DEVELOPMENT CONSENT AUTHORITY
ALICE SPRINGS DIVISION

NORTHERN TERRITORY PLANNING SCHEME

AGENDA ITEM: 2 MEETING DATE: 14 September 2020 FILE: PA2020/0221

APPLICATION: 31.4m high telecommunications facility with associated antennas and equipment shelter
APPLICANT: Planning Solutions (Aust) Pty Ltd
LAND OWNER: Tennant Creek Town Council (Barkly Regional Council)
LOCATION: Lot 1017 (58) Peko Road, Town of Tennant Creek (Bookmark A)
ZONE: C (Commercial)
AREA: 7680m²
SUBMISSIONS: 1

ASSESSMENT SYNOPSIS

The application seeks consent for a 31.4m high telecommunications facility with associated antennas and equipment shelter. 1 public submission was received, objecting (in summary) to the construction of the facility in a location surrounded by residential development due to concerns at expected adverse visual impacts. The application is recommended for alteration and approval subject to relevant conditions, including a requirement for further amended plans increasing the setback of the monopole from the rear boundary and the suitability of the proposed development.

PROPOSAL

The application proposes 31.4m high telecommunications facility with associated antennas and equipment shelter. On 9 September 2020, the applicant submitted additional documentation supporting the application. A copy of the application as exhibited and the supplementary documentation are provided at Bookmark B.

REASONS FOR APPLICATION

The proposed use (Telecommunications Facility) requires consent pursuant to Clause 1.8.1(c) of the Northern Territory Planning Scheme 2020 (NTPS 2020) as the use is listed in the zoning table to Zone C (Commercial) as ‘Impact Assessable’.

<table>
<thead>
<tr>
<th>Zoning and Level of Assessment on Assessment Table</th>
<th>Part 3 Overlay</th>
<th>Part 5 Development Requirements</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>C (Commercial)</td>
<td>Nil applicable</td>
<td>General Requirements 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Specific Requirements 5.8.10 Telecommunications Facility</td>
<td>Compliance not demonstrated</td>
</tr>
</tbody>
</table>
BACKGROUND

In 2003 approval was granted (refer DP03/0305 - Appendix 1 to Bookmark C) for a change of use to offices for an existing building. The office use was established and has since generally been undertaken in accordance with that permit.

The application identifies that the site includes ‘former’ Council offices and is still utilised by Council staff and also as a car parking and a shipping container holding area. Provided that the office use of the site has been sustained, in accordance with the Planning Act 1999, the right for continued use for offices in accordance with Development Permit DP03/0305 is maintained.

Records suggest that no planning approval has been granted for the placement or storage of transport containers on Lot 1017.

Other existing development in the immediate locality includes:
- a caravan park opposite, on the northern side of Peko Road (Lot 1382);
- Barkly Regional Council offices diagonally (NW) opposite, on the northern side of Peko Road (Lot 1276);
- An aged care facility on the western side (Lot 1012 Peko Road); and
- Residential zoned land to the south and east comprising single and multiple dwellings and vacant land.

PUBLIC EXHIBITION

The application was publicly exhibited for 14 days and one public submission, objecting to the proposal was received.
THIRD PARTY APPEAL RIGHTS

Third party appeal rights exist, pursuant to section 14 of the Planning Regulations 2000.

AMENDMENTS TO PLANNING ACT 1999 AND NT PLANNING SCHEME

An amendment to the Act took effect on 31 July 2020 and includes transitional provisions in section 167(2) which states:

If:

a) an application was made to the former Authority as consent authority under section 48, 57 or 58 of the former Act; and

b) a hearing in respect of the application had not been commenced under the former Act, this Act applies to the application as if it were an application under section 46, 59 or 57, respectively, of this Act.

Subsequent to the subject application being submitted, the Northern Territory Planning Scheme 2007 (NTPS 2007) was repealed and the Northern Territory Planning Scheme 2020 (NTPS 2020) took effect on 31 July 2020.

It is noted that at the time the application was submitted, the NTPS 2007 was in effect, and was addressed by the applicant in the Statement of Effect. The application also addressed the (then) draft NTPS 2020, as publicly exhibited.

Because the application was not heard before the commencement of the amendment to the Act, and to satisfy the requirements of Section 51, the application is required to be assessed against NTPS 2020. This assessment has been undertaken by Development Assessment Services (DAS) having regard to the applicant’s Statement of Effect and how this relates to the current provisions of NTPS 2020 and amended Act.

MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE PLANNING ACT)

(a) any planning scheme that applies to the land to which the application relates;

The NTPS 2020 applies to the land which is within Zone TC (Tourist Commercial)

It is noted that Part 5 requirements of NTPS 2020 closely reflect the Part 4 requirements of the superseded NTPS 2007. There are no applicable Overlays, however the Tennant Creek Land Use Plan (TCLUP) is an applicable Strategic Land Use Plan and forms part of the Strategic Framework under Part 2 of the NTPS 2020.

An appraisal of the proposal against relevant elements of the TCLUP, the Zone Outcomes and requirements of Part 5 of NTPS 2020 is included in the technical assessment at Bookmark C.

Under clause 1.10.5, the consent authority may consent to a proposed use or development that is not in accordance with a requirement set out in Part 5 only if it is satisfied that the variation is appropriate having regard to:

- the purpose and administration clauses of the requirement; and
- the considerations listed under clause 1.10(3) or 1.10(4).

Under clause 1.10.4 of NTPS 2020, in considering an application for consent for a use or development identified as ‘Impact Assessable’ the consent authority must take into account all of the following considerations:

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Summary</th>
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<tr>
<td>(a) any relevant requirements, including the purpose of the</td>
<td>It is noted that Part 5 requirements of NTPS 2020 closely reflect the Part 4 requirements of the superseded NTPS 2007.</td>
</tr>
</tbody>
</table>
The proposal requires variations to landscaping and fencing requirements under clause 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR) of NTPS 2020. While the application documentation publicly exhibited did not include a detailed feasibility assessment (as required by clause 5.8.10 (Telecommunications Facility), sub-clause 3) of all sites considered, supplementary documentation provided by the applicant suggests that the 2 otherwise potentially viable greenfield sites considered (i.e. Lot 2146 Ambrose Street and Lot 1276 Peko Road) are unviable on account of aircraft safety risks. Further discussion is provided below.

There are no applicable overlays.

The NTPS 2020 applies to the land which is within Zone C (Commercial). Discussion in relation to the zone purpose and outcomes is provided below.

There are no applicable Area Plans. The Tennant Creek Land Use Plan is a relevant Strategic Land Use Plan and forms part of the Strategic Framework under Part 2 of the NTPS 2020.

PART 5
Non-compliances have been identified against the following clauses within Part 5 of NTPS 2020:
- Clause 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR Specific Requirements; and
- Clause 5.8.10 Telecommunications Facility

The following sections address the proposals non-compliances in consideration of the relevant clause purposes and requirements.

Clause 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
The purpose of Clause 5.2.7 is to “Protect the visual and acoustic amenity of residential buildings where they are adjacent to non-residential development.”

Administration
1. The consent authority must not consent to a development that is not in accordance with sub-clause 3, except where:
   (a) the development is covered by an area plan listed in Part 2 (Major Remote Towns) of the Planning Scheme, in which case the consent authority may consent to a development that is not in accordance with sub-clause 3 if the service authority responsible for distribution of electricity, water and sewerage services points to compliance being impractical or prohibited; or
   (b) the development is for the purpose of a child care centre.

<table>
<thead>
<tr>
<th>Requirements</th>
<th>DAS Comment</th>
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<tr>
<td>2. A use or development or a proposed use or development that is:</td>
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<td>(a) not a residential building;</td>
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<td>(b) on land that is in a zone other than Zones LR, LMR, MR or HR; and</td>
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<tr>
<td>(c) abuts land in any of those zones; must provide a setback to the boundary</td>
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<td>that abuts any of those zones of not less than 5m.</td>
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<td>The proposed development is subject to clause 5.2.7 as the site is zoned</td>
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<tr>
<td>Commercial and abuts LMR zoned land.</td>
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<td>The proposed setback of approximately 6m to the compound fence and 9.1m</td>
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<td>to the monopole complies with the 5m minimum setback</td>
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</table>
3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m.

The application shows some existing planting within the proposed setback. Amending documentation submitted on 9 September 2020 proposes additional planting between the sewerage easement to the rear of the site and the proposed telecommunications facility compound. It is noted that the existence of a 30m long (approximate) and 3m wide sewerage easement along part of the rear boundary of Lot 1017 may prohibit any screen planting along the western-most part of the rear of the site.

4. The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones LR, LMR, MR or HR.

No solid boundary fencing to adjacent LMR zoned lots is proposed. The application (as amended):

- notes that:
  - there is discretion for the consent authority to vary this requirement; and
  - the adjacent land is currently undeveloped;
- anticipates that suitable fencing will be provided in due course once development (of those lots) occurs;
- argues that a stand-alone 10 metre section of solid fence along a 100 metre plus boundary would be visually incongruous and not achieve the purpose of Clause 5.2.7 with regard to visual or acoustic amenity; and
- requests that the provision of a solid 1.8 metre fence not be provided on the boundary.

If the consent authority considers/anticipates that the facility may be constructed on the site without undue or unreasonable impact on the visual amenity of the locality, it is recommended that the consent authority considers varying the requirement to fence the rear boundary to 1.8m high with solid fencing, subject to suitable landscaping compliant with clause 5.2.7.3 and increased setback for the monopole from the rear boundary, noting that some increase to the rear setback may be expected to have a discernible amenity benefit for future residents of a number adjacent (currently vacant) and nearby properties on the northern side of Blackmore Road.

Under Clause 5.2.7.1 “The consent authority must not consent to a development that is not in accordance with sub-clause 3, except where:

(a) the development is covered by an area plan listed in Part 2 (Major Remote Towns) of the Planning Scheme, in which case the consent authority may consent to a development that is not in accordance with sub-clause 3 if the service authority responsible for distribution of electricity, water and sewerage services points to compliance being impractical or prohibited; or

(b) the development is for the purpose of a child care centre.”.

The consent authority does not have the discretion to vary clause 5.2.7.3 (i.e. the requirement to landscape to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m), but may consider varying clause 5.2.7.4 (i.e. the requirement to fence the boundary to a minimum height of 1.8m and with solid fencing).

Established shrubs/trees located between adjacent Lots 2486 and Lot 2487 are expected to provide some screening of the facility from those lots. Additional planting is proposed, but not detailed in the plans provided. Adjacent Lot 2485 and Lot 2486 and nearby Lot 1053 are currently vacant. It is envisaged that future dwellings constructed on the vacant lots will likely have northern rear yards.
The monopole as proposed is expected to be highly visible from numerous residential properties in the locality, particularly to the south, east and west of the site.

Given the significant height of the monopole and the relatively small size of the lot, siting it elsewhere on the site but further from the closest residential lots may have some effect of reducing visual impact, for some closer lots, but will likely not significantly alter the extent of impact as viewed from other residential lots in the locality.

In view of:
- the relatively flat nature of the immediate locality;
- the low-rise nature of most existing development (and approved) development within the locality; and
- existing views from many locations in the locality, including streets and properties; any monopole or similar mast structure of the height proposed may be expected to have some deleterious impact on views from various locations in the area, regardless of where in the immediate locality or on the subject site the monopole/mast is located.

Locating the monopole further from the rear boundary, but no further east on the site may be expected to have a discernible visual amenity benefit for future residents of a number adjacent and nearby properties on the northern side of Blackmore Road, without significantly different impact for other residential properties in the locality. It is noted that the depth of Lot 1017 from north to south is 74.675m allowing for a significantly increased rear setback without requiring an unduly limited front setback. It is further noted that by locating the monopole further from the rear boundary, the existing building on Lot 1017 may provide improved screening of the facility from the eastern side.

In the event that the consent authority decides to grant consent to the application, it is recommended that any permit issued includes:
- a conditions precedent is included, requiring amended plans that:
  - comply with clause 5.2.7.3;
  - increase the rear setback of the monopole with a view to limiting potential visual amenity impacts on neighbouring residential properties (having regard for the purpose of clause 5.2.7) to the monopole; and
- a general condition/s requiring landscaping to be established and maintained in accordance with the endorsed plans.

Figure 2 - Aerial photo of boundary between site and residential properties
Clause 5.8.10 Telecommunications Facility

The purpose of the clause is to “Ensure the development of a telecommunications facility does not unreasonably detract from the amenity of a locality whilst facilitating the provision of telecommunications infrastructure to meet community expectations and needs.”

Administration
1. The inspection and maintenance of an established telecommunications facility is exempt from the requirements of this clause.
2. An application for a telecommunications facility is to include information demonstrating how the amenity impacts of a proposal have been minimised using visual communications methods such as photographic images etc.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>DAS comment (except where specified as applicant comment)</th>
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<tbody>
<tr>
<td>3. Provide a detailed feasibility assessment of at least three sites for the establishment of the facility and the rationale for the preferred site. Wherever possible, the facility should be co-located with existing telecommunications facilities.</td>
<td>While the application as exhibited does not document a detailed feasibility assessment of alternative sites considered, additional documentation submitted by the applicant suggests that aircraft safety considerations render all other greenfield sites considered unviable.</td>
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</tbody>
</table>
| 4. The location and design of a telecommunications facility minimises amenity impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping. | The proposed monopole is to be setback:  
- 9.1m from adjoining Lot 2485 Blackmore Road;  
- approximately 10.5m from adjoining Lot 2486 Blackmore Road;  
- approximately 35m from Lot 1053 Blackmore Road; and  
- approximately 41m from Lot 2487 Blackmore Road.  
The above listed lots are all zoned LMR (Low Medium Density Residential). Lot 2487 is developed with 6 group dwellings in a two storey building. All private yards for the dwellings are located to the north side of the dwellings. Kitchen windows and ground floor rear verandahs are north-facing.  
Lots 2485, 2486 and 1053 are currently vacant. It is envisaged that future dwellings constructed on the vacant lots would likely have northern rear yards.  
The monopole as proposed is expected to be highly visible from numerous residential properties in the locality, particularly to the west, south and east of the site. |
Given the significant height of the monopole and the relatively small size of the lot, siting it elsewhere on the site but further from the closest residential lots may have some effect of reducing visual impact for some closer lots, but will likely not significantly alter the extent of impact as viewed from other residential lots in the locality.

In view of:
- the relatively flat nature of the immediate locality;
- the low-rise nature of most existing development (and approved) development within the locality; and
- existing views from many locations in the locality, including streets and properties;
any monopole or similar mast structure of the height proposed may be expected to have some deleterious impact on views from various locations in the area, regardless of where in the immediate locality or on the subject site the monopole/mast is located.

The proposed monopole is to be finished with a non-reflective galvanised finish. This finish has been approved for a number of similar monopoles elsewhere in the Northern Territory as suitably responding to the ‘non-reflective’ criterion.

As identified earlier in this report, increased rear setback and suitable planting may be expected to reduce the visual amenity impacts on the closest residential properties without discernibly increasing adverse visual impacts on other properties.

The application includes a single photomontage of the proposed monopole as viewed from the street within the Peko Road/Hilda Street intersection. Additional photomontages (including for example from Blackmore Road and Hilda Street and other roads in the locality) may be expected to assist in better presenting the nature of likely visual impacts of the monopole on views towards the site.

Providing additional photomontages or similar from some other locations in the locality may assist in better illustrating the likely visual impact of the proposed monopole and demonstrating its suitability or otherwise, in terms of the Planning Scheme. The consent authority may wish to consider requiring the provision of additional photomontages or similar before determining the application.

### Clause 4.11 Zone C (Commercial)

The purpose of Zone C (Commercial) is to “Provide a mix of activities and services well connected to a surrounding community at varying scales including:

(a) mixed use centres providing a wide range of retail, entertainment, community and business activities that serve the broader community;
(b) smaller centres that cater for convenience needs of immediately surrounding communities;
(c) small local centres predominantly focused on convenience retailing; and
(d) residential development commensurate to the scale of the commercial precinct.”

<table>
<thead>
<tr>
<th>Relevant Zone Outcomes</th>
<th>DAS comment (except where specified as applicant comment)</th>
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</table>
| 4.1.1.1 A diversity of commercial activities that provide for a range of needs of the surrounding area at an appropriate scale for their location, including: (a) retail activities such as shop and shopping centre; | Applicant comment  
The proposed infrastructure is a commercial activity that will provide improved mobile phone and wireless data services to the surrounding area and support commercial activities. The height of the structure is limited to 31.4m, being the minimum height required to meet coverage objectives. |
(b) a mix of other business activities including food premises, bar-small and bar-public; sex services-commercial premises, nightclub entertainment venue, medical clinic, office, and leisure and recreation; and
(c) child care centre, club, residential care facility, and other community activities and support services.

**DAS comment**
The proposed telecommunications facility will support a range of surrounding commercial, residential and community uses. While the subject lot may be suitable for a facility such as that proposed, the close proximity of the monopole to adjacent residential zoned lots to the south of the site is arguably inappropriate, given the height in relation to other existing development in the locality (generally one and two storey buildings) and the maximum permissible height for other uses on the site and in the locality which is generally two storeys to a maximum height of 8.5m above ground level.

4.1.1.3 Other development, such as education establishment, exhibition centre, hotel/motel, place of assembly, place of worship, car wash, service station, showroom sales, vehicle sales and hire and veterinary clinic are located to support the function of the commercial precinct.

The proposed location of the facility may be expected to support the function of a number of commercial and tourist commercial areas.

### 4.1.1.4 All development is to:

(a) avoid adverse impacts on the local road network;
Not relevant to the application.

(b) be managed to minimise unreasonable impacts to the amenity of surrounding residents;
The proposed monopole may have perceived adverse impacts on the visual amenity for occupants of adjacent and nearby residential properties. Any such impacts will be ongoing.

