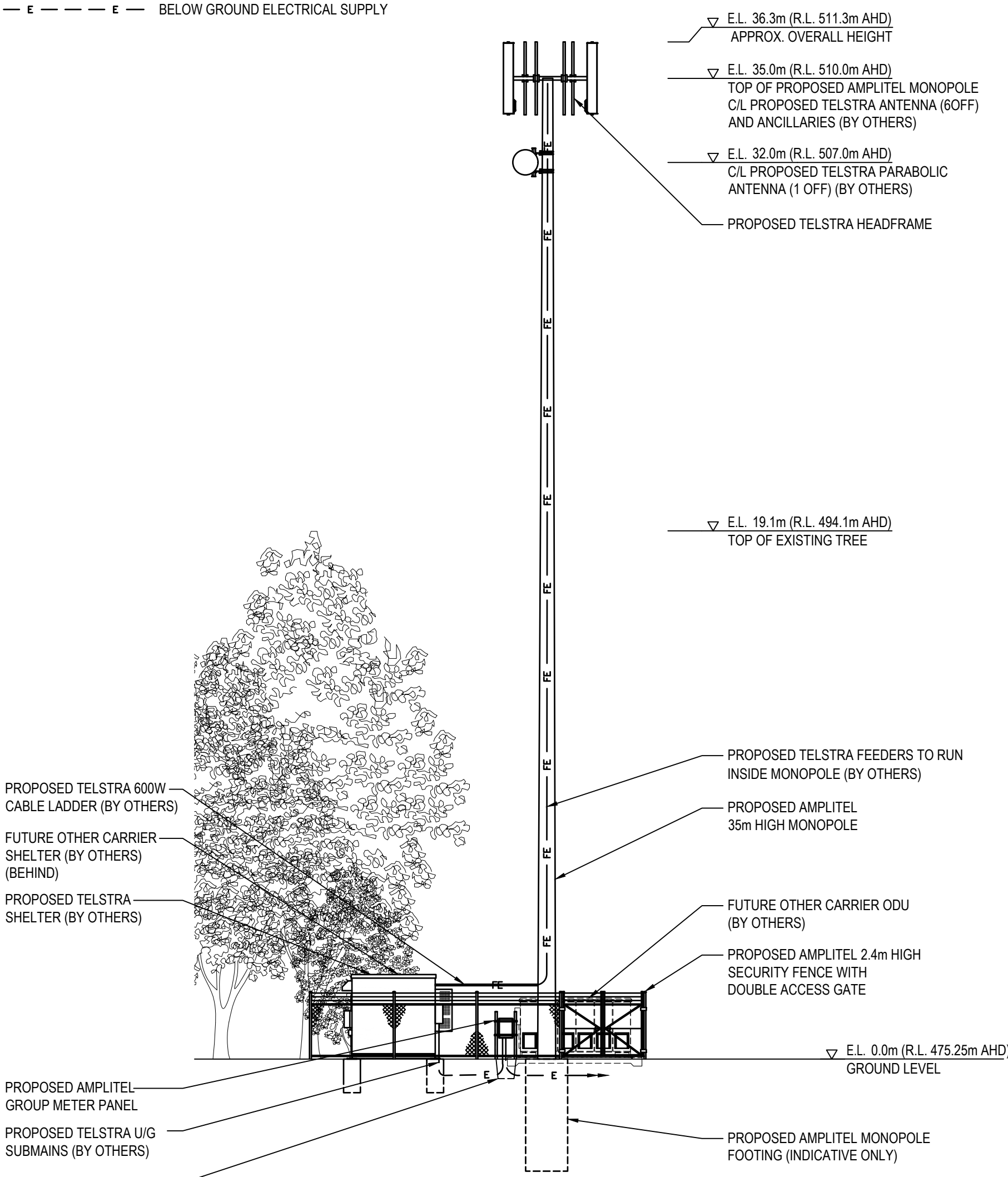
E E — BELOW GROUND ELECTRICAL SUPPLY



SOUTH WEST ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

PRELIMINARY

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

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PELHAM
SOUTH ELEVATION
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182 SHT NO. S3 -

