



NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:

CA: 2D SEC: 4 Psh: WERMATONG, TAWONGA CRESCENT, MOUNT BEAUTY

The application is for a permit to:

**USE AND DEVELOPMENT OF THE LAND FOR THE PURPOSES OF CONSTRUCTION AND
OPERATION OF A TELECOMMUNICATIONS FACILITY (FIXED WIRELESS FACILITY – NBN)**

The applicant for the permit is:

ERICSSON AUSTRALIA

The application reference number is:

2015.73.1

**You may look at the application and any documents that support the application at the
office of the Responsible Authority:**

ALPINE SHIRE: SHIRE OFFICES, GREAT ALPINE ROAD, BRIGHT

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing or email on submissions@alpineshire.vic.gov.au, include the reasons for the objection and state how the objector would be affected.

The Responsible Authority will not decide on the application before 1 July, 2015.

If you object, the Responsible Authority will tell you its decision.

Application for Planning Permit

Grp 2
App 2

Parcel 1625
BMO Prop HMC

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#)

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land

1 Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.	St. No.	St. Name: Tawonga Crescent
Suburb/Locality: Mt Denny		Postcode: 3009

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

A ☐ Lot No.: 20 ☐ Lodged Plan ☒ Title Plan ☐ Plan of Subdivision No.: 800019F

OR

B ☐ Crown Allotment No.: Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

2 For what use, development or other matter do you require a permit? *

If you need help about the proposal, read [How to Complete the Application for Planning Permit Form](#)

Select the focus of this application and describe below: Other

Telecommunications (NON Fixed Wireless) Facility

Provide additional information on the proposal, including plans and elevations, any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist, and if required, a description of the likely effect of the proposal.

Cost \$240,000

You may be required to verify this estimate.

Insert 'D' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

3 Estimated cost of development for which the permit is required *

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 60 seats, grating.

Rural

☐ Provide a plan of the existing conditions. Photos are also helpful.

Title Information 1

5 Encumbrances on title *

If you need help about the title, read:

How to Complete the Application for Planning Permit Form

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

☐ Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details 1

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Name:

Title: Mr

First Name:

Surname:

Organisation (if applicable): Ericsson Australia

Postal Address:

Unit No.:

St. No.:

If it is a P.O. Box, enter the details here:

St. Name:

Suburb/Locality:

State:

Postcode:

Contact person's details *

Same as applicant (if so, go to 'contact information') ☐

Name:

Title: Mr

First Name: Joel

Surname: Rodzki

Organisation (if applicable): Visionsstream

Postal Address:

Unit No.:

St. No.:

If it is a P.O. Box, enter the details here:

St. Name: Locked Bag 3

Suburb/Locality: Bentleigh East

State: VIC

Postcode: 3155

Contact information

Business Phone: 03 9575 4117

Email: joel.rodzki@visionsstream.com.au

Mobile Phone: 0409248722

Fax: 03 9583 7481

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation

Title: sub	First Name:	Surname:
Organisation (if applicable): Mt Beauty Golf Club		
Postal Address:		
Unit No.:	St. No.:	St. Name: Tawonga Crescent
Suburb/Locality: Mt Beauty		Date: VIC VIC Postcode: 3080
Owner's Signature (Optional):		Date:
day / month / year		

Declaration **I**

7 This form must be signed by the applicant *

A Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, and that all the information in this application is true and correct, and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 2/6/15
day / month / year

p.p.

If you need help to complete this form, read *How to complete the Application for Planning Permit Form*. General information about the planning process is available at www.dpc.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 Has there been a pre-application meeting with a Council planning officer?	☐ No ☐ Yes	If 'yes', with whom?: Date: day / month / year
--	--	--

Checklist **1**

9 Have you:	☒ Filled in the form completely? ☒ Paid or included the application fee? ☒ Provided all necessary supporting information and documents? ☒ Completed the relevant Council planning permit checklist? ☒ Signed the declaration (section 7)?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
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Lodgement **1**

Lodge the completed and signed form, the fee payment and all documents with:

Alpine Shire Council
PO Box 139
Great Alpine Road
Bright VIC 3741

Contact information:
Telephone: 03 5755 0555
Email: info@alpineshire.vic.gov.au

Deliver application in person, by fax, or by post:



Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:



You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

Planning Report Proposed Fixed Wireless Facility

Tawonga Crescent
Mt Beauty, VIC, 3699

NBN Site Reference
3MBE-51-10-MOTB

The contents of this document reflect NBN Co's current position on the subject matter of this document. It is provided solely to explain information relevant to NBN Co's planning proposal. The contents of this document should not be relied upon as representing NBN Co's final position on the subject matter, except where stated otherwise. Any dates provided are indicative only, are subject to change and are dependent upon a number of factors.

Prepared on behalf of NBN Co Limited
By Visionstream
May 2015

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Executive Summary

Proposal	NBN Co propose to install a new fixed wireless facility at the Mount Beauty Golf Course, Tawonga Crescent, VIC. 3609 comprised of the following: • 40m monopole structure; • 1 x parabolic dish antenna; • 2 x panel antennas; and • Ancillary equipment associated with operation of the facility, including cable trays, cabling, safe access methods, bird proofing, earthing, electrical works and air-conditioning equipment.	
Purposes	The proposed facility is necessary to provide NBN fixed wireless coverage to the rural area surrounding Mt Beauty.	
Property Details	Lot & Plan No: Lot 20, Section 4, Parish of Warrumbungle Street Address: Tawonga Crescent, Mt Beauty, VIC. 3609 Overall Site Area: 41ha approx. Property Owner: Mt Beauty Golf Club	
Town Planning Scheme	Council: Alpine Shire Council Zones: Public Park and Recreation Zone Overlays: Bushfire Management Overlay Use Definition: Telecommunications facility	
Applicable Planning Policies	Relevant State & Local Planning Policies	Complies
	SPPF – Clause 13.03-4 Telecommunications	Yes
	MSS – Clause 21 Municipal Strategic Statement	Yes
	MSS – Clause 22 Local Policies	Yes
Application	Use and development of the land for the purposes of construction & operation of a Telecommunications Facility (Fixed Wireless facility)	
Applicant	NBN Co Limited (NBN Co) c/- Visionstream Locked Bag 3 Bentleigh East VIC 3165 Contact: Joel Rodski 03 9575 4117 Our Ref: 3M8E-51-16-M078	

1 INTRODUCTION

NBN Co has engaged Ericsson as the equipment vendor and project manager to establish the infrastructure required to facilitate the fixed wireless component of the National Broadband Network (NBN). Ericsson has in turn engaged Visionstream to act on its behalf in relation to the establishment of the required fixed wireless network infrastructure.