(c) be of a scale, intensity and nature that reflects the mixed use character of the zone;
The annotated photo below provides an indicative location for the proposed monopole in relation to nearby residential zoned land. The monopole will be setback 9.1m from the nearest residential zoned lot (i.e. Lot 2485 Blackmore Road).

(d) provide variety and interest at street level;
Not relevant to the application.

(e) allow passive surveillance of public spaces; and
Not relevant to the application.

(f) have a scale and character appropriate to the commercial function of the locality.
The site has previously been developed and used for offices and is an isolated ‘Commercial’ zoned lot. The Structure Plan Map identifies the site for ‘Urban’ use. While Lot 1382 on the opposite side of Peko Road is zoned TC (Tourist Commercial) and identified in the Structure Plan for commercial use, the primary function of the immediate locality is residential rather than commercial.

### 4.1.1.5 Innovative building design, site layout and landscaping that:

(a) responds to microclimates, including breeze flow;
Not relevant to the application.

(b) minimises privacy and overlooking impacts;
Not relevant to the application.

(c) reduces the appearance of building mass relative to its surroundings; and
Increasing the building setback from the nearest residential land may reduce perceived visual impact of the monopole.

(d) creates attractive outdoor spaces and enhances the streetscape.
Not relevant to the application.

### 4.1.1.6 Development is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure to promote accessibility and use.
Not relevant to the application.
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<table>
<thead>
<tr>
<th>4.1.1.7. Development incorporates appropriate urban and landscape design that creates safe, attractive and functional buildings, streets and places.</th>
<th>Not relevant to the application.</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1.1.8. Developments are operated in a manner to ensure that there is no unreasonable loss of amenity for surrounding premises, having regard to the mixed use nature of the zone.</td>
<td>Notwithstanding that telecommunications facility is an impact assessable use in all zones, there is a potential for perceived heightened loss of amenity for residential properties in the immediate locality.</td>
</tr>
<tr>
<td>4.1.1.9. Development is provided with the appropriate services, including roads, pedestrian and cycle paths, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure where available or where can be made available. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.</td>
<td>The proposal would improve telecommunications services for commercial and residential uses in the immediate and broader localities.</td>
</tr>
<tr>
<td>4.1.1.10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.</td>
<td>N/A</td>
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</table>

The Tennant Creek Land Use Plan (TCLUP)

The TCLUP is a relevant Strategic Land Use Plan and forms part of the Strategic Framework under Part 2 of the NTPS2020.

The Structure Plan Map (annotated extract below) identifies the site as part of the area set aside for ‘Urban’ use, which is largely consistent with existing ‘urban residential zoned’ land areas. The ‘Urban’ designation for the subject lot represents a change from the current ‘Commercial’ zoning. It is noted that the Structure Plan Map clearly identifies other existing Commercial, Service Commercial and Tourist Commercial zoned areas as ‘Commercial’.

Notwithstanding that the TCLUP includes the site in the area designated for ‘urban’ use, under the current provisions of the Scheme, ‘Telecommunications Facility’ is classified as an ‘Impact Assessable’ use in all zones, including all residential zones and the TCLUP designation does not provide any particular guidance on the suitability or otherwise of the site for the proposed development and use.

Demountable Structures (Transport Containers)

As identified earlier in this report, a review of planning and building records suggests that no approval has been sought for any of the existing transport containers placed on Lot 1017. As the application includes plans depicting a number of these containers, it is recommended that any permit issued in relation to the application requires amended plans omitting those containers.

(b) any proposed amendments to such a planning scheme:

(i) that have been or are on exhibition under Part 2, Division 3;

(ii) in respect of which a decision has not been made under Part 2, Division 5; and

(iii) that are relevant to the development proposed in the development application

There are no current proposed amendments to NTPS 2020 relevant to the application.
(c) an interim development control order, if any, in respect of the subject land to which the application relates;

There are no interim development control orders relevant to the site.

(d) an environment protection objective as defined in section 4(1) of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates;

There are no environment protection objectives relevant to the site.

(e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application;

No local authority submissions were received. One public submission was received (Bookmark D refers). The applicant has provided a detailed response to the submission (Bookmark E refers).

<table>
<thead>
<tr>
<th>Summary of issues/concerns/suggestions raised in submission</th>
<th>DAS Comment</th>
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<tbody>
<tr>
<td>• The submission is made in the name of Paul Graham as an owner of residential land in the immediate locality. The submitter objects to the monopole being constructed in the proposed location which is surrounded by residential living.</td>
<td>While not identified in the application, in light of previous and current development applications, DAS is aware that Mr Graham is a Director of Graham Nominees (NT) Pty Ltd (ACN 136 411 375) as Trustee for the Graham Family Trust which is the owner of Lot 2472 (40) Hilda Street, Tennant Creek, which is located on the eastern side of Hilda Street, directly opposite Lot 1017.</td>
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| • The proposal monopole will be unsightly for residents in the locality. | Given the height of the proposed monopole and its location adjacent and in close proximity to residential zoned and developed land, some loss of amenity or perceived loss of amenity by some residents of properties in the immediate locality is envisaged. The consent authority must consider the potential amenity impact/s in light of a range of considerations including the purpose and provisions of:  
  • Clause Zone C (Commercial) Zone Purpose and Outcomes  
  • clause 5.8.10 (Telecommunications Facility)  
  • clause 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR)  
  
The purpose of clause 5.8.10 includes to “Ensure the development of a telecommunications facility does not unreasonably (emphasis added) detract from the amenity of a locality”. The purpose of clause 5.2.7 is to “Protect the visual and acoustic amenity of residential buildings where they are adjacent to non-residential development.”  
  
  It is noted that the application and applicant response to the submission propose partial screening of the facility through existing transport containers being stored on the site. Records suggest that consent has not been granted for the storage of any transport containers on the site and a review against the Planning Act and NTPS 2020 suggests that such storage is unlawful. |
| • Such monopoles/towers should be limited to industrial areas. | NTPS 2020 lists ‘Telecommunications Facility’ as a discretionary use in all zones. The use has an assessment category of ‘Impact Assessable’ in all zones. |
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- The installation of the proposed monopole will detract from liveability of the locality.

In addition to the provisions of Part 5 of NTPS 2020, in accordance with section 51(n) of the Planning Act, the consent authority will need to consider the potential impact on the existing and future amenity of the area in which the land is situated.

(f) a matter that the Minister has, under Section 85, directed it to consider in relation to development applications generally;

There are no relevant matters that the Minister has directed the Authority to consider that impact on the proposed development or subdivision.

(h) the merits of the proposed development as demonstrated in the application;

The application submits that the proposed infrastructure:
- Will provide improved mobile phone and wireless data coverage to the surrounding Tennant Creek community and surrounding road network, supporting telecommunications for landowners, businesses residents, recreation users, commuters and emergency services; and
- Will provide an essential service for which there is a demonstrated public demand and benefit; and
- Is compatible with surrounding uses.

The provision of improved telecommunications services within the town/locality may be considered to have merit.

(j) the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development;

The application was referred to the Department of Environment and Natural Resources (DENR) which did not provide any comment. There are no known land capability constraints.

(k) the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer;

Not applicable to this application.

(m) the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose;

The application was circulated to the Barkly Regional Council, Power and Water Corporation, NT Airports, NT Fire and Rescue Service and the Department of Health (Environmental Health Branch) for comment.

Comments received are summarised below:

Power and Water Corporation (PAWC) Bookmark F
PAWC’s Network Development section has identified a number of relevant considerations and requirements with respect to electrical servicing.

PAWC’s Water Services section has advised, in summary, that:
- It has no objections or requirements for the proposed 31.4m high telecommunications facility with associated antennas and equipment shelter provided development is carried out as per ‘approved’ Planning Application PA2020/0221.
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- The existing sewerage easement within Lot 1017 is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.
- The footings/foundation of the tower shall be designed as such, that load is not transferred into the sewerage easement, the structural integrity of the footing/foundation must not be undermined should the full easement width (10ft) be excavated to 2m deep in the future.

It is recommended that any new screen planting be required to be located to the northern side of the sewerage easement. Plant selection should avoid the use of trees/shrub species with invasive root systems.

Standard development permit conditions in relation to services and construction adjacent to easements may be expected to assist in ensuring that PAWC’s interests are duly recognised.

NT Airports Pty Ltd

NT Airports Pty Ltd has advised that there are no issues for Tennant Creek Airport.

(n) the potential impact on the existing and future amenity of the area in which the land is situated;

The application contends/noted as follows:
- The facility will be located within an 8m x 10m security fenced compound and lease area, set approximately 62 metres from the lot frontage.
- The subject lot is overlooked by vacant land to the immediate north utilised for Council purposes and the undeveloped portion of the caravan site. Land to the south abutting the subject lot is currently vacant, undeveloped land. The nearest residential development is 65 metres south, across Blackmore Road, and unit development 55 metres south east on the corner of Blackmore Road and Hilda Street. The units face south, away from the proposed facility, as will any future development on the undeveloped land fronting Blackmore Road.
- Although the existing chain link mesh fence allows visibility to the site form Blackmore Road, the impact on the amenity is substantially mitigated by the distance to the facility from nearby residential properties, mature trees on the intervening vacant land, existing aerial power lines and poles and storage containers located on the subject lot adjacent to the proposed site.
- To the west, the facility will be located adjacent to a large shed at the rear of the aged care facility lot, well removed from the aged care centre building. This, together with an existing boundary fence between the properties, will conceal the majority of the ground level infrastructure. Mature trees on the aged care site and along the rear boundary of the subject lot will also mitigate the impact on the visual amenity.
- Due to its location on the subject lot, well back from the road frontage, landscaping is not deemed to be required.
- While a mobile phone base station monopole cannot be fully concealed, Telstra has limited the height of the structure to 31.4m, being the minimum height required to meet its coverage objectives and operational requirements. The monopole will be of a non-reflective galvanised steel structure, which is the industry standard and considered the least obtrusive finish, and the equipment shelter coloured paperbark. There is no lighting and there will be no noise associated with the facility other than a small domestic standard air-conditioner operating within the background noise levels as per Australian Standard AS1055. The subject site is located approximately 1.6kms south east of Tennant Creek Airport and within the ‘R.L. 417 metre Australian Height Datum (AHD) Inner Horizontal Surface area applicable to the airport and is subject to Obstacle Limitation Surfaces (OLS) restrictions. The subject site is located outside the aircraft approach and take-off flight surface splays.
- The proposed monopole will have an overall height of 31.4 metres above ground level, which when added to the site’s Reduced Level (R.L.) of 365 metres AHD, gives an overall height of 396.4 metres AHD.
Accordingly, the proposal is below the ‘R.L. 417 metre AHD Outer Horizontal Surface’ area and will not impact on the airport’s operations or intrude into the OLS.

DAS comment
DAS envisages some loss of visual amenity for residents of some residential properties in the immediate locality. While some increase in the setback distance of the monopole from the rear boundary may have some effect of lessening the visual impact on the properties in Blackmore Road closest to Lot 1017, it is envisaged that such an increased setback may result in little change in impact on residential properties located further from the site, but in the immediate locality. It is not envisaged that an increased rear setback would have any significant amenity impact on the Peko Road streetscape.

As identified earlier in this report, the application includes a single photomontage of the proposed monopole as viewed from the street within the Peko Road/Hilda Street intersection. Additional photomontages (including for example from Blackmore Road and Hilda Street and other roads in the locality) may be expected to assist in better presenting the nature of likely visual impacts of the monopole on views towards the site.

In terms of the external finishes to the monopole, the proposed finishes are consistent with other similar monopoles approved by consent authorities within urban areas in the Northern Territory.

Providing additional photomontages or similar from some other locations in the locality may assist in better illustrating the likely visual impact of the proposed monopole and demonstrating its suitability or otherwise, in terms of the Planning Scheme.

Amendments to the application to comply with clause 5.2.7.3 may also assist in minimising the extent of adverse visual impacts of the development on other properties, particularly residential zoned properties closest to the site.

(p) the public interest, including (if relevant) how the following matters are provided for in the application;
   (i) community safety through crime prevention principles in design;
   (ii) water safety; and
   (iii) access for persons with disabilities

The application submits that the proposed infrastructure will provide improved mobile phone and wireless data coverage to the surrounding Tennant Creek community and surrounding road network, supporting telecommunications or landowners, businesses residents, recreation users, commuters and emergency services and accordingly, the infrastructure will provide an essential service for which there is a demonstrated public demand and benefit and is compatible with surrounding uses.

Proposed compound fencing may be expected to reasonably deter unauthorised access to the facility.

(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building);

Not relevant to the application. Subdivision approval under the Planning Act may be required if part of the lot is proposed to be leased for a term exceeding 12 years.

(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act;
No issues of significance have been identified.

**(s)** any beneficial uses, quality standards, criteria, or objectives, that are declared under Section 73 of the Water Act

No beneficial uses have been identified with respect to Section 73 of the *Water Act.*

**(t)** other matters it thinks fit

No other matters of significance have been identified.

**RECOMMENDATION**

That, the Development Consent Authority varies the requirements of clause 5.2.7.4 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR) of the Northern Territory Planning Scheme 2020, and pursuant to section 53(b) of the *Planning Act 1999,* alters the proposed development and consents to the proposed development as altered to develop Lot 1017 (58) Peko Road, Town of Tennant Creek for the purpose of a 31.4m high telecommunications facility with associated antennas and equipment shelter, subject to the following conditions:

**CONDITIONS PRECEDENT**

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans, as follows, to the satisfaction of the consent authority, must be submitted to the consent authority. When endorsed, the plans will form part of the permit. The plan/s must be in Adobe PDF format and must be generally in accordance with the drawings publicly exhibited, but amended to:
   a) increase the minimum setback of the monopole to the rear (southern) boundary to a minimum of 20m; and
   b) include the following additional landscaping details:
      i) additional landscaping (planting) that complies with clause 5.2.7.3 of the NT Planning Scheme 2020 and may be expected to provide effective screening to a minimum height of 3m from adjacent residential properties within 2 years of planting;
      ii) details of plant species (including species names, indicative mature heights for each species and number of plants) for all:
         - existing plants located to western and southern side of the proposed facility the to be retained; and
         - new plants (Note: If new planting is located adjacent to the sewerage easement, the selection of species with invasive root systems should be avoided) ; and
   c) omit transport containers.

   Conditions precedent responses may be directed to the consent authority C/- Development Assessment Services, Department of Infrastructure, Planning and Logistics, by email: das.ntg@nt.gov.au, for attention Alice Springs Branch.

**GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

5. Storm water is to be collected and contained within the site or discharged into the drainage network to the technical standards of the Barkly Regional Council at no cost to the Council. This condition is to the satisfaction of the consent authority on advice from the Alice Springs Town Council.

6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity services, to the development shown on the endorsed plans in accordance with the authorities requirements and relevant legislation at the time.

7. Landscaping works shown on the endorsed landscape plan must be carried out and completed in accordance with the endorsed plans, and in-ground irrigation system/s must be installed to landscaped areas, to the satisfaction of the consent authority.

8. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

NOTES

1. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works.

2. A Permit to Work Within a Road Reserve is required from the Barkly Regional Council before commencement of any work within a road reserve.

3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentsouth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation’s servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

4. You are advised to contact Dial Before You Dig and arrange for any relocation if required.

REASONS

1. Pursuant to section 51(a) of the Planning Act 1999, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates. An amendment to the Planning Act 1999 took effect on 31 July 2020. The amendment to the Planning Act 1999 includes transitional provisions in section 167(2) which states: If:
   - an application was made to the former Authority as consent authority under section 48, 57 or 58 of the former Act; and
   - a hearing in respect of the application had not been commenced under the former Act, this Act applies to the application as if it were an application under section 46, 59 or 57, respectively, of this Act.

Subsequent to the subject application being submitted, the Northern Territory Planning Scheme 2007 (NTPS 2007) was repealed and the Northern Territory Planning Scheme 2020 (NTPS 2020) took effect on 31 July 2020. At the time the application was submitted, the Northern Territory Planning Scheme (2007) was in effect, and was addressed by the applicant in the Statement of Effect. Because the applications were not heard before the commencement of the amendment to the Planning Act 1999, and to satisfy the requirements of Section 51 of the Planning Act 1999, the application is required to be assessed against
Item 2

NTPS 2020. This assessment has been undertaken by Development Assessment Services (DAS) having regard to the applicant’s Statement of Effect and how this relates to the current provisions of NTPS 2020 and amended Planning Act 1999. The proposal has been assessed against the requirements of the Planning Act 1999 (as at 31 July 2020) and the requirements of the NTPS 2020 (as at 31 July 2020).

The site is zoned C (Commercial). The zone purpose is to “Provide a mix of activities and services well connected to a surrounding community at varying scales including:

a) mixed use centres providing a wide range of retail, entertainment, community and business activities that serve the broader community;
b) smaller centres that cater for convenience needs of immediately surrounding communities;
c) small local centres predominantly focused on convenience retailing; and
d) residential development commensurate to the scale of the commercial precinct.”

The proposed telecommunications facility will support a range of surrounding commercial, residential and community uses.

The purpose of clause 5.8.10 (Telecommunications Facility) of NTPS 2020 includes to “Ensure the development of a telecommunications facility does not unreasonably detract from the amenity of a locality”. The purpose of clause 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR) is to “Protect the visual and acoustic amenity of residential buildings where they are adjacent to non-residential development.”

A variation to clause 5.2.7.4 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR) of the NTPS 2020 is granted subject to relevant conditions that may be expected to assist in ensuring that the development and use of the land do not unreasonably detract from the existing or future amenity of the immediate locality including adjacent residential zoned properties and reasonably accords with the purpose of clause 5.2.7.4 and clause 5.8.10 respectively. The proposed development as approved is considered to respond satisfactorily to applicable requirements and objectives of NTPS 2020 as it relates to the site and locality.