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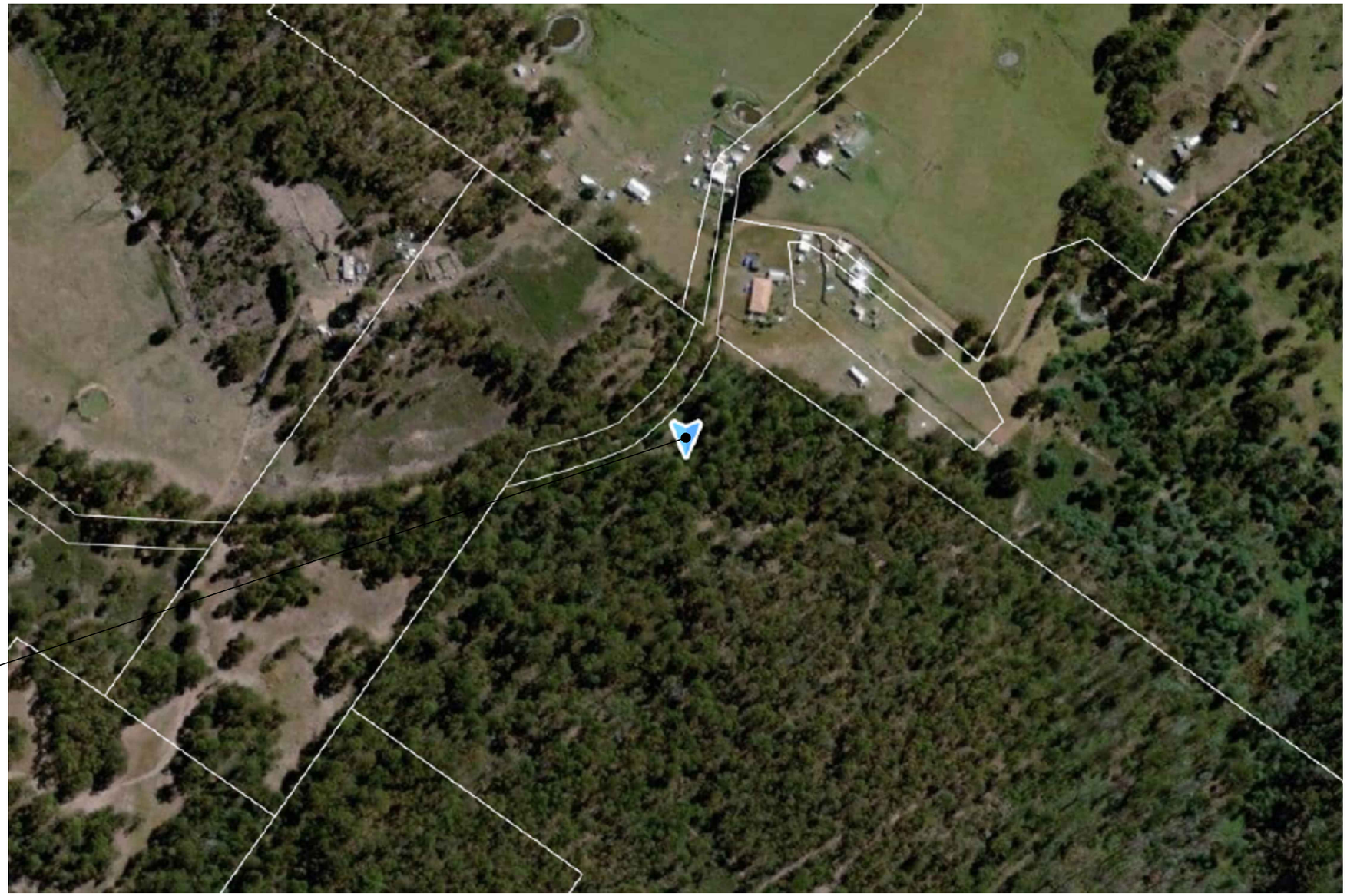
A3V



AERIAL PHOTO LOCALITY PLAN

NOT TO SCALE

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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AMPLITEL
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TOWER AMS SITE TAS100182
PELHAM
AERIAL PHOTO LOCALITY PLAN
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182