The NBN is an upgrade to Australia's existing telecommunications network. It is designed to provide Australians with access to fast, affordable and reliable internet and landline phone services.

NBN Co plans to upgrade the existing telecommunications network in the most cost-efficient way using best-fit technology and taking into consideration existing infrastructure.

To support the Fixed Wireless component of this network, NBN Co requires a fixed wireless transmission site to provide fixed wireless internet coverage to the rural areas surrounding Mt Beauty.

An in-depth site selection process was undertaken in the area prior to confirming the site as the preferred location. This process matched potential candidates against four key factors, namely:

- Town planning considerations (such as zoning, surrounding land uses, environmental significance and visual impact);
- The ability of the site to provide acceptable coverage levels to the area;
- Construction feasibility; and
- The ability for NBN Co to secure a lease agreement with the landowner.

This application seeks planning consent for:

- a 40m monopole structure;
- radio transmission equipment; and
- ancillary equipment.

The site is located at the Mt Beauty Golf Club, Tawonga Crescent, Mt Beauty, VIC, 3699; formally known as Lot 2D, Section 4, Parish of Werrutong.

This submission will provide assessment in respect of the relevant planning guidelines, and demonstrates site selection on the basis of:

- The site is designed so as to be appropriately located & sited at the rear of the golf course so as to minimise visual impact on the immediate & surrounding area;
- The proposal is designed to comply with the Alpine Planning Scheme;
- The site is designed to achieve the required coverage objectives for the area;
- The proposal is designed to operate within the regulatory framework of Commonwealth, State and Local Government; and
- The facility is designed to operate within all current and relevant standards and is regulated by the Australian Communications and Media Authority.

2 BACKGROUND

2.1 NBN Co and the National Broadband Network

NBN Co is the organisation responsible for overseeing the upgrade of Australia's existing telecommunications network and for providing wholesale services to retail service providers. The NBN is designed to provide Australians with access to fast, affordable and reliable internet and landline phone services.

NBN Co plans to upgrade the existing telecommunications network in the most cost-efficient way using best-fit technology and taking into consideration existing infrastructure.

The NBN's fixed wireless network will use cellular technology to transmit signals to and from a small antenna fixed on the outside of a home or business, which is pointed directly towards the fixed wireless facility.

NBN Co's fixed wireless network is designed to offer service providers with wholesale access speeds of up to 25Mbps for downloads and 5Mbps for uploads¹.

2.2 What is Fixed Wireless and how is it different to Mobile Broadband?

The NBN's fixed wireless network, which uses advanced technology commonly referred to as LTE or 4G, is engineered to deliver services to a fixed number of premises within each coverage area. This means that the bandwidth per household is designed to be more consistent than mobile wireless, even in peak times of use.

Unlike a mobile wireless service where speeds can be affected by the number of people moving into and out of the area, the speed available in a fixed wireless network is designed to remain relatively steady.

2.3 The Fixed Wireless Network – Interdependencies

Although fixed wireless facilities are submitted to Council as standalone developments from a planning perspective, they are highly interdependent. Each fixed wireless facility is connected to another to form a chain of facilities that link back to the fibre network. This is called the 'transmission network'.

The transmission network requires line of sight from facility to facility until it reaches the fibre network. The fixed wireless network will remain unconnected without the transmission network and a break in this chain can have flow on effects to multiple communities.

A typical fixed wireless facility will include three antennas mounted above the surrounding area. Each antenna is designed to cover a set area to maximise signal strength.

¹ NBN Co is designing the NBN to provide these speeds to our wholesale customers, telephone and internet service providers. End user experience including the speeds actually achieved over the NBN depends on some factors outside NBN Co's control like equipment quality, software, broadband plans, and how the end user's former provider designs its network.

These network antennas communicate to a small antenna installed on the roof of each customer's home or business.

The proposed Fixed Wireless facility at Mt Beauty fibre hub site. It has been designed not only to provide fixed wireless internet services to surrounding premises, but is also designed so as to link to the adjacent wireless site at Tawonga.

The character of the fixed Wireless network is visually demonstrated through Figure 1 below.

