



3.0 DEVELOPMENT PROPOSAL

3.1 Description of the Proposal

The proposal seeks development consent to deploy a new telecommunications facility, together with an associated sub-lease and subdivision.

The components of the proposed facility are as follows:

- One (1) 25 metre Optus slimline monopole;
- Three (3) panel antennas at 25m centreline elevation with 60°, 120° and 180° orientations, mounted on circular headframe;
- Remote Radio Units (RRUs) set behind panel antennas on circular headframe;
- Mast Head Amplifiers (MHAs) set behind panel antennas on circular headframe;
- One (1) Phase 8 Sandwich Panel Equipment Shelter (3m x 2.5m) colour-matched to maintenance workshop, bored piers, with 45° gabled snow roof;
- Ancillary equipment, including feeders to be run internally from the equipment shelter to the panel antennas, RRU's, and MHA's;
- Power to be supplied via new trenched conduits from the existing maintenance workshop; and
- Transmission to be obtained via new trenched conduits containing optic fibre from existing Telstra optic fibre transmission conduits located southwest of the subject site.

Refer to **Appendix B** for Drawings.

3.2 Sub-lease and Subdivision

The Head Lessor (KT Pty Limited) and the applicant (Optus Mobile Pty Ltd) have agreed to enter into a sub-lease, which shall be on its own lot. Accordingly, a subdivision is required for the creation of a new lot to accommodate the proposed telecommunications facility and sub-lease.

The draft lease plan is attached, showing an area of 10.0 metres x 10.0 metres, or 100 square metres. The proposed telecommunications facility shall be wholly within the lease area, with services (power and transmission) being supplied to the lease area from nearby as described above.

Section 6.2 of the SEE is relevant to this section, and further describes the need for a suitable location for the proposed telecommunications facility in the context of the requirements under the NPW Act.

The sub-lease and subdivision form part of the proposal, and are required to give effect to the development consent described in the SEE.

State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007

Section 16: Additional matters to be considered for subdivision

<p>Consent must not be granted to the subdivision of land unless the consent authority is satisfied that:</p>	
<p>(a) to the fullest extent practicable, lot boundaries follow ecological, catchment, topographical or other natural boundaries in the vicinity (if any) so as to facilitate the long-term protection of biodiversity values and conservation management, and</p>	<p>The lot boundaries proposed as part of the subdivision are closely aligned to the proposed use and development of the land for a telecommunications facility. The lot boundaries could be described to take into consideration the topography of the land and this is a contributing factor in the location of the subdivision. The subdivision is proposed within an area that has previously been subject to disturbance.</p>
<p>(b) if it is proposed that the land be built on—the land is not subject to flooding or geotechnical risks or is otherwise unsuitable for building purposes, and</p>	<p>The geotechnical report prepared as part of the Statement of Environmental Effects (SEE) clearly demonstrates that the development as proposed does not present any geotechnical risks and the land is not subject to flooding.</p>
<p>(c) the subdivision will (to the extent relevant) achieve the most efficient use of existing public utility services (such as water supply and sewerage services), and</p>	<p>The subdivision is appropriately located to the services required as part of the proposed development:</p> <ul style="list-style-type: none"> • Power to be supplied via new trenched conduits from the existing maintenance workshop; and • Transmission to be obtained via new trenched conduits containing optic fibre from existing Telstra optic fibre transmission conduits located southwest of the subdivision. <p>All cabling and power associated with the proposed development are underground.</p>
<p>(d) the subdivision will not have any significant adverse impact on any of the following plant communities on land identified as containing such a plant community in any Figure (other than Figures 1 and 11) in the Kosciuszko Resorts Vegetation Assessment:</p> <ul style="list-style-type: none"> (i) feldmark, (ii) short alpine herbfield, (iii) snowpatch. 	<p>The subdivision will not have any significant adverse impact on any of the plant communities. Within a 5.0 kilometre radius of the subdivision some species in the feldmark plant community (<i>Rytidosperma pumilum</i>, Feldmark Grass) and in the alpine herbfield community (<i>Ranunculus anemoneus</i>, Anemone Buttercup; <i>Thesium austral</i>, Austral Toadflax, Toadflax) are listed as vulnerable and the species are likely to occur within the area.</p>

The area within the subdivision has previously been subject to significant disturbance, as shown in the attached photo. The main threats to plant communities include trampling by bushwalkers and the loss and degradation of habitat due to invasive species and development.

Loss and degradation to habitat from infrastructure development is associated more with lineal development (road widening) or over development.



Photo 1- 16 (d). Proposed site location in lands previously subject to disturbance.