SHT NO. S7 -

A3

Appendix B – Code Assessments

Rural Zone		
Zone Purpose	The purpose of the Rural Zone is: 20.1.1 To provide for a range of use or development in a rural location: (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (b) that requires a rural location for operational reasons; (c) is compatible with agricultural use if occurring on agricultural land; (d) minimises adverse impacts on surrounding uses. 20.1.2 To minimise conversion of agricultural land for non-agricultural use. 20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.	The site at Pelham was chosen following a project application process, which is initiated via nomination from residents and businesses at the subject location. The proposed facility will be designed and constructed with adequate structural capacity to enable other carriers to co-site their equipment and offer services to their customers. The need for the facility in this location is driven by community need and the absence of existing facilities anywhere in close proximity to the site on which the Telstra facility could co-locate. The proposed telecommunications facility comprises a small footprint of 120m^2.The facility has been positioned in a largely cleared area to minimise clearing of vegetation. A slimline monopole design and compact headframe has been utilised at this location in place of a lattice tower design in order to minimise any potentially adverse visual effects. This slimline design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The setback of the facility from the road frontage also ensures that it will not be in the direct line of sight for road users when in close proximity. The monopole is proposed to be finished in a recessive colour in order to blend the facility into the sky so it is not a dominant feature. The proposed facility location is also backdropped by undulating topography and mature stands of vegetation. The facility has been located so that it will be complimentary to any future use of the adjoining and surrounding land. The proposed facility will support residents, local business, agricultural and rural industries, and tourism. The facility will also improve safety for residents/businesses during emergencies. The proposed facility has existing access and power supply. The ongoing use of the broader land parcel for agricultural/rural purposeswill not be compromised.
Use Standard	**Utilities (Major) are a Permitted Use**	
Development Standards for Buildings and Works		
20.4.1 Building height **Objective: To provide for a building height that:** **(a) is necessary for the operation of the use; and** **(b) minimises adverse impacts on adjoining properties.**		
Acceptable Solutions	**Performance Criteria**	**Code Response**
A1 Building height must be not more than 12m	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.	The proposed telecommunications facility is considered an appropriate and compatible non-agricultural use. The proposed facility will support residents, local business, agricultural and rural industries, and tourism. The facility will also improve safety for residents/businesses during emergencies. The proposed 36.3m telecommunication facility has been designed to the minimum height necessary to deliver the targeted coverage objectives for the Rural Connectivity Program (RCP) and allow for a radio transmission solution. The proposed facility is an essential utility service and complimentary and supportive to agricultural uses. The telecommunications service is an enabler for the use of advanced technologies to improve efficiencies and enhance productivity in an agricultural setting through improved monitoring, tracking, and analysis. For example, smart farming solutions can leverage sensors to monitor conditions including soil moisture, light and humidity levels, physical obstacles, and motion. A slimline monopole design and compact headframe has been utilised at this location in place of a lattice tower design in order to minimise any potentially adverse visual effects. This slimline design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The setback of the facility from the road frontage also ensures that it will not be in the direct line of sight for road users when in close proximity. The monopole is proposed to be finished in a recessive colour in order to blend the facility into the sky so it is not a dominant feature. The proposed facility location is also backdropped by undulating topography and mature stands of vegetation.
20.4.2 Setbacks **Objective:** **That the siting of buildings minimises potential conflict with use on adjoining sites.**		
Acceptable Solutions	**Performance Criteria**	**Code Response**
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.	The facility maintains setbacks from all boundaries greater than 5m. The proposed 36.3m telecommunication facility has been designed to the minimum height necessary to deliver the targeted coverage objectives for the Rural Connectivity Program (RCP) and allow for a radio transmission solution. The proposed facility will support residents, local business, agricultural and rural industries, and tourism. The facility will also improve safety for residents/businesses during emergencies. The facility has also been designed with sufficient height, land area and structural capacity to accommodate the equipment requirements of other carriers. The proposed facility will deliver improved mobile services to the area providing improved accessibility and safety for residents, local businesses and agricultural enterprise. In order to perform their service function, radiocommunications and mobile communications facilities will be by their nature and required use, be visible infrastructure. Any assessed visual impact must be balanced against the general policy support within the Planning Scheme for the provision of quality, modern radiocommunications and mobile communications infrastructure and in this instance the wider community benefit from development of the facility.
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	N/A. The proposed telecommunications facility is not a sensitive use

Telecommunications Facility Code - Development Standards for Buildings and Works

C5.6.1 - Visual Amenity

That facilities do not cause an unreasonable loss of visual amenity.