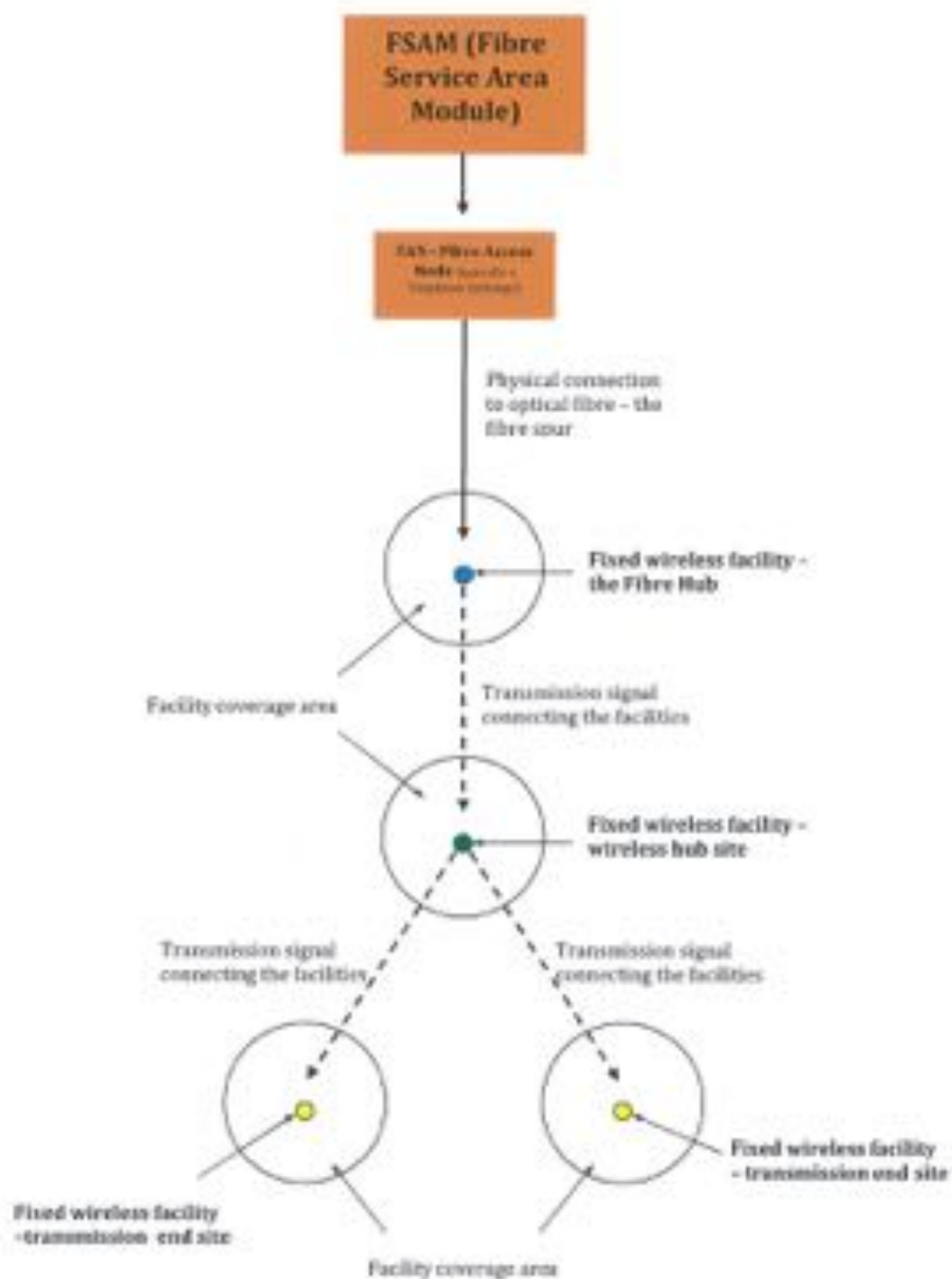


Figure 1: The fixed wireless network

3 SITE SELECTION

Planning for a new fixed wireless broadband facility is a complex process. NBN Co conducts a rigorous multi-stage scoping process, as outlined below.

3.1 Identification of areas requiring Fixed Wireless coverage

NBN Co's fixed Wireless locations are determined by a number of factors including the availability of both the NBN Co fibre transit network and the availability of Point of Interconnect (POI) facilities to allow for the installation of NBN Co fibre equipment. NBN Co uses a number of methods to identify those parts of Australia that require Fixed Wireless coverage. When an area is identified as requiring Fixed Wireless coverage, investigations are undertaken to determine the measures required to provide this coverage.

NBN Co has identified a requirement to provide a Fixed Wireless facility in Mt Beauty. The facility is designed to provide Fixed Wireless internet services to dwellings in the rural area surrounding Mt Beauty.

3.2 Site Selection Parameters

NBN Co generally identifies an area where the requirement for a Fixed Wireless facility would be highest, a 'search area.' A preliminary investigation of the area is then generally undertaken, in conjunction with planning and property consultants, radiofrequency engineers and designers in order to identify possible locations to establish a facility.

Generally speaking, new sites must be located within, or immediately adjacent to, the identified search area in order to be technically feasible. However, while the operational and geographical aspects of deploying new facilities are primary factors, there are also many other issues that influence network design, which have to be resolved in parallel.

Some of the issues that may be considered include visual amenity, potential co-location opportunities, the availability and suitability of land as well as a willing site provider, occupational health and safety, construction issues (including structural and loading feasibility and access for maintenance purposes), topographical constraints affecting network line of site, legislative policy constraints, environmental impacts, and cost implications.

The number, type and height of facilities required to complete the Fixed Wireless network are largely determined by the above operational, geographical and other factors discussed that influence final network design. These compounding factors often severely restrict the available search area within which a facility can be established to provide Fixed Wireless internet services to a local community.

3.3 Candidate Sites

A number of candidate sites were examined within the search area, with regard to each site's ability to meet the coverage objectives and site considerations listed in Section 3.2 of this report. It should be noted that NBN Co has attempted to utilise where possible as a first preference, any existing infrastructure or co-location opportunities. Each candidate was assessed based on the ability to meet the coverage objectives and site considerations detailed above. A total of 3 candidates were selected for in-depth investigation, as per Figure 2 below.

Option 1 – Greenfield Site at Chalet Road, Mt Beauty

Option 1 was for a greenfield facility at Chalet Road on a vacant land parcel adjacent to SP AusNet infrastructure used for horse agistment. However, frequency interference due to proximity to the SP AusNet manapole led to this option being discounted.

Option 2 – Greenfield Site at Glenbourn Drive, Mt Beauty

Option 2 was a greenfield facility to be located at the rear of undeveloped land at Glenbourn Drive, Mt Beauty. Although capable of meeting desired technical coverage objectives, the site is located within a low density residential zone and will have visual impacts on existing and future housing in the immediate area.

Option 3 – Greenfield Site at Mt Beauty Golf Club

This option is for a greenfield facility at the rear of the Mt Beauty Golf Course. The site provides good screening from the existing trees in the site and has good setback distances from houses to the north and west. For these reasons, this option was selected.



Figure 2 – NBN Co Candidate Sites (from Google Earth)

4 SUBJECT SITE & SURROUNDS

The telecommunications facility is proposed to be located at the Mt Beauty Golf Course, Tawonga Crescent, Mt Beauty which covers over 40ha on the south-eastern boundary of Mt Beauty. As shown in Figure 3 below, the proposed facility has been sited adjacent to the south-eastern boundary of the golf course.



Figure 3 – Aerial Photo of subject site and subject property

The subject site is zoned Public Park and Recreation Zone. The adjoining areas to the north and west of the subject property are zoned General Residential Zone and the area to the south-east is zoned Public Conservation and Resource Zone. The Bogong High Plains Road that forms the south-east boundary of the golf course is zoned Road Zone Category 1.

The proposed facility is situated adjacent to the south-eastern border of the golf course maximizing the separation distance from the residential areas to the north and west. The land use to the south east is Crown land that does not contain any dwellings. The nearest houses are located along the northern and western boundaries of the golf course, the closest being 325m away from the proposed facility.

The golf course is located on the south-eastern slope that rises from the Kiewa valley at Mt Beauty. It is an established course with strands of tall trees between the fairways. The land to the south-east is heavily vegetated and continues to rise significantly towards the Bogong High Plains.

5 THE PROPOSAL

5.1 Facility and Equipment Details

5.1.1 Equipment to be Installed

Approval is sought for the development of a telecommunications facility, comprising a 40 metre high monopole structure and ancillary components enclosed within a secure compound which measures approximately 80m² in area.

The proposed structure will feature will accommodate two (2) x panel antennas measuring approximately 1077mm x 300mm x 115mm. One (1) parabolic dish antenna will also be installed at a height of approximately 37m with a diameter of 900mm.

Please refer to **Appendix 3 – Proposed Plans** for further details.

5.1.2 Access and Parking Details

The proposed NBN compound will be accessed via a new access track that extends from the existing site entrance at Mountain Avenue, opposite the end of Mount Street. Approximately 430m of the track will installed.

