

Our Ref: Broken Hill North_council site



21 November 2014

S K Planning Pty Ltd

ABN 76 108 325 435

Tracey Stephens
Heritage and Planning Officer
Broken Hill City Council
P O Box 448
BROKEN HILL NSW 2880

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Crafers SA 5152

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Dear Tracey

**RE: Proposed telecommunications facility
North Family Play Centre, 334 McCulloch Street, Broken Hill (Lot 2 Plan 1175135)
DA 182/2014**

As you are aware, **S K Planning** acts on behalf of **Telstra Corporation Ltd** ('Telstra') in respect of this application. The proposal by Telstra is to establish a telecommunications facility, in the form of a mobile telephone base station, at Council-owned land adjacent the North Family Play Centre (specifically, part of lot 2) in Broken Hill.

This proposal is an alternative proposal to a previously refused application at 576-578 Chapple Lane (DA 42/2014). Telstra retains a lease agreement with the owner at the Chapple Lane site and Telstra has yet to decide whether to exercise its rights of appeal pursuant to Section 97 of the *Environmental Planning and Assessment Act 1979*.

The main components of the proposed facility are a 35-metre tall monopole, six panel antennas, six remote radio units (RRUs) and an equipment shelter. The facility is located within the **R1 General Residential Zone** pursuant to the Broken Hill Local Environment Plan 2013. The proposal may only be developed with consent.

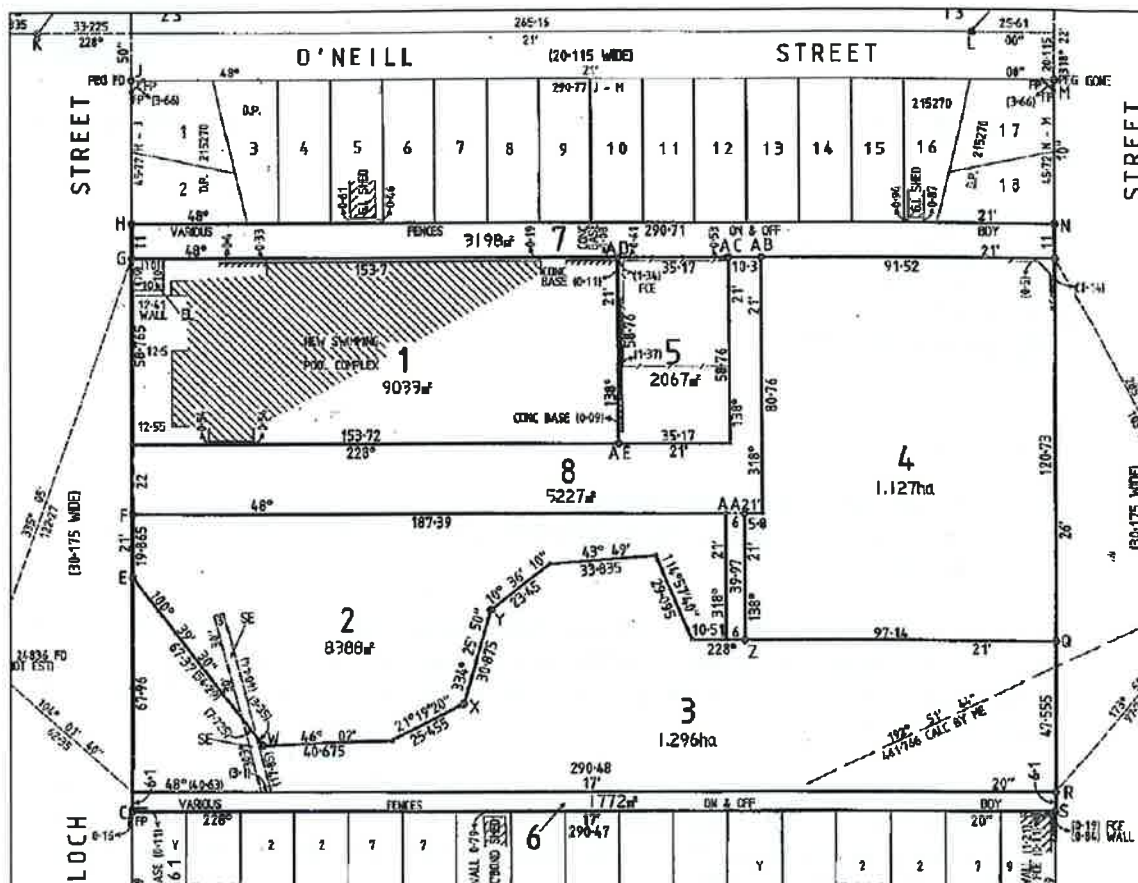
A brief cover letter was provided at the time of lodgement. This letter constitutes a detailed planning statement as to the merits of the proposal to assist Council in determining the application.

