



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

28 SEPTEMBER 2021 AT 6.30 PM

**IN THE LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr B Brug
Mr M Atkinson

REQUIRED STAFF

General Manager City Development, Ms M English
Assessment Manager, Mr C Zafiropoulos
Team Leader Planning, Mr A Curtis

APOLOGIES

LEAVE OF ABSENCE

ENDORSED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 24 August 2021.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

8.1.1	361/128/2021/3B	7
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105-109 Park Terrace, Salisbury

Telecommunications Facility comprising 30 metre high monopole with triangular headframe supporting nine (9) antennas (31.3m max height) with associated equipment shelter and 2.4 metre high compound fencing

OTHER BUSINESS

8.2.1	Annual Report of the Council Assessment Panel for 2020/21	281
8.2.2	Status of Current Appeal Matters and Deferred Items	
8.2.3	Policy Issues Arising from Consideration of Development Applications	
8.2.4	Future Meetings & Agenda Items	

CLOSE

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**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN THE LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH
STREET, SALISBURY ON**

24 AUGUST 2021

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr B Brug
Mr M Atkinson

STAFF

Assessment Manager, Mr C Zafiropoulos
Team Leader Planning, Mr A Curtis
Development Officer Planning, Ms K Brown
Team Leader Business Services, Ms Heidi Crossley

The meeting commenced at 6.27pm

The Presiding Member welcomed the members, staff and the gallery to the meeting.

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 27 July 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Nil

OTHER BUSINESS

8.2.2 Assessment Manager Quarterly Report - March to June 2021

Mr B Brug moved, and the Council Assessment Panel resolved that the information be received and noted.

8.2.3 Delegations

Ms C Gill moved, and the Council Assessment Panel resolved;

1. In accordance with Section 100(2)(d) of the *Planning, Development and Infrastructure Act 2016* the Council Assessment Panel hereby revokes its previous delegations to the Assessment Manager and General Manager City Development of those powers and functions under the *Planning Development and Infrastructure Act 2016*.
2. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and regulations statutory instruments made thereunder contained in the proposed Instrument of Delegation as Attachment 1 to this report to the positions identified in the third column of the Instrument of Delegation subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
3. The delegated powers and functions may be exercised individually by each delegate in respect of any particular matter where the delegate is required or proposing to act in the course of their duties.
4. Such powers and functions may be further delegated by the Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.
5. The power in Sections 119(9) and (14) of the Planning, Development and

Infrastructure Act 2016 and Regulation 7 of the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 may be further delegated by the General Manager City Development in accordance with Section 100(2)(c) of the Planning, Development and Infrastructure Act 2016 as the General Manager City Development sees fit, unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation.

8.2.4 CAP Operating Procedures

Mr B Brug moved, and the Council Assessment Panel resolved to defer the updated General Operation Procedures in Attachment 1 to this report for consideration at the next Council Assessment Panel meeting.

8.2.1 Performance Based Development Assessment

Mr David Barone, Associate from Jensen PLUS provided a presentation to the Panel on performance based planning.

Mr B Brug moved, and the Council Assessment Panel noted the information on performance based assessment under the *Planning, Development and Infrastructure Act 2016*.

8.2.5 Status of Current Appeal Matters and Deferred Items

Nil

8.2.6 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.7 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 28 September 2021.

ADOPTION OF MINUTES

Mr R Bateup moved, and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 8.33pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 24 August 2021
(refer to email approving minutes registered in Dataworks
Document Number 6884245)

ITEM	8.1.1
	COUNCIL ASSESSMENT PANEL
DATE	28 September 2021
APPLICATION NO.	361/128/2021/3B
APPLICANT	Telstra Corporation Ltd
PROPOSAL	Telecommunications Facility comprising 30 metre high monopole with triangular headframe supporting nine (9) antennas (31.3m max height) with associated equipment shelter and 2.4 metre high compound fencing
LOCATION	105-109 Park Terrace, Salisbury
CERTIFICATE OF TITLE	6181/7
AUTHOR	Aaron Curtis, Team Leader - Planning, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Commercial Zone
Application Type	On-Merit
Public Notification Category	3
Public Notification	Representations received: 35 (including 1 petition) Representations to be heard: 10
Referrals - Statutory	Parafield Airport
Referrals – Internal	Nil
Development Plan Version	Salisbury (City) Development Plan Consolidated 4 April 2019
Assessing Officer	Aaron Curtis – Team Leader Planning
Recommendation	Grant Development Plan Consent subject to conditions
Meeting Date	28 September 2021

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Application Documentation
Attachment 2:	Category 3 Notice and Copies of Representations
Attachment 3:	Applicant's Response to Representations
Attachment 4:	Parafield Airport Referral Response
Attachment 5:	Relevant Development Plan Provisions and Maps

3. EXECUTIVE SUMMARY

Telstra Corporation Ltd have requested Development Plan Consent for the construction of a telecommunications facility comprising a 30 metre high monopole with triangular headframe supporting nine (9) antennas (31.3m max height) with associated equipment shelter and 2.4 metre high compound fencing at 105-109 Park Terrace, Salisbury.

The proposed development has been assessed ‘on-merit’ and as a Category 3 form of development. Thirty five (35) representations were received, including one petition containing 224 signatures, with all but one representation in opposition to the development. Ten (10) of the representors have requested to be heard, with a number to be represented by the same speaker. No amendments have been made to the proposal following the public consultation period.

This report provides a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that:

- a) The proposed facility is located in a non-residential zone consistent with the intent of the Telecommunications Facility General provisions;
- b) The siting and scale of the proposed facility will ensure that the balance of the land will remain available for activities consistent with the intent of the Commercial Zone;
- c) There is a demonstrated need for the proposed facility, with both a lack of services and no other existing telecommunication facilities located within close proximity to the subject site that would enable co-location opportunities;
- d) The facility has been sited and designed to minimise its visual impact upon the broader locality including residential land to the west;
- e) The proposed facility will not conflict with uses in the Commercial Zone and will not prejudice the attainment of the Objectives of the Zone.

Given the above, it is recommended that Development Plan Consent be granted, subject to conditions.

4. SUBJECT SITE

The site is described as 105-109 Park Terrace, Salisbury and is comprised of one (1) allotment, formally described as Allotment 100, contained in Deposited Plan 113199, Certificate of Title Volume 6181 Folio 7.

The site is located at the junction of Park Terrace and Cross Keys Road. The site is an irregular shaped allotment having a frontage to Park Terrace of 44.74 metres and a frontage to Cross Keys Road of 55.5 metres (excluding the corner cut-off of 10.99 metres). An approximate 55 metre x 20 metre (rectangular shaped) portion of the allotment extends along the rear of 95 and 101 Park Terrace and abuts 14 East Terrace, Salisbury which contains a single storey dwelling within the Residential Zone. The total site area is approximately 4,420 square metres.

The site contains a long established retail fuel outlet, consisting of the main control building, fuel dispensing bowers, canopy, on-site car parking bays, trailer storage and hire area, vacuum unit and car wash. The main control building is a small, single storey building located adjacent the north-western boundary with the most notable feature on the site being the large freestanding canopy that extends out over the fuel bowers. The retail fuel outlet operates 24 hours, seven (7) days a week.





The rectangular shaped portion of land that extends along the rear of 95 and 101 Park Terrace is separated off from the retail fuel outlet by an existing Colorbond fence. This portion of the site is further separated by a galvanised fence and used by adjoining uses:

- The northern portion of this site is semi-sealed and is used by the occupier of land at 101 Park Terrace for use as a car parking area.
- The southern portion is presently comprised of the storage yard associated with 15 Cross Keys Road, Salisbury, which is occupied by several sheds and used for equipment/trailer hire. The proposed facility is located on this portion of the site.

The image below depicts the rectangular shaped portion of land. The yellow line represents the existing galvanised fence, the blue line represents the existing Colorbond fence. The proposed telecommunications facility is shown in orange.



Legend (Source: Geocortex)

	Site boundary
	Existing galvanised fence
	Colorbond fence
	Proposed telecommunications

The site is for all intents and purpose relatively flat, with only a gentle slope towards the western boundaries apparent. There are wide verges to Park Terrace and Cross Keys Road that contain mature vegetation— one (1) of which is a Significant Tree and three (3) are Regulated Trees.

On 22 September 2020, Development Plan Consent was granted by the Council Assessment Panel for the *‘Demolition and replacement of existing retail fuel outlet comprising new control building, fuel canopy and petrol bowsers, car wash, vacuum bays, pylon sign, underground fuel tanks, modified car parking and access arrangements, landscaping, removal of two Regulated Trees and combined retaining walls and fencing exceeding 2.1m’*.

The application has not yet received a Building Rules Consent and Development Approval. This development application does not affect that development, if it proceeds.

No Land Management Agreements, easements or encumbrances are registered on the Certificate of Title.

Site photos are provided on the following page.

Photo 1:

Looking south from the car parking area at the rear of 101 Park Terrace, Salisbury towards the existing galvanised iron internal fence. The proposed telecommunications facility is to be sited behind the corrugated fence (to be removed as part of this proposal)



Photo 2:

Looking west from the car parking area at the rear of 101 Park Terrace, Salisbury. The proposed telecommunications facility is to be sited behind the corrugated fence to the right of this photo. The rear fence of the residential properties fronting East Terrace can be seen in the background

**Photo 3:**

Looking south-west from the existing OTR retail fuel outlet. The nearest sensitive land use is located to the left (9 Cross Keys Road, Salisbury). The proposed Telecommunications Facility is to be located behind the existing Colorbond fence (to the right of the lightpole)



5. LOCALITY

The locality is principally defined by visual reference.

The locality is characterised by a range of land uses including commercial, light industrial (auto electrical, mechanical repairs and trailer hire), offices, retail and residential. The established non-residential land uses are located within the Commercial Zone which has frontage to Park Terrace and Cross Keys Road.

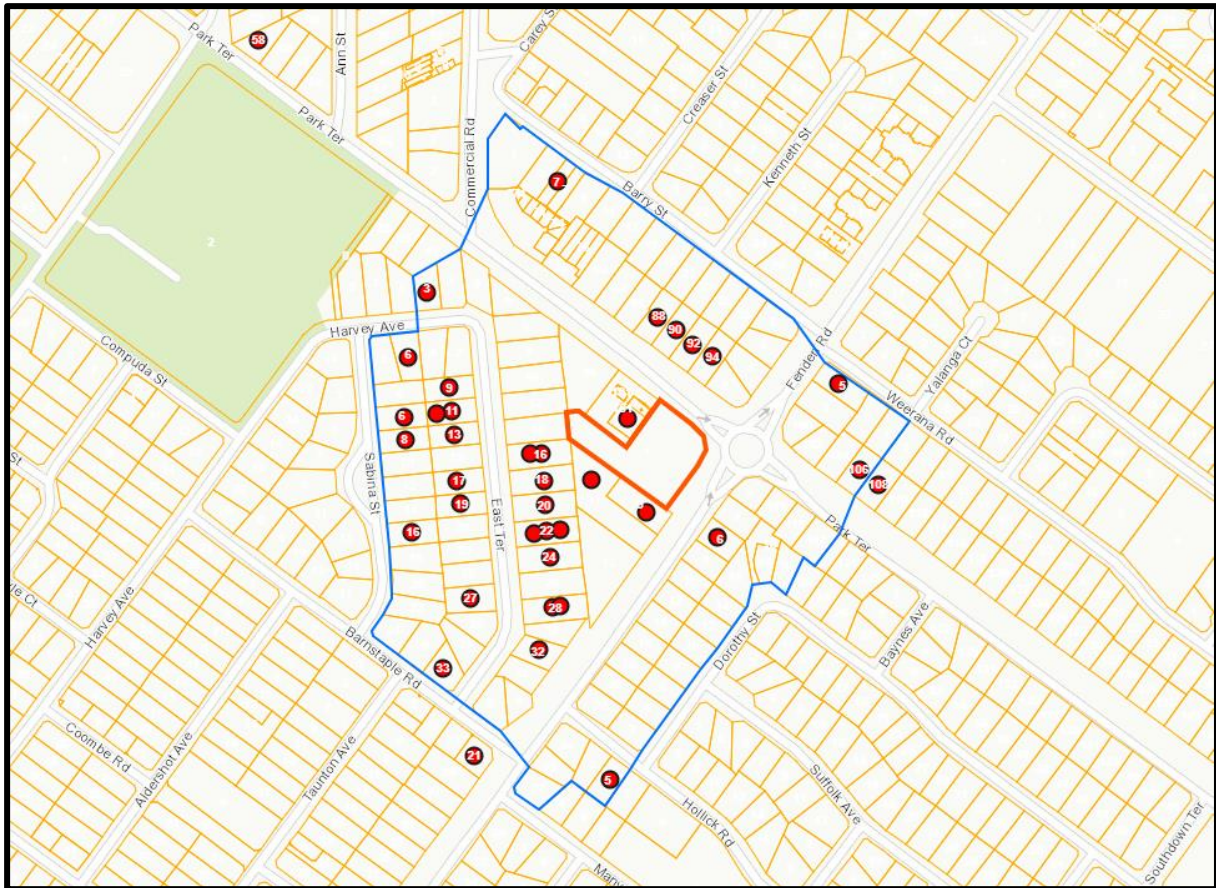
Immediately adjoining the site to the north are two allotments occupied by a two storey office building and an automotive parts outlet fronting Park Terrace. To the south-west, there is an existing single storey detached dwelling on a large allotment fronting Cross Keys Road. Further south-west of this site are two allotments fronting Cross Keys Road used for auto-electrical, mechanical repairs and equipment/trailer hire business.

Further north-west at the corner of Commercial Road and Park Terrace, there is a local group of shops used for mix of commercial and retail uses. Immediately north of this site is a Hungry Jacks.