2. Pursuant to section 51(e) of the Planning Act 1999, in considering a development application the Development Consent Authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. The application was publicly exhibited and one submission was received. The consent authority considered issues raised in the submission. In relation to the submitter’s concerns that the monopole will be unsightly for residents in the locality, the consent authority acknowledges that a monopole of the height proposed will have some perceived adverse impact on the visual amenity of some residential properties in the locality, but does not anticipate that the extent of that impact will be unreasonable, in the context of the zoning of the subject land and having regard to applicable provisions of Part 5, subject to the rear setback of the monopole being increased to a minimum of 20m from adjacent residential properties and appropriate screening measures being implemented. Noting the submitter’s suggestion that such monopoles/towers should be limited to industrial areas, the consent authority notes that Telecommunications Facility is listed as a discretionary use in all zones under the NTPS 2020 and that all such applications are impact assessable and subject to consideration on merit. In relation to concerns that the development will detract from the liveability of the locality, the consent authority anticipates that the conditions of approval will ensure that the extent of any impact on amenity of residents in the locality is not inordinate.

3. Pursuant to section 51(m) of the Planning Act 1999, the consent authority must take into account the public utilities or infrastructure provided in the area in which the land is situated, services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer. The conditions of this permit are expected to
ensure that the Power and Water Corporation’s and Barkly Regional Council’s interests as a service authorities are duly recognised.

4. Pursuant to section 51(n) of the Planning Act 1999 the consent authority must take into consideration the potential impact of development on the existing and future amenity of the area in which the land is situated. The consent authority envisages some loss of visual amenity for residents of some residential properties in the immediate locality due to the height of the proposed monopole in relation to established heights of buildings and structures in the immediate locality. While some increase in the setback distance of the monopole from the rear boundary may have some effect of lessening the visual impact on the properties in Blackmore Road closest to Lot 1017, it is envisaged that such an increased setback may result in little change in impact on residential properties located further from the site, but in the immediate locality. It is not envisaged that an increased rear setback, as required would have any significant amenity impact on the Peko Road streetscape. The proposed external finishes to the monopole are consistent with other similar monopoles approved by consent authorities within urban areas in the Northern Territory and are expected to assist in limiting the extent of any perceived adverse visual impact. By providing an increased rear setback, there will be opportunity for greater separation between the telecommunications facility compound and proposed screen planting, ensuring that established screen plants can not be used to assist unauthorised persons to access the compound.

5. Pursuant to section 51(p) of the Planning Act 1999 the consent authority must take into consideration the public interest, including (if relevant) how the following matters are provided for in the application;

(i) community safety through crime prevention principles in design;
(ii) water safety; and
(iii) access for persons with disabilities

The consent authority is satisfied that proposed compound fencing may be expected to reasonably deter unauthorised access to the facility.

6. Pursuant to section 51(r) of the Planning Act 1999 the consent authority must take into consideration any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011. No issues of significance have been identified.

7. A review of records by the Department of Infrastructure, Planning and Logistics concluded that any existing transport containers on Lot 1017 are unapproved. As the application included plans depicting a number of these containers, amended plans requiring their omission is warranted.

8. The conditions of approval are expected to assist in ensuring the orderly development of the site.

REPORT PREPARED BY DEVELOPMENT ASSESSMENT SERVICES

Peter Somerville
2020.09.10 12:27:28

AUTHORISED:
Manager Planning & Development (Southern Region)
Lot 1017 Peko Road, Town of Tennant Creek and locality
Lot 1017 Peko Road, Tennant Creek

Residential care facility accommodation block

Bus garage and carport

Indicative location of proposed monopole

Low Medium Density Residential zone

Low Density Residential zone
Dear Sir/Madam,

TELSTRA – PROPOSAL TO INSTALL A MOBILE PHONE BASE STATION
SITE NO: 330850       SITE NAME: TENNANT CREEK NORTH EAST
SITE ADDRESS: LOT 1017 (58) PEKO ROAD TENNANT CREEK NT 0860

Planning Solutions acts on behalf of Service Stream Network Construction (SSNC) for its Client, Telstra Corporation Limited (Telstra) with respect to the deployment of its mobile phone network.

Telstra is proposing to improve 4G coverage and data speeds in Tennant Creek with a new telecommunications facility (mobile phone base station) at 58 Peko Road. The proposed facility will provide enhanced coverage and mobile phone and wireless data services to the residential community, businesses, emergency services and travellers in the area, and will form an integral part of Telstra’s mobile telecommunications network.

Telstra provides 3G and 4G coverage to Tennant Creek from the Maloney St facility with a broader assistance from the facility at height, off Peko Rd 3.5km east of Tennant Creek. The proposed facility at 58 Peko Rd is required to provide much needed capacity relief for both of the existing Telstra facilities and greatly improve in-building Telstra 4G coverage to areas east of the Stuart Highway and out to the Battery Hill Mining Centre.

An assessment by Planning Solutions under the provisions of the Telecommunications (Low-Impact Facilities) Determination 2018 (the Determination) determined the proposed facility not to be ‘low-impact’ for the purposes of the Determination. The fact that the proposed facility has been determined not to be ‘low-impact’ requires the proponent to apply for, and receive, Approval to Commence Development under State and Territory planning laws, in accordance with Part 2 of the Determination.

We enclose an application for planning approval and supporting development application submission for the installation of a telecommunications facility at the above site. To assist this application, we enclose the requisite documentation as detailed below:

1. Department of Infrastructure Planning and Logistics Landowner Authorisation to Lodge a Development Application form signed by the landowner.

2. One (1) set of plans, to scale, including site locality and proposed layout, site plan with analysis of the site and site elevation.
3. The supporting documentation, including:
   - a copy of the relevant Certificate as to Title and Survey Plan;
   - a photomontage of the proposed facility; and
   - an EME report demonstrating compliance with the Australian Standard.

The application has regard to the relevant Planning Scheme requirements, as outlined in the accompanying submission.

The following submission discusses various matters pertaining to the proposal, including:
   - Site details.
   - Proposal.
   - Town planning considerations.
   - Telecommunications legislation

SITE DETAILS

Legal description

Table 1 details the legal description of the subject site.

<table>
<thead>
<tr>
<th>Parcel Reference</th>
<th>Plan</th>
<th>Volume</th>
<th>Folio</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 01017</td>
<td>S72/32B</td>
<td>668</td>
<td>51</td>
<td>7.68</td>
</tr>
</tbody>
</table>

Refer Appendix 1: Certificate as to Title and Survey Plan.

Regional context

The subject site is located in the town of Tennant Creek in the Tennant Creek Division area of the Northern Territory, approximately 875 kilometres east south east of Darwin CBD and approximately 450 kilometres north of Alice Springs.

Local context

The subject site is a commercial zoned lot owned by the Barkly Regional Council. The site is located on Peko Road which connects to Stuart Highway, providing access to the City of Darwin CBD to the north and Alice Springs to the south.

Land use and topography

The site comprises the former Council offices, car parking and shipping container holding area with some mature vegetation across the site. An aged care facility abuts the subject lot to the west, with single and multi-residential development to the south and east. A caravan park is located immediately north across Peko Road, with Council offices to the north west and Barkly College further north. The subject site is flat and level.

The proposed facility is to be located at the rear of the subject lot, in the south west corner.

Photographs 1-3 depict the subject site and surrounds:
Photograph 1 – Aerial view of subject site showing proposed monopole location (courtesy Google Earth)

Photograph 2 – View north across Peko Road from Perry Drive

Photograph 3 – View from subject site south west to proposed location
PROPOSAL

The facility proposed by Telstra comprises the installation of a new 30 metre steel monopole, with six (6) panel antennas mounted on a triangular headframe on the proposed monopole, one (1) outdoor equipment shelter at ground level, one (1) GPS antenna mounted on the equipment shelter and cabling and ancillary equipment.

The components of the proposal are summarised as follows:

<table>
<thead>
<tr>
<th>Component</th>
<th>Quantity</th>
<th>Dimensions per unit</th>
<th>Height (AGL)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monopole</td>
<td>1</td>
<td></td>
<td>30.4m</td>
</tr>
<tr>
<td>Panel antennas</td>
<td>6</td>
<td>2533mm (h) x 353mm (w) x 209mm (d)</td>
<td>30.0m c/l</td>
</tr>
<tr>
<td>Equipment shelter</td>
<td>1</td>
<td>3000mm (l) x 2380mm (w) x 2920mm (d)</td>
<td>AGL</td>
</tr>
<tr>
<td>GPS Antenna</td>
<td>1</td>
<td>96mm (h) x Ø68mm</td>
<td>3.1m</td>
</tr>
<tr>
<td>Radio remote units</td>
<td>3</td>
<td>342mm (w) x 149mm (d) x 420mm (h)</td>
<td>30.5m c/l</td>
</tr>
<tr>
<td>Tower mounted amplifiers</td>
<td>6</td>
<td>380mm (h) x 160mm (w) x 180mm (d)</td>
<td>30.0m c/l</td>
</tr>
<tr>
<td>Triangular headframe</td>
<td>1</td>
<td>3000mm x 3000mm x 3000mm</td>
<td>30.0m c/l</td>
</tr>
<tr>
<td>Total structure</td>
<td>1</td>
<td>N/A</td>
<td>31.4m overall</td>
</tr>
</tbody>
</table>

The proposed facility will be contained within a security fenced compound and lease area 10.0m x 8.0m in size. The monopole will be of galvanised steel, which is the industry standard and considered the least obtrusive finish and the equipment shelter coloured paperbark or as requested by the Development Consent Authority (DCA).

Detailed plans and elevations depicting the proposal are attached (refer Appendix 2).

TOWN PLANNING CONSIDERATIONS

Northern Territory Planning Scheme

The Northern Territory Planning Scheme (NTPS) provides a raft of ‘planning principles’ to guide development in the Territory.

Under clause 3.0 Definitions of NTPS;

“telecommunications facility” means land used to accommodate:

a) any part of the infrastructure of a telecommunications network; or

b) any line, equipment, apparatus, 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.

The proposed development is therefore considered to fall within the definition of ‘telecommunications facility’ as defined by NTPS.
Zoning:

The NTPS Tennant Creek Zoning Map identifies the subject site as zoned Commercial.

Clause 5.8 Zone C – Commercial of NTPS provides:

1. The primary purpose of Zone C is to provide for a range of business and community uses.
2. The zone applies to shopping areas ranging from neighbourhood convenience shopping to regional centres.
3. Development should:
   c) be of a scale and character appropriate to the service function of a particular centre;
   d) respect the amenity of adjacent and nearby uses; and
   e) promote community safety in building design, having regard to adjacent and nearby uses.

The proposed infrastructure will provide improved mobile phone and wireless data coverage to the surrounding Tennant Creek community, supporting telecommunications for landowners, businesses, residents, recreation users, commuters and emergency services. Accordingly, the infrastructure will provide an essential service for which there is a demonstrated public demand and benefit.

The proposed monopole is to be located at the rear of an existing commercial property comprising the former Council offices, still utilised by Council staff and also car parking and a shipping container holding area. The proposed 30 metre height of the monopole is required to achieve the coverage objectives of Telstra in meeting the services standards expected by the surrounding community. Construction of the facility will comply with all Australian Standards.

Further compliance with Clause 3 above is addressed later in this report.

The proposed infrastructure is consistent with and does not compromise the ultimate purpose intended for the Commercial zone.

Accordingly, it is open to the Development Consent Authority to grant approval for the proposed Telecommunications Facility.

Telecommunications Facilities

Part 7 13.5 Telecommunications Facilities of NTPS provides;

1. The purpose of this clause is to ensure the development of telecommunications facility does not unreasonably detract from the amenity of a locality.
2. The development of a telecommunications facility that is classified as low-impact within the Telecommunication Act (Cwth.) and the Telecommunications (Low-impact Facilities) Determination (Cwth.) does not require consent.
3. In all other circumstances, the development of a telecommunications facility on zoned land requires consent.
4. The inspection and maintenance of a telecommunications facility is exempt from the requirements of sub-clause 3.
5. An application for development under sub-clause 3 is to demonstrate:
Telstra has undertaken assessments of potential alternative sites in the area, including co-location on existing facilities surrounding the subject site. The table below details possible existing sites considered and the reason for being unable to co-located in them.

Table 1 Potential co-location sites identified and assessed

<table>
<thead>
<tr>
<th>RFNSA No.</th>
<th>Site Address:</th>
<th>Distance from subject site:</th>
<th>Carriers present/existing:</th>
<th>Reason for being unable to co-locate:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0860007</td>
<td>Lot 100 Two Tank Hill Tenant Creek</td>
<td>1.48kms</td>
<td>Optus</td>
<td>Too far west and insufficient height to achieve coverage objectives</td>
</tr>
<tr>
<td>0860009</td>
<td>24 Maloney Street Tenant Creek</td>
<td>1.49kms</td>
<td>Telstra</td>
<td>Existing Telstra site. To far south west to achieve coverage objectives</td>
</tr>
<tr>
<td>0860002</td>
<td>Off Peko Road Tenant Creek</td>
<td>3.12kms</td>
<td>Telstra</td>
<td>Too far east to achieve coverage objectives</td>
</tr>
</tbody>
</table>

Accordingly, a new (greenfield) site solution is proposed.

Table 2 Potential greenfield sites identified and assessed

<table>
<thead>
<tr>
<th>Candidate</th>
<th>Address / Lot Details</th>
<th>Reason for discounting</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>71 Peko Road Tennant Creek</td>
<td>Not supported by the Tennant Creek Airport as location is adjacent to the airport take-off and landing approach path. Landowner support not available</td>
</tr>
<tr>
<td>B</td>
<td>58 Peko Road Tennant Creek</td>
<td>N/A – subject site. Council’s preferred candidate</td>
</tr>
<tr>
<td>C</td>
<td>41 Peko Road Tennant Creek</td>
<td>Barkly Regional Council land with Council Chambers and library. Back up candidate but may have Councillor support issues. Close to Barkly College.</td>
</tr>
<tr>
<td>D</td>
<td>82 Ambrose Street Tennant Creek</td>
<td>Location is a community sportsground and swimming pool. Not considered suitable due to land use and community congregation (children). Likely to attract objections.</td>
</tr>
</tbody>
</table>

No other greenfield sites were identified in the area that could achieve Telstra’s coverage objectives while minimising the impact on the amenity of the surrounding community.

(c) that the location and design of a telecommunications facility minimises amenity impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping;

The facility will be located within an 8m x 10m security fenced compound and lease area, set approximately 62 metres from the lot frontage. The subject lot is overlooked by vacant land to the immediate north utilised for Council purposes and the undeveloped portion of the caravan site. Land to the south abutting the subject lot is currently vacant, undeveloped land. The nearest residential development is 65 metres south, across Blackmore Road, and unit development 55 metres south east on the corner of Blackmore Road and Hilda Street. The units face south, away from the proposed facility, as will any future development on the undeveloped land fronting Blackmore Road.

Although the existing chain link mesh fence allows visibility to the site form Blackmore Road, the impact on the visual amenity is substantially mitigated by the distance to the facility from nearby residential
properties, mature trees on the intervening vacant land, existing aerial power lines and poles and shipping containers located on the subject lot adjacent to the proposed site.

To the west, the facility will be located adjacent to a large shed at the rear of the aged care facility lot, well removed from the aged care centre building. This, together with an existing boundary fence between the properties, will conceal the majority of the ground level infrastructure. Mature trees on the aged care site will also mitigate the impact on the visual amenity (see photograph 3 above).

The monopole will be of a non-reflective galvanised steel finish which is considered the least obtrusive finish and is compatible with the existing telecommunications towers across the country. The equipment shelter will be coloured ‘paperbark’.

Due to its location on the subject lot, well back from the road frontage, landscaping is not deemed to be required.

\[(d)\] how the amenity impacts of a proposal have been minimised using visual communication methods such as photographic images etc.

A photomontage of the proposed facility is provided (see Appendix 3).

The proposed infrastructure is deemed to comply with the requirements of Clause 13.5 Telecommunications Facilities of NTPS and warrants approval by the Development Consent Authority

**Setbacks:**

Clause 8.3 Setbacks for Commercial Uses adjacent to Land in Zones SD, MD, MR or HR of NTPS provides minimum setback distances for a use or development or proposed use or development that is;

\[(a)\] not a residential building;
\[(b)\] on land that is in a zone other than Zones SD, MD, MR or HR; and
\[(c)\] abuts land in any of those zones.

**Must provide a setback to the boundary that abuts any of those zones of not less than 5m**

The compound area fence of the proposed infrastructure is located 5 metres from the rear (southern) boundary of the subject lot abutting MD zoned land and 5 metres from the western boundary, with the centreline of the monopole 9.1 metres from the southern boundary and 13.0 metres from the western boundary.

Accordingly, the setbacks comply with Clause 8.3 of NTPS, are considered appropriate to the location and will not impact adversely on the adjoining landowners.

**Northern Territory of Australia Planning Act 1999 As in force at 28 June 2020**

The Northern Territory Planning Act 1999 As in force at 28 June 2020 (Act) provides for appropriate and orderly planning and control of the use and development of land and details the matters that the Northern Territory Development Consent Authority (DAC) must consider when determining a development application.

In particular the requirements of the following clauses of Sections 46 and 51 of Part 5 of the Act are applicable.
Section 46 – Development applications:

Section 46(3)(c) – Referral to the *NT Environmental Protection Act 2019 (NT EPA)*:

Section 48 of the NT EPA provides that a proponent must refer to the NT EPA for assessment a proposed action that:

(a) Has the potential to have a significant impact on the environment; or

(b) Meets a referral trigger

The proposed monopole is to be located on cleared land at the rear of an existing commercial property comprising the former Council offices, still utilised by Council staff and also car parking and a container storage area. The proposed development will not impact on any cultural or heritage values. There is no clearance of native vegetation required and the facility will have minimal impact on the environment.