I understand the necessary fees have been paid.

The Subject Land

The subject land is located at 334 McCulloch Street, Broken Hill and is the site of the North Family Play Centre, which includes the town's public swimming pool. The location of the proposed facility is at the far end of the carpark, which places it roughly in the middle of the land bounded by McCulloch and Murton Streets, as well as about half way between the lanes running behind houses fronting Fisher and O'Neill Streets.

The land consists of eight allotments (including the lanes behind the Fisher and O'Neill Street dwellings), as shown on the survey extract below. Lot 1 is used for the swimming pool, lot 8 for the carpark and lot 2 for the playground and public toilets. The facility is proposed on lot 2.



The aerial photo below shows the actual use (or intended use) of the land as it currently stands. The facility is proposed in top right-hand corner of the green shaded area, roughly in the middle of the site.





The land is basically flat, save for the detention areas and most of the established trees are along the McCulloch Street frontage and south of the carpark.

The Locality

The subject land is situated in the northern part of the urban area of Broken Hill, which is largely residential in nature. Most houses are single-storey in nature in this area and there are houses to the north, north-east, west and south of the subject land. To the east (across Murton Street) is the Willyama High School.

Vegetation is scattered in the wider area although there are some examples of large individual trees. There are no existing telecommunications facilities in this part of Broken Hill which could provide a collocation opportunity.

The Proposal

The proposal consists of the following elements:

- a 35-metre tall monopole;
- six (6) panel antennas (each 2.53m in length) mounted on a compact headframe around the top of the proposed monopole;
- six (6) remote radio units (RRUs - each with dimensions of 518mm x 470mm x 156mm) mounted on the proposed monopole just below the proposed antennas;
- a pre-fabricated equipment shelter (dimensions 2.28m x 3.28m x 3.0m) to house the necessary base-station equipment;
- An overhead cable tray (600mm wide) connecting the equipment shelter to the monopole; and
- A 2.4-metre tall security fence with an access gate.

Whilst not a relevant planning issue, it is worthy of note that the maximum levels of electromagnetic energy from the proposed facility will be approximately 0.7% of the exposure limits set down by ARPANSA. A standard form EME report is *attached* for Council's information.

Need for the Facility

The need for the proposed facility has arisen due to the continuing growth of subscriber demand, particularly for data services such as mobile internet and the dramatic increase in devices which use significantly more data, such as smartphones, tablets and internet dongles. The result of this increase in data demand is the requirement to add additional capacity into the network (partly through the augmentation of existing sites and partly through construction of new facilities) and decrease the size of the area being serviced by each facility (and therefore the distance between the facility and the user). As such, it follows that more facilities at an increased density will be required over time as demand continues to grow.

Currently Broken Hill is served by only two existing facilities - one at the Broken Hill Exchange on Chloride Street and the second known as the 'Slag Heap' near Gypsum Street's junction with the Silver City Highway.



Both existing sites have undergone substantial and recent augmentation (through increasing the number of channels and frequencies available) to increase the capacity of those sites. However, despite these upgrades each site can only serve a finite number of users, which also decreases when users are more distant from the base station as more signal strength is required to provide that service. This is the case in the northern part of Broken Hill where the existing sites cannot provide sufficient levels of signal strength and capacity to service the growing demand.

Accordingly, the only way to efficiently and effectively service the northern residential area of Broken Hill is to erect a new facility. The 'ideal' location from a purely technical perspective is roughly centred around the intersection between McGowen and Brazil Streets. Following the withdrawal of a development application at 652 Williams Street and the rejection by Council of a development application at 576-578 Chapple Lane, it has been determined that the only remaining location available to Telstra and able to satisfactorily meet the network and service objectives is at Lot 2 McCulloch Street.

The proposed site will improve coverage (particularly in-building) and a significant improvement to network capacity, meaning data services in particular will benefit. The outcome will be a faster, more robust service able to handle more subscribers simultaneously. Users will also notice improved battery life and the existing sites will also see benefits from reduced demands on their resources, meaning they are better able to serve customers closer to those existing locations.