The facility and all ancillary components are proposed to be constructed over the one title. A copy of title is provided as **Appendix 2**. Plans indicating the details of the proposal form part of the documentation of this application. Additional photos of the site and proposed development plans are provided as **Appendices 2 & 3** respectively.



Figure 5 – Proposed location of the NBN Wireless Facility

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Figure 5 – Proposed location of the NBN Wireless Facility

NBN Co considers the site access to be appropriate given the NBN Co facility will not be a significant generator of traffic. Once operational, the facility should require one annual maintenance visit, but would remain unattended at all other times. As the facility is expected to generate minimal trips per year, it is anticipated that traffic interference will be negligible.

During the construction phase, it is planned that a truck will be used to deliver the equipment and sections of the monopole structure. Any traffic impacts associated with construction are expected to be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. In the unlikely event that road closure will be required, NBN Co will apply to the relevant authorities for permission.

A total construction period of approximately ten 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, excavation and construction of foundations;
- Stage 2 (Weeks 2, 3 and 4) – Construction of the mast;
- Stage 3 (Weeks 5 and 6) – Construction of the equipment shelter and fences;
- Stage 4 (Weeks 7 – 10) – Installation of antennas and radio equipment, as well as equipment testing.

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

5.1.3 Utility Service Details

It is proposed that the facility will be powered by an underground power cable from the existing power pole adjacent to the site entrance on Tawonga Crescent, a power run of 420m.

5.1.4 Construction and Noise

Noise and vibration emissions associated with the proposed facility are expected to be limited to the construction phase outlined above. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the relevant EPA guidelines. Construction works are planned only to occur between the hours of 7.00am and 5.00pm.

There is expected to be some low level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is expected to be at a comparable level to a domestic air conditioning installation, and should generally accord with the background noise levels prescribed by relevant guidelines.

5.2 Site Selection

The reasons for selecting this site are summarised as follows:

- The proposed site has been selected to maximise the separation distance to nearby houses in the residential area of Mt Beauty;

- The proposed site has been selected to utilize visual screening provided by established trees located throughout the golf course; and
- The proposed facility is located adjacent to town boundary, bordering on Crown land.

6 CURRENT PLANNING CONTROLS

6.1 Commonwealth Legislation – The Telecommunications Act

Schedule 3 of the *Telecommunications Act 1997* (Cth) empowers carriers to install low-impact facilities without participating in the planning approval process. The *Telecommunications (Low Impact Facilities) Determination 1997* (Cth) defines which facilities are low impact facilities.

As the proposed tower is not a low-impact facility, the Commonwealth power does not apply. As such, unless a State or Territory exemption applies, a planning permit is required.

6.2 State Legislation – Code of Practice for Telecommunications Facilities in Victoria

A *Code of Practice for Telecommunications Facilities in Victoria* (July 2004) (Code) is an incorporated document in all Planning Schemes in Victoria pursuant to Clause 81 of the Victorian Planning Provisions. The purpose of the Code is to:

- Set out the circumstances and requirements under which land may be developed for a telecommunications facility without the need for a planning permit.
- Set out principles for the design, siting, construction and operation of a telecommunications facility which a responsible authority must consider when deciding on an application for a planning permit.

It aims to:

- Ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.
- Ensure the application of consistent provisions for telecommunications facilities.
- Encourage an effective statewide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Victoria as set out in Section 4 of the *Planning and Environment Act 1987* (Vic).
- Encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.

6.3 State Planning Policy Framework

The State Planning Policy Framework (SPPF) must be considered when determining a permit application.

Clause 19.03-4 of the SPPF is specific to 'Telecommunications' and states the objective, strategies and policy guidelines in relation to such developments. The specific objective for telecommunications is to *facilitate the orderly development, extension and maintenance of telecommunication infrastructure.*

Clause 19.03-4 lists a number of strategies on how this objective can be implemented. In particular it is stated that a Planning Scheme *should not prohibit the use of land for a telecommunications facility in any zone.*

Generally the clause seeks to recognise that telecommunications is an essential aspect of all modern life, to ensure no adverse impacts upon the environment relating from telecommunications facilities and to reflect the implications of the Commonwealth and State legislation specific to telecommunications facilities.

6.4 The Municipal Strategic Statement

The Alpine Planning Scheme includes Council's Municipal Strategic Statement (MSS) to guide future development within the municipality, which is a relevant consideration in determining any permit application.

Clause 21.03 of the Alpine Planning Scheme contains planning strategies for the entire municipality as well as specifically for the village of Mt Beauty. It notes the spectacular alpine and agricultural landscapes that surround the towns and are highly visible, and Mount Beauty and Tawonga South are surrounded by highly scenic and National Trust classified landscapes. The golf club is located along the eastern fringe of Mount Beauty.

The Mt Beauty/Tawonga South Structure Plan is presented on the following page, showing the location of the proposed NSN facility.

6.5 Local Policies

There are a range of local policies within the Alpine Planning Scheme, however, none are relevant to this application.

MOUNT BEAUTY - TAWONGA SOUTH STRUCTURE PLAN



Local Structure Plan - Mount Beauty - Tawonga South

6.6 Zoning



Figure 6 – Zoning Map

The site is located within the Public Park and Recreation Zone (PPRZ), pursuant to Clause 36.02 of the Alpine Planning Scheme. As far as relevant to this application the purpose of this zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- To recognise areas for public recreation and open space;
- To protect and conserve areas of significance where appropriate;
- To provide for commercial uses where appropriate.

Pursuant to Clause 33.02-1 a Telecommunications facility is a 'Section 1' use (permit not required) and is specified as 'any use under Clause 62.01' on the condition that buildings & works meet the requirements of Clause 52.19 (refer to section 5.8 below).

In this instance a planning permit is required for the buildings and works associated with the erection of a telecommunications facility pursuant to Clause 62.01 and 52.19 respectively.

6.7 Overlays

The following overlays apply to the subject site under the provisions of the Alpine Planning Scheme.

8.7.1 Bushfire Management Overlay

A planning permit is required under this overlay to construct a building or construct or carry out works associated with the following land uses:

- Accommodation.
- Child Care Centre.
- Education Centre.
- Hospital.
- Industry.
- Leisure and Recreation.
- Office.
- Place of Assembly.
- Retail premises.
- Timber production.

A telecommunications facility is not a land use that is listed as requiring a permit under the Bushfire Management Overlay, and therefore approval is not required for this application.

6.8 Particular Provisions

Clause 52.19 of the Alpine Planning Scheme provides for development and use of all land for the purpose of 'telecommunications facilities'. This land use is defined as:

Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network.