Allotments to the immediate west of the site are occupied by single storey detached dwellings fronting onto East Terrace. Dwellings on the eastern side of East Terrace adjoin the Commercial Zone. Allotments surrounding the Commercial Zone comprise residential uses, consisting mostly of a suburban residential character, comprising single storey detached dwellings, of mostly consistent size and configuration. There are several sites developed as single storey group dwellings.

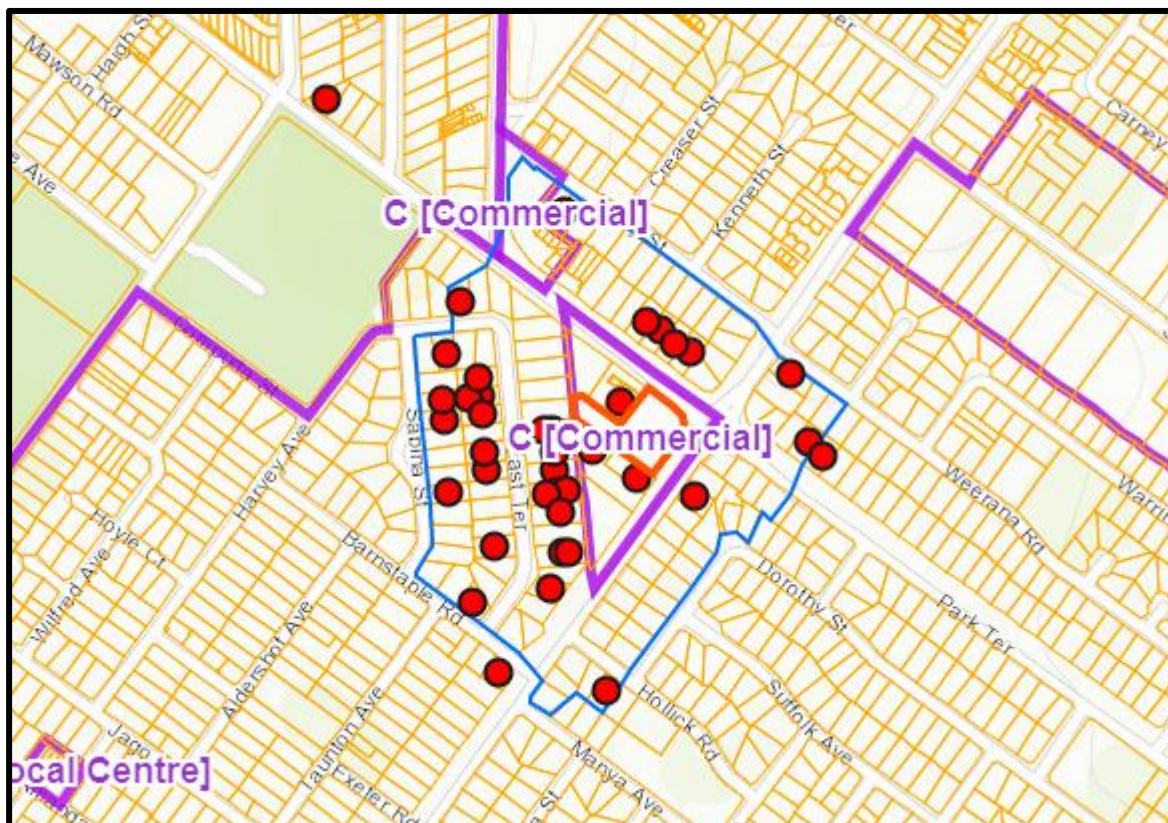
A locality plan and contextual plan are provided below.

Locality Plan – Cadastre





Legend (Source: Geocortex)

	Site boundary
	Locality boundary
	Representors

Contextual Plan:

Legend (Source: Geocortex)	
	Site boundary
	Locality boundary
	Representors
	Zone boundary

Panoramic View:**Legend (Source: Geocortex)**

	Site boundary
	Telecommunications Facility

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

Telstra Corporation Ltd have requested Development Plan Consent for the construction of a telecommunications facility comprising a 30 metre high monopole with triangular headframe supporting nine (9) antennas (31.3m max height) with associated equipment shelter and 2.4 metre high compound fencing.

The key elements of the proposal include:

- 30 metre high monopole (31.3m max height);
- Triangular headframe supporting 9 antennas (2.52m height x 0.350m width x 0.208m depth);
- Equipment shelter (3.0m length x 2.38m width x 2.975m height);
- 2.4 metre high chain mesh security fence surrounding the facility, other than the south-western boundary which is to comprise galvanised iron (approx. 1.8m high) with three strands of barbed wire above;
- 3.0 metre wide access gates.

Telstra seeks to lease a 10.0m x 6.0 metre section of the site along the western boundary to locate the proposed telecommunications facility.

Sited approximately 2.75 metres from the western boundary, the proposed 30 metre monopole is to be constructed of galvanized steel, with the antennas and associated equipment to be finished in a similar light grey colour. The 9 antennas attached to the triangular headframe will result in the overall height of the telecommunications facility being 31.3 metres.

A 2.975 metre high equipment shelter will be constructed to the west of the proposed monopole, with the licensed area surrounded by a 2.4m high chain mesh security fence, other than in relation to the south-western boundary, which is to comprise galvanised iron (approx. 1.8m high) with three strands of barbed wire above.

Access to the facility will be obtained via two sets of proposed gates that will enable access from the OTR retail fuel outlet, through the existing Colorbond fence, and then to the Telecommunications Facility compound.

A copy of the proposal plans and supporting documentation are contained in Attachment 1.

7. CLASSIFICATION

The site is located within the Commercial Zone as depicted on Map Sal/34 of the Salisbury Council Development Plan, Consolidated 4 April 2019.

A 'Telecommunications Facility' is neither listed as a Complying or Non-complying form of development in the Commercial Zone. On this basis, the application has been assessed as an 'on-merit' form of development against the relevant provisions of the Salisbury Council Development Plan.

8. PUBLIC NOTIFICATION

The proposed development is neither assigned to Category 1 or Category 2 under the Commercial Zone of the Development Plan or Schedule 9 of the *Development Regulations 2008*. On this basis, the application is a default Category 3 form of development.

The Category 3 public notification period took place between 19 February 2021 and 4 March 2021. Council received thirty five (35) representations (including 1 petition) during the notification period, with all but one (1) of the representors in opposition to the proposed development.

Ten (10) of the representors have requested to be heard in support of their submission, with a number to be represented by the same speaker. The list of all representations is contained below.

Representations received		
Representations received		Wish to be Heard
1	Antonia Sfarra 11 East Terrace and 3 Harvey Avenue SALISBURY SA 5108	No
2	Teresa Adami	No

	16 Sabina Street SALISBURY SA 5108	
3	Andrew Zummo 58 Park Terrace, 19 Cross Keys Rd, 32 East Terrace SALISBURY SA 5108	✓
4	Nazzareno and Carmela Bagnato 20 East Terrace SALISBURY SA 5108	No
5	Sharlene Thus 11 East Terrace (occupier of) SALISBURY SA 5108	No
6	Joe and Angela Longo 22 East Terrace SALISBURY SA 5108	✓ (Represented by Councillor Graham Reynolds)
7	Teresa Mancini 88 Park Terrace SALISBURY SA 5108	No
8	F Gioffre 94 Park Terrace SALISBURY SA 5108	No
9	Deanna Geister 90 Park Terrace SALISBURY SA 5108	No
10	Estate of Rocco Sicilaino 92 Park Terrace SALISBURY SA 5108	Not stated
11	Frank and Susan Trimboli 11 Cross Keys Road SALISBURY SA 5108	No
12	Grace Brereton 8 Sabrina Street SALISBURY SA 5108	✓ (Represented by Robert Brereton)
13	Guiseppe and Rosa Carbone 33 East Terrace SALISBURY SA 5018	No
14	Gwyneth Davies 19 East Terrace SALISBURY SA 5108	No
15	Frank Morgante 28 East Terrace SALISBURY SA 5108	✓
16	Monica Krahner 5 Hollick Road BRAHMA LODGE SA 5109	No
17	R Zotti, N Papa, M Podgorski, D Loprete 106-108 Park Terrace SALISBURY SA 5108	No
18	Councillor Graham Reynolds	✓

	8 Amber Street SALISBURY EAST SA 5109 ** Contains Petition of 224 signatures**	
19	Frank and Lina Parente 18 East Terrace SALISBURY SA 5108	✓ (Represented by Dieno Caruso)
20	Danielle Bahnert 9 East Terrace SALISBURY SA 5108	No
21	Diana Longo Unit 1, 21 Barnstaple Road SALISBURY SA 5108	Not stated
22	Leonard and Lorraine James 27 East Terrace SALISBURY SA 5108	No
23	Salvatore and Filomena Polimeni 16 East Terrace SALISBURY SA 5108	✓ (Represented by Joseph Romeo)
24	Nawroz Ali Rezage 6 Cross Keys Road Brahma Lodge SA 5109	Not stated
25	Donald Kenneth Richardson 5 Fenden Road SALISBURY PLAIN SA 5109	No
26	Shir Hasson Akbari 6 Sabina Street SALISBURY SA 5108	No
27	Van Zanniat 13 East Terrace SALISBURY SA 5108	No
28	Alberto Mazzeo 24 East Terrace SALISBURY SA 5108	✓ (Represented by Councillor Graham Reynolds)
29	Darren James Brooks 28 East Terrace SALISBURY SA 5108	✓
30	Stuart and Dorothy Brannon 6 Harvey Avenue SALISBURY SA 5108	No
31	Antonio Carbone 17 East Terrace SALISBURY SA 5108	No
32	Paul Zealand Unit 1, 1 Barry Street SALISBURY SA 5108	No
33	Bruno and Grazietta Morgante 9 Cross Keys Road	✓ (Represented by Frank

	SALISBURY SA 5108	and Anthony Morgante)
34	Chris Soterious Lighthouse Disability 101 Park Terrace SALISBURY SA 5108	No
35	Guiseppe and Caterina Caruso East Terrace SALISBURY SA 5108	No

A copy of the Category 3 public notice and representations are contained in Attachment 2. The applicant's response to representations is contained in Attachment 3. The content of the representation and the applicant's response are summarised in the table below:

Summary of Representations	
Representation	Applicant's Response
<i>The proposed telecommunications facility will have a negative visual impact upon the locality and is not sympathetic to the heights of existing buildings in the locality.</i>	<p><i>We acknowledge that the 31.3m (overall) height of the facility is a significant addition to the existing streetscape. We also acknowledge that we cannot completely conceal the proposed facility, but we can implement principles to mitigate its potential visual impact on the locality as much as practicable, while still meeting technical objectives.</i></p> <p><i>The facility is proposed to provide improved mobile phone coverage to Salisbury. The siting and design of the facility has been carefully considered to both minimise visual impact and provide the intended mobile phone coverage. The height of the proposed monopole is the minimum necessary to ensure the effective operation of the proposed telecommunications facility and the achievement of required coverage objectives. A shorter monopole would decrease its technical viability and would not achieve the optimal operational capabilities within the identified coverage area. The siting of the facility will utilise existing mature vegetation along Park Terrace, within the subject site, and that is located on surrounding allotments to enable partial screening of the lower portion of the monopole from nearby residences.</i></p> <p><i>The visual impact on the proposed facility has been minimised to the extent that it can be with the use of a 'slimline' monopole and the minimum number of antennas to meet coverage objectives. The materials used for the proposed monopole and associated equipment are a light grey colour to mitigate visual impact within the locality. The proposed monopole will be constructed of galvanised steel which will fade to a light grey colour over a period of approximately 12 months and is expected to further blend into the surrounding landscape.</i></p> <p><i>It is acknowledged that a 31.3m high facility will exceed heights of existing structures in the locality. However, when travelling along Cross Keys Road and Park Terrace, existing stobie poles (approx. 12m high), light poles (approx. 10m high), OTR signage (approx. 8m</i></p>

	<p><i>high), existing vegetation (up to approx. 15m high in locations) as well as an existing pole (likely gas mains breather) at the corner of Park Terrace and Fenden Road (approx. 15m high) all contribute to vertical obstructions in the locality. A photomontage has been developed to showcase the proposed Telstra facility and is included with this response. The montages show the facility from various directions / viewpoints, amongst the aforementioned infrastructure and environment.</i></p> <p><i>When considering these features against existing facilities in the surrounding area, it can be demonstrated that a facility at this height can blend well within the locality. For example, an existing telecommunications facility located at 48 York Terrace, Salisbury (albeit slightly lower at 25m height) is located with a lesser set-back from an intersection than the proposed facility and that facility is located in closer proximity to residential land uses to the rear of the property, but as evident in Figures 1-3, a 25m facility can be seen to blend with existing vertical obstructions in the locality, which in isolation are actually much lower, but with the set-back creates a uniform viewshed and is not considered to be obtrusive. This principle is also observed within the enclosed photomontages for the proposed facility.</i></p>
Concerns with health impacts due to the proposed facility	<p><i>The majority of representations identified 'health concerns' as a reason for their representation which we believe may be regarding the levels of radiofrequency (RF) electromagnetic energy (EME / EMR) that will be produced by the proposed facility.</i></p> <p><i>Telstra acknowledges some people are genuinely concerned about possible health effects of EME from mobile phone base stations and is committed to addressing these concerns responsibly.</i></p> <p><i>Telstra relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), and the World Health Organisation (WHO) for overall assessments of health and safety impacts.</i></p> <p><i>Organisations such as the WHO routinely review the medical research and science relevant to the EME generated by radio communications services. The consensus is that there is no substantiated scientific evidence of adverse health effects from the EME generated by radio communications services, including mobile phones and their base stations, that comply with national and international safety guidelines.</i></p> <p><i>Telstra has strict procedures in place to ensure its mobile phones and base stations comply with these guidelines. The report which accompanied the application to Council clearly demonstrates that the Telstra facility will operate well within the prescribed safety standards developed by ARPANSA, and a summary of the estimated RF EME levels around the proposed facility is contained in the "EME Report", which was included with the application documentation.</i></p>