Accordingly, the proposed development does not have the potential to have a significant impact on the environment and has not been referred to the NT EPA

46(3)(d) – Merits of the proposed development:

The proposed infrastructure will provide improved mobile phone and wireless data coverage to the surrounding Tennant Creek community and surrounding road network, supporting telecommunications for landowners, businesses residents, recreation users, commuters and emergency services. Accordingly, the infrastructure will provide an essential service for which there is a demonstrated public demand and benefit and is compatible with surrounding uses.

46(3)(e) – Subject land’s suitability for the proposed development:

The subject site is an existing commercial zoned site owned by the Barkly Regional Council and comprises the former Council offices, carparking and some storage containers. There are mature trees to the front of the property and along the rear boundary. The location of the proposed facility is in clear open ground. The subject site is flat and level and is well located within the Tennant Creek community to meet the coverage objectives of the Carrier. The subject site is capable of supporting the proposed facility without impacting on the amenity and is suitable for the proposed development.

46(3)(g) – Public utilities and infrastructure

The subject site is connected to the reticulated electricity supply, which will be extended via an underground power route to the proposed development. There is no requirement for any additional services or infrastructure.

46(3)(h) – Impact on amenity.

The facility will be located within an 8m x 10m security fenced compound and lease area, set approximately 62 metres from the lot frontage. The subject lot is overlooked by vacant land to the immediate north utilised for Council purposes and the undeveloped portion of the caravan site. Land to the south abutting the subject lot is currently vacant, undeveloped land. The nearest residential development is 65 metres south, across Blackmore Road, and unit development 55 metres south east on the corner of Blackmore Road and Hilda Street. The units face south, away from the proposed facility, as will any future development on the undeveloped land fronting Blackmore Road.

Although the existing chain link mesh fence allows visibility to the site form Blackmore Road, the impact on the amenity is substantially mitigated by the distance to the facility from nearby residential properties,
mature trees on the intervening vacant land, existing aerial power lines and poles and storage containers located on the subject lot adjacent to the proposed site.

To the west, the facility will be located adjacent to a large shed at the rear of the aged care facility lot, well removed from the aged care centre building. This, together with an existing boundary fence between the properties, will conceal the majority of the ground level infrastructure. Mature trees on the aged care site and along the rear boundary of the subject lot will also mitigate the impact on the visual amenity.

Due to its location on the subject lot, well back from the road frontage, landscaping is not deemed to be required.

While a mobile phone base station monopole cannot be fully concealed, Telstra has limited the height of the structure to 31.4m, being the minimum height required to meet its coverage objectives and operational requirements. The monopole will be of a non-reflective galvanised steel structure, which is the industry standard and considered the least obtrusive finish, and the equipment shelter coloured paperbark. There is no lighting and there will be no noise associated with the facility other than a small domestic standard air-conditioner operating within the background noise levels as per Australian Standard AS1055.

The subject site is located approximately 1.6kms south east of Tennant Creek Airport and within the ‘R.L. 417 metre Australian Height Datum (AHD) Inner Horizontal Surface area applicable to the airport and is subject to Obstacle Limitation Surfaces (OLS) restrictions. The subject site is located outside the aircraft approach and take-off flight surface splays.

The proposed monopole will have an overall height of 31.4 metres above ground level, which when added to the site’s Reduced Level (R.L.) of 365 metres AHD, gives an overall height of 396.4 metres AHD.

Accordingly, the proposal is below the ‘R.L. 417 metre AHD Outer Horizontal Surface’ area and will not impact on the airport’s operations or intrude into the OLS.

46(3)(j) – Public interest
See 46(3)(d) above

Section 51 – Matters to be taken into account

51(b) – Proposed amendments to planning scheme

The Draft NT Planning Scheme (2020) (draft scheme) is currently being considered and was the subject of Statutory Exhibition between 6 March 2020 – 24 April 2020. The consent authority is to take into account proposed amendments to the Scheme.

Clause 4.11 Zone C – Commercial of the draft scheme has been expanded to better define the purpose and outcomes of the zone and now includes the defined use of Telecommunications Facility as an Impact assessable Category in the Assessment Table with a specific development requirement reference to Clause 5.8.10 Telecommunications Facility.

The purpose, intent and requirements of Clause 5.8.10 Telecommunications Facility of the draft scheme are considered to be in accord with Clause 13.5 Telecommunications Facility of the current Planning Scheme and have been addressed previously in the report. They have not been further addressed in this section.
Zone Purpose

Provide a mix of activities and services well connected to a surrounding community at varying scales including:

(a) mixed use centres providing a wide range of retail, entertainment, community and business activities that serve the broader community;
(b) smaller centres that cater for convenience needs of immediately surrounding communities;
(c) small local centres predominantly focused on convenience retailing; and
(d) residential development commensurate to the scale of the commercial precinct.

The zone purpose for Commercial in the draft scheme is considered to be in accord with the current Planning Scheme and has been addressed previously in this report.

The proposed infrastructure will provide improved mobile phone and wireless data services to the surrounding Tennant Creek community and surrounding road network, supporting telecommunications for landowners, businesses residents, recreation users, commuters and emergency services. Accordingly, the infrastructure will provide an essential service for which there is a demonstrated public demand and benefit and is compatible with surrounding uses.

The proposed infrastructure is a defined use within Commercial zone and is consistent with and does not compromise the ultimate purpose intended for the zone.

Zone Outcomes

The following Zone Outcomes in the draft scheme are relevant:

1. A diversity of commercial activities that provide for a range of needs of the surrounding area at an appropriate scale for their location

The proposed infrastructure is a commercial activity that will provide improved mobile phone and wireless data services to the surrounding area and support commercial activities. The height of the structure is limited to 31.4m, being the minimum height required to meet coverage objectives.

4. All development is to:
   (a) avoid adverse impacts on the local road network;
   (b) be managed to minimise unreasonable impacts to the amenity of surrounding residents

   Addressed previously in this report.
   (c) be of a scale, intensity and nature that reflects the mixed use character of the zone;
   (d) have a scale and character appropriate to the commercial function of the locality.

Telstra has limited the height of the structure to 31.4m, being the minimum height required to meet its coverage objectives and operational requirements. The monopole will be of a non-reflective galvanised steel structure, which is the industry standard and considered the least obtrusive finish. The infrastructure, set 62 metres back from the road frontage and adjacent to storage containers, will not intruded unduly upon the visual amenity or on the commercial functionality, of the locality.
8. **Developments are operated in a manner to ensure that there is no unreasonable loss of amenity for surrounding premises, having regard to the mixed use nature of the zone.**

There is no lighting and there will be no noise associated with the facility other than a small domestic standard air-conditioner operating within the background noise levels as per Australian Standard AS1055.

9. **Development is provided with the appropriate services, including roads, pedestrian and cycle paths, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure where available or where can be made available. If reticulated sewerage is unavailable, lots are suitable for the onsite disposal of effluent in a manner that does not pollute ground or surface waters.**

The proposed development is itself telecommunications infrastructure. The subject site is connected to the reticulated electricity supply, which will be extended via an underground power route to the proposed development. There is no requirement for any additional services or infrastructure.

51(i) – Capability of the land
See 46(3)(e) above

51(p) – Public interest
See 46(3)(d) above

51(r) – Impact on natural, social, cultural or heritage values
The proposed development will not impact on any social, cultural or heritage values. There is no clearance of native vegetation required and the facility will have minimal impact on the environment.

**TELECOMMUNICATIONS LEGISLATION**

The installation and operation of telecommunications infrastructure is regulated by the Telecommunications Act 1997 (Commonwealth), in addition to state or territory planning legislation where applicable.

It is a condition of telecommunications carriers’ licences that they must comply with the Telecommunications Act 1997 and the Telecommunications Code of Practice 2018. The Code of Practice further requires carriers to comply with the Communications Alliance Industry Code C564:2018 – Mobile Phone Base Station Deployment (DC Code). The DC Code imposes site specific obligations on carriers, including the requirement to have regard to guidelines established within the DC Code to take a Precautionary Approach to site selection and infrastructure design. In accordance with the conditions of its licence, Telstra has, in selection of the subject site and design of the proposed infrastructure, applied the Precautionary Approach mandated by Sections 4.1 and 4.2 of the DC Code.

The proposed infrastructure will operate in compliance with the Australian Communication and Media Authority (ACMA) Electromagnetic Emissions (EME) regulatory arrangements. A summary report of the predicted Radiofrequency EME Levels for the proposed facility has been assessed. This assessment was undertaken in accordance with the ARPANSA prediction methodology and report format. The assessment confirms that the proposed installation operating at full power complies with the Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003.

A copy of the EME Report pertinent to the subject site is attached (refer Appendix 4).
CONCLUSION

The proposal presented is permissible under the provisions of the Northern Territory Planning Scheme, is consistent with the objectives and provisions of the applicable statutory planning instruments and is consistent with the principles of orderly and proper planning as outlined in preceding sections.

In summary, the proposal is justified for the following reasons:

1. The proposed development is consistent with the provisions and objectives of the Northern Territory Planning Scheme:
2. The proposed development is consistent with the provisions and objectives of the Northern Territory Planning Act
3. The proposed development is consistent with the provisions of the Telecommunications Act 1997:
4. The infrastructure associated with the telecommunications facility will be contained within the existing site.
5. Works associated with the development are minor and are not anticipated to detrimentally affect the amenity of the area.

The proposal is consistent with planning principles derived from Territory and local levels and given the minimal impact on the amenity of the area and locality; the application warrants the consent of the Development Consent Authority.

We trust that the information contained is sufficient for you to favourably determine the application. However, should you require any additional information or wish to discuss this matter further then please do not hesitate to contact me via phone on 08 9227 7970 or via email at admin@planningsolutions.com.au

Yours sincerely,

____________________
LAURIE CHANTRY
PLANNING CONSULTANT

Encl.

200717 5970 DA Letter
APPENDIX 1
CERTIFICATE AS TO TITLE AND SURVEY PLAN
SEARCH CERTIFICATE

Lot 1017 Town of Tennant Creek from plan(s) S72/32B
Area under title is 7680 square metres

Owner:
Tennant Creek Town Council
of PO Box 821, Tennant Creek NT 0861

Easements:
Sewerage Easement to Power and Water Authority

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<td>533310</td>
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<td>533309</td>
<td>Request to issue Certificate as to Title</td>
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<td>28/02/2001</td>
<td>462539</td>
<td>Lease to Giants Reef Exploration Pty Ltd - expiring 30/06/2006</td>
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<td>Statutory Notice pursuant to Section 129(4) of the Local Government Act</td>
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End of Dealings
# Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** Lot 01017 Town of Tennant Creek plan(s) S72/32B

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

---

**Government Land Register**

(none found)

---

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 668 051 (order 1)

**Tenure Type**

ESTATE IN FEE SIMPLE

**Tenure Status**

Current

**Area Under Title**

7680 square metres

**Owners**

Tennant Creek Town Council
PO Box 821, Tennant Creek NT 0861

**Easements**

Sewerage Easement to Power and Water Authority

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

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<tr>
<td>Survey Plan</td>
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<tr>
<td>S 72/032B</td>
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<tr>
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<td>Region</td>
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<th>Custodian - Valuer General (+61 8 8995 5375)</th>
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<tr>
<td>Owner’s Last Known Address</td>
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<tr>
<td>Barkly Shire Council, PO BOX 821, TENNANT CREEK NT 0861</td>
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<td>Parcels in Valuation</td>
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<td>Lot 01017 Town of Tennant Creek</td>
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Unimproved Capital Value
$170,000 on 01/07/2018
$170,000 on 01/07/2015
$170,000 on 01/07/2012
$131,000 on 01/07/2010
$39,750 on 01/07/2007
$39,750 on 01/07/2004
$47,000 on 01/07/2001
$47,000 on 01/07/1998
$45,000 on 01/07/1995
$45,000 on 01/07/1992
$45,000 on 01/01/1990
$24,000 on 01/01/1987
$15,000 on 01/01/1984
$8,000 on 01/01/1981

Valuation Improvements
01/11/1983 Special uses other
Improvement type COMMUNITY HEAL

Custodian - Property Purchasing (+61 8 8999 6886)
Acquisitions
(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas
BBTEN001 - Building Control Area
TENNANT CREEK BUILDING AREA

Building Permits
(none found)
Visit the website http://www.nt.gov.au/building/

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone
C (Commercial)

Interim Development Control Orders
(none found)

Planning Notes
(none found)

Planning Applications

File Number
PA2002/0778

Type
Development

Date Received
12/11/2002
Application Purpose
REFURBISH EXISTING BUILDING (CHANGE OF USE TO OFFICES) 15/11/2002 => 29/11/2002

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
24/02/2003

Instrument Number
DP03/0305

Instrument Issued
Signed

Instrument Status

File Number
PA1997/0593

Type
Development

Date Received
18/06/1997

Application Purpose
ART GALLARY & CRAFT CENTRE 97/9412 PUBLIC EXHIB 20/6/97 TO 4/7/97

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
25/07/1997

Instrument Number
DP97/0425

Instrument Issued
Signed

Instrument Status

Custodian - Power and Water Corporation (1800 245 092)

Meters on Parcel
Power Water - Electricity        9
Power Water - Water             2

For Account balances, contact the Power and Water Corporation.
Swimming Pool/Spa Status
(none found)
For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

For information on possible Mineral Titles or Petroleum Titles, contact Mines and Energy or visit the website http://strike.nt.gov.au

Results of site contamination assessment
(none found)
For further information contact Environment Protection Authority or visit the website https://ntepa.nt.gov.au/waste-pollution/contaminated-land

Heritage Listing:
(none found)
For further information on heritage places contact Heritage Branch or visit the website https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects

For Account balances, contact Barkly Shire Council
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 SPECIFIED OTHERWISE.
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.
4. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.
5. CLEAR ALL VEGETATION WITHIN THE COMPOUND TO MINIMISE SNAKE ACTIVITY.
PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF.

PROPOSED TELSTRA STANDARD Mk5.0 EQUIPMENT SHELTER (3000 L x 2380 W x 2920 H) COLOURED PAPERBARK ON CONCRETE PIERS TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT.

PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA HYBRID CABLES (3 OFF) AND FEEDERS (12 OFF).

PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF.

PROPOSED TELSTRA U/G FIBER ROUTE.

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 SPECIFIED OTHERWISE.
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.
4. FOR EME SIGNS NOTED REFER TO 005486 FOR DETAILS.
5. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.

SITE LAYOUT

SCALE 1:100

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1

ANTENNA LAYOUT AT EL'S 29.5m TO 30.5m

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 SPECIFIED OTHERWISE.
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.
4. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
5. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.

PROPOSED TELSTRA LTE700 / LTE2600 PANEL ANTENNAS (3 OFF A1, A2 & A3) ON PROPOSED MOUNTS

PROPOSED TELSTRA LTE2100 RADIO 4443 (B1) (3 OFF) MOUNTED ON PROPOSED MOUNTS AT EL 30.5m

PROPOSED TELSTRA LTE2600 RADIO 4415 (B7) (3 OFF) MOUNTED ON PROPOSED MOUNTS AT EL 29.5m

PROPOSED TELSTRA 30.0m HIGH STEEL MONOPOLE

PROPOSED TELSTRA TRIANGULAR HEADFRAME

PROPOSED TELSTRA RRU INTERFACE JUNCTION BOXES (3 OFF) MOUNTED ON PROPOSED MOUNTS

PROPOSED TELSTRA LTE700 / LTE2100 PANEL ANTENNAS (3 OFF A4, A5 & A6) ON PROPOSED MOUNTS

PROPOSED TELSTRA LTE2600 RADIO 4443 (B1) (3 OFF) MOUNTED ON PROPOSED MOUNTS AT EL 30.5m

PROPOSED TELSTRA LTE2100 RADIO 4415 (B7) (3 OFF) MOUNTED ON PROPOSED MOUNTS AT EL 29.5m

PROPOSED TELSTRA LTE700 TMA'S (6 OFF) TO BE MOUNTED BEHIND PANEL ANTENNAS (A1, A2, A3, A4, A5 & A6) ON PROPOSED MOUNTS

MOBILE NETWORK SITE 330850
TENNANT CREEK NORTHEAST
ANTENNA LAYOUT
58 Peko Road, Tennant Creek, NT 0860

ANTENNA LEGEND

BEHIND EACH PANEL ANTENNA
ESSENTIAL NETWORK SERVICES

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 0039/15.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR PROVIDERS APPROVAL.
4. FOR EME SIGNS NOTED THUS COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
5. FOUNDATIONS ARE SHOWN INDICATIVE ONLY. FINAL DESIGN IS SUBJECT TO RESULTS OF GEOTECHNICAL INVESTIGATION.
6. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.