Clause 52.19-5 of the Planning Scheme lists the information to be submitted with any application. The required information includes a site analysis and design response explaining how the proposed facility addresses the principles of design, siting, construction and operation of telecommunications facility, as contained in the Code of Practice.

The purpose of Clause 52.19 is generally to ensure infrastructure and services are provided in an efficient and cost effective manner, encourage an effective statewide telecommunications network, and encourage the provision of telecommunications facility with minimal impact on the amenity of the area.

Before deciding on a permit application under clause 52.19, Council must consider:

- *The decision guidelines under clause 65 of the Planning Scheme.*
- *The principles for the design, siting, construction and operation of a Telecommunications facility set out in A Code of Practice for Telecommunications Facilities in Victoria.*
- *The effect of the proposal on adjacent land.*
- *if the Telecommunications facility is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay, the decision guidelines in those overlays and the schedules to those overlays.*

information to be submitted with the application under Clause 52.19-5 of the Planning Scheme has been addressed in this submission or attached to this application.

6.9 General Provisions (Referrals)

Clause 66 of the Planning Scheme requires the Responsible Authority to refer specific applications to nominated referral authorities in accordance with Section 55 of the Planning and Environment Act 1987.

Clause 66.02-5 identifies no relevant referral authority for this application.

7 PLANNING CONSIDERATIONS

7.1 Design Response

The principles contained within the Code specifically relate to the issues of design, siting, construction and operation of telecommunications facilities. These principles are the basis for the content of any design response, as required by Clause 53.19-5 of the Planning Scheme.

Principle 1

A Telecommunications Facility should be sited to minimise visual impact.

The proposal involves the erection of a new facility incorporating a 40 metre high monopole and associated equipment shelter at ground level.

Indicative photo montages showing the appearance of the proposed facility have been included in Section 8.1.

One of the many factors that are considered by NBN Co in determining their preferred sites for NBN wireless facilities is the amenity of the surrounding area. The proposed tower has been setback on the far boundary of the golf course from the edge of the residential part of Mt Beauty to provide screening and minimize visual impacts from Mt Beauty.

Furthermore it has to be appreciated that facilities of this nature are necessarily visible as they need to be tall enough (and consequently visible) to serve their purpose of providing coverage into the local area.

As such, NBN Co considers that the proposed new facility will have minimal visual impact on the existing landscape setting as seen by local residents and people passing through the area.

In summary:

- The facility has been setback from the nearest residential area of Mt Beauty and community sensitive land uses;
- The facility has been sited adjacent to the far boundary of the Mt Beauty golf course which provides for visual screening from the existing established trees between the fairways.
- The facility is designed to as not to compromise any significant views or places of significance or local landmarks; and
- The height and design of the proposed tower is considered to be the minimum required to achieve reasonable Radio Frequency (RF) objectives.

Refer to Section 8.1 for further information on visual impacts.

Principle 2

A Telecommunications Facility should be colocated wherever possible.

NBN Co aims to investigate all possible colocation opportunities when selecting a site.

As discussed under part 3.3 of this report there are no existing structures within the search area that are suitable for co-location. As such, a new structure is required to be constructed to provide coverage for the NBN fixed wireless service to the rural area surrounding Mt Beauty. The location of the proposed facility should effectively meet the coverage requirements for the NBN Co to deliver wireless broadband services to the Mt Beauty area.

Principle 3

Health standards for exposure to radio emissions will be met.

The proposal will be designed and is intended to be installed to satisfy the requirements contained within *Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 30kHz to 300 GHz, ARPANSA, May 2002 (Standard)*.

An EME report has been produced for the Telecommunications Facility and is attached as **Appendix 4**. As explained in section 8.7.1 below, the report shows that the proposed facility complies with the Standard, with the maximum predicted EME equating to 0.002% of the maximum exposure limit. This is substantially less than 1% of the maximum allowable exposure limit (where 100% of the limit is still considered to be safe).

Principle 4

Disturbance and risk relating to siting and construction should be minimised. Construction activity and site location should comply with State environment protection policies and best practice environmental management guidelines.

The site has been designed to minimise environmental impacts by utilising the previously disturbed environment of a golf course. Any further disturbance to the existing property is expected to be minimal and limited to the compound area and access track extension following completion of the construction activities.

The construction area and overall compound area of the facility is designed to have minimal disturbance to the environmental characteristics of the site. The installation of the proposed facility can be undertaken at any time and is not anticipated to affect the use of the site or the surrounding area due to the accessibility of the site.

Construction of the facility is designed to be carried out in accordance with relevant Occupational Health and Safety Guidelines. NBN Co intends to reinstate any damage to the existing property to the standard that existed prior to the facility being installed.

NBN Co considers that construction of the facility is unlikely to cause any disruption to adjoining properties or public access areas. Due care will be taken to ensure construction is undertaken at times least likely to cause disturbance.

7.2 Zoning

As the proposed NBN Co facility is not classified as a 'low impact facility' under the *Telecommunications (Low Impact) Facilities Determination 1997*, a permit is required for the use of the proposed facility under the Public Park and Recreation Zone.

As previously mentioned, the proposed NBN Co facility is considered to be appropriately sited to minimize visual impacts on the landscape of the site and surrounds. The proposal is also supported by the Mt Beauty Golf Club.

Furthermore, the proposed 80m² NBN compound will cover only a minor proportion of the overall site. As such the proposal will not impact the predominant use of the site, or affect the future use of the property.

It is for these reasons that the proposal to use the site for a telecommunications facility is considered compliant with the Public Park and Recreation Zone.

7.3 The SPPF

The proposed facility is consistent with the SPPF as it is an essential part of the rollout of the NBN which will enable modern telecommunications facilities to be widely accessible to business, industry and the community. In addition, as explained above, the facility has been sited so as to minimize its impact on the surrounding environs. It is therefore considered compliant with the SPPF.

7.4 The Municipal Strategic Statement

The public infrastructure provided through the NBN Co facility is required to facilitate high speed fixed wireless broadband coverage for the Mt Beauty area and surrounds. An important telecommunications facility will be established, benefiting the community as a whole, as competitive services within the area will be improved. An investment of this type in the local community will provide enormous benefits for the wider community and enable improvements in service delivery and productivity a number of areas such as health, education and financial services to name a few.

The availability of high speed broadband will facilitate services such as the transfer of medical images, the holding of remote consultations by doctors and the provision of distance training for medical professionals. Broadband services also have the potential to allow people to stay in their homes longer by providing improved access to medical professionals, or medical monitoring services.

The introduction of the NBN within the community will allow for access to information and services to providing a richer and more diverse experience for the end user.