Assessment

The proposed facility is located on land within the **R1 General Residential Zone** pursuant to the Broken Hill Local Environment Plan 2013. The proposal may only be developed with consent.

The R1 Zone is primarily concerned with the development of housing needs, types and densities, but also allows for other land uses that provide facilities and services to meet the day to day needs of residents. This would include non-residential land uses such shops and community facilities but would also extend to the type of infrastructure proposed here, which has become an essential part of daily life. The facility is proposed specifically to provide improved levels of service to the northern residential part of Broken Hill and as such fulfils this broad desire of the zoning provisions.

However, in the absence of any specific policy guidance in the LEP with respect to telecommunications facilities, the following characteristics of the subject proposal are noteworthy:

- The facility has been placed within the existing network to improve the capacity of the existing Next G® network, which has been identified as requiring improvement in this area, thereby meeting the communications needs of the community;
- The facility is proposed in conjunction with an existing non-residential use of a reasonable scale;
- The location is not located on a main thoroughfare and is not directly opposite residential uses;
- The facility has been designed and sited to minimise the visual impact on the locality;
- The antennas are mounted as close to the monopole as possible on the most compact headframe arrangement available;
- There are no existing structures in the wider area on which the facility could be collocated and the network objectives for the site met; and
- There are no heritage items or areas affected by the proposal.

Although the proposed monopole will be visible to varying extents throughout the locality, it is generally acknowledged that such infrastructure is an essential part of modern telecommunications and must be provided to meet the growing needs of the community. Further, it is also generally acknowledged that some detrimental impact is inevitable and siting and design must minimise that impact to the extent possible. It is also noteworthy that any other location selected would also require a new structure of



similar if not identical appearance and proportions to the subject proposal and would therefore have broadly similar impacts.

Telstra has performed a diligent search of the surrounding area and has determined there are no other viable locations for the proposed facility. Further, the current location has been pursued with the encouragement of Council and Council has now formally resolved to lease a portion of Lot 2 to Telstra for this purpose.

Conclusion

The proposal is to establish a monopole facility at 334 (Lot 2) McCulloch Street, Broken Hill to accommodate Telstra's requirements for its Next G® mobile network. The facility is typical of the design utilised and height required in urban areas throughout Australia. A requirement for a facility in this area has been identified by Telstra and will assist in providing greater depth of coverage and capacity to the surrounding area. The new facility will be able to accommodate both '3G' and '4G' technology (when suitable spectrum becomes available).

The facility is designed and sited to minimise visual impact as much as reasonably possible whilst still satisfactorily meeting its network objectives, although of course it is acknowledged that some localised impact will occur.

Importantly, its location and design will not have any material impact on the continuing use (or future redevelopment) of the subject land or any surrounding land more generally.

Council is advised that Telstra has set up a dedicated webpage with respect to this facility to ensure easy access to information by the public. The webpage address is www.rfnsa.com.au/2880055. This webpage address may be given out to any interested parties.

Accordingly, the subject proposal warrants approval. Should Council require any additional information prior to making its determination, please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Mark Baade', written over a light blue circular stamp.

MARK BAADE

B.Planning (Hons)

M: 0417 088 000

markb@skplanning.com.au

Attached:

EME report

DEVELOPMENT, CONSTRUCTION CERTIFICATE, COMPLYING DEVELOPMENT CERTIFICATE, SECTION 68 AND/OR OTHER APPROVALS APPLICATION

Development Application/Construction Certificate/Complying Development Certificate Number: /2014

