



Statement of Environmental Effects for a
Temporary Telecommunications Facility, (COW), at
Thredbo Village

Prepared by:



March 2017

1. INTRODUCTION

1.1 Overview

This Statement of Environmental Effects has been prepared by CommPlan Pty Ltd on behalf of Vodafone. It relates to the proposed installation of a temporary telecommunications facility, known as a Cell on Wheels (COW), at the Leisure Centre Car Park, Alpine Way, Kosciuszko National Park NSW 2627 known as Lot 868 DP1192567.

This statement has been prepared to address the proposed development in accordance with the *Environmental and Planning and Assessment Act 1979* any relevant Environmental Planning Instruments and Policies, particularly the *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007*.

1.1.1 Applicant

Vodafone Hutchison Australia

C/- CommPlan Pty Ltd
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2. General

The subject site is located at the Leisure Centre Car Park, Alpine Way, Kosciuszko National Park NSW 2627. The site can be legally identified as Lot 868 DP1192567.

The surrounding land consists of holiday accommodation, residential dwellings, natural bushland and commercial buildings. The structure is proposed to be installed adjacent to an existing garbage enclosure, as indicated in Figure 1.



Figure 1: Aerial image of proposed site for Temporary Telecommunications Facility

As part of the proposal, a temporary radio dish is proposed to be installed on the existing Axicom Steel Pole located at the top of the Kosciuszko Chairlift, Kosciuszko National Park, Lot 863 DP1128686, where indicated in Figure 2. The dish is proposed for transmission purposes.



Figure 2: Aerial Image of location of existing steel pole where radio dish is proposed at Kosciuszko Chairlift, Kosciuszko National Park, Lot 863 DP1128686

3. Proposed Development

The proposal is to install a temporary telecommunications facility, also known as a COW, to provide improved coverage for Vodafone customers for the upcoming winter season. The facility is proposed to be deployed from 2nd May 2017 to 31st October 2017. After 31st October 2017, the facility will be removed from the site.

The proposed temporary telecommunications facilities are made up of a COW located at the Leisure Centre car park and a radiocommunications dish proposed to be installed on an existing steel pole located at the top of Mt Crackenback. The proposed telecommunications facilities specifically include the following components:

- One (1) x 15 metre pump-up steel mast.
- Three (3) x panel antennas (no more than 2.8m in length).
- One (1) 600mm diameter radio dish for transmission located at the top of the steel mast
- Equipment Shelter 3m x 2.4m.
- Ancillary equipment, including feeders to be running from the BTS Units to the panel antennas.
- Temporary Security Compound Fencing (2m in height) with 3m Wide Access Gates. The total area of the compound will be 8m x 5m. The total area of the compound will be 8m x 5m and will be located on the edge of the existing car park. The location of the compound will not impede traffic flow or car parking.
- One (1) x 300mm diameter radio dish for transmission to be proposed at the top of Mt Crackenback on existing steel pole at a height of 3m (refer to figure 4).



Figure 3: Example of COW facility



Figure 4: Location of Axicom Steel Pole where radio dish is proposed.

4. Legislative Requirements

The Telecommunications (Low-Impact) Determination 1997

The proposal cannot be classified as a low impact facility (in accordance with the Determination) as the site is located within an Area of Environmental Significance.

4.1.1 State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

In accordance with clause 115 of ISEPP, development for the purposes of telecommunications facilities, other than development in clause 114 (development permitted without consent) or exempt development, may be carried out by any person with consent on any land. Therefore, the proposed temporary telecommunications facilities would be considered permitted with consent from the relevant authority.

4.1.2 State Environmental Planning Policy (Kosciusko National Park Alpine Resorts) 2007 (Alpine SEPP)

The proposal is subject to the provisions of the Alpine SEPP as the site falls within the Thredbo Alpine Resort area, as identified on the Alpine SEPP Land Application Map.

Under clause 7 of the Alpine SEPP, the Minister for Planning is the consent authority for development. Therefore, a development application for the proposed temporary telecommunications facilities will be lodged with the Department of Planning and Environment.