The proposal is therefore consistent with the objectives of the Alpine Planning Scheme for the provision of services and infrastructure in a way that retains and protects the scenic landscape of the Kiewa valley.

7.5 Particular Provisions

The decision guidelines set out in Clause 52.19-6 of the Planning Scheme establish the list of considerations for the Responsible Authority. In addition to the principles for the design, siting and construction of a telecommunication facility, addressed in Section 6.1 above, the effect of the proposal on adjacent land is to be considered.

In this regard the proposed facility is located in a rural area and set away from sensitive land uses. As a result the visual impact of the proposed telecommunications facility is considered to be minimal.

Information to be submitted with the application under Clause 52.19-5 of the Planning Scheme has been addressed in this submission or attached to this application.

8 OTHER ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES

8.1 Visual Amenity

This proposal is for the installation of a 40 metre monopole tower on the eastern boundary of Mt Beauty. NBN Co considers that the proposal is appropriate for the locality, given visual mitigation provided by the existing vegetation within the golf course.

The following photos show the view to the proposed facility from various locations surrounding the Mt Beauty Golf Course, selected in consultation with Council.



Photo 1: Bogong High Plains west of Tawonga Crescent (Distance 320m)



Photo 2: Intersection of Roger Street and Fairway Avenue (Distance: 450m)



Photo 3: Tawonga Crescent (near of Mt Beauty shops) (Distance: 1km)

As demonstrated in these images the height of trees within the golf course provides visual screening of the proposed facility, to the extent that it will not be visible from most locations within Mt Beauty.

Note that the proposed 40 metre monopole is considered to be the smallest structure capable of meeting coverage and operational objectives. The site is considered appropriate from a visual amenity and setting perspective.

The proposed monopole is finished in galvanised steel which becomes a dull grey colour. Although no painting is proposed for the facility, Council may condition for a colour treatment as a part of the project approval.

In summary:

- The proposed facility is sited at the rear of the Mt Beauty Golf Club to maximise the separation distance from residential areas of Mt Beauty.
- Views to the site from within Mt Beauty are screened by the existing established trees within the golf course.
- The proposed 40m monopole will not be visible above the horizon/tree line and will not interrupt wider views to Mt Bogong and the Bogong High Plains; and
- The height of the proposed monopole tower is considered to be the minimum required to achieve reasonable Radio Frequency (RF) objectives at this location.

8.2 Heritage

In order to determine any possible natural or cultural values of state or national significance associated with the site, a search was conducted through the relevant Heritage Registers. There are no known items of cultural, historical or environmental heritage significance located in the vicinity of the proposal site.

As the proposal is not a 'high impact activity' under the *Aboriginal Heritage Regulations 2007* (Vic), a Cultural Heritage Management Plan (CHMP) is not required.

8.3 Electrical Interference and Grounding of the Facility

The NBN fixed wireless network is licensed by the Australian Communications and Media Authority (ACMA) for the exclusive use of the OFDMA2300 frequency band. As NBN Co is the exclusive licensee of this sub-band, emissions from NBN Co equipment within the frequency band should not cause interference.

Filters will also help to ensure that each facility meets the ACMA specifications for emission of spurious signals outside the NBN Co frequency allocations. NBN Co intends to promptly investigate any interference issues that are reported.

The facility is also designed to be grounded to the relevant Australian Standards – that is, the facility will be 'earthed'.

8.4 Erosion, Sedimentation Control and Waste Management

All erosion and sediment control mitigation measures will be detailed in construction plans and will be designed to comply with the Building Code of Australia and local Council standards. In addition, NBN Co's contractors will be informed that they must comply with the 'NBN Construction Specification' that requires contractors to undertake the necessary erosion and sediment control measures in order to protect the surrounding environment. On completion of the installation, NBN Co intends to restore and reinstate the site to an appropriate standard. No waste which requires collection or disposal should be generated by the operation of the facility.

8.5 Flora and Fauna Study

In order to determine any possible natural Flora and Fauna significance associated with the site, a search was conducted through the relevant environmental searches. NBN Co was not able to identify any known items of Flora and Fauna significance located in the vicinity of the proposal site.

8.6 Endangered Species

In order to determine any possible Endangered Species associated with the site, a search was conducted through the relevant environmental searches. NBN Co was not able to identify known Endangered Species located in the vicinity of the proposal site.

8.7 Social and Economic Impacts

Access to fast internet is an essential service in modern society. Initially, small to medium business customers accounted for a significant part of the demand for broadband technology, but internet services have now been embraced by the general public. Usage of internet services continues to widen as new technologies become progressively more affordable and accessible for the wider community.

The proposed development should provide significantly enhanced fixed wireless internet coverage to rural area surrounding Mt Beauty. This is expected to be of particular benefit for residential dwellings in the locality.

The new NBN is designed to provide the community with access to fast and reliable internet services. A reliable internet service is important to help promote the economic growth of communities, and the facility is anticipated to have significant social and economic benefits for the local community.

8.8 Public Safety

8.8.1 Radiofrequency Emissions

In relation to public safety and specifically Electromagnetic Emissions (EME) and public health, NBN Co operates within the operational standards set by the Australian Communication and Media Authority (ACMA) and Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA is a Federal Government agency incorporated under the Health and Ageing portfolio and is charged with the responsibility for protecting the health and safety of both people and the environment from the harmful effects of radiation (ionising and non-ionising).

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All NBN Co installations are designed and certified by qualified professionals in accordance with all relevant Australian Standards. This helps to ensure that the NBN Co facility does not result in any increase in the level of risk to the public.

This facility is to be operated in compliance with the mandatory standard for human exposure to EME – currently the Radio communications (Electromagnetic Radiation Human Exposure) Standard 2003. The EME Report associated with this site is attached in Appendix 4. The report shows that the maximum predicted EME will equate to 0.092% of the maximum exposure limit. This is substantially less than 1% of the maximum allowable exposure limit (where 100% of the limit is still considered to be safe).

Moreover, all NBN Co equipment has the following features, all of which help to minimise the amounts of energy used and emitted:

- Dynamic/Adaptive Power Control is a network feature that automatically adjusts the power and hence minimises EME from the facility.
- Varying the facility's transmit power to the minimal required level, minimising EME from the network, and
- Discontinuous transmission, a feature that reduces EME emissions by automatically switching the transmitter off when no data is being sent.

8.8.2 Access

The proposed facility will have restrictions aimed at preventing public access, including a secured compound fence with a locked gate and warning signs placed around the facility.

8.9 The Public Interest and the Benefits of Telecommunications

The proposed NBN Co facility is expected to have significant benefit for residents in the Mt Beauty area. NBN Co believes that the public interest would be served by approval of the proposal, given benefits for enhanced internet coverage in the area. The facility is expected to have benefits for local residents and businesses within the district.