PROPOSED TELSTRA TRIANGULAR HEADFRAME

PROPOSED TELSTRA LTE700 TMA'S (6 OFF)

PROPOSED TELSTRA LTE2100 RADIO 4443 (B1) (3 OFF)

PROPOSED TELSTRA LTE2600 RADIO 4415 (B7) (3 OFF)

PROPOSED TELSTRA STANDARD Mk5.0 EQUIPMENT
SHELTER (3000 L x 2380 W x 2920 H) COLOURED PAPERBARK ON CONCRETE PIERS TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT

PROPOSED TELSTRA LTE700 / LTE2100 PANEL ANTENNAS (3 OFF A4, A5 & A6)

PROPOSED TELSTRA LTE2600 PANEL ANTENNAS (3 OFF A1, A2 & A3)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A200)

PROPOSED TELSTRA U/G POWER ROUTE

PROPOSED TELSTRA U/G FIBRE ROUTE

PROPOSED TELSTRA LTE700 / LTE2100 PANEL ANTENNAS

PROPOSED TELSTRA LTE2600 PANEL ANTENNAS

NOTES:

- PROPOSED SIGN SECURED TO TELSTRA MONOPOLE USING STAINLESS STEEL STRAPS
- PROPOSED SIGN SECURED 1.5m AGL
- PROPOSED SIGNS TO BE UV STABLE
- STEEL STRAPS
- STICKERS AND FIXED TO BEHIND OF TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS
- TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS
- EME TELSTRA #13 SIGN
- EME TELSTRA #6 SIGN
- EME TELSTRA #2 SIGN
- EME TELSTRA #12 SIGN
- STAINLESS STEEL STRAPS
- PROPOSED MONOPOLE PAD FOOTING (INDICATIVE ONLY)

PROPOSED TELSTRA MOBILE NETWORK SITE 330850
TENNANT CREEK NORTHEAST
SOUTH ELEVATION
58 PEKO ROAD, TENNANT CREEK, NT 0860

Scale 1:100

Note: This drawing to be read in conjunction with Sheet S3-1

Telstra Corporation Limited ABN 33 051 775 566. All rights reserved.
### TELSTRA MOBILES ANTENNA CONFIGURATION TABLE

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<tr>
<th>ANTENNA No</th>
<th>ANTENNA TYPE &amp; SIZE H x W x D</th>
<th>INSTALLATION</th>
<th>PHYSICAL ANTENNA BEARING (°)</th>
<th>SECTOR NO. &amp; TECHNOLOGY</th>
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<td>INSTALL</td>
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<td>S1: LTE700 S1: LTE2600 S1: LTE2600</td>
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</tr>
<tr>
<td>A4</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m 60°</td>
<td>S1: LTE700 S1: LTE2600 S1: LTE2600</td>
</tr>
<tr>
<td>A5</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m 200°</td>
<td>S2: LTE700 S2: LTE2600 S2: LTE2600</td>
</tr>
<tr>
<td>A6</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m 300°</td>
<td>S3: LTE700 S3: LTE2600 S3: LTE2600</td>
</tr>
</tbody>
</table>

### TELSTRA MOBILES ANTENNA CONFIGURATION TABLE

<table>
<thead>
<tr>
<th>ANTENNA No</th>
<th>ANTENNA TYPE &amp; SIZE H x W x D</th>
<th>INSTALLATION</th>
<th>PHYSICAL ANTENNA BEARING (°)</th>
<th>SECTOR NO. &amp; TECHNOLOGY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A200</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m 60°</td>
<td>S1: LTE700 S1: LTE2600 S1: LTE2600</td>
</tr>
<tr>
<td>A200</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m 200°</td>
<td>S2: LTE700 S2: LTE2600 S2: LTE2600</td>
</tr>
<tr>
<td>A200</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m 300°</td>
<td>S3: LTE700 S3: LTE2600 S3: LTE2600</td>
</tr>
</tbody>
</table>

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

---

**MOBILE NETWORK SITE 330850**

**TENNANT CREEK NORTHEAST**

**ANTENNA CONFIGURATION TABLE**

**58 PEKO ROAD, TENNANT CREEK, NT 0860**

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PRELIMINARY
APPENDIX 3
PHOTOMONTAGE
Environmental EME Report

Location | 58 Peko Road, TENNANT CREEK NT 0860
Date | 24/06/2020
RFNSA No. | 0860022

How does this report work?
This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 58 Peko Road, TENNANT CREEK NT 0860. These levels have been calculated by Radhaz Consulting using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

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 **0.62%** out of 100% of the public exposure limit, 180 m from the location.

<table>
<thead>
<tr>
<th>Distance from the site</th>
<th>Percentage of the public exposure limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-50 m</td>
<td>0.22%</td>
</tr>
<tr>
<td>50-100 m</td>
<td>0.13%</td>
</tr>
<tr>
<td>100-200 m</td>
<td>0.62%</td>
</tr>
<tr>
<td>200-300 m</td>
<td>0.61%</td>
</tr>
<tr>
<td>300-400 m</td>
<td>0.34%</td>
</tr>
<tr>
<td>400-500 m</td>
<td>0.19%</td>
</tr>
</tbody>
</table>

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at [http://www.rfnsa.com.au/0860022](http://www.rfnsa.com.au/0860022).

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.

<table>
<thead>
<tr>
<th>Carrier</th>
<th>Existing Systems</th>
<th>Configuration</th>
<th>Proposed Systems</th>
<th>Configuration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telstra</td>
<td>4G</td>
<td></td>
<td>LTE700 (proposed), LTE2600 (proposed), LTE2100 (proposed)</td>
<td></td>
</tr>
</tbody>
</table>
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 360° circular bands.

<table>
<thead>
<tr>
<th>Distance from the site</th>
<th>Existing configuration</th>
<th></th>
<th></th>
<th></th>
<th>Proposed configuration</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Electric field (V/m)</td>
<td>Power density (mW/m²)</td>
<td>Percentage of the public exposure limit</td>
<td>Electric field (V/m)</td>
<td>Power density (mW/m²)</td>
<td>Percentage of the public exposure limit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-50m</td>
<td>2.72</td>
<td>19.63</td>
<td>0.22%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50-100m</td>
<td>1.88</td>
<td>9.41</td>
<td>0.13%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>100-200m</td>
<td>3.71</td>
<td>36.46</td>
<td>0.62%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>200-300m</td>
<td>3.72</td>
<td>36.64</td>
<td>0.61%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>300-400m</td>
<td>2.90</td>
<td>22.26</td>
<td>0.34%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>400-500m</td>
<td>2.18</td>
<td>12.58</td>
<td>0.19%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 C564:2018 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

<table>
<thead>
<tr>
<th>Location</th>
<th>Height range</th>
<th>Electric field (V/m)</th>
<th>Power density (mW/m²)</th>
<th>Percentage of the public exposure limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 storey apartments</td>
<td>0-6 m</td>
<td>0.07</td>
<td>0.01</td>
<td>Less than 0.01%</td>
</tr>
<tr>
<td>Pulkapulkka Kari Nursing</td>
<td>0-3 m</td>
<td>0.15</td>
<td>0.06</td>
<td>Less than 0.01%</td>
</tr>
<tr>
<td>Library</td>
<td>0-6 m</td>
<td>0.26</td>
<td>0.18</td>
<td>Less than 0.01%</td>
</tr>
<tr>
<td>2 storey apartments</td>
<td>0-6 m</td>
<td>0.11</td>
<td>0.03</td>
<td>Less than 0.01%</td>
</tr>
<tr>
<td>Barkley College</td>
<td>0-3 m</td>
<td>0.06</td>
<td>Less than 0.01</td>
<td>Less than 0.01%</td>
</tr>
</tbody>
</table>
Hello Fraser,

In response to matters raised in the Technical Assessment Report we provide the following further comments:

1. Discounted Candidates:

   We have received further comment from Northern Territory Airports (NT Airports) Pty Ltd in relation to potential candidates north of Peko Road. Please refer to the attached email. While NT Airports have no concern with the proposed site as provided in their referral response, they are concerned at the potential risk to air safety in locating a 30m high structure within the Approach Splay of Tennant Creek Airport, albeit below the airport’s Obstacle Limitation Surface. They have further advised that their concerns relate to night approaches and engine failures on landings and takeoffs in the splays. Following the comments by NT Airports, Telstra is unable to ignore the safety issues raised. This further supports its decision to discount Candidates A, B and C.

2. Setbacks for Development adjacent to land in Zones LR, LMR, MR or HR:

   Landscaping:
   It is acknowledged that Clause 5.2.7 Requirement sub-clauses 2 and 3 of the current NT Panning Scheme requires provision of landscaping to a depth of 3 metres within the setback area of the proposed development. We attached amended drawings detailing the setback distances. Landscaping will be provided in accordance with sub-clause 3 of clause 5.2.7

   Fencing:
   Sub-clause 4 of 5.2.7 provides that a minimum 1.8 metre solid screen fence should be provided at the boundary with LR, LMR, MR or HR zoned land. There is discretion for the consent authority to vary this requirement. It is argued that a stand-alone 10 metre section of solid fence along a 100 metre plus boundary would be visually incongruous and not achieve the purpose of Clause 5.2.7 with regard to visual or acoustic amenity. The adjacent land is currently undeveloped and it is anticipated that suitable fencing will be provided in due course once development occurs. Accordingly it is recommended that the provision of a solid 1.8 metre fence not be provided on the boundary.

Kind regards,

Laurie Chantry
Business Services Manager
Planning Consultant
0433 359 699
Good morning Fraser,

Thanks for your time just now. Additional information provided as detailed.

We trust this addresses the requirements

Kind regards,

Laurie Chantry
Business Services Manager
Planning Consultant
0433 359 699

Hi Laurie

As part of changes to the *Planning Act 1999* and to assist in identifying potential conflicts of interest, applicants are now required to provide additional information regarding beneficiaries.

Under clause 46(3)(aa) of the *Planning Act*, a development application is to contain the name and contact details of:
(i) the applicant and any person on whose behalf the application is made; and
(ii) the owner of the land to which the application relates; and
(iii) any person who entered into an agreement with a person referred to in subparagraph (i) or (ii) to acquire an estate or interest in the land to which the application relates; and
(iv) any person with an interest prescribed by regulation; (it is noted that there are currently no persons with an interest prescribed by regulation).

To assist in this matter, you are requested to provide the following additional information (yellow highlighted in table below) at your earliest convenience. Please respond by email to myself with a copy to Peter Somerville.

<table>
<thead>
<tr>
<th>Additional information required</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>i) the applicant and any person on whose behalf the application is made; and</td>
<td>Applicant: Planning Solutions (Aust) Pty Ltd</td>
</tr>
<tr>
<td>Any person/s on whose behalf the application is made: Telstra Corporation Ltd</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>(ii) the owner of the land to which the application relates; and</td>
<td></td>
</tr>
<tr>
<td>Tennant Creek Town Council (Barkly Regional Council)</td>
<td></td>
</tr>
<tr>
<td>(iii) any person who entered into an agreement with a person referred to in subparagraph (i) or (ii) to acquire an estate or interest in the land to which the application relates;</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

Please don’t hesitate to contact me if you have any queries.

Regards

Fraser Cormack  
Planner, Development Assessment Services  
Department of Infrastructure, Planning and Logistics  

Ground Floor, Green Well Building, 50 Bath Street, Alice Springs  
PO Box 2130, Alice Springs NT 0871  

<phone>08 8951 9223</phone>  
<email>fraser.cormack@nt.gov.au</email>  
<email>nt.gov.au</email>


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Hi Laurie,

As you can see from the above picture, the OLS (Obstacle Limitation Surface and Approach Splay) are in direct line of the proposed sites. This does pose a risk to aircraft safety when landing. I am happy to chat and discuss options.

Kind regards,
COVID-SAFE AIR TRAVEL

Airlines and airports have worked together on a set of protocols to minimise the risks of COVID-19 at each stage of your journey, the next time you travel. We want you to travel with confidence, and we all have a role to play in that. Here's how:

**Before you fly**
- Don't travel if unwell
- Download the COVIDSafe App
- Online check-in
- Cover your cough and sneeze
- Wash your hands often
- Provide contact details

**At the airport**
- Physical distancing where possible
- Hygiene stations
- Enhanced cleaning
- Terminal signage
- Point of sale
- Passenger information

**On the plane**
- Aircraft cleaning
- HEPA filtration
- Sanitisation and cleaning
- Seating
- Modified service and limited movement onboard
- Personal protective equipment

More information is available from individual airlines and airports, and [www.infrastructure.gov.au](http://www.infrastructure.gov.au). Industry protocols have been developed with regard to Australia Government advice and requirements and international best practice guidance.
Fraser,  

Apologies, now attached. As the setback is confirmed at 6 metres, provision of 3 metres width of landscaping will not encroach upon the sewerage easement.

Kind regards,

Laurie Chantry  
Business Services Manager  
Planning Consultant  
0433 359 699

---

Hi Laurie  

Amended drawings detailing setback distances appear not to have been attached. Also, will planting be over the sewerage easement and will PAWC support such planting?

Regards

Fraser Cormack  
Planner, Development Assessment Services  
Department of Infrastructure, Planning and Logistics  
Ground Floor, Green Well Building, 50 Bath Street, Alice Springs  
PO Box 2130, Alice Springs NT 0871  
t. 08 8951 9223  
e. fraser.cormack@nt.gov.au  
nt.gov.au
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We trust this addresses the requirements

Kind regards,

Laurie Chantry
Business Services Manager
Planning Consultant
0433 359 699

From: Fraser Cormack <Fraser.Cormack@nt.gov.au>
Sent: Monday, 31 August 2020 7:24 AM
To: Laurie Chantry <laurie@planningsolutions.com.au>
Cc: Peter Somerville <Peter.Somerville@nt.gov.au>
Subject: Beneficiaries

Hi Laurie

As part of changes to the Planning Act 1999 and to assist in identifying potential conflicts of interest, applicants are now required to provide additional information regarding beneficiaries.

Under clause 46(3)(3)(aa) of the Planning Act, a development application is to contain the name and contact details of:
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(iii) any person who entered into an agreement with a person referred to in subparagraph (i) or (ii) to acquire an estate or interest in the land to which the application relates; and
(iv) any person with an interest prescribed by regulation; (it is noted that therea are currently no persons with an interest prescribed by regulation).

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Additional information required | Details
---|---
i) the applicant and any person on whose behalf the application is made; and | Applicant: Planning Solutions (Aust) Pty Ltd
Any person/s on whose behalf the application is made: Telstra Corporation Ltd

(ii) the owner of the land to which the application relates; and | Tennant Creek Town Council (Barkly Regional Council)

(iii) any person who entered into an agreement with a person referred to in subparagraph (i) or (ii) to acquire an estate or interest in the land to which the application relates; | None

Please don't hesitate to contact me if you have any queries.

Regards

**Fraser Cormack**
Planner, Development Assessment Services
Department of Infrastructure, Planning and Logistics

Ground Floor, Green Well Building, 50 Bath Street, Alice Springs

PO Box 2130, Alice Springs NT 0871

t. 08 8951 9223
e. fraser.cormack@nt.gov.au
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LOT 1017, CUFT VOL 668 FOLIO 51
BARKLY REGIONAL COUNCIL

PROPERTY DESCRIPTION

PRELIMINARY ORDER

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S1-2

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 SPECIFIED OTHERWISE.
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.
4. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.
5. CLEAR ALL VEGETATION WITHIN THE COMPOUND TO MINIMISE SNAKE ACTIVITY.
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 SPECIFIED OTHERWISE.
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.
4. FOR EME SIGNS NOTED REFER TO 005486 FOR DETAILS.
5. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.

PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA HYBRID CABLES (3 OFF) AND FEEDERS (12 OFF)

PROPOSED TELSTRA U/G FIBER ROUTE

PROPOSED TELSTRA U/G POWER ROUTE

PROPOSED TELSTRA SITE ACCESS ROUTE

PROPOSED TELSTRA 2.4m HIGH COMPOUND SECURITY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATES

PROPOSED TELSTRA SITE U/G FIBER ROUTE

PROPOSED TELSTRA SITE U/G POWER ROUTE

PROPOSED TELSTRA 30.0m HIGH STEEL MONOPOLE

PROPOSED TELSTRA MONOPOLE FOOTING (INDICATIVE ONLY)

PROPOSED TELSTRA 450W NEWS WIRE CABLE LADDER WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA HYBRID CABLES (3 OFF) AND FEEDERS (12 OFF)

PROPOSED TELSTRA U/G FIBER ROUTE

PROPOSED TELSTRA U/G POWER ROUTE

PROPOSED TELSTRA U/G FIBER ROUTE

PROPOSED TELSTRA U/G POWER ROUTE

PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE

PROPOSED TELSTRA P5 FIBRE PIT

PROPOSED TELSTRA SITE ACCESS ROUTE

PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT

PROPOSED TELSTRA U/G POWER ROUTE

PROPOSED TELSTRA U/G FIBER ROUTE

PROPOSED TELSTRA SITE ACCESS ROUTE

PROPOSED TELSTRA 2.4m HIGH COMPOUND SECURITY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATES

PROPOSED TELSTRA SITE U/G FIBER ROUTE

PROPOSED TELSTRA SITE U/G POWER ROUTE

PROPOSED TELSTRA U/G FIBER ROUTE

PROPOSED TELSTRA U/G POWER ROUTE

PROPOSED TELSTRA U/G FIBER ROUTE

PROPOSED TELSTRA U/G POWER ROUTE

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2
ANTENNA LAYOUT AT EL'S 29.5m TO 30.5m

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1

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 SPECIFIED OTHERWISE.
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.
4. FOR EME SIGNS NOTED THUS REFER TO 005486 FOR DETAILS.
5. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

NOTES:
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003515.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
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.
4. FOR EME SIGNS NOTED THUS REFER TO 005486 FOR DETAILS.
5. FOUNDATIONS ARE SHOWN INDICATIVE ONLY. FINAL DESIGN IS SUBJECT TO RESULTS OF GEOTECHNICAL INVESTIGATION.
6. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.