Section 1

TYPE OF APPLICATION/S BEING APPLIED FOR

Tick the
relevant box
or boxes

- ☒ **DEVELOPMENT APPLICATION** (Made under the *Environmental Planning and Assessment Act 1979*, Section 78A)
- ☐ **DEVELOPMENT CONSENT - SUBDIVISION** (Made under the *Environmental Planning and Assessment Act 1979*, Section 78A)
- ☐ **CONSTRUCTION CERTIFICATE APPLICATION** (Made under the *Environmental Planning and Assessment Act 1979*, Sections 109C(1)(b), 81A(2) & 81A(4))
- ☐ **COMBINED DEVELOPMENT APPLICATION/CONSTRUCTION CERTIFICATE** (Made under the *Environmental Planning and Assessment Act 1979*, Section 78A and Sections 109C(1)(b), 81A(2) & 81A(4))
- ☐ **COMPLYING DEVELOPMENT CERTIFICATE APPLICATION** (issued under *Environmental Planning and Assessment Act 1997*, Section 85, 85A)
 - ☐ State Environmental Planning Policy (Exempt and Complying Development Codes) 2008; or
See Important Information and back page for Type of Work covered as Complying Development
- ☐ **INTEGRATED DEVELOPMENT APPROVAL** (Made under the *Environmental Planning and Assessment Act 1979*, Section 91)
- ☐ **DEVELOPMENT APPLICATION MODIFICATION** (issued under *Environmental Planning and Assessment Act 1997*, Section 96)
- ☐ **CONSTRUCTION CERTIFICATE APPLICATION MODIFICATION** (Made under the *Environmental Planning and Assessment Act 1979*)
- ☐ **SECTION 68 APPLICATION** (Transportable/Relocatable Dwellings only)
- ☐ **OTHER APPROVAL UNDER SECTION 68 - Part _____**
(please specify) (issued under Local Government Act 1993)
- ☐ **SUBDIVISION CONSTRUCTION CERTIFICATE**

Section 2

APPLICANT DETAILS

Builders or
Contractors
CANNOT be
the Applicant
for a
Construction
Certificate,
unless they are
the owner of
the land



APPLICANT NAME: Telstra Corporation Ltd.
APPLICANT COMPANY NAME (if applicable): S.K. Planning
POSTAL ADDRESS: P O Box 138
CITY/TOWN: Crafer's SA POSTCODE: 5152
E-MAIL ADDRESS: markb@skplanning.com.au
PHONE - Business: 0417088000
Private: _____ Fax: _____
PHONE - Mobile: _____
SIGNATURE: [Signature] DATE: 19/11/14
CAPACITY (owner, builder, architect, etc) Town planner.

Section 3

SUBJECT LAND

Details of
land where
development
is proposed

OWNER: _____
PROPERTY ADDRESS: _____
CITY/TOWN: _____ POSTCODE: _____
LOT/DP: 2 in DP1175135
SEC NO: _____ PROPERTY NUMBER: _____

Section 4

DESCRIPTION OF DEVELOPMENT

TYPE OF DEVELOPMENT: ☐ Local ☐ Integrated ☐ Designated

DESCRIPTION OF WORK/DEVELOPMENT BEING CARRIED OUT: _____

Telecommunications facility

(Eg - New Dwelling; Additions to Dwelling; Garage; Swimming Pool & Fencing;
Units; Dual Occupancy; Subdivision; Boundary Adjustment; Change of Use;
Approval in Principle; Industrial/Commercial Workshop/Factory, etc)

USE OF DEVELOPMENT: _____

Telecommunications (mobile
phone network)

TOTAL VALUE OF WORK \$ 180,000 (fees calculated on value)

Value of the Development (work to be done) subdivision excluded: - **VALUE
MUST BE A REAL VALUE, INCLUDING LABOUR COMPONENT FOR WORK.**

FOR SUBDIVISION - NUMBER OF EXISTING LOTS _____
NUMBER OF PROPOSED LOTS _____

VALUE

If building
work is to be
carried out

*** Note: See back page for required attachments ***

SECTION 5 TO BE COMPLETED FOR CONSTRUCTION CERTIFICATE AND COMPLYING DEVELOPMENT CERTIFICATE APPLICATIONS ONLY

Section 5

ABS SCHEDULE



This schedule is required to be completed for the provision of information to the Australian Bureau of Statistics.

Please complete this schedule.

All New Buildings

- Number of storeys (including underground floors) _____
- Gross floor area of existing building (m²) _____ m²
- Gross floor area of new building (m²) _____ m²
- Gross site area (m²) (lease area) 54 m²

Residential Buildings Only

- Number of dwellings to be constructed _____
- Number of pre-existing dwellings on site _____
- Number of dwellings to be demolished _____
- Will the new dwelling(s) be attached to other new buildings?
Yes ☐ No ☐
- Will the new building(s) be attached to existing buildings?
Yes ☐ No ☐
- Does the site contain a dual occupancy?
Yes ☐ No ☐

Note: Dual occupancy = two dwellings on the same site.