8.9.1 Other Benefits of Reliable Broadband Services

There are numerous other benefits of telecommunications connectivity, as follows¹:

- There are many potential educational benefits justifying the implementation of the NBN. Curriculum and data sharing, increased availability and accessibility of research materials, and virtual classrooms environments are good examples. Such elements are particularly beneficial within a tertiary education context.
- Businesses can, through internet usage, increase efficiency through time, resource and monetary savings. Improved internet services effectively remove physical distance and travel time as a barrier to business.

¹ End user experience including the speeds actually achieved over the NBN depends on some factors outside NBN Co's control like the end user's equipment quality, software, broadband plans and how the end user's service provider designs its network.

- Improvements to internet services may also be of benefit for local employees, by enabling telecommuting and home business. The telecommuting trend is heavily reliant on access to fast internet services, and is anticipated to continually increase in popularity.

The public benefits of access to fast internet have been widely acknowledged for many years. Reliable internet access is now more than ever an integral component of daily life, so much so that its absence is considered a social disadvantage.

9 CONCLUSION

NBN Co considers that the proposed facility, comprising a 40 metre high monopole structure with attached antennas and equipment shelter has been sited in the most appropriate location whilst ensuring adequate coverage is achieved.

The facility has been strategically sited and designed to minimise visibility within the surrounding environment as much as practicable. In this regard NBN Co considers that the proposal satisfies the requirements of the Code, whilst also addressing coverage deficiencies within the local area.

NBN Co considers that the proposal is also consistent with the stated objectives of the Alpine Planning Scheme and, in particular, Clause S2.15 relating to telecommunications facilities. It is considered that the proposal will provide an important community benefit to Mt Beauty by providing coordinated and open access shared communication infrastructure, and therefore greatly improved fixed wireless internet coverage within the local area.

10 APPENDIX

Appendix 1 – Copy of Title

Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement attached from the LANDATA REGO TM System. The State of Victoria accepts no responsibility for any subsequent alterations.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

Produced 28/01/2015 02:28 pm

Crown Allotment 20 Section 4 Parish of Werribee.
PARENT TITLE Volume 10407 Folio 583
Created by Instrument V700133U 28/10/1998

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MOUNT BEAUTY GOLF CLUB INC of TANONGA CRESCENT MOUNT BEAUTY
V700133U 28/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP600019F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional Information: (not part of the Register Search Statement)

Street Address: TANONGA CRESCENT MOUNT BEAUTY VIC 3659

DOCUMENT END

The document following this cover sheet is an imaged document
Land Victoria.

	plan
Document Identifier	TP800019F
Number of Pages (excluding this cover sheet)	3
Document Assembly	2014-01/2015 14:29

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The document is invalid if this cover sheet is removed or altered.

	TITLE PLAN	EDITION 1	TP 800019F
LOCATION OF LAND PARISH : VERMATONG TOWNSHIP : - SECTION : 4 CROWN ALLOTMENT : 20 CROWN PORTION : - LTO BASE RECORD : DCM8 LAST PLAN REFERENCE : TITLE REFERENCE : AMG Co-ordinates E 510000 of apex, centre of N 5004100 ZONE : 55 land in plan DEPTH LIMITATION : 15 METRES		NOTATIONS SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN PREPARED FROM W 3340L SP F108, PS 10811H & PS 10812H VERSION 5 (UNREV) SEE BELOW FOR EASEMENT INFORMATION SEE SHEET 2 FOR DIAGRAM	

Easement Information

LEGEND: E - Easement Easement R - Easement Easement (ROAD) A - Appurtenant Easement

Easement Reference	Purpose/Authority	Width (Metres)	Origin	Land benefited in favour of
E-1 E-2 E-3	WATER SUPPLY WATER SUPPLY WAT & DRAINAGE	3 10.24 SEE PLAN	PS 10811H PS 10811H PS 10811H	KEMA MURRAY REGION WATER AUTHORITY KEMA MURRAY REGION WATER AUTHORITY ALPINE SHIRE

FISHER STEWART

RTM LTD A/CN 001 012 985

10 SPED STREET, BRANSON
VIC 3001, AUSTRALIA
TEL: 03 9370 0000 FAX: 03 9370 0000
A/PO BOX 24, BRANSON



Fisher Stewart

CRD No. KWET001

SCALE

1
LENGTH AND IN METRES

SCALE

SHEET SIZE

A3

PLAN OF CROWN ALLOTMENT

[Signature]

REGISTRATION GENERAL

DATE 17-6-1998

FW NO. 87-0002

CHECKED: R. MULLINS

Sheet 1 of 2 sheets



FISHER STEWART
PTY LTD A.C.N. 801 015 985

4 SPUR STREET, THURLOUGH
VIC 3015
TEL: 03 9478 0000 FAX: 03 9478 0001
RABBIT 03 9478 0000

Fisher Stewart
ENGINEERING & SURVEYING
ORG No KWT002

SCALE
0 10 20 30 40 50 60 70 80 90 100
LENGTHS ARE IN METRES
SCALE 1:5000 SHEET SIZE A4

PLAN OF CROWN ALLOTMENT

[Signature]
SURVEYOR GENERAL
FIDELITY ENGINEERING

DATE 17.6.1998

CHECKED: P. J. JAMES

SHEET 1 OF 1

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The Reservation to the Crown of:

- any minerals as defined in the Mineral Resources Development Act 1990 and petroleum as defined in the Petroleum Act 1938 (the "reserved minerals");
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipelines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the land for mining purposes under Sec 265 of the Land Act; and

the right of a licensee under the Mineral Resources Development Act 1990 or any corresponding previous enactment, to enter the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown Land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The right of Kiwa Murray Region Water Authority or other Authority having the management or control of water supply in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain and repair a pipe line or channel for the purpose of conveying water in open over under and along that portion of the land hereby granted shown marked E-1 in the said plan.

The right of Kiwa Murray Region Water Authority or other Authority having the management or control of water supply in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain and repair a pipe line or channel for the purpose of conveying water in open over under and along that portion of the land hereby granted shown marked E-2 in the said plan.

As to the land marked E-3 the easement for way and drainage existing by virtue of Section 58 of the Transfer of Land Act as applied to Plan of Subdivision 3385296 registered in the Land Titles Office.

Restrictions

The condition that the said land shall only be used for a golf course and other public recreation purposes.