	<p><i>We also note that research on possible biological and health effects of exposures to RF EME has been underway for more than 50 years. The WHO states that the research has found no adverse health effects from the low-level RF signals emitted by base stations and wireless networks:</i></p> <p><i>“Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects”.</i></p>
<i>Concerns with overshadowing impacts</i>	<p><i>We acknowledge that shadowing will occur as a result of the monopole, however the slimline design of the monopole will minimise the impacts on surrounding properties.</i></p> <p><i>The shadow cast by the monopole would not be much wider than approximately 1m in width (when considering the pole itself, not including the antenna arrangement) at any given time during the year. It is suggested that any potential impacts regarding overshadowing during the summer would result in shadows only impacting surrounding properties in the early morning and late afternoon for very limited time periods. Similarly, shadows in the Winter, would impact slightly more, but still for limited time periods only.</i></p>
<i>The proposal is not consistent with the intent of the Commercial Zone (Objectives 2 and 3)</i>	<p><i>Although the proposed facility is not specifically an envisaged land use in the Commercial Zone, the proposed facility is considered to provide an essential service for residences, businesses and visitors to the Salisbury area and beyond.</i></p> <p><i>While there is no Desired Character Statement (Objective 3) for this part of the Commercial Zone, the proposed facility has attempted to minimise visual impact as far as practicable through the use of a minimum number of antennas, limiting the height of the facility to just over 30m and using a ‘slimline’ monopole design, which is considered to satisfy Objective 2 of the Commercial Zone.</i></p> <p><i>An alternative could have been to install a bulky lattice structure standing significantly higher, which would have had a greater overshadowing and general visual impact in this locality.</i></p> <p><i>The siting of the proposed facility is considered to contribute to minimising amenity impacts. By locating the facility at the rear of an existing petrol station, the base of the facility is completely screened from public view and this provides good separation from Cross Keys Road and Park Terrace, thereby enabling existing trees/vegetation within the property and along the street, to assist in concealing the facility (for moments) so as to not be an obvious distraction for motorists.</i></p>
<i>Concerns with the site selection process and why other sites were not considered for the proposed facility</i>	<p><i>Five (5) representations expressed their preference for the relocation of the proposed facility more generally to an alternative commercial or industrial site and these representors made specific reference to other locations that should be considered as an alternate site selection. These included:</i></p>

- *Industrial sites on Stanbel Road, Salisbury*
- *Pioneer Park, Commercial Road, Salisbury*
- *Jenkins Reserve, Saints Road, Salisbury Park*
- *Kesters Road (near Parafield Airport), Para Hills*
- *Salisbury Council Chambers, 34 Church Street, Salisbury*
- *Peter Engel Garden Centre, 1700 Main North Road*
- *The Bridgestone site (believed to be the site at 129-155 Cross Keys Road, Salisbury South)*
- *Harry Bowey Reserve, Riversdale Drive, Salisbury Park*

In order to provide effective mobile phone coverage to the Salisbury locality, the facility needs to be located in proximity to the coverage area to ensure each antenna services the coverage objective area, without overlapping the existing coverage areas supported by an existing Telstra service. In this regard, the following considerations need to be addressed from a Radiofrequency perspective:

- *In order to maintain a suitable radio signal strength, the antenna heights must be above the surrounding tree levels and buildings. The primary path of the radio wave is directly from the transmitting antenna to the receiving antenna of the mobile devices. Consequently, the receiving antenna must be located within the radio horizon of the transmitting antenna. Any obstructions such as vegetation, terrain, buildings and long distance significantly weaken the radio signal.*
- *A typical mobile site configuration consists of three antennas separated by 120 degrees. Each antenna provides mobile services within the area coverage called a sector.*
- *To maximise utilisation of mobile infrastructure each sector should provide service to a similar number of mobile services. Consequently, an ideal location of a mobile site is in the centre of the area of demands for data services.*
- *In this case, the selected location of the proposed mobile base station is the most centrally located within the existing Telstra mobile network. This will ensure the best customer experience by providing a more effective use of higher bandwidth technologies while also balancing the capacity of the network. Also, the site is located closer to the demands of service, which further increases the capacity and efficiency of the network.*
- *There is a requirement for sufficient spacing from the existing surrounding sites to minimise network interference again allowing for a better user experience.*

Positioning the facility away from the selected site would decrease its technical viability. A number of Figures have been prepared to represent the proposed location along with the existing Telstra sites to demonstrate their proximity to each other. The Figure also reflects the desired location in which to locate a new facility and to optimise performance.

	<p><i>The Figures demonstrate the suggested locations from the representations received, and clearly show that 7 out of the 8 can be eliminated due to their location being too far from the dedicated coverage area.</i></p> <p><i>The eighth site relates to Stanbel Road and is 350 metres north-east of the proposed site. Located on the outskirts of the desired focus area, the Stanbel Road site would not adequately meet the coverage objectives of the new facility and would not provide optimal service to customers in the Salisbury area.</i></p>
<i>The proposed monopole design could be modified to include additional telecommunications providers.</i>	<p><i>It is possible that other mobile carriers can install their equipment on an existing facility, provided they follow certain legislation. This is entirely dependent on whether the carrier has a need to co-locate. Nevertheless, any co-locations proposed on this facility will need to be within the ARPANSA EME limits factoring in the cumulative impact of existing equipment.</i></p> <p><i>At this stage, the facility is only intended to provide Telstra mobile services (as detailed in the submitted plans) to the area and this is all the application is seeking. Any future additions that may be installed on the facility are subject to their own approval process (including any changes made directly by Telstra).</i></p>
<p><i>The height of the proposed facility will have an impact upon Country Fire Service operations and in particular the ability for water bomber aircraft to safely navigate this area.</i></p> <p><i>Similarly, the height of the facility will have an impact on the flight path of low aerial flights approaching the nearby Parafield Airport.</i></p>	<p><i>These types of facilities, as well as other tall structures, are often required to be registered into a database / aviation chart, provided the facilities exceed certain criteria. These databases / aviation charts are used by all pilots, including aerial firefighters, when operating within these areas to inform them of any existing vertical obstructions.</i></p> <p><i>In accordance with 'Advisory Circular 139-08(0) – Reporting of Tall Structures', structures that are over 30m in height within 30km of a CASA registered aerodrome (the closest one is Parafield Airport, approximately 2.6km west, southwest of the proposed location, with Adelaide Airport being approximately 21km west-southwest) are required to be registered into the Airservices Australia Tall Structures Database.</i></p> <p><i>Due to the 31.3m overall height of the proposed facility and its position within 30km of both Parafield Airport and Adelaide Airport, the nearest CASA registered aerodromes, we are required to register the structure in accordance with the legislation. This will be undertaken in the event that Development Approval be granted for the application.</i></p> <p><i>Regarding the Parafield Airport flight paths, as part of the Development Application process, a referral has been made to Parafield Airport for the proposed facility. This referral will outline any considerations that may need to be made (e.g. obstacle marking, obstacle lighting, etc.) to ensure the safety of all parties. Parafield Airport have provided a response and advised that they do not object to the development.</i></p>
<i>The proposed facility may impact the current</i>	<i>The proposed facility will be directly accessed via the OTR petrol station off Cross Keys Road and will not impact any access to</i>

<i>access and parking arrangements for existing businesses</i>	<i>surrounding businesses. Due to the proposed location of the facility in the south-eastern corner of the subject site, we anticipate there will be minimal impacts on businesses currently using this site for parking.</i>
<i>Impact on property values due to the proposed development</i>	<p><i>Property values may be impacted for a variety of reasons. Telstra is not aware of any credible evidence to suggest the construction of a telecommunications facility would influence property values from a positive or negative perspective.</i></p> <p><i>We also note that as property values are market driven, this issue should not be considered as part of the planning assessment.</i></p>
<i>Lack of communication provided by Council detailing the proposed development</i>	<p><i>This application has been assessed as a Category 3 development which, in accordance with Section 38 (2) (b) of the Development Act 1993, requires a 10-business day notification period to the community.</i></p> <p><i>The Council's statutory notification period offers an avenue for residents to provide representation and comments on the application. we understand that the Category 3 procedures of public notification were undertaken by Council for this application.</i></p> <p><i>Additionally, if members of the public would like further information on the proposed facility, the Radio Frequency National Site Archive (RFNSA) website can be used to search for Australian Mobile Network base stations to source Electromagnetic Energy (EME) Reports, site locations, carrier contact details for existing sites and community consultation information for new sites: https://www.rfnsa.com.au/5108016. The RFNSA reference number for the proposed Telstra facility at Salisbury is 5108016.</i></p>

9. REFERRALS – STATUTORY

The Application was subject to the following referral pursuant to Schedule 8,(9) of the *Development Regulations 2008* on the basis that the

9 – Airports

If the relevant Development Plan contains a map entitled Airport Building Heights, development within the area shown on the map which would exceed a height prescribed by the map.

The site is located within Zone C on Overlay Map Sal/34, 'Development Constraints', which prescribes that all structures exceeding 15 metres above existing ground level are subject to referral.

The application was referred to Parafield Airport and the summary of their response is contained below. A copy of the referral response is contained in Attachment 4.

Parafield Airport, Schedule 8(9) of the Development Regulations 2008

The proposed telecommunications tower will exceed the Parafield Airport Obstacle Limitation Surfaces (OLS) by approximately 10.4 metres.

The Adelaide and Parafield Airports do however not object to the development.

A separate approval is required by the Department of Infrastructure, Transport, Regional Development and Communications for any associated lighting. Crane operations associated with the construction of the tower, will also be subject to a separate application.

10. REFERRALS – INTERNAL

Nil

11. ASSESSMENT

Pursuant to Section 35(2) of the *Development Act 1993*, it is recommended that the Panel determine the proposed development is not seriously at variance with the Salisbury Development Plan, Consolidated 4th April 2019, given that the proposed facility is located in a non-residential zone consistent with the intent of the Telecommunications Facility General provisions.

Assessment

Detailed assessment of the application has taken place against the relevant provisions of the Salisbury Development Plan and is described below under headings.

An extract of the relevant Development Plan, Consolidated 4th April 2019, is contained in Attachment 5. The relevant provisions are also highlighted in the Attachment.

Land Use

Objective 1 of the Commercial Zone seeks “A zone accommodating a range of commercial and business land uses”. Objective 2 further seeks “Development that minimises any adverse impacts upon the amenity of the locality within the zone”. Objective 3 seeks “Development that contributes to the Desired Character of the Zone”. It is noted however that there is no Desired Character statement for this zone.

Principle of Development Control 1 of the Commercial Zone envisages land uses that are primarily of a commercial, business and light industrial nature. Telecommunications facilities are not specifically listed as an envisaged form of development within the Commercial Zone, however, Principle of Development Control 1(d) of the ‘Telecommunications Facilities’, module of the General Section, does anticipate that such facilities “*should be located primarily in industrial, commercial, business, office, centre and rural zones*”. (*my underlining*) . As the subject site is located within the Commercial Zone, it is considered to satisfy the intent of this provision.

Telecommunications facilities provide important communication services to the community, as sought by Objective 1 of the Telecommunications Facilities General provisions. The Environment, Resources and Development Court has considered numerous appeals in relation to telecommunications facilities in response to the increase demand for improved mobile phone coverage. In *Telstra Corporation Ltd v City of Onkaparinga [2013] SAERDC 25*, it was determined that, consistent with other court appeals, that telecommunication facilities are to be considered as ‘essential infrastructure’ and that they are necessary to serve the community. The Court has however confirmed that a planning assessment should consider

potential co-location of facilities or alternate sites to ensure potential visual impacts are suitably addressed.

Having regard to the above, the site is considered to be broadly suitable for the proposed development.

Demonstrated Need and Alternate Sites

Objective 1 of the ‘Telecommunications Facilities’ module, General Section of the Development Plan seeks “*Telecommunications facilities provided to deliver communication services to the community*”. Principle of Control 1(e) of the same module seeks “*Where technically feasible, be co-located with other telecommunications facilities*”.

The applicant identified six candidate sites and two co-location sites as part of its initial investigation of suitable sites to service their target service area, in reference to the identified target coverage area. All candidate sites were located within the Commercial Zone, bounded by bounded by Park Terrace, Cross Keys Road and residential land to the west. The two co-location sites considered for co-location are Telstra facilities, one located at Ponton Street, Salisbury, within the Residential Zone to the north-east and another Telstra telecommunications facility located at Boolcunda Avenue, Salisbury Plain.

The six candidate sites and the target coverage area (shown in red) are shown in Image 1 below and the two co-location sites are identified in Image 2 below.