ALL BUILDING WORK

Number of WC's to be installed: 0

SWIMMING POOLS

Capacity: _____ Litres (over 40,000 litres – BASIX Certificate required)

BASIX CERTIFICATE

- Is a Basix Certificate required? Residential development >\$50k
Yes ☐ No ☐

Certificate Number: _____

METHOD OF TERMITE CONTROL: _____

APPROXIMATE DATE WORK IS TO COMMENCE (month/year) 2015

Materials to be Used

Place a tick in the box which best describes the materials the new work will be constructed of:

Floor

☐ concrete (20)

☐ timber (40)

☒ other (80)

☐ not specified (90)

Walls

☐ brick veneer (12)

☐ full brick (11)

☐ single brick

☐ timber/weatherboard (40)

☐ concrete block (20)

☐ concrete

☐ hardiplank

☐ concrete/masonry

☐ fibrous cement (30)

☐ curtain glass (50)

☒ colorbond steel

☐ cladding – aluminum (70)

☐ steel (60)

☐ not specified (90)

☐ existing

☐ other (80)

Roof

☐ aluminium (70)

☐ concrete (20)

☐ fiberglass

☐ concrete tile (10)

☐ fibrous cement (30)

☐ terracotta tile

☐ slate

☐ masonry/terracotta tiles

☒ colorbond steel (60)

☐ other (80)

☐ not specified (90)

☐ existing

Frame

☐ timber (40)

☐ steel (60)

☒ other (80)

☐ Aluminum (70)

☐ not specified (90)

Section 6

CONSENT OF ALL OWNERS

If property is in the name of a company, position held in that company must be stated & company seal (if one) fixed here.

All Property Owners must sign for **all** Applications

THIS SECTION MUST BE COMPLETED FOR ALL TYPES OF APPLICATIONS

I/we hereby consent to the making of this application and I/we understand that it will be necessary for Council staff to enter and inspect the property, the subject of this application to ensure compliance with the provisions of the Environmental Planning and Assessment Act 1979, as amended and the Regulations thereunder and with the approved plans and specifications.

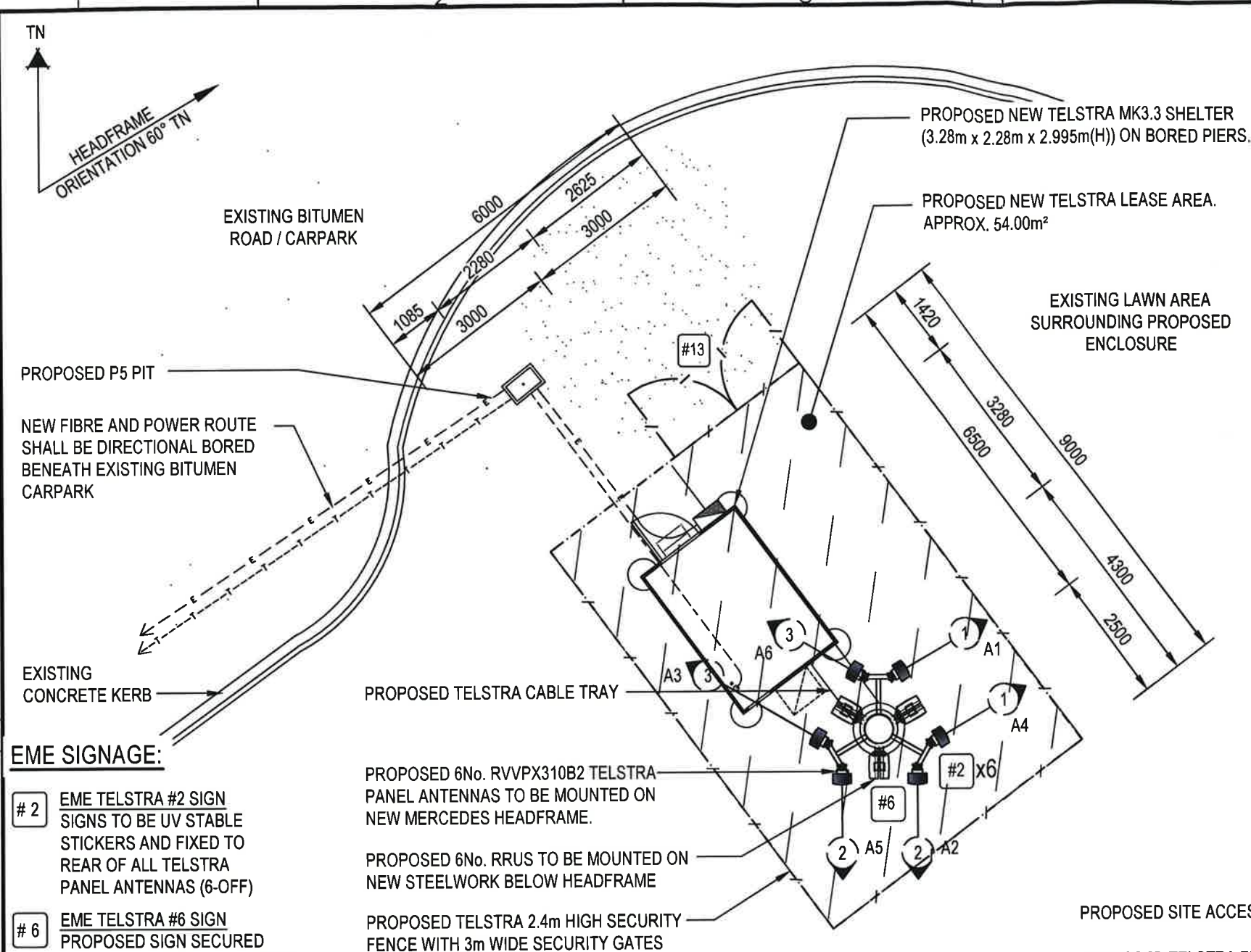
Therefore, I/we give approval for Council staff to enter and inspect the property during the approval process; during construction and until such time as all of the work has been completed to Council's satisfaction.