Acceptable Solutions	Performance Criteria	Code Response
A1 No Acceptable Solution.	P1.1 Facilities located within existing utility corridors or on sites with existing facilities, must not cause an unreasonable loss of visual amenity, having regard to: (a) the siting and design of facilities; (b) best practice methods to: (i) reduce the visual impact of facilities; or (ii) conceal facilities within the surrounding natural or built environment; (c) the need to minimise clearing of vegetation; and (d) functional and safety requirements to establish, operate and maintain facilities. P1.2 Facilities not located within existing utility corridors or on sites with existing facilities, must not cause an unreasonable loss of visual amenity, having regard to: (a) the need to locate the facility outside existing utility corridors or on a site with an existing facility; (b) the siting and design of facilities; (c) best practice methods to: (i) reduce the visual impact of facilities; or (ii) conceal facilities within the surrounding natural or built environment; (d) the need to minimise clearing of vegetation; and (e) functional and safety requirements to establish, operate and maintain the facilities.	The site at Pelham was chosen following a project application process, which is initiated via nomination from residents and businesses at the subject location. The proposed facility will be designed and constructed with adequate structural capacity to enable other carriers to co-site their equipment and offer services to their customers. The need for the facility in this location is driven by community need and the absence of existing facilities anywhere in close proximity to the site on which the Telstra facility could co-locate. The proposed facility is required to deliver a modern and efficient telecommunications facility to Pelham which will improve overall mobile and broadband performance including coverage and call capacity to the immediate locality. The nearest telecommunications macro facility is located in excess of 13 kilometres from the proposed facility. If the proposed facility is not installed, network operation and performance will continue to suffer. The underperformance will be characterised by coverage black holes and call dropouts in the area, ultimately impacting on businesses, residents and travellers to the area. Application of the Industry Code C564:2020 precautionary approach to mobile phone Radiocommunications infrastructure placement and design has been considered in the selection of the proposed site location. An assessment of these criteria are provided in Table 4 of the Planning Report. Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact. The proposed facility location maintains an approximate 100 metre setback to the nearest residence and there are no sensitive uses in close proximity. The facility is proposed within a largely cleared area. Minor clearing of vegetation (3 trees) is required to establish the facility for fire protection, however the development will not impact on the vegetation buffer bewteen the facility Sonners Road. A slimline monopole design and compact headframe has been utilised at this location in place of a lattice tower design in order to minimise any potentially adverse visual effects. This slimline design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The setback of the facility from the road frontage also ensures that it will not be in the direct line of sight for road users when in close proximity. The monopole is proposed to be finished in a recessive colour in order to blend the facility into the sky so it is not a dominant feature. The proposed facility location is also backdropped by undulating topography and mature stands of vegetation. In terms of the potential visual effects of the upper section of the proposed facility, it is important to note that the antennas need to have "line of sight" to the area that they are servicing (i.e. they need to be visible to the devices in the area they service) in order to function effectively – this is an inherent feature of cellular technology. Antennas cannot be placed below a topographical line, or surrounded by trees or tall buildings, otherwise they will not be effective in providing the service to the user. It is a result of the technology that telecommunications facilities must be visible in order that they operate effectively. In this case, any views of the facility are considered to be a low to moderate level of visual impact. The proposed facility will be secured within a fenced area and access by the public will not be possible. Mandatory signage will be installed at the facility in accordance with the Australian Media and Communications Authority (ACMA) requirements. EME levels at the facility will comply with (and will be substantially less) than the ARPANSA RPS-1 Standard.
A2 Building height of freestanding towers must be not more than: (a) 30m in the Rural Living Zone, General Business Zone, Central Business Zone, Commercial Zone, General Industrial Zone, Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Major Tourism Zone, Port and Marine Zone, or Utilities Zone; (b) 20m in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, Light Industrial Zone, Community Purpose Zone, Recreation Zone, Open Space Zone, Future Urban Zone and a particular purpose zone.	P2 The height of freestanding towers must not cause an unreasonable visual impact on vistas to significant public buildings, streetscapes and land reserved for, or designated in this planning scheme for, natural or scenic values, having regard to: (a) the topography and predominant height of existing buildings or vegetation in the surrounding area; (b) best practice methods to reduce visual impact; (c) functional and safety requirements to establish, operate and maintain the facility; (d) the siting and design of the facility; and (e) the necessity or critical role of the facility within the telecommunications network.	The proposed 36.3m telecommunication facility has been designed to the minimum height necessary to deliver the targeted coverage objectives for the Rural Connectivity Program (RCP). The facility has also been designed with sufficient height, land area and structural capacity to accommodate the equipment requirements of other carriers. The proposed facility will deliver improved mobile services to the area providing improved accessibility and safety for residents, local businesses and agricultural enterprise. In order to perform their service function, radiocommunications and mobile communications facilities will be by their nature and required use, be visible infrastructure. Any assessed visual impact must be balanced against the general policy support within the Planning Scheme for the provision of quality, modern radiocommunications and mobile communications infrastructure and in this instance the wider community benefit from development of the facility. Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact. The proposed facility is well located to mitigate any potential visual impact. The proposed setback from the road and from residences and any sensitive uses has been maximised. The site location combined with the slimline design of the facility combine to ensure that that the facility will integrate well in the locality and will not have a detrimental impact on the existing amenity of the surrounding area. Other key points in relation to the siting of the facility and the mitigation of visual impact are as follows: - Due to the nature of the undulating countryside, the backdrop of vegetation and from adjoining uses offers visual relief . - The development of the proposed facility will not impact on any watercourses, water quality or result in any loss of significant habitat. - While it is acknowledged that the proposal will represent a new visible piece of infrastructure in this area, there will be no interruption to any significant views identified in the Planning Scheme or other documents. The proposed facility has been appropriately sited and designed to minimise visibility and amenity impacts on the surrounding environment as much as possible. A reasonable balance has been struck between the technical requirements for a new facility in this area to deliver coverage to an area which suffers from poor mobile reception, and the need to minimise visual and other environmental impacts. The proposed facility is close proximity to existing utility infrstructure and is deeemed to be an appropriate planning outcome for the establishment of essential telecommunications infrastructure.

Natural Assets Code		
C7.6.2 Clearance within a priority vegetation area		
Objectives	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.	The telecommunications facility comprises a small footprint of 120m^2. The location for the facility is proposed within a largely cleared area near the fronate of the site to Pelham Road. The extent of clearing is limited to three trees which are in close proximity to the where the 120m^2 lease area is proposed. Two of the trees appear to fall outside of the Priorty Vegetaton Area. Removal is required to adequately protect the facility from fire hazard and maintain an appropriate Asset Protection Zone. The proposed facility has been located so that it will be complimentary to any future use of the adjoining and surrounding land. Vegetation along the frontage of the site will not be impacted. The proposed facility will support residents, local business, agricultural and rural industries, and tourism. The facility will also improve safety for residents/businesses during emergencies. The proposed facility has existing access and power supply. The ongoing use of the broader land parcel for agricultural purposes and any resource development opportunities will not be compromised.
Acceptable Solutions	**Performance Criteria**	**Code Response**
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	P1.1 Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.	The telecommunications facility comprises a small footprint of 120m^2. Access and the provision of power to the site will not require removal of vegetation. The location for the facility is proposed within a largely cleared area. The extent of clearing is limited to three trees which are in close proximity to the where the 120m^2 lease area is proposed. Two of the trees appear to fall outside of the Priorty Vegetaton Area which does not extend to the road frontage. The clearance of native vegetation is of limited scale relative to the extent of priority vegetation on the site and retention has been maximised. Removal is required to adequately protect the facility from fire hazard and maintain an appropriate Asset Protection Zone. The site location and design helps to mitigate the impacts of fire. The proposed facility will support residents, local business, agricultural and rural industries, and tourism. The facility will also improve safety for residents/businesses during emergencies and will result in significant long term social and economic benefits to the community. The proposed facility is an essential utility service and complimentary and supportive to agricultural and rural uses. The telecommunications service is an enabler for the use of advanced technologies to improve efficiencies and enhance productivity in an agricultural and rural setting through improved monitoring, tracking, and analysis. For example, smart farming solutions can leverage sensors to monitor conditions including soil moisture, light and humidity levels, physical obstacles, and motion.