Image 1. Candidate Sites considered by applicant

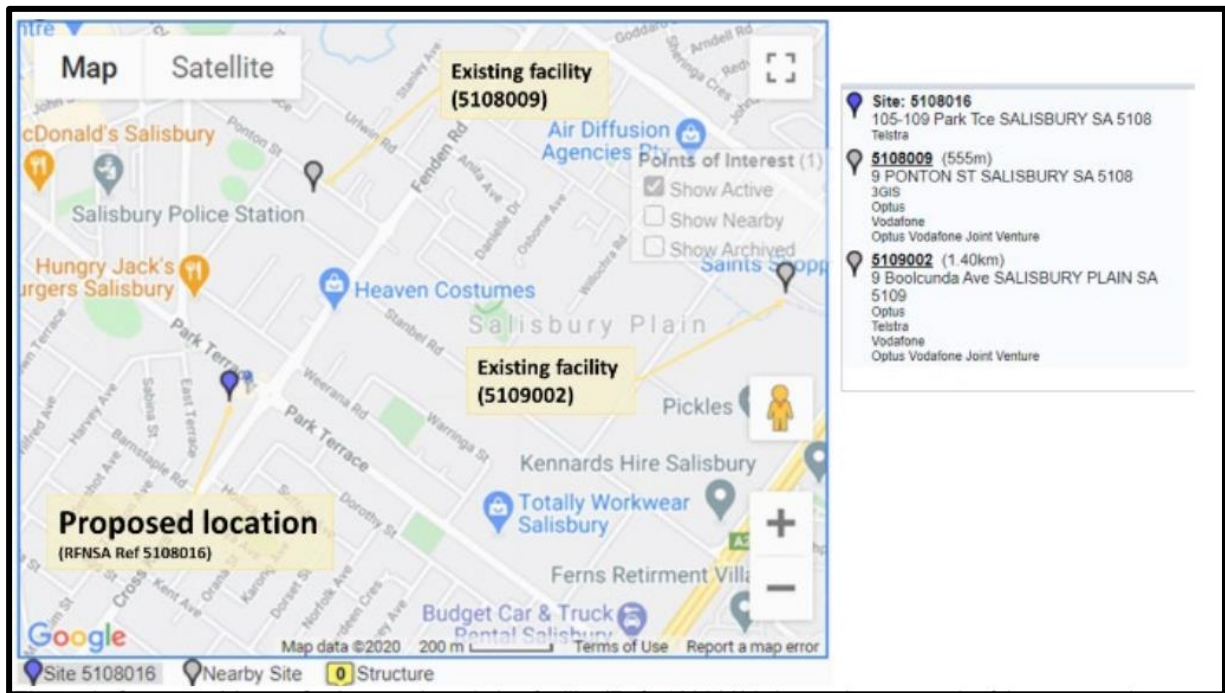


Image 2. Co-location sites considered by applicant

Candidate D (the proposed site) was identified the proposed site for the proposed facility as the applicant stated this site achieves optimal separation from the Residential Zone to the west while also not impacting upon the operations of existing commercial uses on the site and adjacent sites.

In relation to co-location, the Ponton Street site and Boolcunda Avenue site were not found to be suitable. The nearest existing telecommunications facility, located at 9 Ponton Street, Salisbury, 550 metres north of the subject site, was assessed for co-location and the applicant has advised that its assessment has determined that the 25 metre tower height and considerable distance from the identified target service area (requiring improved mobile phone coverage) resulted in this site not being a technically feasible option. The other co-location site at Boolcunda Avenue, Salisbury Plain was also not suitable due to being some 1,300 metres east of the subject site.

A number of representors expressed a preference for the relocation of the proposed facility to an alternate commercial or industrial site. Eight (8) sites were specifically referenced that the representors considered to be more suitable in order to establish this facility and that would reduce its potential impacts upon nearby residents. The eight (8) sites were identified as follows:

- Industrial sites in Stanbel Road, Salisbury;
- Pioneer Park, Commercial Road, Salisbury;
- Jenkins Reserve, Saints Road, Salisbury Park;
- Kesters Road (near Parafield Airport, Para Hills);
- Salisbury Community Hub, 34 Church Street, Salisbury;
- Peter Engel Garden Centre, 1700 Main North Road, Salisbury Plain;
- Bridgestone site, 129-155 Cross Keys Road, Salisbury South;
- Harry Bowey Reserve, Riversdale Drive, Salisbury Park.

As part of the applicant's response to representations, Telstra conducted a further review of these sites to determine their suitability to service the target coverage area. The review undertaken found that seven of the eight sites were immediately eliminated due to their locations being too far from the designated target coverage area.

Image 3 below identifies the refined designated target area on the left hand side in green outline. The second image on the right hand side identifies six of the eight sites identified by representors in yellow together with the Telstra's existing telecommunications facilities in pink. In respect to the designated target area, the applicant advises that this area is presently subject to a shortfall of service and this results in service deficiencies including buffering and slow response times for customers seeking to use its network within this area. This is stated to be due to devices being bounced around between the existing towers that are located around the periphery of the target area. These are noted to be the four pink pins shown in the left hand side image below.

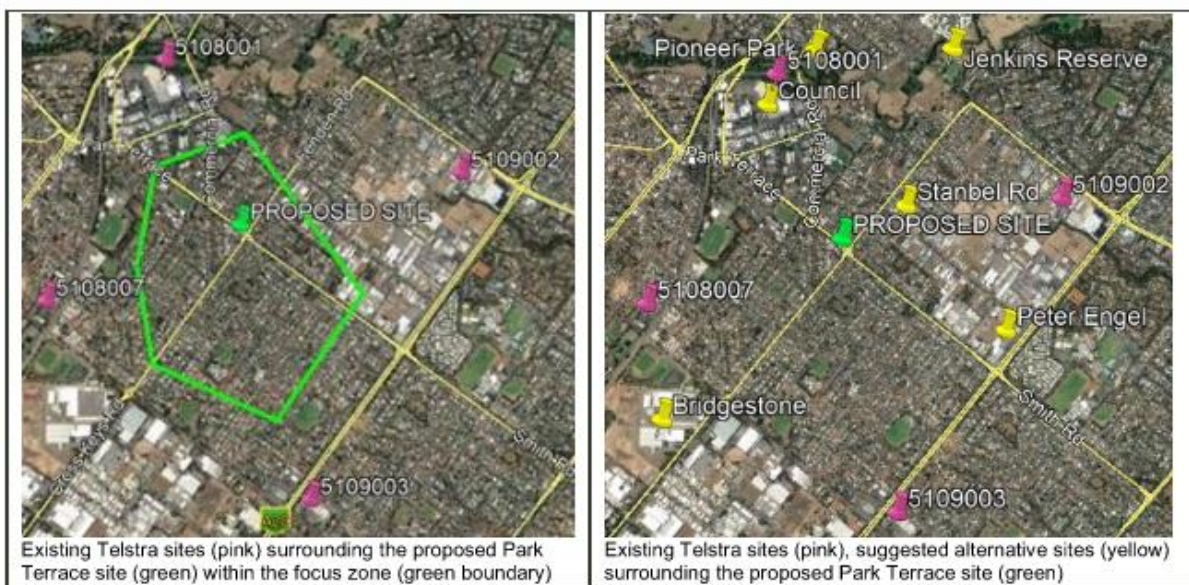


Image 3. Designated target area (green), proposed site (green pin), representor sites (yellow) and existing Telstra facilities (pink)

In relation to the eighth site, being the industrial area along Stanbel Road, the applicant had not initially ruled this site out and was requested to provide further justification why this site was not further assessed as suitable to service the desired target area. Telstra's radiofrequency engineers subsequently undertook an additional assessment of this site to determine its suitability. This further analysis, as advised by the applicant, determined that this site is located on the outskirts of the desired focus area and would not adequately meet the coverage objectives of the new facility. Put another way, this site would not provide the necessary service to customers in the Salisbury area.

The applicant has advised that in order to provide effective mobile phone coverage to the desired target area, the facility needs to be located centrally within the area of the existing Telstra mobile network. Location in this way ensures the most effective use of higher bandwidth technologies while also balancing the capacity of the network. As noted above, Telstra advises the subject site has been chosen as there is an existing shortfall of service for

this target service area and that its construction will increase the capacity and efficiency of the network to a standard expected by the wider community.

In respect to the designated target area that has been identified for improved service, Image 4 below has superimposed the designated target area over the Zone layers under the Salisbury Development Plan. As seen below, the large majority of this area is residential and located within the Residential Zone. The Residential Zone is not a suitable location for Telecommunications Facilities as per the Development Plan. There are two centre zones within this area which are contemplated as suitable zones under the Telecommunications Facilities General Module but are not considered to be suitable for a telecommunications facility given their relative size and use. Land within the designated service area further to the north-west is located within the Urban Core (Salisbury) Zone but land at the periphery comprises the Salisbury Junior and Primary School and would not be suitable. The other non-residential zones have been found to be unsuitable due to their periphery to the target area, as advised by the applicant.

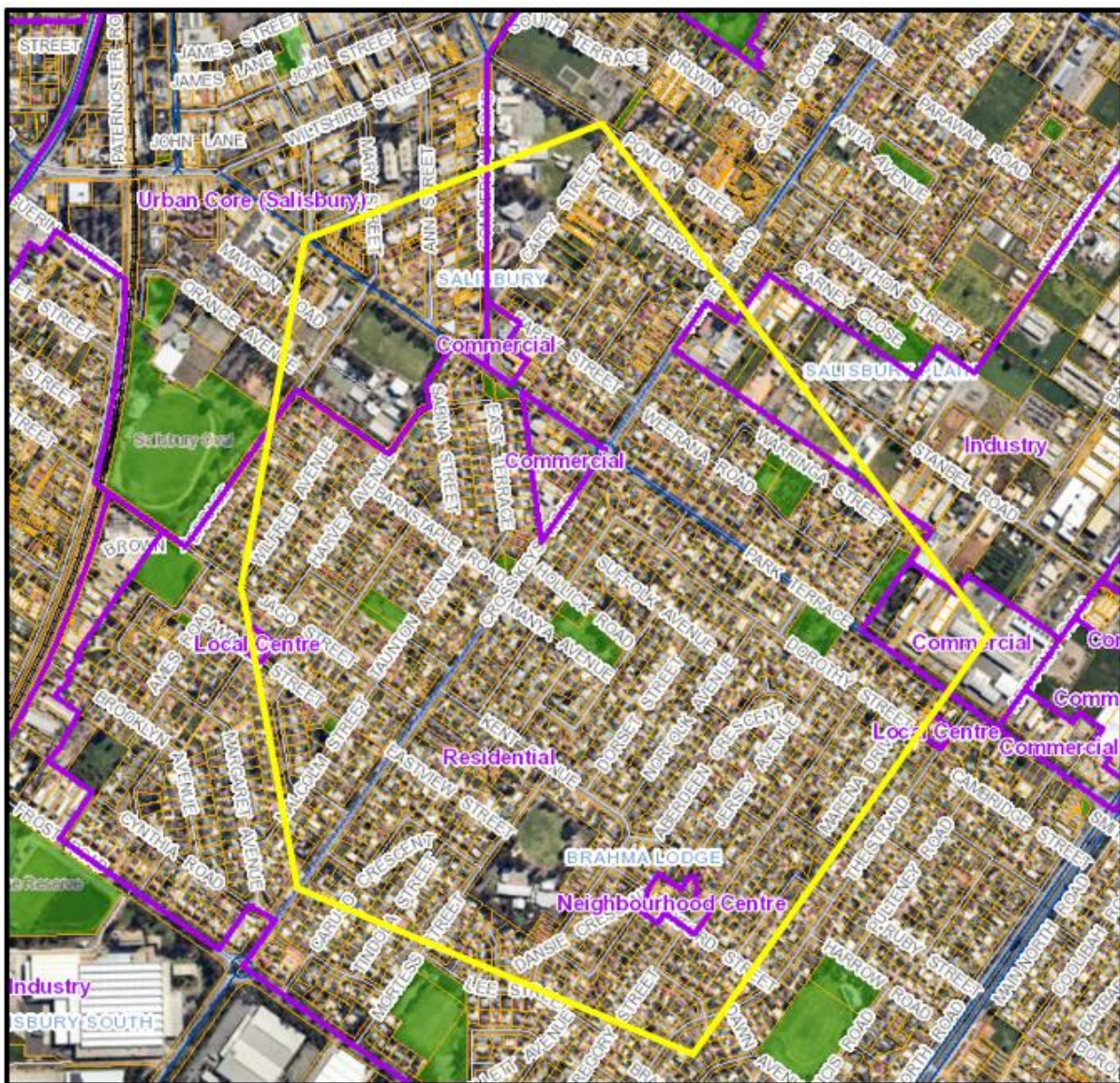


Image 4. Development Plan Zones identified in pink overlayed with the designated target service area identified in yellow

Having regard to all relevant factors, the applicant is considered to have adequately demonstrated need for the proposed facility in that the proposal will provide residents, businesses and visitors to the Salisbury area with the coordinated and efficient provision of mobile phone coverage, as desired by Objective 1 of the Telecommunications Facilities module. The site is considered to be the most centrally located within the demands of service and achieves Telstra's desired increase in capacity and efficiency of its network. Existing facilities do not meet Telstra's technical requirements, with an assessment of existing facilities confirming that co-location options are not considered to be a viable option. Alternate sites have been examined in detail and not found to be suitable. Having regard to the acceptable zoning of the land for the proposed development and that there is a demonstrated need, the proposal is considered satisfy the Court's 'tests' to determine the appropriateness of the land use in this particular location.

Visual Impact and Amenity

Objective 2 of the Commercial Zone seeks "*Development that minimises any adverse impacts upon the amenity of the locality within the zone*". Objective 3 seeks "*Development that contributes to the Desired Character of the Zone*"

Objective 2 of the "Telecommunications Facilities" module, General Section of the Development Plan further seeks that "*Telecommunications Facilities sited and designed to minimise visual impact on the amenity of the local environment*".

It is acknowledged that a 31.3 metre high structure will have a visual impact upon both adjoining allotments and nearby residents. Noting that telecommunications facilities are by virtue of their very nature, tall structures, one must balance the consideration of visual impact and amenity with the recognition that such facilities are desired in prescribed zones and that they are a necessary communication service to the community.

A number of representors expressed concern in relation to the visual impact of the proposed structure upon the amenity of the locality.

The applicant has advised the proposal will minimise visual impact by:

- The height of the proposed monopole is the minimum height required to ensure effective operation in order to achieve the mobile phone coverage objectives. A shorter pole would decrease its technical viability and not achieve the operational capabilities required within the identified coverage area;
- The siting of the facility takes advantage of mature vegetation along Park Terrace, that is located within the site and in Cross Keys Road and Park Terrace, that partially screens the lower portion of the monopole from nearby residences and existing buildings fronting Cross Keys Road and Park Terrace obscure views of the equipment shelter and compound fencing;
- The proposal utilizes a 'slimline' monopole and the minimum number of antennas to meet coverage objectives. Further, the proposed monopole is to be constructed of galvanized steel which will fade to a light grey colour (over an indicative period of 12

months) to further blend into the surrounding landscape. The monopole design has been adopted over larger ‘bulkier’ designs such as a lattice tower;

- The subject site is well separated from schools, reserves and heritage listed items within Salisbury and surrounding suburbs.