SITE EME SIGNAGE

PROPOSED TELSTRA #2 SIGN
PROPOSED SIGN TO BE SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

PROPOSED TELSTRA #6 SIGN
PROPOSED SIGN SECURED 1.5m AGL

PROPOSED TELSTRA #13 SIGN
PROPOSED SIGN TO BE SECURED TO TELSTRA COMPOND GATE USING STAINLESS STEEL STRAPS

EME TELSTRA #1 SIGN
PROPOSED SIGNS TO BE UV STABLE

EME TELSTRA #2 SIGN
STAINLESS STEEL STRAPS

EME TELSTRA #6 SIGN
STEEL STRAPS

EME TELSTRA #13 SIGN
STICKERS AND FIXED TO BEHIND OF TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

SOUTH ELEVATION

SCALE 1:100

PROPOSED TELSTRA 30.0m HIGH STEEL MONOPOLE

PROPOSED TELSTRA FEEDER CABLES
(12 OFF) & HYBRID CABLES (3 OFF) TO RUN INTERNALLY TO MONOPOLE

PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT POST (1 OFF) TO ACCOMMODATE Proposed TELSTRA EQUIPMENT

PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) MOUNTED ON Proposed TELSTRA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA U/G FIBRE ROUTE

PROPOSED TELSTRA U/G POWER ROUTE

PROPOSED TELSTRA MONOPOLE PAD FOOTING (INDICATIVE ONLY)

REFERENCES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003515.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
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.
4. FOR EME SIGNS NOTED THUS REFER TO 005486 FOR DETAILS.
5. FOUNDATIONS ARE SHOWN INDICATIVE ONLY. FINAL DESIGN IS SUBJECT TO RESULTS OF GEOTECHNICAL INVESTIGATION.
6. FIBRE ROUTE AND POWER SUBMAIN ROUTE ARE NOT FINAL AND SUBJECT TO CHANGE UPON PROPERTY OWNER, TELSTRA AND UTILITIES SERVICE PROVIDERS APPROVAL.
### TELSTRA MOBILES ANTENNA CONFIGURATION TABLE

<table>
<thead>
<tr>
<th>ANTENNA No.</th>
<th>ANTENNA TYPE &amp; SIZE H x W x D</th>
<th>INSTALL</th>
<th>ANTENNA ACTION REQUIRED</th>
<th>ANTENNA HEIGHT C/L A.G.L.</th>
<th>PHYSICAL ANTENNA BEARING (°)</th>
<th>SECTOR NO. &amp; TECHNOLOGY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m</td>
<td>200°</td>
<td>S2: LTE700, S2: LTE700, S2: LTE2600, S2: LTE2600</td>
<td>A2: LTE2600, A2: LTE2600, A2: LTE2100, A2: LTE2100, A2: LTE700, A2: LTE700</td>
</tr>
<tr>
<td>A4</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m</td>
<td>60°</td>
<td>S1: LTE700, S1: LTE700, S1: LTE2100, S1: LTE2100</td>
<td>A4: LTE2600, A4: LTE2600, A4: LTE2100, A4: LTE2100, A4: LTE700, A4: LTE700</td>
</tr>
<tr>
<td>A5</td>
<td>ARGUS RVVPX310.11B-T2 PANEL 2533 x 353 x 209mm</td>
<td>INSTALL</td>
<td>30.0m</td>
<td>200°</td>
<td>S2: LTE700, S2: LTE700, S2: LTE2100, S2: LTE2100</td>
<td>A5: LTE2600, A5: LTE2600, A5: LTE2100, A5: LTE2100, A5: LTE700, A5: LTE700</td>
</tr>
</tbody>
</table>

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3
TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No: PA2020/0221
Lot number: Lot 1017 (58) Peko Road,
Town/Hundred: Town of Tenant Creek
Zone: C (Commercial)
Site Area: 7680m²
Proposal: Telecommunications facility including 30.4m high monopole (31.4m to top of antennas) with associated antennas and equipment shelter
Plans used for assessment: Drawings S108044 Sheets: S1, S1-1, S1-2, S3, S3-1
Date assessment finalised: 4 September 2020

Telecommunications Facility
"telecommunications facility means land used to accommodate:
(a) any part of the infrastructure of a telecommunications network; or
(b) any line, equipment, apparatus, 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, but does not include a facility classified as low impact within the Telecommunications Act 1997 (Cth.) and the Telecommunications (Low-impact Facilities) Determination 2018 (Cth.)"

The proposed development is not a low impact facility and requires consent under the Northern Territory Planning Scheme 2020. This has been triggered as described in the below table:

<table>
<thead>
<tr>
<th>Zone C (Commercial)</th>
<th>Use</th>
<th>Assessment Category</th>
<th>Overlays</th>
<th>General Development Requirements</th>
<th>Specific Development Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telecommunications facility</td>
<td>Impact</td>
<td>3.2 CNV – Clearing of Native Vegetation</td>
<td>5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR</td>
<td>5.8.10 Telecommunications Facility</td>
<td></td>
</tr>
</tbody>
</table>

This is an amended technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the Development Consent Authority. The assessment supersedes the previous version which incorrectly identified the zone in the table above as Zone RL (Rural Living). The previous assessment is otherwise unaltered.

It is noted that clause 1.10 provides for the Consent Authority to exercise discretion in making a decision on a development in particular circumstances.
Strategic Framework
The Tennant Creek Land Use Plan (the Structure Plan) is an applicable Land Use Plan.

The Structure Plan Map (extract below) identifies the site as part of the area set aside for 'Urban' use, which is largely consistent with existing 'urban residential zoned' land areas. The 'Urban' designation represents a change from the current 'Commercial' zoning. It is noted that the Structure Plan Map clearly identifies other existing Commercial, Service Commercial and Tourist Commercial zoned areas as 'Commercial'. 
3.2 CNV – Clearing of Native Vegetation

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Development Assessment Services (DAS) Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identify areas with limits to the clearing of native vegetation and ensure that clearing in these areas does not: (a) impact on the conservation values of land within Zone CN; or (b) unreasonably contribute to environmental degradation of the locality.</td>
<td>Does not apply as Lot 1017 is smaller than 1 hectare.</td>
</tr>
</tbody>
</table>

Administration

1. The clearing of native vegetation of more than one hectare in aggregate of land (including any area already cleared of native vegetation) within the area subject to the Clearing of Native Vegetation Overlay requires consent. This includes all land within Zones RR, RL, R, H, A, CP, CN, RD, WM and Unzoned land.

2. Notwithstanding sub-clause 1, all clearing of native vegetation in Zone CN requires consent, other than as provided for by sub-clause 4.

3. The consent authority must not consent to the clearing of native vegetation that is not in accordance with sub-clause 5.

4. This Overlay does not apply if the clearing of native vegetation is required or controlled under any Act in force in the Territory, or is for the purpose of: (a) a firebreak specified by the Bushfires Management Act 2016; (b) an internal fence line up to 10m wide on a lot having an area greater than 8ha; (c) a road to access the land or other land; or (d) the maintenance and repair of public infrastructure

EXPECTED TO COMPLY

4.11 Zone C – Commercial

<table>
<thead>
<tr>
<th>Zone Purpose</th>
<th>DAS comment (except where specified as applicant comment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide a mix of activities and services well connected to a surrounding community at varying scales including: (a) mixed use centres providing a wide range of retail, entertainment, community and business activities that serve the broader community; (b) smaller centres that cater for convenience needs of immediately surrounding communities; (c) small local centres predominantly focused on convenience retailing; and (d) residential development commensurate to the scale of the commercial precinct.</td>
<td></td>
</tr>
</tbody>
</table>

Development Permit DP03/0305 (Appendix 1 refers) approved the development of the site for the purpose of offices and the offices were established generally in accordance with that permit.

The application addressed zone outcomes included in the exhibited ‘draft Scheme’ and some comments are included in the table below.

<table>
<thead>
<tr>
<th>Zone Outcomes</th>
<th>DAS comment (except where specified as applicant comment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. A diversity of commercial activities that provide for a range of needs of the surrounding area at an appropriate scale for their location, including: (a) retail activities such as shop and shopping centre;</td>
<td>Applicant comment The proposed infrastructure is a commercial activity that will provide improved mobile phone and wireless</td>
</tr>
</tbody>
</table>
(b) a mix of other business activities including food premises, bar-small and bar-public, sex services-commercial premises, nightclub entertainment venue, medical clinic, office, and leisure and recreation; and
c(c) child care centre, club, residential care facility, and other community activities and support services.

data services to the surrounding area and support commercial activities. The height of the structure is limited to 31.4m, being the minimum height required to meet coverage objectives.

DAS comment
The proposed telecommunications facility will support a range of surrounding commercial, residential and community uses. While the subject lot may be suitable for a facility such as that proposed, the close proximity of the monopole to adjacent residential zoned lots to the south of the site is arguably inappropriate, given the height in relation to other existing development in the locality (generally one and two storey buildings) and the maximum permissible height for other uses on the site and in the locality which is generally two storeys to a maximum height of 8.5m above ground level.

2. Dwelling-multiple and rooming accommodation incorporate commercial activities within the ground floor occupancies in a manner that contributes to the activation of the commercial precinct, at an appropriate scale for the location.

Not relevant to the application.

3. Other development, such as education establishment, exhibition centre, hotel/motel, place of assembly, place of worship, car wash, service station, showroom sales, vehicle sales and hire and veterinary clinic are located to support the function of the commercial precinct.

The proposed location of the facility may be expected to support the function of a number of commercial and tourist commercial areas.

4. All development is to:

(a) avoid adverse impacts on the local road network;

Not relevant to the application.

(b) be managed to minimise unreasonable impacts to the amenity of surrounding residents;

Applicant comment
Addressed previously in the statement of effect.

DAS comment
The proposed monopole may have perceived adverse impacts on the visual amenity for occupants of adjacent and nearby residential properties. Any such impacts will be ongoing.

(c) be of a scale, intensity and nature that reflects the mixed use character of the zone;

The annotated photo below provides an indicative location for the proposed monopole in relation to nearby residential zoned land. The monopole will be setback 9.1m from the nearest residential zoned lot (i.e. Lot 2485 Blackmore Road).
(d) provide variety and interest at street level; Not relevant to the application.  
(e) allow passive surveillance of public spaces; and Not relevant to the application.  
(f) have a scale and character appropriate to the commercial function of the locality. The site has previously been developed and used for offices and is an isolated ‘Commercial’ zoned lot. The Structure Plan Map identifies the site for ‘Urban’ use. While Lot 1382 on the opposite side of Peko Road is zoned TC (Tourist Commercial) and identified in the Structure Plan for commercial use, the primary function of the immediate locality is residential rather than commercial.

5. Innovative building design, site layout and landscaping that:  
(a) responds to microclimates, including breeze flow; Not relevant to the application.  
(b) minimises privacy and overlooking impacts; Not relevant to the application.  
(c) reduces the appearance of building mass relative to its surroundings; and Increasing the building setback from the nearest residential land may reduce perceived visual impact of the monopole.  
(d) creates attractive outdoor spaces and enhances the streetscape. Not relevant to the application.

6. Development is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure to promote accessibility and use. Not relevant to the application.  

7. Development incorporates appropriate urban and landscape design that creates safe, attractive and functional buildings, streets and places. Not relevant to the application.

8. Developments are operated in a manner to ensure that there is no unreasonable loss of amenity for surrounding premises, having regard to the mixed use nature of the zone. Notwithstanding that telecommunications facility is an impact assessable use in all zones, there is a potential for perceived heightened loss of amenity for residential properties in the immediate locality.

9. Development is provided with the appropriate services, including roads, pedestrian and cycle paths, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure where available or where can be made available. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters. The proposal would improve telecommunications services for commercial and residential uses in the immediate and broader localities.

10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development. N/A
5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

**Purpose**  
Protect the visual and acoustic amenity of residential buildings where they are adjacent to non-residential development.

**Administration**  
1. The consent authority must not consent to a development that is not in accordance with sub-clause 3, except where:  
(a) the development is covered by an area plan listed in Part 2 (Major Remote Towns) of the Planning Scheme, in which case the consent authority may consent to a development that is not in accordance with sub-clause 3 if the service authority responsible for distribution of electricity, water and sewerage services points to compliance being impractical or prohibited; or  
(b) the development is for the purpose of a child care centre.

**Requirements**

<table>
<thead>
<tr>
<th>DAS Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed development is subject to clause 5.2.7 as the site is zoned Commercial and abuts LMR zoned land.</td>
</tr>
<tr>
<td>The proposed setback of approximately 6m to the compound fence and 9.1m to the monopole complies with the 5m minimum setback.</td>
</tr>
<tr>
<td>The application does not proposed landscaping the setback.</td>
</tr>
<tr>
<td>Nil proposed</td>
</tr>
<tr>
<td>Does not comply</td>
</tr>
</tbody>
</table>

The consent authority may wish to consider whether a greater setback (than the standard minimum under clause 5.2.5.2(c) and the minimum setback proposed) to residential properties is appropriate to the proposed monopole, in view of potential visual amenity impacts, having regard for the purpose of clause 5.2.7.

**DOES NOT COMPLY**

5.8.10 Telecommunications Facility

**Purpose**  
Ensure the development of a telecommunications facility does not unreasonably detract from the amenity of a locality whilst facilitating the provision of telecommunications infrastructure to meet community expectations and needs.

**Administration**  
1. The inspection and maintenance of an established telecommunications facility is exempt from the requirements of this clause.
2. An application for a telecommunications facility is to include information demonstrating how the amenity impacts of a proposal have been minimised using visual communications methods such as photographic images etc.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>DAS comment (except where specified as applicant comment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Provide a detailed feasibility assessment of at least three sites for the establishment of the facility and the rationale for the preferred site. Wherever possible, the facility should be co-located with existing telecommunications facilities.</td>
<td>Applicant comment The application advises as follows:</td>
</tr>
</tbody>
</table>

Telstra has undertaken assessments of potential alternative sites in the area, including co-location on existing facilities surrounding the subject site. The table below details possible existing sites considered and the reason for being unable to co-locate them.

**Table 1: Potential co-location sites identified and assessed**

<table>
<thead>
<tr>
<th>DEPa No.</th>
<th>Site Address</th>
<th>Distance from subject site</th>
<th>Carrier present/other</th>
<th>Reason for being unable to co-locate</th>
</tr>
</thead>
<tbody>
<tr>
<td>0890007</td>
<td>Lot 100 Two Tank Hill Tenant Creek</td>
<td>1.45 kms</td>
<td>Optus</td>
<td>Too far west and insufficient height to achieve coverage objectives</td>
</tr>
<tr>
<td>0890009</td>
<td>24 Maloney Street Tenant Creek</td>
<td>1.49 kms</td>
<td>Telstra</td>
<td>Existing Telstra site. Too far south west to achieve coverage objectives</td>
</tr>
<tr>
<td>0890002</td>
<td>Off Peko Road Tenant Creek</td>
<td>3.12 kms</td>
<td>Telstra</td>
<td>Too far west to achieve coverage objectives</td>
</tr>
</tbody>
</table>

Accordingly, a new (greenfield) site solution is proposed. (b) that a detailed feasibility assessment of at least three sites for the establishment of the facility has been undertaken and the rationale for the preferred site:

**Table 2: Potential greenfield sites identified and assessed**

<table>
<thead>
<tr>
<th>Candidate</th>
<th>Address / Lot Details</th>
<th>Reason for discounting</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>71 Peko Road Tenant Creek</td>
<td>Not supported by the Tennant Creek Airport as location is adjacent to the airport take-off and landing approach path. Landowner support not available</td>
</tr>
<tr>
<td>B</td>
<td>56 Peko Road Tenant Creek</td>
<td>N/A – subject site. Council’s preferred candidate</td>
</tr>
<tr>
<td>C</td>
<td>41 Peko Road Tenant Creek</td>
<td>Baterry Regional Council land with Council Chambers and Library. Back up candidate but may have Councilor support issues. Close to Baterry College.</td>
</tr>
<tr>
<td>D</td>
<td>92 Ambroose Street Tennant Creek</td>
<td>Location is a community sporting and swimming pool. Not considered suitable due to land use and community congregation (children). Likely to attract objections</td>
</tr>
</tbody>
</table>

No other greenfield sites were identified in the area that could achieve Telstra’s coverage objectives while minimising the impact on the amenity of the surrounding community.
Map showing greenfield sites considered

<table>
<thead>
<tr>
<th>Other Greenfield sites considered</th>
<th>Applicant comment and stated reason/s for discounting</th>
<th>DAS comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1382 (71) Peko Road</td>
<td>Not supported by Tennant Creek Airport as location is adjacent to the airport take-off and landing approach path. Land owner support not available.</td>
<td>Noted</td>
</tr>
<tr>
<td>Lot 1276 (41) Peko Road</td>
<td>Barkly Regional Council land with Council chambers and library. Site is a ‘back-up’ candidate but may have ‘Councillor support issues’ and close to Barkly College.</td>
<td>Land is zoned CP (Community Purpose) and has area of 6.42ha. It is envisaged that a facility could be sited in several locations on this site without unreasonable detriment to the amenity of the locality or being located in unduly close proximity to residential properties.</td>
</tr>
<tr>
<td>Lot 2146 (82) Ambrose Street</td>
<td>Location includes community sportsground and swimming pool. Not considered suitable due to land use and community congregation (children). Likely to attract community objections.</td>
<td>Land is zoned OR (Organised Recreation). Approval has recently been granted for sports field lighting, including 4 x 20m high light columns and 3 x 21m high light columns. The site has an area of 8.6ha. The lighting application attracted no public submissions when publicly exhibited. It is envisaged that a facility could be sited in numerous locations on this site without unreasonably detracting from the amenity of the locality or being located in unduly close proximity to residential properties.</td>
</tr>
</tbody>
</table>

While the information presented in the application suggests that a detailed feasibility assessment may have been undertaken, the application only presents a synopsis of the assessment of a number of co-location sites and greenfield sites considered and reasons for selecting the subject site over the other sites considered.

The application does not include a detailed feasibility assessment.

Compliance not demonstrated
4. The location and design of a telecommunications facility minimises amenity impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping.