E1.0 Bushfire-Prone Areas Code

The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

The proposed telecommunications facility is not defined as a hazardous or vulnerable use under the provisions of the Bushfire Prone Areas Code.

Appropriate mitigations will be established in the design and construction of the facility to ensure that the proposed facility maintains adequate setback from vegetation. The base layer of the compound area will be finished with weed matting and gravel to ensure that ground covers cannot increase the risk of fire and damage to the facility. The key components of the facility will be housed so that they are protected from fire. An adequate asset protection zone will be retained around the perimeter if the fcaility to mitigate any potential risk of fire.

Appendix C – EME Report

Environmental EME Report

Location	102 Sonners Road, Pelham TAS 7030		
Date	27/07/2023	**RFNSA No.**	7030053

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 102 Sonners Road, Pelham TAS 7030. These levels have been calculated by BMM Group using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).
A document describing how to interpret this report is available at ARPANSA's website:
A Guide to the Environmental Report.

A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

The maximum EME level calculated for the **proposed** changes at this site is

0.58%

out of 100% of the public exposure limit, 158 m from the location.

EME levels with the proposed changes

Distance from the site	Percentage of the public exposure limit
0-50 m	0.04%
50-100 m	0.10%
100-200 m	0.58%
200-300 m	0.46%
300-400 m	0.16%
400-500 m	0.06%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at *http://www.rfnsa.com.au/7030053*.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration.
The proposal would modify the base station to include all the services listed under the proposed configuration.

	Existing		Proposed	
Carrier	**Systems**	**Configuration**	**Systems**	**Configuration**
Telstra			4G, 5G	LTE700 (proposed), NR/WCDMA850 (proposed)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360º circular bands.

	Existing configuration			Proposed configuration		
Distance from the site	Electric field (V/m)	Power density (mW/m^2)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m^2)	Percentage of the public exposure limit
0-50m				0.74	1.45	0.04%
50-100m				1.23	3.99	0.10%
100-200m				3.02	24.11	0.58%
200-300m				2.69	19.19	0.46%
300-400m				1.59	6.69	0.16%
400-500m				0.97	2.51	0.06%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the Communications Alliance Ltd Deployment Code C564:2020 or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m^2)	Percentage of the public exposure limit
No locations identified				

DRAWING/DOCUMENT DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS				
					CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE LAYOUT AND ACCESS	TAS100182	S1	1	10/07/23		✓			
SITE SETOUT PLAN	TAS100182	S1-1	1	10/07/23		✓			
SOUTH ELEVATION	TAS100182	S3	1	10/07/23		✓			
AERIAL PHOTO LOCALITY PLAN	TAS100182	S7	1	10/07/23		✓			