While the proposed facility will be visible in the locality due to its 31.3 metre height, the proposal has considered and responded to the visual impact considerations and impact upon the amenity of the locality. In addition to the reasons put forward by the applicant as above, the proposal is located relatively central within this Commercial Zone and achieves some separation from the nearest boundary of the Commercial Zone, which is approximately 25 metres west. Furthermore, this locality comprises a mix of commercial and residential buildings and having regard to the mixed uses in this locality, a telecommunications tower is considered appropriate within a locality with a mixed character.

The proposal further achieves separation from Cross Keys Road and Park Terrace by way of being sited at the rear of established buildings, such that the equipment shelter and compound fencing will not be readily visible. Further, established trees fronting the perimeter of these roads will provide for partial screening of the telecommunications facility from certain viewpoints. Photo montages have been provided by the applicant to demonstrate views from various locations in the locality.

Although no additional landscaping is proposed as part of the proposal, the positioning of the facility at the rear of established developments means that landscaping is not necessary and would not be effective to screen the taller parts of the monopole.

On balance and in summary, it is considered the proposed telecommunications facility has been designed to minimise its visual impact in accordance with Objective 2 and Principle of Development Control 1(b), (f) and (g) of the Telecommunications Facilities general provisions of the Development Plan.

Impact upon commercial activities in the Zone

Several of the representors expressed concerns regarding the impact of the proposed facility upon the function of the existing commercial sites in the locality.

Access to the facility will be obtained via two sets of proposed gates that will enable access from the OTR retail fuel outlet to the Telecommunications Facility compound.

It is recognised that the upgrades to the existing OTR retail fuel station, granted Development Plan Consent in late September 2020, has not yet commenced. The proposed development has however been designed and located within the site to ensure that it utilises a small area of the site and in a way that does not conflict with the approved layout.

The portion of the site that extends along the rear of 95 and 101 Park Terrace is understood to be licensed non-exclusively to the occupier of land at 101 Park Terrace for use for vehicular access and egress. The siting of the proposed telecommunications facility has been designed to ensure that it will not interfere with these access arrangements, nor the adjoining commercial operations of the adjacent sites.

In short, there is no evidence to suggest the proposed facility will conflict with or undermine the Objectives of the Commercial Zone.

Health Impacts

A concern identified by many representors relates to the potential health impacts caused by the radiofrequency and electromagnetic energy that are produced by the proposed facility.

The Environment Resources and Development Court has considered a number of appeals in relation to the concerns regarding health effects of telecommunications facilities. In the matter of *Optus v City of Kensington and Norwood and Frost (ERDC 344/97)*, the Court stated:

“We acknowledge the desirability of adopting a precautionary approach to the assessment of risk to humans of new land uses, but we are satisfied that the Australian and New Zealand standard referenced to above embraces the precautionary approach and that RFR levels are well within the standard.”

The ERD Court has further commented on this matter in the more recent judgement of *Foresto & Matripolito v Development Assessment Commission & Anor (2005) SAERDC 45 (June 2005)*:

“It is not sufficient to simply raise personal concerns or to rely on general material published in various media. The issue and concern has previously been dealt with by this Court and others in Australia, it is regulated by the Commonwealth Government and there has been no finding that I am aware of to reject a telecommunications facility of this kind on the basis of potential health effects on the community. At this time, the Court must accept that position”.

The Development Plan is silent in respect to health impacts of telecommunications facilities and given the Courts approach to this matter, the consideration of health effects of the proposed telecommunications facility are not a material town planning consideration in weighing up this proposal.

Notwithstanding this, the applicant advises that telecommunications facilities throughout Australia must comply with regulations prescribed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). These Regulations have adopted an environmental standard that limits the network signal strength to a level to protect people, in all environments, 24 hours a day.

The levels of electromagnetic energy (EME) emission from the telecommunication facility have been assessed by Ericsson using methodology developed by the ARPANSA. Their assessment calculates the maximum EME levels to be 2.95% out of 100% of the public exposure limit, calculated 60 metres from the location of the facility. This clearly demonstrates that the proposed facility will operate comfortably within the prescribed safety standards.

The applicant further advises that biological and health effects of exposure to EME have been underway by the World Health Organisation (WHO) for more than 50 years. The WHO states that the research has found no adverse health impacts from low level signals emitted by base stations and wireless networks and has provided the following summary:

“Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF levels from base stations and wireless networks cause adverse health impacts”

It is considered that the applicant’s supporting documentation from Ericsson has addressed representors concerns.

12. CONCLUSION

Telstra Corporation Ltd have requested Development Plan Consent for the construction of a telecommunications facility comprising a 30 metre high monopole with triangular headframe supporting nine (9) antennas with associated equipment shelter and 2.4 metre high compound fencing at 105-109 Park Terrace, Salisbury.

The applicant has demonstrated the need for the proposed telecommunication facility to provide the Salisbury area with the coordinated and efficient provision of mobile phone coverage. Existing facilities within the wider locality do not provide viable co-location options, with the subject site providing the most suitable central location within the existing Telstra mobile network. Alternate sites were considered, however did not meet the technical requirements required to provide an effective mobile phone service.

It is acknowledged that the height of the monopole will have an impact upon the immediate locality. The applicants have sought to minimise visual impacts where possible, however, the impacts have been balanced against the Development Plan’s intent to provide communication services to the local community.

This report has provided a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that:

- a) The proposed facility is located in a non-residential zone consistent with the intent of the Telecommunications Facility General provisions;
- b) The siting and scale of the proposed facility will ensure that the balance of the land will remain available for activities consistent with the intent of the Commercial Zone;
- c) There is a demonstrated need for the proposed facility, with both a lack of services and no other existing telecommunication facilities located within close proximity to the subject site that would enable co-location opportunities;
- d) The facility has been sited and designed to minimise its visual impact upon the broader locality including residential land to the west;
- e) The proposed facility will not conflict with uses in the Commercial Zone and will not prejudice the attainment of the Objectives of the Zone.

Accordingly, it is recommended that Development Plan Consent be granted, subject to conditions.

13. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 4 April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/128/2021/3B for Telecommunications Facility comprising 30 metre high monopole with triangular headframe supporting nine (9) antennas (31.3m max height) with associated equipment shelter and 2.4 metre high compound fencing in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
S107780 Issue 3	Site Access – Proposed Future Arrangement and Locality Plan	13 September 2021	Ericsson
S107780 Issue 3	Site Setout Plan	13 September 2021	Ericsson
S107780 Issue 2	Antenna Layout Plan	13 September 2021	Ericsson
S107780 Issue 3	Site Access – Existing Site Arrangement	13 September 2021	Ericsson
S107780 Issue 3	North East Elevation	13 September 2021	Ericsson
S107780 Issue 2	Antenna Configuration Table	13 September 2021	Ericsson
5108016	Environment EME Report	17 November 2020	Telstra
508778	Planning Report	17 December 2020	Aurecon Australasia Pty Ltd
N/A	Response to Representations	27 August 2021	Aurecon + Telstra
N/A	Response to RFI Letter	13 September 2021	Aurecon + Telstra

Reason: To ensure the proposal is established in accordance with the submitted plans.

2. Except where otherwise approved, the external finishes of the facility shall:

- (a) Be of new non-reflective materials; and
- (b) Be finished in materials and colours/tones as shown on the Approved Plans; and
- (c) Be maintained in good condition at all times.

Reason: To maintain the visual appearance of the facility

3. Except where otherwise approved, outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads.

Reason: To ensure that lighting does not cause nuisance or danger to adjoining occupiers or road users, thereby reducing the amenity of the locality and/or making road use unsafe.

Advice Notes

- Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.
- This Development Approval does not constitute land owners approval. The following applies to any works on Council land:
 - (a) Any person making alteration to Council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
 - (b) Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from root expansion.
 - (c) Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works;
 - (d) It is the developers/owners responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.
- Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the site from previous approvals that remain active.

- You will need to obtain permission from the neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit:
<https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf>.
- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

Parafield Airport

- The application has been assessed by Parafield Airport and the tower at an approximate height of RL 67.90m Australian Height Datum (AHD) will penetrate the Parafield Airport Obstacle Limitation Surfaces (OLS) which is protected airspace for aircraft operations.

The application will require approval in accordance with the *Airports Act 1996* and *Airports (Protection of Airspace) Regulations 1996* with final approval by the Department of Infrastructure, Transport, Regional Development and Communication.

Crane operations associated with construction, if approved, will also be subject to a separate application.

CO-ORDINATION

Officer:	GMCiD	AM
Date:	16/09/21	15/09/21

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Application Documentation
2. Category 3 Notice and Copies of Representations
3. Applicant's Response to Representations
4. Parafield Airport Referral Response
5. Relevant Development Plan Provisions and Maps

ATTACHMENT 1

Application Documentation

Aurecon Australasia Pty Ltd
 ABN 54 005 139 873
 Level 3, 25 Grenfell Street
 Adelaide SA 5000
 Australia

T +61 8 8237 9777
F +61 8 8237 9778
E adelaide@aurecongroup.com
W aurecongroup.com



20 January 2021

Planning Department
 City of Salisbury
 PO Box 8
 Salisbury SA 5108

To whom it may concern;

Application for Development Approval: Proposed telecommunications facility at 105-109 Park Terrace (Allotment 100 Deposited Plan 113199), Salisbury, SA 5108

Telstra has identified the need for improved telecommunication services in order to meet the future demand of those residing, visiting or working within Salisbury and the surrounding locality. Telstra has engaged Aurecon to obtain the relevant approvals for the construction of their required infrastructure.

After undertaking in-depth analysis of the suburb of Salisbury and surrounds, and through direct discussions with the landowners, a location within the above property was determined to offer an appropriate position for the installation of a new telecommunications facility.

Please find enclosed an application for Development Plan Consent and supporting information for a proposed telecommunications facility comprising a 30m high monopole with ancillary components at the above address.

The application is accompanied by:

- Completed Development Application Form;
- Completed Electricity Declaration Form;
- Planning Assessment Report detailing compliance with the Salisbury Council Development Plan (Consolidated 4 April 2019);
- Certificate of Title;
- Technical Drawings; and
- ARPANSA Environmental EME Report;

Payment of the relevant development application lodgement fees will be made direct to the assessment department once an invoice/fees request has been received. Once the fees have been paid, we trust that you have all the necessary information to commence your assessment of this application.

If you have any queries regarding the subject application please do not hesitate to contact Kate Croucher on (08) 8237 9682 or kate.croucher@aurecongroup.com

Yours Sincerely,

Kate Croucher

Urban Planner

Enc: Development Application

DEVELOPMENT APPLICATION FORM

Please use BLOCK LETTER and Black or Blue ink so that photocopies can be made of your application.

COUNCIL: CITY OF SALISBURY

APPLICANT: TELSTRA

Postal Address	C/- AURECON AUSTRALASIA PTY LTD, LEVEL 3, 25 GRENELL STREET, ADELAIDE, SA 5000
----------------	---

OWNER: OTR 127 Pty Ltd

Postal Address	OF KENSINGTON PARK SA
----------------	-----------------------

BUILDER: N/A

Postal Address	
Licence No	

CONTACT PERSON FOR FURTHER INFORMATION

Name	KATE CROUCHER		
Telephone	(08) 8237 9682		
Email	Kate.croucher@aurecongroup.com		

EXISTING USE: PETROL FILLING STATION

FOR OFFICE USE				
Development No.				
Previous Development No.				
Assessment No.				
<input type="checkbox"/> Complying <input type="checkbox"/> Non Complying <input type="checkbox"/> Notification Cat 2 <input type="checkbox"/> Notification Cat 3 <input type="checkbox"/> Referrals/Concurrences <input type="checkbox"/> DA Commission			Application forwarded to DA Commission/ Council on: / / Decision: Type: Date: / /	
	Dec Req	Fees	Rec No	Date
Planning				
Building				
Land Division				
Additional				
Development				
Approval:				

APPLICATION FOR: DEVELOPMENT PLAN CONSENT

DESCRIPTION OF PROPOSED DEVELOPMENT TELECOMMUNICATIONS FACILITY COMPRISING A 30 METRE HIGH MONOPOLE, TRIANGULAR HEADFRAME, ANTENNAS, SECURITY FENCING AND ASSOCIATED INFRASTRUCTURE.

LOCATION OF PROPOSED DEVELOPMENT:

House No.	105-109	PARK TERRACE	SALISBURY 5108	
Allotment:	100	DEPOSITED PLAN 113199	AREA NAMED SALISBURY	VOLUME 6181 FOLIO 7
Section No (full/part)			HUNDRED OF YATALA	

LAND DIVISION: N/A

Site Area (m ²)	Reserve Area (m ²)	No of existing allotments:	
Number of additional allotments (excluding road and reserve)		Lease:	Yes <input type="checkbox"/> No <input type="checkbox"/>
BUILDING RULES CLASSIFICATION SOUGHT		Present classification	
If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees:		Male	Female
If Class 9a classification is sought, state the number of persons for whom accommodation is to be provided:			
If Class 9b classification is sought, state the proposed number of occupants of the various spaces of the premises:			
DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY?			NO
HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID?			YES
DEVELOPMENT COST (do not include any fit-out costs):		\$500,000	

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993.

SIGNATURE



Dated 19 January 2021

KATE CROUCHER (AURECON)

**DEVELOPMENT REGULATIONS 2008
Form of Declaration
(Schedule 5 clause 2A)**

To: City of Salisbury

From: Telstra Corporation C/- Aurecon Australasia Pty Ltd

Date of Application: 19 January 2021

Location of Proposed Development:

House No: 105-109
Lot No: 100 (Deposited Plan 113199)
Street: Park Terrace
Town/Suburb: Salisbury

Section No (full/part): Hundred: Yatala

Volume: 6181 Folio: 7

Nature of Proposed Development:

Telecommunications Facility comprising a 30 metre high monopole, antennas and associated infrastructure.