NAME (print full names)	SIGNATURE	DATE

ADDRESS: _____

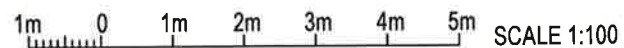
CITY/TOWN: _____ POSTCODE: _____

PHONE - Private: _____ Business: _____



SITE LAYOUT

SCALE 1:100



NOTES :

- ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
- FOR SITE SPECIFIC NOTES REFER TO SHEET S0.
- FOR EME SIGNS NOTED AS (#X) REFER TO 005486 DOCUMENTS FOR DETAILS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ☒ PROPOSED TELSTRA LEASE AREA

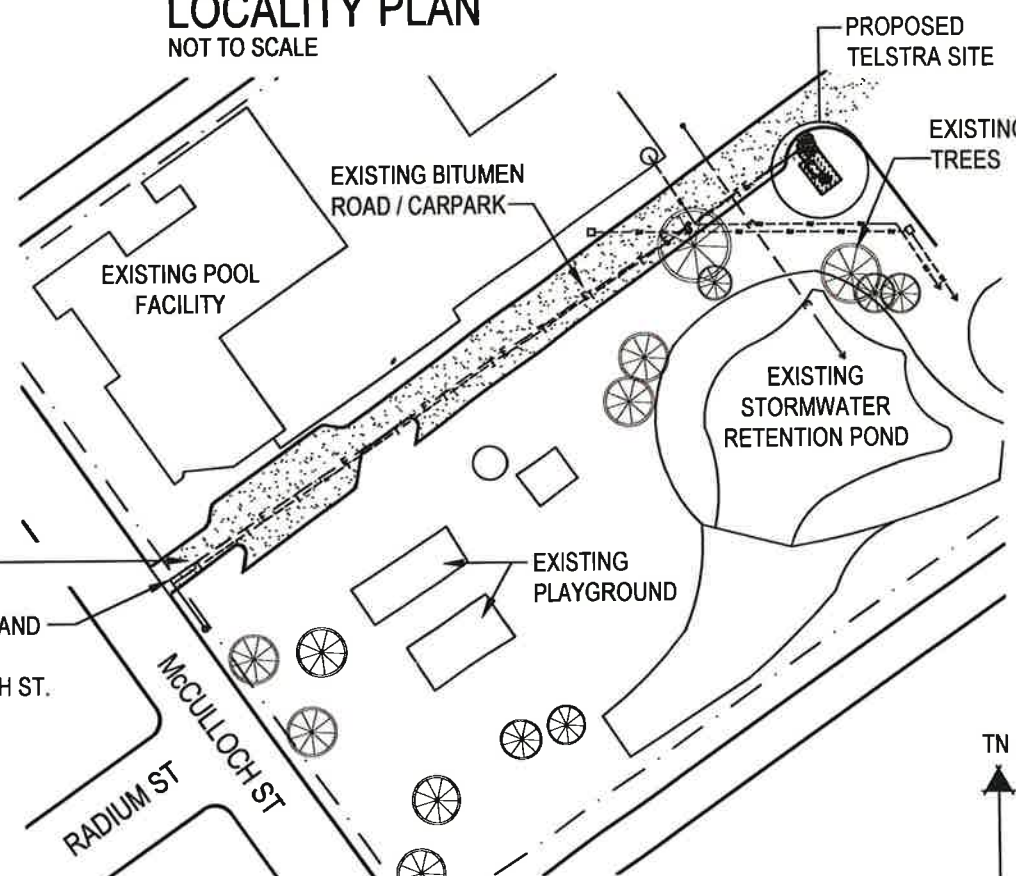
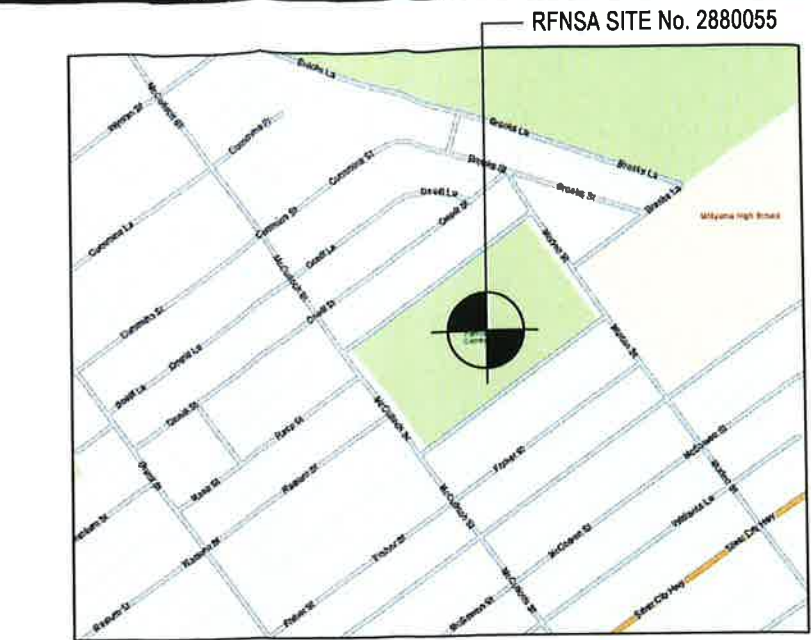
PROPERTY DESCRIPTION

CERTIFICATE OF TITLE VOL 2
FOLIO 1175135
LOT 2 IN DP 1175135

SITE STRUCTURE CO-ORDINATES (GDA94)

GPS READING ACCURACY: ±10m
CENTRE OF POLE

LATITUDE	-31.93755° (GDA94)
LONGITUDE	141.46942° (GDA94)



SITE ACCESS

NOT TO SCALE

TO BE READ IN CONJUNCTION WITH TO SHEET S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SN05198.01	SS	ST	PRELIMINARY - SP71422844WO04URB	PL	JT	20.11.14	1



MOBILE NETWORK SITE 285403