AMPLITEL
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PELHAM

TOWER AMS SITE REF: TAS100182

ADDRESS: 102 SONNERS ROAD
PELHAM
TAS 7030

bmm GROUP

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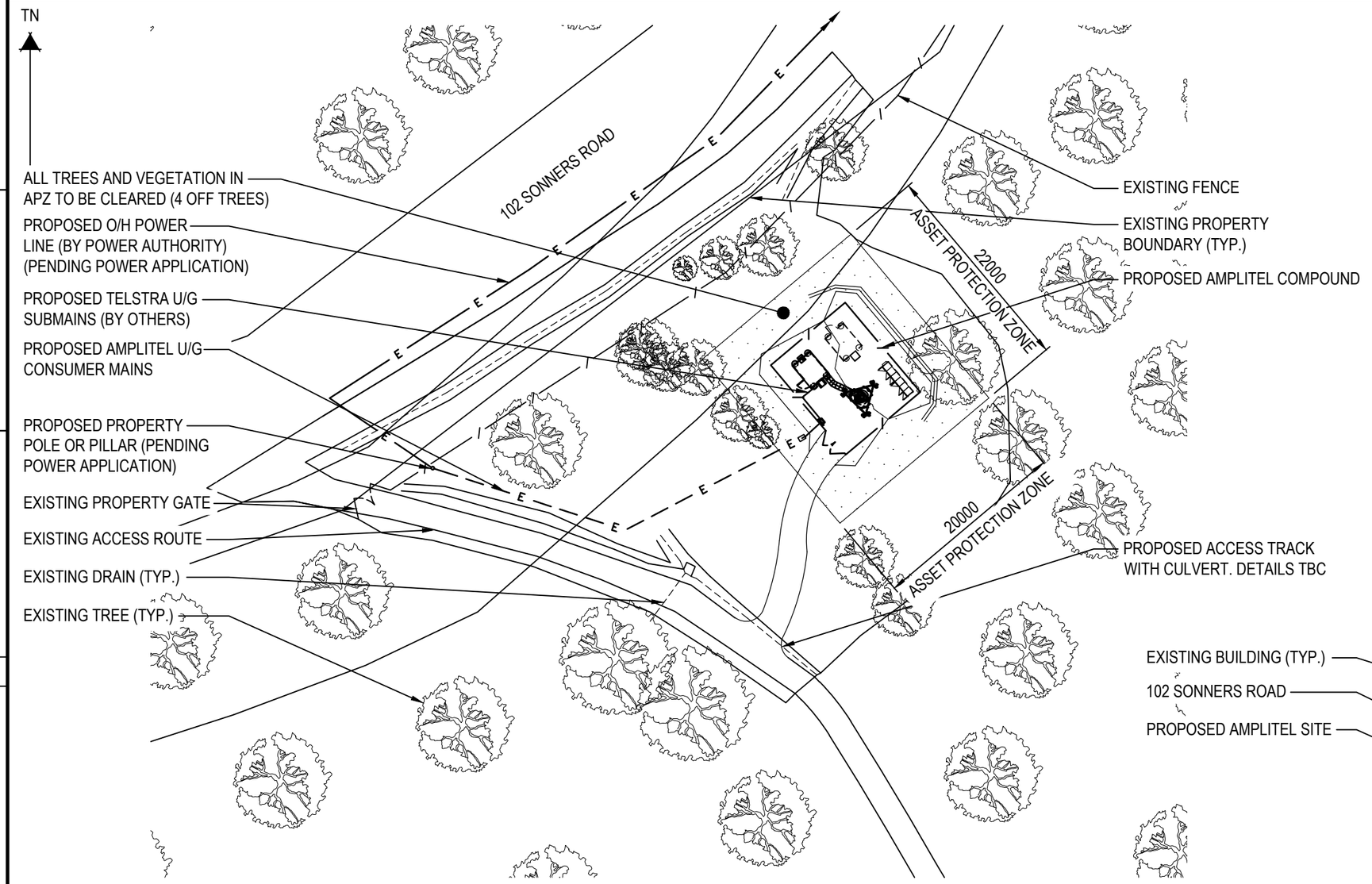
TOWER AMS SITE TAS100182
PELHAM
DRAWING INDEX AND DOCUMENT CONTROL
102 SONNERS ROAD, PELHAM, TAS 7030