I **Kate Croucher** being a person acting on behalf of the applicant for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A (1) of Schedule 5 of the Development Regulations 2008.

Date: 19 January 2021

Signed:



Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

- a) a fence that is less than 2.0 m in height; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply. Particular care needs to be taken where high voltage powerlines exist; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5

Information brochures 'Powerline Clearance Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at www.technicalregulator.sa.gov.au

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

PLN/06/0024

**Planning Report for
Proposed
Telecommunications
Facility**

105-109 Park Terrace,
Salisbury SA

Telstra Corporation Ltd

aurecon
*bringing ideas
to life*

Document control record

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Document control					aurecon	
Report title		Planning Report for Proposed Telecommunications Facility				
Document ID		Salisbury Park Terrace (SLQK)	Project number		508778	
File path		Salisbury Park Terrace (SLQK) > 508778 E Green refresh 2020				
Client		Telstra Corporation Ltd	Client contact		Lisa Chou	
Rev	Date	Revision details/status	Author	Reviewer	Verifier (if required)	Approver
1	14 December 2020	Draft	KC			
2	17 December 2020	Review	KC	LN		
3	18 December 2020	Final	KC		BG	BG
Current revision		2				

Approval			
Author signature			Approver signature
Name		Kate Croucher	Name
Title		Planner	Title
			Project Manager

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Appendices

Appendix A – Certificate of Title
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1 Executive Summary

Applicant:	Telstra Corporation Ltd C/- Aurecon Australasia Pty Ltd Level 3, 25 Grenfell Street ADELAIDE SA 5000
Description of Development:	Construction of a 30-metre-high telecommunication facility in the form of a monopole structure with one triangular headframe, nine panel antennas, equipment shelter, security fence and ancillary equipment.
Address:	105-109 Park Terrace Salisbury SA 5108
Certificate of Title:	Allotment 100 Deposited Plan 113199 In the Area named Salisbury, Hundred of Yatala CT Volume 6181 Folio 7
Owner(s):	OTR 127 Pty Ltd
Zoning:	Commercial Zone
Key Objective of Zone:	A zone primarily accommodating a range of commercial and business land uses and development that contributes to the desired character and minimises adverse impacts upon the amenity of the locality within the zone.
Key contact:	Kate Croucher Aurecon Australasia Pty Ltd Level 3, 25 Grenfell Street ADELAIDE SA 5000 (08) 8237 9682 kate.croucher@aurecongroup.com

2 Introduction

Aurecon, on behalf of Telstra, submits this Development Application to the City of Salisbury for the construction of a 30-metre-high telecommunication facility in the form of a monopole structure with one triangular headframe, nine panel antennas, equipment shelter, security fence and ancillary equipment at 105-109 Park Terrace, Salisbury.

A planning assessment has been undertaken by Aurecon's professional planning consultants and forms the following planning report.

This report details the proposed works, subject land and locality, site selection and provides an assessment against the relevant provisions of the Salisbury Council Development Plan, consolidated on 4 April 2019.

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3 Subject Land and Locality

3.1 Subject Land

The subject land is located at 105 – 109 Park Terrace, Salisbury, formally described as Allotment 100 Deposited Plan 113199, in the area named Salisbury, Hundred of Yatala, appearing within Certificate of Title Volume 6181 Folio 7. A copy of the Certificate of Title can be found in **Appendix A**.

The subject land is situated within the Commercial Zone, in accordance with the Salisbury Council Development Plan (consolidated 4 April 2019). With an approximate area of 4425m², the L-shaped land parcel has boundaries on the secondary arterial road Park Terrace (to the north), Cross Keys Road (to the east) and consists of a petrol filling station with associated shop, car parking areas, a decommissioned car wash and a storage/parking area in the north-western corner. The petrol filling station is anticipated to undertake redevelopment in the future which alters the position of the petrol bowsters and will remove the decommissioned drive-through car wash from the Cross Keys Road entrance to the property. The existing fence in the western section of the subject land will also be moved in order to align it with the property boundary. The proposed future layout of the site has been reflected in the technical drawings in **Appendix B**.

The proposed telecommunications facility is to be located within the north-western portion of the land parcel, adjacent to the property boundary. The proposed telecommunications facility will sit on the northern side of the realigned fence line, within the On The Run (OTR) service station land parcel (see Figure 1 below). The location was selected in consultation with the landowner to ensure that the telecommunications facility would not impact upon the existing and future uses within the subject land as well as maintaining appropriate separation from road frontages, surrounding residences and other sensitive land uses.

For the majority of residences within the broader locality, views towards the proposed facility will be partially screened by existing trees scattered along the subject land boundary and within nearby allotments. The siting of the proposed facility at the western boundary of the subject land ensures that it does not impact on views from residential frontages and streetscapes on East Terrace, Park Terrace and Cross Keys Road. The proposed location of the facility at the rear of the OTR petrol station ensures its impact is minimised on the existing land use within the subject land and the adjacent land uses of offices, retail, service trade premises and residences. The proposed telecommunications facility compound will occupy an area of approximately 60m² (6m x 10m) adjacent to the subject land property boundary, as illustrated in the figure below.

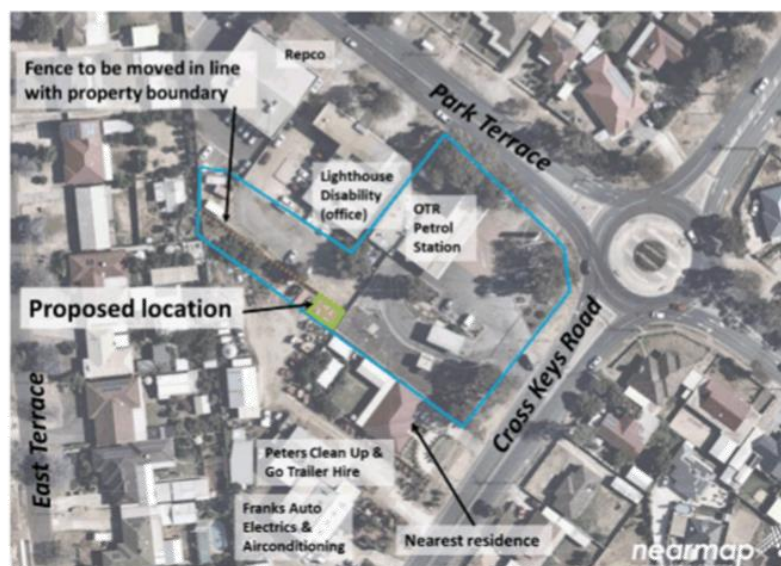


Figure 1. Subject site and proposed location of the telecommunications facility. Note: Boundaries are approximate and shown for illustrative purposes only. Aerial Image Source: NearMap, 2020.

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3.2 Locality

Positioned within the triangular Commercial Zone bordered by Park Terrace and Cross Keys Road, the immediate vicinity of the proposed development is characterised by commercial, retail and service trade premises, surrounded by low and medium density residences in the broader area. The proposed development sits within the northern Adelaide suburb of Salisbury. The adjacent suburb of Brahma Lodge is located on the eastern side of Cross Keys Road. The region's major retail and commercial centre is approximately 900 metres north-northwest of the proposed site with the Salisbury Railway Station and Interchange approximately 975 metres to the northwest. There are several schools in the area, the nearest being Salisbury Primary School (400 metres northwest), St Augustine's Parish School (500 metres to the north) and Brahma Lodge Primary School (760 metres south). Salisbury Kindergarten is located 500 metres to the north-northwest.

Park Terrace, a secondary arterial road to the north of the subject land, is lined with mature eucalypt trees along the verge. The road intersects with Fenden Road (to the north) and Cross Keys Road (to the south) at a roundabout at the subject land's north-eastern corner. Park Terrace and Cross Keys Road provide a physical boundary between the non-residential built form within the western corner of the intersection (including the subject land) and the residential allotments on the northern, eastern and southern corners of this intersection (see Figure 2) - all located within Residential Zones.

Land uses immediately surrounding the subject land include the Lighthouse Disability office building and Repco retail shop (which have frontages on Park Terrace), residences located to the west, north-west (with frontages on East Terrace) and vehicle repair and service trade premises to the west (with frontages on Cross Keys Road). A residence is located within the Commercial Zone, at 9 Cross Keys Road, sitting between the subject land and the service trade premises (trailer hire business), approximately 31 metres south-southeast from the proposed facility. Figure 2 illustrates the position of the proposed facility within the Commercial Zone and surrounding locality.



Figure 2. Subject site and surrounding locality of the proposed telecommunications facility. Yellow triangle delineates Commercial Zone boundary of the Salisbury Council Development Plan. Note: Boundaries are approximate and shown for illustrative purposes only. Aerial Image Source: NearMap, 2020.

4 Site Selection

4.1 Need for the Proposed Facility

With the nearest existing Telstra facility located 1.4 kilometres away (to the northeast, in Salisbury Plain), Telstra has identified the need for a facility in order to provide residents, businesses and visitors in the Salisbury area with the co-ordinated and efficient provision of telecommunications services.

4.2 Co-location

During the preliminary site selection process, analysis of existing facilities in the Salisbury area was undertaken to determine if any options were available for the co-location of Telstra equipment. The nearest existing facility is located at 9 Ponton Street, Salisbury (RFNSA No. 5108009) approximately 555 metres north of the proposed Telstra facility location. Assessment of potential co-location on this facility (which houses Optus and Vodafone equipment) determined that the 25 metre height of the tower and its considerable distance from the identified coverage objective area determined that it would not be technically feasible to co-locate on this guyed mast tower. As there are no other existing telecommunication facilities in proximity to the identified search area, no co-location opportunities exist in this locality.

The proposed facility's location, the existing facility in Salisbury and the nearest facility with Telstra equipment (in Salisbury Plain – RFNSA No. 5109002) are displayed in the extract from the Radio Frequency National Site Archive (RFNSA) website below.

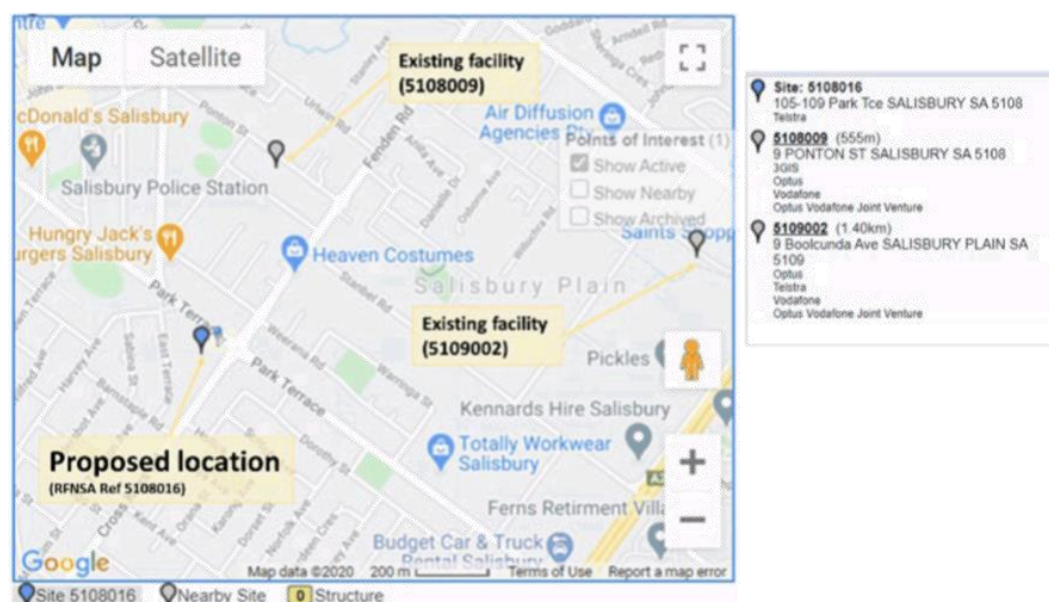


Figure 3. Opportunities to Co-locate. An existing facility (Ref 5108009) is located 555m north of the proposed Telstra facility location. The nearest existing facility with Telstra equipment is 1.4km north-east (Ref 5109002). Base image source: Radio Frequency National Site Archive (RFNSA), www.rfnsa.com.au

4.3 Site Selection Process

In order to provide effective mobile coverage to residents, businesses and visitors to the Salisbury area, the proposed facility must be located within relative proximity to the area which it is intended to serve. As such, investigations for the installation of a new telecommunications facility were limited to the land within the south-eastern section of Salisbury, and the western section of Brahma Lodge, surrounding Cross Keys Road (see figure below).

A scoping visit to Salisbury and its surrounds was undertaken as part of the site selection process in order to explore potential locations within the locality that would be able to accommodate the proposed Telstra facility, whilst also minimising impact upon the existing and future use of surrounding land. A number of potential candidates were identified and analysed as part of the site selection process for their ability to meet the technical requirements as well as any other factors which would impact upon their feasibility. The below map (Figure 4) and table display the locations and descriptions of the potential candidates investigated during the scoping process.