In accordance with the land use table of clause 11 of the Alpine SEPP, a telecommunications facility is permitted with consent within the Thredbo Alpine Resort.

Objectives of the Alpine SEPP (Clause 2)

- (a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies.*

The proposed temporary telecommunications facilities are considered to be consistent with this objective in that it will not detrimentally affect the natural or cultural environment of the alpine resort. The proposal will also result in improved telecommunications services for people visiting the area which will ultimately have positive social and economic impacts.

- (b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance.*

The proposal is compliant with the planning controls outlined in clause 14 of the policy, as detailed below. The proposal relates to an area of land occupied by an existing car park. The facilities are of a temporary nature and therefore will not adversely impact ecological sustainability of the national park.

- (c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.

The proposal will not compromise the safety of the community in relation to environmental hazards. The proposal will in fact improve communications services in the area to improve response to emergencies.

Matters to be considered by consent authority (Clause 14)

Matters for Consideration	Comment
<p>In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:</p>	
<p>(a) the aim and objectives of this Policy, as set out in clause 2</p>	<p>The proposal is compliant with the objectives of clause 2 as detailed above.</p>
<p>(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding)</p>	<p>The proposal does not compromise conservation of the natural environment as environmental hazard mitigation measures are not required for this temporary facility.</p>
<p>(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <ul style="list-style-type: none"> (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development, (ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development, (iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development, (iv) the capacity of any existing water supply to cater for peak loads generated by the development 	<p>The proposed temporary telecommunications facilities will not have an impact on the capacity of the transport, the effluent management system, the waste disposal facilities or the existing water supply.</p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p>A statement of environmental effects has been provided and submitted as part of this development application.</p>

<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort</p>	<p>The proposal will not significantly alter the character of the alpine resort as it is of a temporary nature and located within an existing carpark.</p>
<p>(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,</p>	<p>There are no geotechnical issues that affect this proposal as it relates to an area of land in an existing car park and the facility is of a temporary nature.</p>
<p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works</p>	<p>Not applicable - no earthworks are proposed.</p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p>	<p>Not applicable – no stormwater drainage works are proposed.</p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p>The proposed facility is expected to have a minor visual impact and is of a temporary nature.</p>
<p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,</p>	<p>The proposed temporary telecommunications facility will not result in an increase in activities outside the ski season.</p>
<p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort: (i) the capacity of existing infrastructure facilities, and (ii) any adverse impact of the development on access to, from or in the alpine resort,</p>	<p>Not applicable – the proposal does not involve the installation of a ski lifting facility.</p>

<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p>(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department.</p>	<p>Not applicable.</p>
<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for riparian land, and whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p>The proposal does not relate to land in a riparian corridor. The land is occupied by an existing car park and the temporary facility will not affect the management goals of the riparian land.</p>
<p>2. The long term management goals for riparian land are as follows:</p> <p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,</p> <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p> <p>(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.</p>	<p>The proposal is for a temporary telecommunications facility in an existing car park and will not adversely affect the management goals for riparian land.</p>
<p>3. A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.</p>	<p>-</p>

4.1.3 National Parks and Wildlife Act 1974 (NPWA)

In accordance with Clause 153D of the NPWA, the Minister may grant a lease, licence or easement on any land reserved under the act if the facility satisfies the following criteria:

- (a) *There is no feasible alternative site for the proposed broadcasting or telecommunications facility concerned on land that is not reserved under this Act;*

The purpose of the proposed temporary telecommunications facility is to improve mobile phone services in the Thredbo Village area for the 2017 winter season. No feasible alternative sites were available on land that was not reserved or achieved the required coverage objectives. As this site is located within the Thredbo Head Lease Area, Vodafone has sought a licence agreement with Kosciuszko Thredbo (KT) to install and operate the temporary facility for the 2017 winter ski season. At the end of this season, the temporary facility will be decommissioned.