BROKEN HILL NORTH (COUNCIL CANDIDATE)

SITE LAYOUT AND ACCESS
MCCULLOCH ST, BROKEN HILL, N.S.W 2880

DWG NO.	S106752	SHT NO.	S1 INDEX
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PROPOSED 6No. RVVPX310B2 TELSTRA
PANEL ANTENNAS TO BE MOUNTED ON
NEW MERCEDES HEADFRAME.

PROPOSED 6No. RRUS TO BE MOUNTED
ON NEW STEELWORK BELOW HEADFRAME

PROPOSED VERTICAL CABLE
TRAY

#2 x6

▽ E.L. 36.16m	TOP OF TELSTRA PANEL ANTENNAS
▽ E.L. 35.00m	TOP OF POLE
▽ E.L. 34.89m	C/L PROPOSED TELSTRA PANEL ANTENNAS
▽ E.L. 33.60m	C/L PROPOSED TELSTRA RRUS
▽ E.L. 32.60m	C/L PROPOSED TELSTRA RRUS
▽ E.L. 29.50m	C/L PROPOSED CABLE EXIST WINDOW

PROPOSED 35m MONOPOLE

PROPOSED FEEDERS / HYBRID CABLES TO BE RUN
INSIDE MONOPOLE

SERVICES LEGEND

— FE —	— FE —	ABOVE GROUND FEEDER CABLES
— FE —	— FE —	BELOW GROUND FEEDER CABLES
— E —	— E —	BELOW GROUND ELECTRICAL SUPPLY
— T —	— T —	OPTICAL FIBRE BELOW GROUND

PROPOSED NEW TELSTRA MK3.3
SHELTER (3.28m x 2.28m x 2.995m(H))
ON BORED PIERS.