Figure 4. Candidate locations included within on-site investigations. Base Image Source: NearMap, 2019

Table 2. Candidates considered during site selection process

Candidate Identifier	Property Details	Street Address	Description
Candidate A	Allotment 101, Deposited Plan 113199	11 Cross Keys Road, Salisbury	Proposed new 30m Telstra monopole with headframe and standard equipment shelter in northern corner of property. This candidate was discounted following investigations which determined that it would not be possible to access the property for construction and maintenance purposes without impeding on the landowner and third party's existing activities and property. Its positioning would also impact on direct views from residences on East Terrace.
Candidate B	Allotment 28 Deposited Plan 31158	15-15a Cross Keys Road, Salisbury	Proposed new 30m Telstra monopole with headframe and standard equipment shelter in southern corner of property, adjacent to Cross Keys Road. Investigations determined that it would have the greatest visual impact on the Cross Keys Road streetscape and distant views, due to its positioning adjacent to the road. It would also impact on views from residences on East Terrace and Cross Keys Road. Land owner was not supportive of this proposal.
Candidate C	Allotment 100 Deposited Plan 113199	105-109 Park Terrace, Salisbury	Proposed new 30m Telstra monopole with headframe and standard equipment shelter on garden bed at southwestern property boundary. This candidate was discounted following investigations which determined that it would

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			potentially impede on existing and future activities on the subject land and access to the site. It was therefore not considered a viable option by the landowner. This was also the nearest candidate to the adjacent residence and therefore had the potential for highest visual impact.
Candidate D (Preferred location)	Allotment 100 Deposited Plan 113199	105-109 Park Terrace, Salisbury	Proposed new 30m Telstra monopole with headframe and standard equipment shelter in north-western corner of the property (behind existing Colorbond fencing – to be moved). This became the preferred candidate during investigations as it is well separated from the Residential Zone to the west. The nearest residence, located to the south, would have obstructed views towards the facility due to the positioning of the carport and veranda structures as well as some existing vegetation. It will have some visual impact; however, this candidate has the greatest separation from sensitive land uses, existing activities on the subject land and will meet coverage objectives.
Candidate E	Allotment 448 Filed Plan 211234	95 Park Terrace Salisbury	Proposed new 30m Telstra monopole with headframe and standard equipment shelter in southern corner of property. This candidate was not preferred due to the location being too restrictive from a design, construction and access perspective.
Candidate F	Common Property Strata Plan 8083 in the Area named Salisbury	Unit 1-4, 101 Park Terrace Salisbury	Proposed new 30m Telstra monopole with headframe and standard equipment shelter on north-western property boundary. This candidate was not preferred due to the location being too restrictive from a design, construction and access perspective. It would likely involve significant loss of car parking spaces from the subject land, impacting on existing business activities.

As outlined in the table above, candidates were discounted following investigations due to design, construction, access and/or property owner concerns. The candidates with the greatest visual impact and least separation from residences and streetscapes were also discounted in the site selection process.

The investigations sought to strike a balance between meeting the objective of providing telecommunications services to the predominantly residential area in the suburbs of Salisbury, Brahma Lodge and surrounds, while minimising the facility's visual impact on the area it is intended to serve. The siting of the proposed development within a Commercial Zone, surrounded predominantly by non-residential land uses is the preferred outcome from the site selection process. It is acknowledged that there will be some visual impact from the proposed development, however, this location provides reasonable separation and minimises impacts as much as possible.

These investigations allowed for the determination of the proposed location, Candidate D, as being the most suitable location. The chosen site offers the following:

- Suitable location within a non-residential zone (Commercial Zone)
- Appropriate separation from sensitive land uses and road frontages
- Appropriate all-weather access to the site from Cross Keys Road
- Ensures existing commercial activities within and surrounding the subject land are not impacted by the proposed development (due to its positioning adjacent the property boundary at the rear of the petrol filling station)
- Utilises existing vegetation in the broader locality to provide partial screening of the facility when viewed from nearby residences
- Suitable location from a technical perspective to ensure the intended coverage objective can be achieved.

Street view photos demonstrate the proposed site location, along with the surrounding locality (see below).

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Figure 5. View from Cross Keys Road towards the proposed site location, looking south-west (base image source: Nearmap, 2020)



Figure 6. View from north-western corner of subject land, looking south-east towards proposed telecommunications facility location.

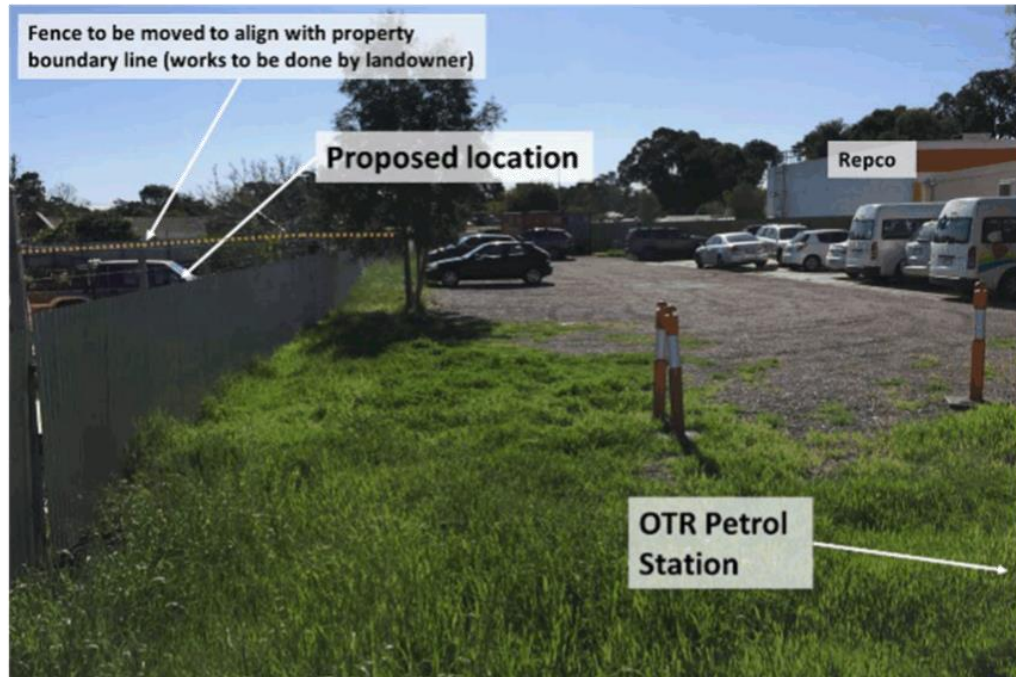


Figure 7. View near the proposed telecommunications facility location. The fence will be moved further southwest to align with property boundary (to be actioned by landowner).

5 Proposed Development

5.1 Overview

The proposed telecommunications facility will consist of the following:

- Construction of a 30-metre-high monopole with triangular headframe;
- The installation of nine (9) panel antennas at a centreline height of 30 metres (onto the triangular headframe);
- The installation of one (1) equipment shelter measuring approx. 3000mm (w) x 2380mm (d) x 2975mm (h).
- The construction of a 2.4-metre-high chain mesh security fence and 3-metre-wide access gates;
- The installation of ancillary equipment, including but not limited to; six (6) Tower Mounted Amplifiers (TMAs), six (6) Remote Radio Units (RRUs), three (3) hybrid cable interface boxes, one (1) GPS antenna, cable tray and feeder cables. Details of the components of the proposal are summarised within the table below.

Table 2. Components of proposed mobile phone base station

Component	Quantity	Dimensions per unit	Component height (above ground level)
Monopole (including headframe)	1	NA	31.3m (Top of structure)
Panel antennas	6	2,533mm (H) x 350mm (W) x 208mm (D)	30m (Centreline of antenna)
Panel antennas	3	827mm (H) x 415mm (W) x 263mm (D)	30m (Centreline of antenna)
GPS antenna	1	NA	3.5m (Base of antenna)
Telstra equipment shelter	1	2,975mm (H) x 3,000mm (W) x 2,380mm (D)	2.975m (Top of shelter)

The proposed monopole is to be constructed of galvanised steel, which is expected to dull over a period of approximately twelve (12) months, while the antennas and associated equipment are to be finished in a similar light grey colour to blend with the surrounding locality.

The proposed design of this facility ensures adequate provision for future installations of equipment, including that by additional mobile carriers wishing to co-locate (in the event Development Approval is granted). Refer to **Appendix B** for technical drawings of the proposed telecommunications facility.

5.2 Access

The subject site is to be directly accessed via the OTR petrol station entrance off Cross Keys Road. A Colorbond fence with double gates will provide access between the petrol filling station area and the north-western section of the land parcel where the facility is proposed to be installed. The facility's compound is restricted to authorised personnel only and will be surrounded by security fencing (2.4 metres high) and double access gates (total width of 3 metres).

5.3 Operation of the facility

The base station is an automatic facility and operates on a continuous unsupervised basis. Once the facility is operational and integrated with the existing Telstra network, the base station requires minimal maintenance, with inspections typically undertaken on a once yearly basis.

5.4 Noise and other emissions

During operation, the only noise emitted by this facility will be from the air conditioning equipment mounted to the equipment shelter. This air conditioning emits a noise level similar to that of a domestic air conditioner and as such is not expected to be noticeable beyond the subject land. Further, any noise emitted from the proposed facility is likely to be lesser to that emitted by existing activities within the subject land.

6 Telecommunications and Health

The proposed telecommunication facility will operate in line with the established standards of operation regulated by the relevant technical authorities and government agencies which seek to ensure that these facilities do not pose serious health risks to the community.

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

EME is non-ionising electromagnetic energy, which does not produce any chemical changes to objects within the field. This type of radiation should not be confused with 'ionising radiation', such as the radiation emitted from X-rays. Ionising radiation can cause molecular changes resulting in tissue damage.

Considering the low EME exposure levels from telecommunications facilities, and research results collected to date, the World Health Organization (WHO) has stated that there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects.

The ACMA has set mandatory EME exposure limits for mobile base stations which must be considered in the proposal of any new facilities, or the modification of any existing facility. These limits were determined by the Australian Radiation Protection and Nuclear Safety Authority (ARPANSA) and are precautionary limits which are many times lower than the levels which cause health effects.

Maximum levels of EME emitted by the proposed telecommunications facility would be **2.95%** of these exposure limits, where 100% of the exposure limit is still considered safe. An Environmental EME Report which provides further details of EME levels is enclosed as **Appendix C**.

Additional information regarding EME and mobile base stations can be obtained from the following websites:

<http://www.emfexplained.info/>

<https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations>

http://www.who.int/topics/electromagnetic_fields/en/

7 Relevant Legislation

7.1 Commonwealth Regulatory Framework

The Commonwealth's *Telecommunications Act 1997* (the Act) sets out the statutory framework for telecommunication carriers. The Commonwealth Department of Communications and the Arts are responsible for administering the provisions of the Act. The Act is supported by several other statutory documents, namely the *Telecommunications (Low-Impact Facilities) Determination 2018* and the *Telecommunications Code of Practice 2018*.

Under the Act, provisions have been made for telecommunications carriers to be subject to State and Territory planning laws in certain instances. The Act exempts carriers from the requirements of State planning legislation when the proposed facility is compliant with the *Telecommunications (Low-impact Facilities) Determination 2018*.

This proposal is not defined as 'low-impact', as it involves the construction of a facility which exceeds the maximum requirements allowed under the Low Impact Determination provisions and is therefore subject to the *Development Act 1993* and requires Development Approval.

7.2 Telecommunications Code of Practice

Section 2.11 of the *Telecommunications Code of Practice 2018* requires carriers to ensure that the design, planning and installation of facilities are in accordance with industry 'best practice'.

Section 2.11(3) requires that carriers:

"...to minimise the potential degradation of the environment and the visual amenity associated with the facilities".

'Best Practice' involves the carrier complying with any relevant industry code or standard, which is registered by the Australian Communications and Media Authority under Part 6 of the Act. The planning and siting of the current proposal has regard to the Australian Standard, Siting and Operation of Radiocommunications Facilities (AS/NZS 5070.2-2008 – R2019).

8 Planning Assessment

8.1 Nature of Development

The subject site is located in the Commercial Zone, in accordance with the Salisbury Council Development Plan, consolidated 4 April 2019. The proposed telecommunications facility is not classified as either a complying or non-complying form of development within the Commercial Zone.

Therefore, in accordance with section 35 (5) of the *Development Act 1993*, we are of the opinion that the proposal should be assessed on its merits.

8.2 Public Notification Category

In accordance with section 38 (2) (c) of the *Development Act 1993*, we are of the opinion that the proposed telecommunications facility be assigned to Category 3 for public notification purposes.

8.3 Development Plan Assessment

The following Objectives and Principles of Development Control (PDCs) of the Salisbury Council Development Plan (consolidated 4 April 2019) are considered to be relevant to the assessment of the proposed telecommunications facility:

Zone Specific		
Commercial Zone	Objectives	1, 2, 3
	Principles of Development Control	2
General Section		
Buildings near Airfields	Objectives	1
	Principles of Development Control	1, 2, 3, 7
Design and Appearance	Objectives	1
	Principles of Development Control	1, 5, 11, 22
Hazards	Objectives	1, 2, 4, 5
	Principles of Development Control	1, 2, 3, 6, 22
Infrastructure	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1, 2, 3, 9, 11
Interface between Land Uses	Objectives	1, 2, 3
	Principles of Development Control	1, 2, 3, 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 6, 8
Siting and Visibility	Objectives	1
	Principles of Development Control	1, 2, 4
Telecommunications Facilities	Objectives	1, 2
	Principles of Development Control	1, 4
Transportation and Access	Objectives	2
	Principles of Development Control	22, 23

8.3.1 Commercial Zone

The Commercial Zone envisages a range of commercial and business land uses within the zone. Development must contribute to the desired character and minimise any adverse impacts upon the amenity of the locality within the zone.

Although the proposed development is not specifically an envisaged land use for the Commercial Zone, the proposed facility is considered to provide an essential service for the residences, businesses and visitors to the Salisbury area and beyond. The proposed telecommunications facility is not considered to significantly impact the amenity of the locality as it will sit at the rear of the petrol filling station's land parcel (which is an envisaged form of development within the zone), nor is it considered to be in conflict with existing or envisaged land uses. The siting of the proposed telecommunications facility at the western property boundary minimises

Aurecon Planning Report for Proposed Telecommunications Facility, 2020-12-17 17

its impact on the existing activities on the subject land and its surrounds. The proposed location also ensures good separation from the Cross Keys Road and Park Terrace streetscapes, residences in nearby allotments whilst also ensuring the intended coverage objectives will be achieved.

Furthermore, we are of the opinion that the proposed development is considered to be consistent with the Commercial Zone provisions as outlined below:

Commercial Zone

Objectives

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

Principles of Development Control

- 2 Development listed as non-complying is generally inappropriate.