- (b) *The site of any proposed above ground broadcasting or telecommunications facility covers the minimum area possible;*

The proposed facility covers the minimum area possible to house the steel mast, equipment shelter and associated equipment that is necessary for the operation of the facility.

- (c) *the proposed broadcasting or telecommunications facility is to be designed and constructed in such a manner as to minimise risk of damage to the facility from bushfires;*

The facility does not contain a generator and no fuel is stored onsite as a potential fire hazard.

- (d) *the site and construction of the proposed broadcasting or telecommunications facility have been selected, as far as is practicable, to minimise the visual impact of the facility;*

The proposed facility and location are designed to reduce visual impact. The structure is a slim monopole made of a non-reflective material that will have minimal visual impact. The selected site is within an existing car park adjacent to the garbage facilities. The facility is of a temporary nature and therefore will not have a long-term effect.

- (e) *if feasible, an existing means of access to the proposed site of the lease, licence, easement or right of way is to be used;*

The site is accessible from an existing car park.

- (f) *the proposed broadcasting or telecommunications facility is essential for the provision of broadcasting or telecommunications services for land reserved under this Act or for surrounding areas to be served by the facility;*

Thredbo village is a remote area with topographical constraints that has resulted in limited mobile phone coverage during peak winter season. The proposed facility is intended to supplement the existing facilities in the area to improve communications during this period.

- (g) the broadcasting or telecommunications facility is to be removed and the site of the facility is to be restored as soon as possible after the facility becomes redundant (for example, due to advances in technology);

The temporary facility will not adversely affect the site for the future. The facility will be deployed for a short term and the site will be restored to its original condition.

- (h) the site of the proposed broadcasting or telecommunications facility has been selected after taking into account the objectives set out in any plan of management relating to the land concerned;

The proposed facility is consistent with the objectives and provisions outlined in the Alpine SEPP.

- (i) the proposed broadcasting or telecommunications facility is, if feasible, to be co-located with an existing structure or located at a site that is already disturbed by an existing lease, licence, easement or right of way on the land concerned.

Colocation opportunities at the required minimum height to achieve coverage objectives were not available for the 2017 ski season. However, Vodafone intends to collocate on the proposed Optus facility at the Catshed Workshop in order to meet its long-term coverage objectives within Thredbo and surrounding areas and will be pursuing this opportunity once the site has been completed.

5. Section 79C of Environmental Planning and Assessment Act 1979

5.1.1 Section 79C1(a) Environmental Planning Instruments

The key environmental planning instruments relevant to the proposal that have been discussed above are:

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

5.1.2 Section 79C 1(a)(ii) Draft Environmental Planning Instruments

No applicable draft environmental planning instruments.

5.1.3 Section 79C(1)(a)(iii) Development Control Plans

No applicable Development Control Plan applies to this site,

5.1.4 Section 79C (1) (a) (iiia) Planning Agreements

There are no applicable Planning Agreements.

5.1.5 Section 79C (1) (a) (iv) Regulations

A development application will be lodged in accordance with the Environmental Planning and Assessment Regulation 2000.

5.2 Section 79C (1) (b) Other Impacts of the Development

5.2.1 Natural and Built Environment

The proposal will have no detrimental impact on the built or natural environment. The site is an unutilized corner of a car park and the facility will have no adverse impact on the natural environment.

5.2.2 Social and Economic Impacts

The proposed temporary telecommunications facility will have both positive social and economic benefits for the community for the period it is deployed. Visitors and workers in the area will have improved communications and technological abilities in the area.

5.3 Section 79C (1) (c) Suitability of the Site

The proposed site is considered appropriate for the proposed facility given its proximity to a nearby power source and being removed from the Thredbo Village. From a radiofrequency perspective, the facility achieves its coverage objectives.

5.4 Section 79C (1) (d) Submissions

Not applicable at this stage.

5.5 Section 79C (1) The Public Interest

The SEE outlines how the proposal is considered to be consistent with the aims and objectives of the relevant planning policies and legislation. Overall, the impact of the facility will be highly beneficial to the community in improving the communications services in the area during peak season.



Appendices – Design Plans