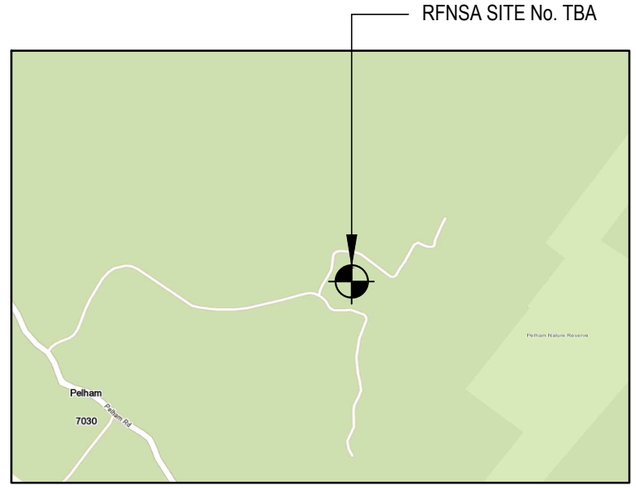
DWG NO. TAS100182 | SHT NO. DC - | A3



SITE LAYOUT

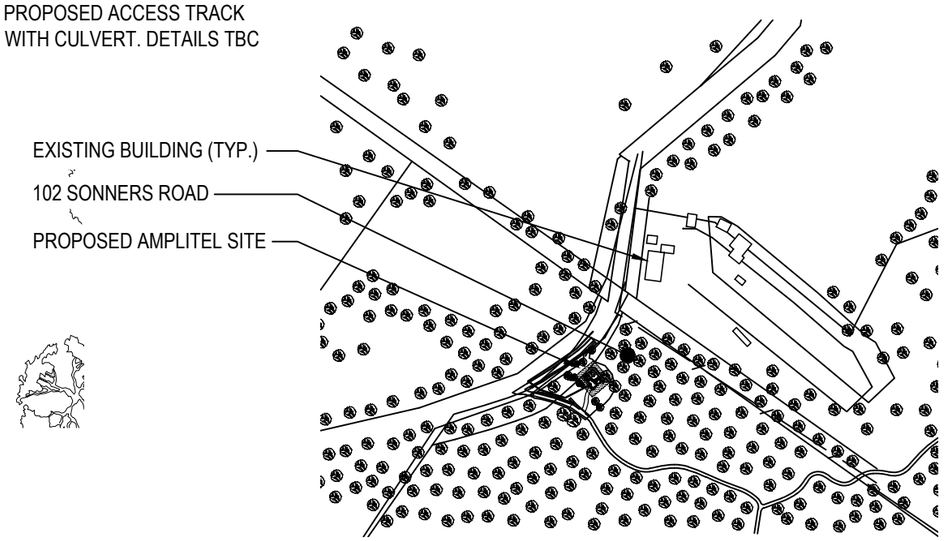
SCALE 1:500

5m 0 5m 10m 15m 20m 25m SCALE 1:500



LOCALITY PLAN

NOT TO SCALE



SITE ACCESS

SCALE 1:5000

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

SERVICES LEGEND

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PROPERTY DESCRIPTION

PART OF LOT 1 ON PLAN 203328

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
LATITUDE	-42.57555° (GDA94)
LONGITUDE	147.01352° (GDA94)

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

PRELIMINARY

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DWG NO. TAS100182 SHT NO. S1 - A3

SITE SETOUT PLAN

SCALE 1:100

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

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SITE SETOUT PLAN
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182 SHT NO. S1-1 -

A3

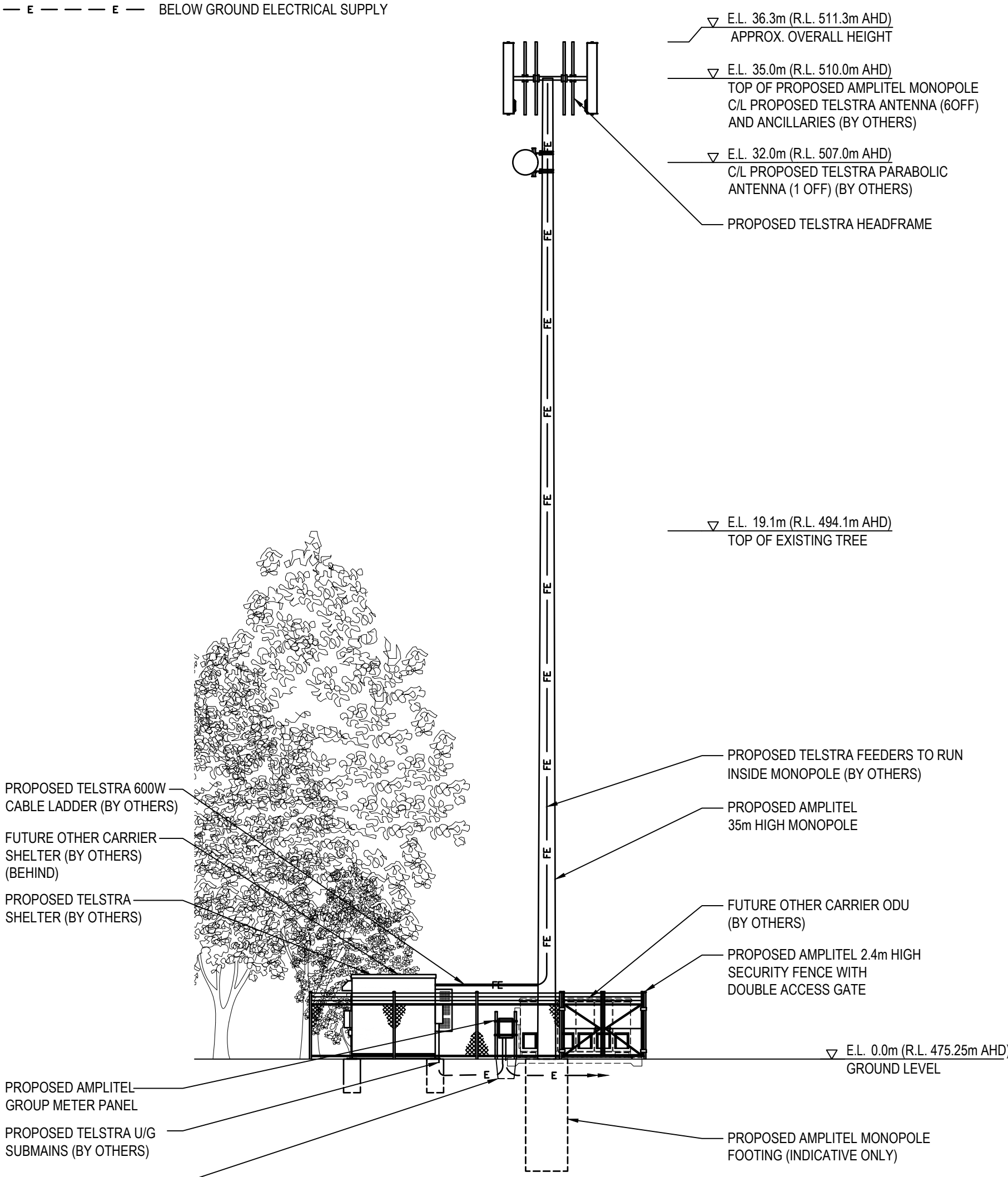
NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