<table>
<thead>
<tr>
<th>The application advises/contends that:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- The facility will be located within an 8m x 10m security fenced compound and lease area, set approximately 62 metres from the lot frontage.</td>
</tr>
<tr>
<td>- The subject lot is overlooked by vacant land to the immediate north utilised for Council purposes and the undeveloped portion of the caravan site.</td>
</tr>
<tr>
<td>- Land to the residential development is 65 metres south, across Blackmore Road, and unit development 55 metres south east on the corner of Blackmore Road and Hilda Street. The units face south, away from the proposed facility, as will any future development on the undeveloped land fronting Blackmore Road.</td>
</tr>
<tr>
<td>- Although the existing chain link mesh fence allows visibility to the site form Blackmore Road, the impact on the visual amenity is substantially mitigated by the distance to the facility from nearby residential properties, mature trees on the intervening vacant land, existing aerial power lines and poles and shipping containers located on the subject lot adjacent to the proposed site.</td>
</tr>
</tbody>
</table>

**DAS Comment**

**Location/siting**

The proposed monopole is to be setback:

- 9.1m from adjoining Lot 2485 Blackmore Road;
- approximately 10.5m from adjoining Lot 2486 Blackmore Road;
- approximately 35m from Lot 1053 Blackmore Road; and
- approximately 41m from Lot 2487 Blackmore Road.

The above listed lots are all zoned LMR (Low Medium Density Residential). Lot 2487 is developed with 6 group dwellings in a two storey building. All private yards for the dwellings are located to the north side of the dwellings. Kitchen windows and ground floor rear verandahs are north-facing.

Lots 2485, 2486 and 1053 are currently vacant. It is envisaged that future dwellings constructed on the vacant lots will likely have northern rear yards.

The monopole as proposed is expected to be highly visible from numerous residential properties in the locality, particularly to the south and east of the site.

Given the significant height of the monopole and the relatively small size of the lot, siting it elsewhere on the site but further from the closest residential lots may have some effect of reducing visual impact, for some closer lots, but will likely not significantly alter the extent of impact as viewed from other residential lots in the locality.

In view of:

- the relatively flat nature of the immediate locality;
- the low-rise nature of most existing development (and approved) development within the locality; and
- existing views from many locations in the locality, including streets and properties;

any monopole or similar mast structure of the height proposed may be expected to have some deleterious impact on views from various locations in the area, regardless of where in the immediate locality or on the subject site the monopole/mast is located.
Non-reflective finishes
The proposed monopole is to be finished with a non-reflective galvanised finish. This finish has been approved for a number of similar monopoles elsewhere in the Northern Territory as suitably responding to the ‘non-reflective’ criterion.

Landsaping
Only minimal screening of the monopole is practicably achievable, given its height. The compound fence is proposed to be setback approximately 6m from the boundary (dimension scaled from drawing). While the compound is not expected to have any significant impact on visual amenity of nearby residential properties planting within the setback between the compound and the equipment shelter may provide some limited screening from adjacent residential uses.

Clause 5.8.7 Demountable structures
The purpose of clause 5.8.7 is to “Ensure that demountable structures do not detract from the visual amenity of an area”.

Under clause 5.8.7.1(a) of the Planning Scheme, placement of a demountable structure on zoned land other than land in Zone GI and DV requires consent. Records suggest that no approval under the Planning Act has been granted for the placement or storage of transport containers on Lot 1017.

The application does not seek consent for the apparent unapproved use of the site for the storage of demountable structures.

5. *The amenity impacts of a proposal have been minimised using visual communication methods such as photographic images etc.*

The application includes a single photomontage of the proposed monopole as viewed from the street within the Peko Road/Hilda Street intersection. Additional photomontages (including for example from Blackmore Road and Hilda Street and other roads in the locality) may be expected to assist in better presenting the nature of likely visual impacts of the monopole on views towards the site.

Providing additional photomontages or similar from some other locations in the locality may assist in better illustrating the likely visual impact of the proposed monopole.

Compliance not demonstrated
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

Sections 53, 54 and 55

DEVELOPMENT PERMIT

DP03/0305

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot No.: 1017
Town/Hundred: Tennant Creek
Street Address: 58 Peko Road

Consent is hereby granted, pursuant to section 53(a) of the Planning Act, to the application for a change of use (to office), subject to the conditions in the Schedule, specified under section 55 and for the reasons set out in the attached Statement of Reasons, given under section 54(1)(a) of the Act.

Dated this 24 day of February 2003

BARRY SHARPLES
Delegate
Development Consent Authority
SCHEDULE OF CONDITIONS

Section 55 Planning Act 1999

DEVELOPMENT PERMIT

DP03/0305

Conditions

1. Works carried out under this permit shall be completed generally in accordance with the drawings numbered PA02/0778/1, PA02/0778/2 and PA02/0778/3 and endorsed by the delegate of the Development Consent Authority (the Authority) as forming part of this permit.

2. All areas shown on the attached endorsed plan as being set aside for landscaping purposes shall be landscaped and maintained generally in accordance with the endorsed plan. Dense planting shall be provided between the front boundary of the lot and the car parking area. Planting to the front of the site shall include predominantly trees and shrubs. The Authority encourages:
   - use of drip-irrigation;
   - selection of plant species that are native and endemic to central Australia; and
   - selection of species with low water requirements.

3. Car parking areas and internal driveways shall be sealed or paved and shall be constructed, line-marked or delineated and maintained to the satisfaction of the Authority. Parking areas shall not be used for any other purpose.

4. Water reticulation to the development shall be provided to the requirements and satisfaction of the Power and Water Corporation (PAWC), at no cost to that Corporation.

5. Electrical reticulation to the development shall be provided to the requirements and satisfaction of the Power and Water Corporation (PAWC), at no cost to that Corporation.

6. Sewage disposal from the development shall be provided to the requirements and satisfaction of the Power and Water Corporation (PAWC), at no cost to that Corporation.

7. Any works, required by the Power and Water Corporation (PAWC) to upgrade, extend or augment existing PAWC infrastructure (including off-site works), shall be undertaken by the developer, to the satisfaction of PAWC at no cost to that Corporation.

BARRY SHARPLES
Delegate
Development Consent Authority

4/12/2003
SCHEDULE OF CONDITIONS

Section 55 Planning Act 1999

DEVELOPMENT PERMIT

DP03/0305

Variation granted

1. Clause 19 of the Tennant Creek Control Plan 1998 (as amended) to allow an office area in excess of 300m² outside the B1 zone. The variation is granted on the basis that use is a change of use to an existing building and that there is no additional floor area proposed. The building is also sufficiently setback from existing residential development on adjoining properties and is not expected to detract from the residential amenity of those sites.

Note

This development permit does not grant 'building approval' for a development or use. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519253), Department of Infrastructure, Planning and Environment may also be able to advise you with regard to Building Permit requirements.

Base Period of Permit

As provided for under section 3 of the Act and subject to the provisions of sections 58 and 59, this permit will lapse two years from the date of issue.

BARRY SHARPLES
Delegate
Development Consent Authority

14/12/2003
STATEMENT OF REASONS FOR DETERMINATION

Section 54(1)(a) Planning Act 1999

DEVELOPMENT PERMIT

DP03/0305

Reasons

1. The proposed development, as approved, is considered to duly recognise relevant objectives of the NT Planning Scheme (as amended).

2. The proposed development is expected to offer a satisfactory level of amenity to occupants and is not expected to have any undue impact on the amenity of the streetscape or neighbouring properties.

Right of Appeal

Pursuant to section 54(2) of the Planning Act, applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the Act, against a condition imposed on a permit. An appeal under section 114(1) must be made within 28 days of the service of this notice. The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The postal address for lodgement of a Notice of Appeal appears below.

Postal Address

Lands and Mining Tribunal
GPO Box 2014
DARWIN NT 0801

Telephone: (08) 8999 1471
Facsimile: (08) 8999 1473

Location

Level 3
9-11 Cavenagh Street
DARWIN NT 0800

BARRY SHARPLES
Delegate
Development Consent Authority

24/12/2003
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP20/0141

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT
Lot 02146
Town of Tennant Creek
82 AMBROSE ST, TENNANT CREEK

APPROVED PURPOSE
To use and develop the land for the purpose of the addition of light towers to an existing leisure and recreation facility (Purkiss Reserve), in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED
Clause 6.1 (General Height Control) of the Northern Territory Planning Scheme.

BASE PERIOD OF THE PERMIT
Subject to the provisions of sections 58, 59 and 59A of the Planning Act 1999, this permit will lapse two years from the date of issue.

Peter Somerville
2020.05.05
14:47:17 +09'30'

PETER SOMERVILLE
Delegate
Development Consent Authority
DEVELOPMENT PERMIT
DP20/0141

SCHEDULE OF CONDITIONS
1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

2. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity facilities to the development shown on the endorsed plan in accordance with the authorities’ requirements and relevant legislation at the time, to the satisfaction of the consent authority.

3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

4. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.

NOTES:
1. This development permit does not grant “building approval” for the proposed structures. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have obtained all necessary approvals before commencing demolition or construction works.

2. The applicant is advised that the provision of lighting at the site is required to be consistent with the CASA Manual of Standards (MOS-139) Aerodromes to minimise the potential for conflict with aircraft operations. The design of lighting is a developer responsibility and if it is later found that lights or glare endangers the safety of aircraft operations, the Civil Aviation Safety Authority may require the lighting to be extinguished or suitably modified.

3. The Power and Water Corporation advises that the Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation’s servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

4. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority’s Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

5. A “Permit to Work Within a Road Reserve” may be required from Barkly Regional Council before commencement of any work within the road reserve.
6. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act 2005 must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

7. This permit will expire if one of the following circumstances applies:
   (a) The development and use is/are not started within two years of the date of this permit; or
   (b) The development is not completed within four years of the date of this permit.
   The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

8. There are statutory obligations under the Waste Management and Pollution Control Act 1998 (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website at https://ntepa.nt.gov.au/wastepollution/guidelines/guidelines.

   The proponent is advised to take notice of the attached Schedule of Environmental Considerations provided by DENR.

   The Act, administered by the NT EPA, is separate to and not reduced or affected in any way by other legislation administered by other departments or authorities. The Environmental Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.
This document contains drawing numbers:

Drawing number PA2020/017/01

Referred to in Permit No: DP20/0141

ELECTRICAL SERVICE CONDUIT.

- TWO 1500W LED FLOOD LIGHTS, IK08, IP66, ON 12.5 METRE POLE, PHILIPS ROAD FLAIR SERIES, BRP392 75LED 140 220 240V. DWV, COMPLETE WITH 7 PIN NEMA SOCKET AND D2 TYPE PE CELL, SURFACE MOUNTED, CLIPSAL WS226SSR/3/RG.

- NATIONAL ELECTRICITY MARKET (NEM) METER.

- CONDUIT DIAMETER IN MILLIMETRES.

- 1000W LED FLOODLIGHT ON 12 METRE POLE, PHILIPS OPTIVISION LED, INFRARED, IP54, CLIPSAL 753SSRWE.

- BBQ BARBEQUE. 40W LED POLE LIGHT, SINGLE SIDE, 4000K, WIDE FORWARD THROW OPTIC (DWV) ON 6.5 METRE POLE, IP66, IK08, PHILIPS ROAD FLAIR SERIES, BRP392 75LED 140 220 240V. DWV, COMPLETE WITH 7 PIN NEMA SOCKET AND D2 TYPE PE CELL, SURFACE MOUNTED, CLIPSAL WS226SSR/3/RG.

- 7 PIN NEMA SOCKET AND D2 TYPE PE CELL, 15kV SURGE PROTECTION."

- FREE STANDING METAL LOCKABLE WEATHERPROOF IP65 COMMUNICATIONS RACK.

- WEATHERPROOF 10A, 240V DOUBLE SWITCHED SOCKET OUTLET MOUNTED AT 300mm AFFL UNLESS NOTED OTHERWISE. CLIPSAL C2000 WSC227/2.

- MOUNT THE LUMINAIRES CONTROL GEAR ON SUITABLE GEAR MOUNTING PLATE WITHIN POLE AT ITS BASE, ACCESSIBLE THROUGH ACCESS DOORS INCLUDING SURGE ARRESTORS. "#" INDICATES POLE NUMBER.

- "*" LUMINAIRE NUMBER. THE LUMINAIRE SHALL BE 1500W LED FLOODLIGHT, IK08, IP66, PHILIPS OPTIVISION LED GEN 3, 5700K, FLOODLIGHT BVP 517 OUT T30 50K A35 + NB. MOUNT THE LUMINAIRE CONTROL GEAR ON SUITABLE GEAR MOUNTING PLATE WITHIN POLE AT ITS BASE, ACCESSIBLE THROUGH ACCESS DOORS INCLUDING SURGE ARRESTORS. "#" INDICATES POLE NUMBER.

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COMMERCIAL GRADE = CL4.6 AS1111 BOLTS/CL5 AS1112 NUTS; STRUCTURAL GRADE = AS/NZS1252

DESIGN AND INSTALLATION DETAILS
METRIC COARSE, AS1275 8G

<table>
<thead>
<tr>
<th>POLE No.</th>
<th>HEIGHT</th>
<th>ORIENTATION</th>
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<tbody>
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<td>20m</td>
<td>1 Philips Optivision 1500W ON OFF N/A N/A N/A N/A</td>
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<tr>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>T-C1</td>
<td>12m</td>
<td>1 Philips Optivision 1500W OFF N/A ON N/A N/A</td>
</tr>
<tr>
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<td>12m</td>
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</tr>
<tr>
<td>T-C4</td>
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<td>T-T5</td>
<td>12.5m</td>
<td>1 Philips Optivision 1500W N/A N/A N/A N/A OFF ON</td>
</tr>
</tbody>
</table>

THE WORK TO BE CARRIED OUT BY THE CONTRACTOR COMPRISES THE CONSTRUCTION OF THE BORED PILE FOOTINGS SHOWN ON THE DRAWING.

ADJOINING BUILDINGS OR SERVICES. THE CONTRACTOR SHALL ALLOW FOR THE COST AND UNDERTAKE ANY MONITORING REQUIRED FOR ADJACENT BUILDINGS OR SERVICES.

AS/NZS 4676 STRUCTURAL DESIGN REQUIREMENTS FOR STEEL UTILITY SERVICES POLES

3. TOLERANCES
THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SETTING OUT THE PILE LOCATIONS. FOUNDING LEVELS OF THE BORED PILE BASES ARE TO BE DETERMINED ON SITE AND A TOLERANCE IN RESPECT OF DEPARTURE FROM TRUE VERTICAL OF 1 IN 120 OR 75mm WHICHEVER IS THE LESSER.

THE INSTALLED PILES SHALL BE CONCESSIONED FOR TOLERANCE REQUIREMENTS APPROVED AS ABOVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION THAT THE ASSESSED VALUES ARE WITHIN THE PERFORMANCE REQUIREMENTS FOR THE POLES AND FOR MANUFACTURING THE POLES.

4. CLEARING OUT & INSPECTIONS
WATER SHALL BE DIVERTED TO A PROPERLY SITED SUMP AND THE PILING CONTRACTOR SHALL SUPPLY AND INSTALL A PUMP OF ADEQUATE CAPACITY AND HAVE ON SITE A SLIP REINFORCEMENT SHALL BE PROPERLY FABRICATED INTO CAGES, SHALL BE INSTALLED IMMEDIATELY THE BASE OF ANY SHAFT HAS BEEN APPROVED AND SHALL BE SECURELY FIXED SO THAT NO VERTICAL MOVEMENT OCCURS WHILST CONCRETE IS BEING PLACED. APPROVED SPACERS SHALL BE PROVIDED AT 2 METRE MAXIMUM CENTRES ALONG THE LENGTH OF THE BORED PILE TO MAINTAIN ADEQUATE COVER.

5. LINING OF SHAFTS

GALVANISING

6. BOLT/NUTS
HOLDING DOWN BOLTS AND BASE PLATE

7. GROUND WATER

NOTES:
1. ORENGO/STREET/AMBOISE STREET/AMBROSE STREET/AMBROSE STREET/SILTY CLAY OR WEATHERED SILTSTONE.
2. MINIMUM PROTECTION DEPTH SHALL BE 5000MM INITIAL CUT OF AND ADDITIONAL 5000MM.
3. THE CONTRACTOR SHALL INSTALL SPECIAL GEOTECHNICAL EQUIPMENT FOR THE CUMULUS UTILISATION AND WATERBED ROCK. REPORT GEOTECHNICAL REPORT.
4. THE CONTRACTOR SHALL ENSURE A GEOTECHNICAL REPORT IS SUBMITTED TO THE CONTRACTOR AND CONSTRUCTION WORKER.
5. INSPECTION AND SURVEY CHECKS ALONE.

2m LIGHT POLE - DETAILS

FLOODLIGHTING POLE FEETING DETAIL - 20m POLE

Pole Footing Notes:

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF THE BORED PILE FOOTING SHOWN ON THE DRAWING.

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6. BOLT/NUTS
HOLDING DOWN BOLTS AND BASE PLATE

7. GROUND WATER

NOTES:
1. ORENGO/STREET/AMBOISE STREET/AMBROSE STREET/AMBROSE STREET/SILTY CLAY OR WEATHERED SILTSTONE.
Drawing number  PA2020/001764
Referred to in Permit No: DP20/0141
Drawing number PA2020/001705
Referred to in Permit No: DP20/0141

DP20/0141 Relating to alternative Greenfield Site Lot 2146 Ambrose Street
Dear Joe,

NOTICE OF CONSENT (SECTION 53B OF THE PLANNING ACT, 1999)
LOT 2146, 82 AMBROSE STREET, TOWN OF TENNANT CREEK

The Development Consent Authority has determined in accordance with section 53(a) of the Planning Act, 1999 to vary the requirements of Clause 6.1 (General Height Control), of the Northern Territory Planning Scheme, and consent to the application to develop Lot 2146, 82 Ambrose Street, Town of Tennant Creek for the addition of light towers to an existing leisure and recreation facility (Purkiss Reserve), subject to the following conditions specified on the attached Development Permit DP20/0141.