FISHER STEWART

PTD LTD A/CN 87 01 00

11 KENNEDY STREET, SYDNEY NSW

TEL 31 01000 FAX 31 01000

A 2000 10 0000



Fisher Stewart

SURVEYORS & ENGINEERS

ORG No KWE003

SCALE



LENGTHS ARE IN METERS

HOLE

SHEET SIZE
A0

PLAN OF CROWN ALLOTMENT

SURVEYOR GENERAL

DATE 17.6.1998

File No.

CHECKED

Sheet 2 of 2 sheets

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11 KENNEDY STREET, SYDNEY

P.O. BOX 997, SYDNEY NSW

TEL. 31 470000 FAX 31 470000

A 2000/01 0000



Fisher Stewart

SURVEYORS & VALUERS

ORG No KWE003

SCALE



LENGTHS ARE IN METERS

HOLE

SHEET SIZE

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PLAN OF CROWN ALLOTMENT

SURVEYOR GENERAL

DATE 17.6.1998

File No.

CHECKED

Sheet 2 of 2 sheets

Appendix 2 – Site Photographs



Appendix 3 – Proposed Plans

SITE INFORMATION

1. **LOCATION**
Florida Dept. of Health, 3300
1000
2. **ADDRESS**
The Florida Department of Health, 3300
1000
3. **CONTACT**
The Florida Department of Health, 3300
1000
4. **DESCRIPTION**
The Florida Department of Health, 3300
1000
5. **REMARKS**
The Florida Department of Health, 3300
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6. **REFERENCE**
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7. **REMARKS**
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8. **REFERENCE**
The Florida Department of Health, 3300
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9. **REFERENCE**
The Florida Department of Health, 3300
1000
10. **REFERENCE**
The Florida Department of Health, 3300
1000

SITE LOCATION

SITE COORDINATES

Summary of Data	
Variable	Value
Mean	1.5
Standard Deviation	0.5
Sample Size	100

[illegible][illegible]

NATIONAL BROADCAST NETWORK
 8754 W. 168th St. Suite 200
MOUNT BEAUTY
 GEORGIA CREST
 MOUNT BEAUTY
 VC 3504

PRELIMINARY

1. 2015-2016	1
2. 2016-2017	1

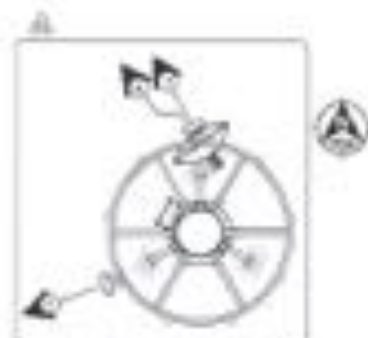
0800-678-999

2000-2001	104
2001-2002	100

OVERALL SITE
EQUITY

Author	Journal
Smith, J. & Jones, A.	1998

SECTION	ITEM	ANTENNA DETAIL							MAIN FEEDER DETAIL				GUY DETAIL			RAT TAIL		REF. LABEL	
		TYPE	SPACED INCHES	S HEIGHT	ANGLE DEG	REF NO.	EST TWT SECS	DIAMETER	QUANTITY	TYPE	DIAMETER	LENGTH	HEIGHT	TYPE	S HEIGHT	LENGTH	TYPE	HEIGHT	TYPE
1		WIND LATCH	27x36x10	100	20	1								1.00	10.00	10.00	10.00	10.00	10.00
2		WIND LATCH	27x36x10	100	20	1			442 INCHES 4-8-2004	10.00	10.00	1.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
3		WIND LATCH	27x36x10	100	20	1													
4		WIND LATCH	27x36x10	100	20	1													
5		WIND LATCH	27x36x10	100	20	1													



ANTENNA SETOUT PLAN
SCALE 1/8"



NATIONAL BROADCAST
NETWORK
SPECIALISED EQUIPMENT
MOUNTING
TOWER/CABLE
MOUNT QUALITY
VE 2000

100% BROADCAST

100% BROADCAST

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Appendix 4 – ARPANSA EME Report

Environmental EME Report

Mount Beauty Tawonga Crescent, MOUNT BEAUTY VIC 3699

This report provides a summary of Calculated RF EME Levels around the wireless base station

Date 23/4/2015

RFNSA Site No. 3699015

Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF)-electromagnetic energy (EME) around the wireless base station at Mount Beauty Tawonga Crescent MOUNT BEAUTY VIC 3699. These levels have been calculated by Ericsson using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.092% of the public exposure limit.

The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all mobile phone antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

Results

The maximum EME level calculated for the proposed systems at this site is 1.86 V/m, equivalent to 9.22 mW/m² or 0.092% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
NSN Co	LTE2300 (proposed)

Calculated EME Levels

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.

Distance from the antennas at Mount Beauty Tawonga Crescent in 360° circular bands	Maximum Cumulative EME Level – All carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m²	% ARPANSA exposure limits
0m to 50m				0.71	1.36	0.014%
50m to 100m				0.6	0.96	0.0096%
100m to 200m				1.57	6.5	0.065%
200m to 300m				1.86	9.22	0.092%
300m to 400m				1.76	8.2	0.082%
400m to 500m				1.38	5.045	0.05%
Maximum EME level				1.86	9.22	0.092%
				260.99 m from the antennas at Mount Beauty Tawonga Crescent		

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code CSEA 2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m²	% of ARPANSA exposure limits
No locations identified				

RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m²), microwatts per square centimetre (µW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 µW/cm² = 1000 mW/m².

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m = 3.75 W/m ² = 375 µW/cm ² = 3750 mW/m ²
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 µW/cm ² = 4500 mW/m ²
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 µW/cm ² = 4500 mW/m ²
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	56.1 V/m = 9.00 W/m ² = 900 µW/cm ² = 9000 mW/m ²
LTE2100, WCDMA2100	2110 – 2170 MHz	2180 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²
LTE2300	2300 – 2400 MHz	2380 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²
LTE2600	2600 – 2690 MHz	2680 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²

Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website: <http://www.arpansa.gov.au>, including:

- Further explanation of this report in the document "Understanding the ARPANSA Environmental EME Report"
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report, "Radio Frequency EME Exposure Levels - Prediction Methodologies"
- the current RF EME exposure standard
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.
[Printed version: ISBN 0-642-79400-6 ISSN 1445-5760] [Web version: ISBN 0-642-79402-2 ISSN 1445-5760]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://actr.acma.gov.au>

The Communications Alliance Ltd Industry Code CS54-2011 'Mobile Phone Base Station Deployment' is available from the Communications Alliance Ltd website: <http://commalliance.com.au>

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive: <http://www.rfnsa.com.au>



Scale: 1:5202 @ A4
Coordinate System: GDA94 MGA Zone 55
Created: 23/06/2015

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