SERVICES LEGEND

FE FE — ABOVE GROUND FEEDER CABLES

E E — BELOW GROUND ELECTRICAL SUPPLY



SOUTH WEST ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
TLS-RCP2-069	JM	PE	PRELIMINARY - SP30100137WO2BMM	JG	DB	10.07.23	1

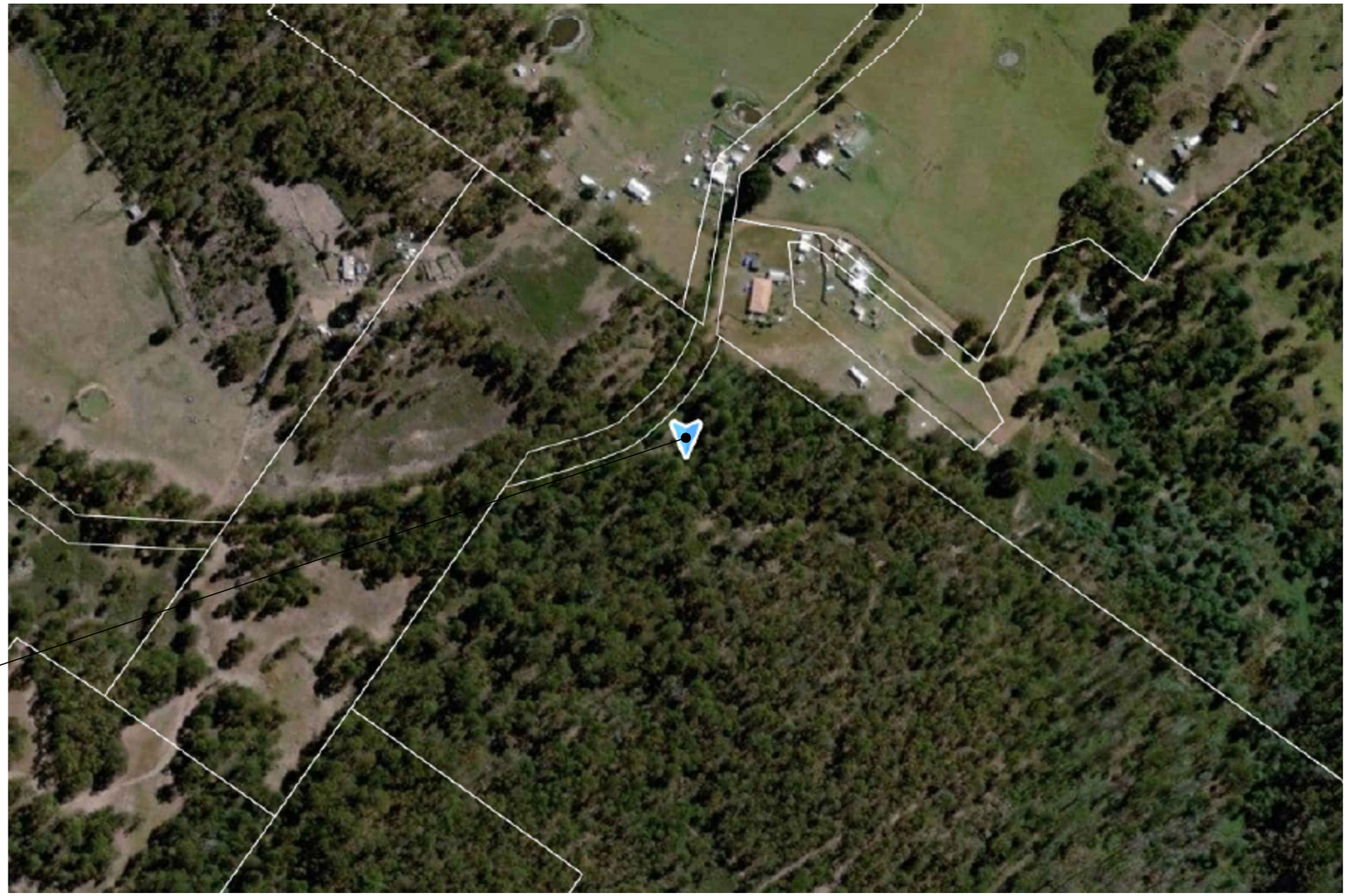
AMPLITEL
Part of the Telstra Group

TOWER AMS SITE TAS100182
PELHAM
SOUTH ELEVATION
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182 SHT NO. S3 -

bmm GROUP

A3V



AERIAL PHOTO LOCALITY PLAN

NOT TO SCALE

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
TLS-RCP2-069	JM	PE	PRELIMINARY - SP30100137WO2BMM	JG	DB	10.07.23	1

AMPLITEL
Part of the Telstra Group

TOWER AMS SITE TAS100182
PELHAM
AERIAL PHOTO LOCALITY PLAN
102 SONNERS ROAD, PELHAM, TAS 7030

DWG NO. TAS100182

SHT NO. S7 -

A3