REASONS FOR THE DETERMINATION

1. Pursuant to section 51(a) of the Planning Act 1999, in considering a development application the consent authority must take into account the planning scheme that applied to the land to which the application relates.

The primary purpose of Zone OR is to provide areas for organised recreational activities. Further, the development is to be limited to that which is consistent with the recreational opportunities of the land. Lot 2146 is developed as the Purkiss Reserve. The application relates to the installation of light poles and towers located on the southern half of the subject site. The use of the site is defined as leisure and recreation within Clause 3 (Definitions) of the NTPS:

“leisure and recreation” means the provision indoors or outdoors of recreation, leisure or sporting activities and includes cinemas, theatres, sporting facilities and the like as a commercial enterprise but does not include a licensed club or community centre.

The leisure and recreation use is listed within the zoning table of Zone OR as a discretionary use. The proposed development comprises the installation and use of six light poles to allow for evening sports training and matches. This is seen to be furthering the recreational opportunities of the land as expressed in the zone purpose. The maximum height for development in Zone OR is defined by Clause 6.1 (General Height Control) of the NTPS. The purpose of Clause 6.1 is to ensure that the height of buildings in a zone is consistent with the development provided by that zone. The clause requires the height of a building is not to exceed 8.5m above the ground level unless it is a flag pole, aerial, antenna; or for the housing of equipment relating to the operation of a lift. The development proposes 18 lighting poles which do not comply with this clause as the highest point of the proposed light structures is 21m, which exceeds the height limit by 12.5m.
In accordance with Clause 2.5 of the NTPS, the consent authority may grant a variation to this clause provided it is satisfied that special circumstances can be identified to justify the variation sought. The consent authority will need to be satisfied that despite the variation proposed, the height of the light poles is consistent with development provided in Zone OR.

A variation to Clause 6.1 is supported as:

- Zone OR is the only standard zone within the NTPS designed explicitly for land use and development to accommodate organised recreation activities, including facilities for sporting competition.
- It is evident that stadium and sports lighting is a reasonable expectation for sporting facilities in Zone OR.
- The height of the proposed lights is lower than that of the 4 towers on the Purkiss Reserve football oval
- The height of the structures is necessary to efficiently provide the desired level of lighting cover to the facility to provide for the needs of the users.
- The lights are slimline structures, typically designed for the purpose. The lights are wholly contained within the subject site. Given the urban environment and slimline design of the lights, they are not assessed to be visually bulky or out of keeping with the locality.

The assessment also notes that the height restriction in Clause 6.1(4) is a broad restriction that applies to a number of zones, but some uses are exempted from the height restriction if it is consistent with the development provided for by that zone. For example the height of buildings in Zone CP (Community Purpose) should not exceed 8.5m under the Clause; however, education establishments and hospitals are exempted from the height restriction. This is because these uses contain structures which require height exceeding 8.5m; like certain sporting facilities in the education establishment.

2. Pursuant to section 51(b) of the Planning Act 1999, in considering a development application the Development Consent Authority is required to take into account any proposed amendments to such a planning scheme:
   (a) That have been or are on exhibition under Part 2, Division 3;
   (b) In respect of which a decision has not been made under Part 2, Division 5; and
   (c) That are relevant to the development proposed in the development application;

A proposed Planning Scheme Amendment (PA2020/0031) is relevant to this application. On 6 March 2020, a Planning Scheme Amendment that proposes to repeal the current Northern Territory Planning Scheme and introduce the Northern Territory Planning Scheme 2020 (NTPS2020) commenced exhibition.

The consent authority noted that the proposed changes to the policy statement for Zone OR (Organised Recreation) and performance criteria for “leisure and recreation” use identify lighting infrastructure may be built on a site and lists performance criteria with respect to amenity considerations. The consent authority noted that the development application had been reviewed with regard to the proposed Planning Scheme and that Development Assessment Services envisaged that the proposed changes to the Scheme would have minimal impact on the recommendations to the consent authority.

3. Pursuant to Section 51 (m) of the Planning Act 1999, in considering a development application the consent authority is required to take into account the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose. The application was circulated to the relevant authorities and comments received from these authorities are addressed by the inclusion of conditions and advisory notes on the development permit.
4. Pursuant to section 51(n) of the Planning Act 1999, in considering a development application the consent authority is required to take into account the potential impact on the existing and future amenity of the area in which the land is situated.

Amenity under Section 3 of the Act and Clause 3 of the NTPS is defined as: “amenity” in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable.

The potential amenity impact by the proposed development is considered in two components. Firstly, the visual impact from the proposed structures (the light poles and luminaires), and secondly any impact (such as glare or light spill) from the operation of the luminaires. With regard to visual impact, the assessment notes that the residential properties are located significantly away from the base of the nearest lighting pole.

Notwithstanding the light poles will be a visible inclusion in the landscape, they are interspaced on site, and given the bulk and mass of the light poles is minimal as compared to a building, this will be a small addition to the existing landscape of the broader locality. Considering that the location and direction of the lighting poles are well away from the residential uses and main roads, it is considered that the visual effect of the light poles would be negligible.

It is considered that the proposed development promotes the general purpose of Zone OR by way of a facilitating use. The lighting poles are located and orientated away from adjacent uses, and the proposed and existing vegetation between the development area and the adjacent residential area acts to soften the impact of the lighting poles and the effect of the development on the existing and future amenity of the locality.

Further, the addition of lighting poles will enable evening use of the existing leisure and recreation facility. This in addition to the activation of the area will have a positive contribution to the amenity of the users of the facility.

NT Airports have advised there is a very small potential for glare to affect the Tennant Creek Airstrip, however, the towers are under 30m, and corrective changes can be made to the lights i.e. angle, direction, glare, once installed. An advisory note is included on the development permit to ensure that the final design and construction of the light poles achieves compliance with aviation safety considerations associates with the Tennant Creek Airport.

5. Pursuant to section 51(j) of the Planning Act 1999, in considering a development application the consent authority is required to take into account the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development. The proposed addition of lighting poles does not intensify the existing use of the site, and as such, the proposal is considered consistent with the clause. It is therefore considered that the land is capable of supporting the proposed development and will not unduly affect the development of other land.

6. Pursuant to section 51(p) of the Planning Act 1999, in considering a development application the consent authority is required to take into account the public interest, including (if relevant) how the following matters are provided for in the application:
   (i) community safety through crime prevention principles in design;
   (ii) water safety; and
   (iii) access for persons with disabilities.

Notice of Consent For Development Permit DP20/0141
The proposed development does not impact on the water safety and access for persons with disabilities. It is noted that the addition of lighting poles to the existing sporting facility would enable evening training sessions and matches to take place which will provide additional activation to the area; opportunities for passive surveillance; and improve community safety. It was also considered to be in the public interest to provide additional sporting facilities that have the capacity to operate in the evening when it is cooler and therefore safer to participate in sport.

7. The application was publicly exhibited in accordance with the Planning Act 1999 and Planning Regulations 2000. No public submissions were received.

Right of Appeal

Applicants are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the Planning Act. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile: 08 8922 7201 or email: AGD.ntcat@nt.gov.au).

There is no right of appeal by a third party under section 117 of the Planning Act in respect of this determination as section 117(4) of the Act and regulation 14 of the Planning Regulations apply to the application.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8951 9245.

Yours faithfully

Peter Somerville
Delegate

cc Barkly Regional Council
Power and Water Corporation
Department of Environment & Natural Resources
As an owner of residential land in the nearby new suburb, I must object to this tower being constructed in the proposed location which is surrounded by residential living. We are trying to establish a nice neighbourhood to attract staff to Tennant Creek which is most difficult in the best of times. Whilst I understand we need infrastructure to service regions, we have invested heavily to build new units in the new estate on Hilda Street which will be facing this monstrous eyesore. Surely a structure such as this should be constructed in the industrial area where several parcels of land are available, unlike very limited residential blocks to create liveable urban areas.

Regards, Paul Graham
Exhibition Period Report:
Mobile Phone Base Station Deployment

Report on submissions received during
Exhibition and Notification

Report Date: 26 August 2020

<table>
<thead>
<tr>
<th>Site / Proposed Location</th>
<th>Lot 1017 (58) Peko Road Tennant Creek NT 0860</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrier</td>
<td>Telstra Corporation Limited</td>
</tr>
</tbody>
</table>

Summary of Submissions Received:

One (1) submission against the proposal was received.

The submission related to:

1. Impact on visual amenity.
2. Location in residential area.
3. Alternative locations.

The submission, along with response, is summarised in the table below.
<table>
<thead>
<tr>
<th>Summary of issues raised in submissions</th>
<th>Number of Times raised</th>
<th>Carrier Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Impact on visual amenity</td>
<td>1</td>
<td>To be effective, base stations must be located in the area to be serviced. The subject site is zoned Commercial. Similar mobile phone base station monopole structures are located on commercial land adjacent to residential areas across Australia. Antennas must be of a sufficient elevation in order to provide coverage to the target area. Failure to do so may result in additional facilities being required in the area to achieve the coverage objectives. There are no structures of sufficient height in the locality to accommodate this facility. Accordingly, in order to provide this essential service to the community, Telstra is required to provide a suitable structure. The ground infrastructure will effectively be screened from general view from Peko Road by virtue of its location at the rear of the lot and the existing mature vegetation along the street frontage, from Hilda Road by mature vegetation on the subject site and from Blackmore Road by mature vegetation on the abutting land. Future development on the Blackmore Road land abutting the subject site will face away from the facility. Stored shipping containers on the subject lot will mitigate the impact on the visual amenity. However, it is not possible to conceal a 30 metre monopole, particularly in the flat, open terrain of Tennant Creek. In selecting this site, Telstra has endeavoured to minimise the impact on the visual amenity by utilising a monopole structure as against a lattice tower or guyed mast as it is the least intrusive option currently available. The monopole has been limited to 30m, being the lowest height required to meet the coverage objectives and is located well back from the road frontage. It is proposed to be of a non-reflective galvanised steel finish, which is the industry standard and considered the least obtrusive finish, however it and the antennas may be painted in any colour at the discretion of the Development Consent Authority (eg pale eucalypt). These considerations reflect Telstra’s endeavours to mitigate the impact of the facility on the visual amenity of the area. Clause 5.8.10 Telecommunications Facility of NTPS provides: Ensure the development of a telecommunications facility does not unreasonably detract from the amenity of a locality whilst facilitating the provision of telecommunications infrastructure to meet community expectations and needs. It is considered the design and siting of this facility, and use of non-reflecting finishes addresses the above.</td>
</tr>
<tr>
<td>2. Location in residential area</td>
<td>2</td>
<td>The subject site is zoned Commercial. Similar mobile phone base station monopole structures are located on commercial land adjacent to residential areas across Australia.</td>
</tr>
</tbody>
</table>
Telecommunications is a ‘I = Impact Assessable’ use in the Commercial (and Residential) Zone and accordingly capable of approval.

Further, Clause 3 Schedule 3 Exceptions of NTPS provides:

*Unless specified, this Planning Scheme does not prevent any of the following:*

(c) the construction, alteration, repair or maintenance of:

i. facilities for the reticulation of water, sewerage, gas or electricity or, subject to clause 5.8.10, transmission of telecommunications services;

### 3. Alternative locations

See 1 and 2 above.

Telstra endeavours to co-locate on existing telecommunications facilities where they are available. This approach is encouraged by the Communications Alliance Ltd Industry Code C564:2018– Mobile Phone Base Station Deployment (The Code), which promotes the use of existing sites. Where existing telecommunications facilities are not present, Telstra explores other potential co-location options like radio towers, power stanchions, tall buildings and grain silos. There are no structures in the area of sufficient height to meet the coverage objectives. Accordingly, finding no suitable co-location opportunities, Telstra identified that a new greenfields facility would be required to service the area.

Preliminary investigation was then undertaken in conjunction with planning, environmental and property consultants, RF engineers and designers in order to identify the best possible locations and options within the target area to locate a telecommunications facility.

Issues which need to be considered are (but not limited to):

- The potential to co-locate on an existing telecommunications facility, existing building or structure;
- Visual impact;
- Potential to obtain relevant town planning approvals (legislative policy constraints);
- Engineering considerations and build feasibility including access to electricity and optic fibre;
- The cost of developing the site and the provision of utilities such as power, transmission links and access to the facility;
- The availability and suitability of land and a willing landowner;
- Proximity to community sensitive land uses and areas of environmental sensitive nature such as heritage sites and areas of conservation;
- Other environmental considerations such as vegetation clearing, ground disturbance during construction and operation of the facility;
- Topographical constraints and radio frequency requirements (that is, the ability of a site to provide coverage to the target area);

Three (3) potential co-location sites and four (4) Greenfields locations were assessed as detailed in the report. A further 11 potential sites were eliminated prior to formal assessment as unsuitable (conflict with airport operations, school site) or unavailable (unwilling landowner).

Following assessment, the subject site was selected as the moist suitable candidate in addressing the criteria.
Dear Fraser

Re: Lot 1017, 58 Peko Road, Town of Tennant Creek

In response to your letter of the above proposal for the purpose of a 31.4m high telecommunications facility with associated antennas and equipment shelter, Power and Water advises the following with reference to electricity enquiries:

1. This property is provided with limited capacity of three phase power supply. Any new development that requires additional power supply will be subject to assessment by Power and Water, in accordance with the current Networks Capital Contributions Policy (NCCP). The Developer in this case is responsible for the full cost of power upgrade requirements when applicable.

2. The Developer shall engage a licensed electrician to submit an overall maximum power demand calculation of the proposed development to Power and Water for assessment.

3. The Developer shall ensure the consumer’s mains of Lot 1017 are capable of carrying the additional maximum demand of the new development.

4. The Developer’s licensed electrician shall upgrade customer’s associated internal electricity reticulation in accordance with Power and Water’s current Service Rules, Installation Rules and Metering Manual.

The Developer shall obtain written approval from the Customer Connections Coordinator (email: CustConnSthnRegion.PWC@powerwater.com.au) for compliance on customer’s internal electricity reticulation in accordance with Power and Water’s current Installation Rules, Service Rules and specific Metering requirements for multi-metering development prior to commencing any electrical installation. Non-compliant customer’s electrical installations would cause significant delays to rectify by the Developer prior to power service be made available to the development for obtaining Permit to Occupy authorisation.

If you have any further queries, please contact the undersigned on 8951 7302.

Yours sincerely

Richard Drummond
Customer Connections Coordinator
21st August 2020
Dear Ben,

In response to your letter of the above proposal for development application purpose, Power and Water Corporation advises the following with reference to water and sewer enquiries:

Power and Water have no objections or requirements for the proposed 31.4m high telecommunications facility with associated antennas and equipment shelter provided development is carried out as per approved Planning Application PA2020/0221.

The existing sewerage easement within Lot 1017 is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.

The footings/foundation of the tower shall be designed as such, that load is not transferred into the sewerage easement, the structural integrity of the footing/foundation must not undermined should the full easement width (10ft) be excavated to 2m deep in the future.

Please refer to the below information regarding easements:


Regards,

Karl Smith
Land Development Officer
Power and Water Corporation
Water Services
PO Box 1521
Alice Springs NT 0870

Tel: (08) 8951 7312
Mob: Desk phone will divert to mobile
Fax: (08) 8951 7347
Email: karl.smith@powerwater.com.au
Web: www.powerwater.com.au

Please consider the environment before printing this email.
Hi Ben – please see service authority response below.

Julie Hillier
Senior Planner
Development Assessment Services
Department of Infrastructure, Planning and Logistics

Floor 1, Energy House, 18-20 Cavenagh Street, Darwin
GPO Box 1680, Darwin, NT 0801

t. 08 8999 6126
e. julie.hillier@nt.gov.au

www.nt.gov.au

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From: Bob Calaby <bob.calaby@ntairports.com.au>
Sent: Wednesday, 5 August 2020 3:40 PM
To: Das NTG <Das.NTG@nt.gov.au>
Cc: Ian Slade <ian.slade@ntairports.com.au>; Bradley Benson <bradley.benson@ntairports.com.au>; davy.semal@ntairports.com.au
Subject: RE: 'PA2020/0221' - New Application Submitted

Dear DAS

Thank you for your email.

There are no issues for Tennant Creek Airport.

Kind Regards

Bob
COVID-SAFE AIR TRAVEL

Airlines and airports have worked together on a set of protocols to minimise the risks of COVID-19 at each stage of your journey. We want you to travel with confidence, and we all have a role to play in that. Here's how:

**Before you fly**
- Don't travel if unwell
- Download the COVIDSafe App
- Online check-in
- Cover your cough and sneeze
- Wash your hands often
- Provide contact details

**At the airport**
- Physical distancing where possible
- Hygiene stations
- Enhanced cleaning
- Terminal signage
- Touchpoint sanitisation
- Passenger information

**On the plane**
- Aircraft cleaning
- Sanitisation and disinfection
- Modified service and movement controls

More information is available from individual airlines and airports and [www.infrastructure.gov.au](http://www.infrastructure.gov.au). Industry protocols have been developed with regard to Australia Government advice and requirements and international best practice guidance.

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From: das.dlpe@nt.gov.au <das.dlpe@nt.gov.au>
Sent: Thursday, 23 July 2020 9:47 AM
To: Bob Calaby <bob.calaby@ntairports.com.au>
Subject: 'PA2020/0221' - New Application Submitted
Dear Darwin International Airport,

A new development application has been lodged on 58 Peko Rd, Tennant Creek NT with the following description:

31.4m high telecommunications facility with associated antennas and equipment shelter

This application can be viewed and comments can be made through ILIS until 07/08/2020.

If you have any enquiries, please feel free to contact Development Assessment Services Alice Springs, 8951 9245.

Kind Regards,
Development Assessment Services