PROPOSED TELSTRA 2.4m HIGH SECURITY
FENCE WITH 3m WIDE SECURITY GATE

PROPOSED TELSTRA FIBRE AND
POWER TO BE TRENCHED TOGETHER
ONTO MCCULLOCH ST (TBC)

EXISTING BITUMEN
ROAD, CONCRETE
KERB AND GUTTER

EXISTING TREES

▽ E.L. 00.00m
GROUND LEVEL

NOTES :

- ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED
AS PER EXTERNAL PLANT POLICY 003615.
- FOR SITE SPECIFIC NOTES REFER TO SHEET S0.
- FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

SITE EME SIGNAGE

#2 EME TELSTRA #2 SIGN
SIGNS TO BE UV STABLE
STICKERS AND FIXED TO
REAR OF ALL TELSTRA
PANEL ANTENNAS (6-OFF)

#6 EME TELSTRA #6 SIGN
PROPOSED SIGN SECURED
1.5m AGL TO MONOPOLE USING
STAINLESS STEEL STRAPS

#13 EME TELSTRA #13 SIGN
PROPOSED SIGN SECURED TO
TELSTRA COMPOUND GATE USING
STAINLESS STEEL STRAPS

SOUTH-WEST ELEVATION

SCALE 1:150

1.5m 0 1.5m 3m 4.5m 6m 7.5m SCALE 1:150

PROPOSED CONCEPT
FOOTING DESIGN

kordia
people & technology as one

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SN05198.01	SS	ST	PRELIMINARY - SP71422844WO04URB	PL	JT	20.11.14	1

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Telstra


MOBILE NETWORK SITE 285403
BROKEN HILL NORTH (COUNCIL CANDIDATE)
SOUTH-WEST ELEVATION
MCCULLOCH ST, BROKEN HILL, N.S.W 2880

DWG
NO. S106752

SHT
NO. S3
INDEX


TELSTRA ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	PHYSICAL ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RVVPX310B2 PANEL 2533x353x209mm	INSTALL	34.89m	60°	S1: WCDMA850 S1: WCDMA850
					S1: FUTURE S1: FUTURE
					S1: FUTURE S1: FUTURE
A2	ARGUS RVVPX310B2 PANEL 2533x353x209mm	INSTALL	34.89m	180°	S2: WCDMA850 S2: WCDMA850
					S2: FUTURE S2: FUTURE
					S2: FUTURE S2: FUTURE
A3	ARGUS RVVPX310B2 PANEL 2533x353x209mm	INSTALL	34.89m	300°	S3: WCDMA850 S3: WCDMA850
					S3: FUTURE S3: FUTURE
					S3: FUTURE S3: FUTURE
A4	ARGUS RVVPX310B2 PANEL 2533x353x209mm	INSTALL	34.89m	60°	S1: WCDMA850 S1: FUTURE
					S1: FUTURE S1: FUTURE
					S1: FUTURE S1: FUTURE
A5	ARGUS RVVPX310B2 PANEL 2533x353x209mm	INSTALL	34.89m	180°	S2: WCDMA850 S2: FUTURE
					S2: FUTURE S2: FUTURE
					S2: FUTURE S2: FUTURE
A6	ARGUS RVVPX310B2 PANEL 2533x353x209mm	INSTALL	34.89m	300°	S3: WCDMA850 S3: FUTURE
					S3: FUTURE S3: FUTURE
					S3: FUTURE S3: FUTURE

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SNO5198.01	SS	ST	PRELIMINARY - SP71422844WO04URB	PL	JT	20.11.14	1



people & technology as one

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MOBILE NETWORK SITE 285403
BROKEN HILL NORTH (COUNCIL CANDIDATE)
ANTENNA CONFIGURATION TABLE
MCCULLOCH ST, BROKEN HILL, N.S.W 2880

DWG NO. S106752

SHT NO. S3-1 INDEX