8.3.2 Design, Appearance and Visibility

The proposed telecommunications facility has been designed to achieve optimum operational capabilities in order to provide those within the suburb of Salisbury and surrounds with uncompromised service while ensuring that visual impact is minimised.

The proposed facility has been positioned behind the petrol filling station and well separated from Park Terrace and Cross Keys Road in order to minimise the disruption to existing views from residences and other sensitive land uses in the broader locality. The siting of the facility utilises existing mature vegetation along Park Terrace, within the subject land and surrounding allotments to allow for screening of the lower portion of the monopole from nearby residences. The proposed location is well separated from schools, reserves, heritage listed items and other sensitive land uses in Salisbury and surrounding suburbs.

The 30-metre height of the proposed monopole is the minimum required height to ensure effective operation of the proposed telecommunications facility and the achievement of required coverage objectives. It will also allow for future upgrades and installations of equipment, including that by additional mobile carriers wishing to co-locate. The materials used for the proposed monopole and associated equipment are a light grey colour to mitigate potential visual impact within the locality. The galvanised steel utilised for the monopole will fade to a dull grey over a period of approximately twelve months and is expected to further blend into the surrounding landscape.

The proposed development is considered to be consistent with the following provisions:

General Section- Design and Appearance

Objectives

- 1 Development of a high architectural standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Principles of Development Control

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 22 The setback of buildings from public roads should:
 - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the streetscape character of the locality
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

General Section- Siting and VisibilityObjectives

1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.

Principles of Development Control

1 Development should be sited and designed to minimise its visual impact on:

- (a) the natural, rural or heritage character of the area
- (b) areas of high visual or scenic value, particularly rural and coastal areas
- (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails.
- (d) the amenity of public beaches

2 Buildings should be sited in unobtrusive locations and, in particular, should:

- (a) be grouped together
- (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.

4 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

General Section- Orderly and Sustainable DevelopmentObjectives

1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.

2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.

3 Development that does not jeopardise the continuance of adjoining authorised land uses.

4 Development that does not prejudice the achievement of the provisions of the Development Plan.

Principles of Development Control

1 Development should not prejudice the development of a zone for its intended purpose.

6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.

8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

8.3.3 Interface between Land Uses and Buildings near Airfields

The proposed telecommunications facility is setback approximately 60 metres from Cross Keys Road, 70 metres from Park Terrace and 31 metres north-northwest from the rear of the nearest dwelling, which faces Cross Keys Road. The site has been located within an area in which it will not prevent ongoing activities at the OTR petrol filling station or surrounding land uses.

This facility is to be operated in compliance with the mandatory standard for human exposure to EME – currently the Radio Communications (Electromagnetic Radiation Human Exposure) Standard 2014. This standard is set by the Australian Communication and Media Authority (ACMA) and Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

During operation, the only noise emitted by this facility is the air-conditioning units located within the equipment shelter at the base of the monopole. This emits a noise level similar to that of a domestic air conditioner and is unlikely to be noticeable beyond the subject land.

According to the *Concept Plan Map Sal/1 – Edinburgh Defence Airfield (Area Control) Regulations* within the Development Plan, the proposed facility is located in Zone E in which structures higher than 90 metres require approval by Defence (Area Control) Regulations. As the proposed monopole is 30 metres in height

(and 30.5 metres to the top of the panel antennas), it will not require approval. *Overlay Map Sal/34 - Development Constraints* in the Development Plan requires referral to the Commonwealth Secretary for the Department of Transport and Regional Services for all structures exceeding 15 metres in height (Zone C). The proposed 30-metre-high facility will require this referral.

The proposed telecommunications facility is considered consistent with the following provisions:

General Section- Interface between Land Uses

Objectives

- 1 Development located and designed to prevent adverse impact and conflict between land uses.
- 2 Protect community health and amenity and support the operation of all desired land uses.
- 3 Protect desired land uses from the encroachment of incompatible development.

Principles of Development Control

1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:

- (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
- (b) noise
- (c) vibration
- (d) electrical interference
- (e) light spill
- (f) glare
- (g) hours of operation
- (h) traffic impacts.

2 Development should be sited and designed to minimise negative impact on existing and potential future land uses desired in the locality.

3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.

6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

General Section- Hazards

Objectives

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.

Principles of Development Control

1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.

2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

6 Development, including earthworks associated with development, should not do any of the following:

- (a) impede the flow of floodwaters through the land or other surrounding land
- (b) increase the potential hazard risk to public safety of persons during a flood event
- (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
- (d) cause any adverse effect on the floodway function

- (e) increase the risk of flooding of other land
- (f) obstruct a watercourse.

22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

General Section- Buildings near Airfields

Objectives

1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

Principles of Development Control

1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.

2 Buildings and structures that exceed the airport building heights as shown on Overlay Maps – Development Constraints or Concept Plan Map Sal/1 – Edinburgh Defence Airfield Defence (Area Control) Regulations should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.

3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:

- (a) lighting glare
- (b) smoke, dust and exhaust emissions
- (c) air turbulence
- (d) storage of flammable liquids
- (e) attraction of birds
- (f) reflective surfaces (eg roofs of buildings, large windows)
- (g) materials that affect aircraft navigational aids.

7 Buildings and structures should not exceed the airport building heights as shown on Concept Plan Map Sal/1 – Edinburgh Defence Airfield Defence (Area Control) Regulations.

8.3.4 Transportation and Access

The subject site is to be directly accessed via the OTR petrol station entrance off Cross Keys Road. A Colorbond fence with double gates will provide access between the petrol filling station area and the north-western section of the land parcel where the facility is proposed to be installed. The facility's compound is restricted to authorised personnel only and will be surrounded by security fencing (2.4 metres high) and double access gates (total width of 3 metres).

The proposed telecommunications facility operates on an unsupervised basis and would generate minimal traffic. Inspections for maintenance purposes are generally undertaken on a yearly basis. The proposed development is unlikely to affect traffic flow at the access point on Cross Keys Road or the surrounding roadways. The proposed development is considered to be consistent with the following provisions:

General Section- Transportation and Access

Objectives

2 Development that:

- (a) provides safe and efficient movement for all motorised and non-motorised transport modes
- (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
- (c) provides off street parking
- (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.

Principles of Development Control

22 Development should have direct access from an all weather public road.

23 Development should be provided with safe and convenient access which:

- (a) avoids unreasonable interference with the flow of traffic on adjoining roads

- (b) provides appropriate separation distances from existing roads or level crossings
- (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
- (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

8.3.5 Telecommunications Facilities and Infrastructure

The proposed telecommunications facility has been designed and sited to best meet the needs of the Salisbury community and surrounds. Telstra has identified a need for coverage improvements due to increased demand for telecommunications services in the region. Access to reliable telecommunications services is of particular benefit to the community, businesses and industry.

There are no technically feasible co-location opportunities with existing infrastructure in the surrounding area, as has been previously detailed. However, if approved, the proposed facility will be available for future equipment installations by additional carriers and has been designed with appropriate consideration for future provisions. The proposed antennas are to be mounted on a triangular headframe, which is to be attached to the top of the proposed monopole to a finished height of 30.5 metres. In addition, the materials used for the proposed monopole and associated equipment are to be a light grey colour to minimise impact on the surrounding locality. The monopole will be constructed of galvanised steel which will fade to a light grey colour within approximately twelve (12) months from the construction of the facility.

In order to determine any possible natural or cultural values of local, state or national significance associated with the site, a search was conducted through the relevant Heritage Registers. No heritage listed items were identified within or near the subject land.

No listed items of Aboriginal heritage have been identified within the subject land; however, if any artefacts are found, the construction of this facility will be undertaken pursuant to Section 23 of the *Aboriginal Heritage Act 1988* in order to ensure that no damage occurs to the historical artefacts or places.

The proposed development is considered to be consistent with the following provisions:

General Section – Telecommunication Facilities

Objectives

- 1 Telecommunications facilities provided to deliver communication services to the community.
- 2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

Principles of Development Control

1 Telecommunications facilities should:

- (a) be located in a co-ordinated manner to deliver communication services efficiently
- (b) use materials and finishes that minimise visual impact
- (c) have antennae located as close as practical to the support structure
- (d) be located primarily in industrial, commercial, business, office, centre and rural zones
- (e) where technically feasible, be co-located with other telecommunications facilities
- (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
- (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.

4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, local heritage places, State heritage places or State Heritage Areas.

General Section – Infrastructure

Objectives

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.

4 *The visual impact of infrastructure facilities minimised.*

5 *The efficient and cost-effective use of existing infrastructure.*

Principles of Development Control

1 *Development should not occur without the provision of adequate utilities and services, including:*

- (a) electricity supply*
- (b) water supply*
- (c) drainage and stormwater systems*
- (d) waste disposal*
- (e) effluent disposal systems*
- (f) formed all-weather public roads*
- (g) telecommunications services*
- (h) social infrastructure, community services and facilities*
- (i) gas services.*

2 *Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.*

3 *Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.*

9 *In urban areas, electricity supply serving new development should be installed underground.*

11 *Utility buildings and structures should be grouped with non-residential development where possible.*

9 Conclusion

The proposed development of a telecommunications facility, comprising a 30-metre-high monopole, antennas, equipment shelter and associated ancillary equipment to be located at 105-109 Park Terrace, Salisbury, will provide significant benefit to the residences and businesses of Salisbury and the surrounding locality.

We are of the opinion that the proposed development is consistent with the stated objectives and principles within the Salisbury Council Development Plan for the following reasons:

- The selected site is within a non-residential zone (Commercial Zone) and sited to meet the needs of the community, as specified by the telecommunications provisions in the Council's Development Plan.
- The facility has been sited to minimise visual impact as far as possible through the positioning of the facility at the rear of the OTR petrol station, providing reasonable setback from road frontages and appropriate separation from residences and existing views.
- The noise emissions of the proposed facility are no greater than a domestic air conditioner and would not affect land uses adjacent to the subject site.
- The impact upon sensitive land uses will be mitigated through the reasonable separation of the facility from existing residences and its utilisation of existing vegetation as partial screening in the broader locality.

Aurecon, on behalf of Telstra, is of the opinion that the proposed telecommunications facility has sufficient merit to warrant Development Plan Consent.

Appendix A

Certificate of Title



Product Register Search (CT 6181/7)
 Date/Time 11/11/2020 04:28PM
 Customer Reference tg salisbury park
 Order ID 20201111010000

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6181 Folio 7

Parent Title(s) CT 5068/87, CT 5715/787
 Creating Dealing(s) RTC 12590597
 Title Issued 26/09/2016 Edition 1 Edition Issued 26/09/2016

Estate Type

FEE SIMPLE

Registered Proprietor

OTR 127 PTY. LTD. (ACN: 163 650 388)
 OF 270 THE PARADE KENSINGTON PARK SA 5068

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 113199
 IN THE AREA NAMED SALISBURY
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12565084	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX255224

Administrative Interests	NIL
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Appendix B

Technical Drawings

Appendix C

Environmental EME Report



Environmental EME Report

Location	105-109 Park Tce, SALISBURY SA 5108		
Date	17/11/2020	RFNSA No.	5108016

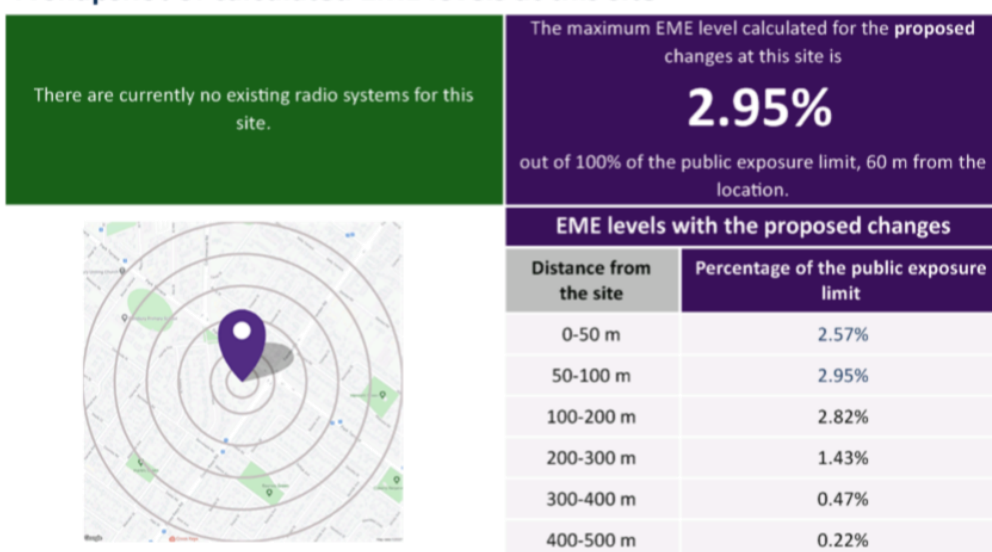
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 105-109 Park Tce, SALISBURY SA 5108. These levels have been calculated by Ericsson using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/5108016>.

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.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra			4G, 5G	LTE700 (proposed), LTE1800 (proposed), LTE2100 (proposed), LTE2600 (proposed), NR850 (proposed), NR3500 (proposed)

Issued by: Ericsson, NAD (v1.0.114870.37848)
Environmental EME report (v12.3 Feb 2019)

Produced with RF-Map 2.1 (Build 3.0)

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.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				9.82	256.04	2.57%
50-100m				10.51	293.13	2.95%
100-200m				8.89	209.86	2.82%
200-300m				6.51	112.29	1.43%
300-400m				3.87	39.79	0.47%
400-500m				2.69	19.21	0.22%

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

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
Petrol Station	0-3 m	8.99	214.46	2.15%

Document prepared by

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aurecon

*Bringing ideas
to life*





13 September 2021

Aaron Curtis
Team Leader - Planning
City of Salisbury
PO Box 8
Salisbury SA 5108

Email: development@salisbury.sa.gov.au

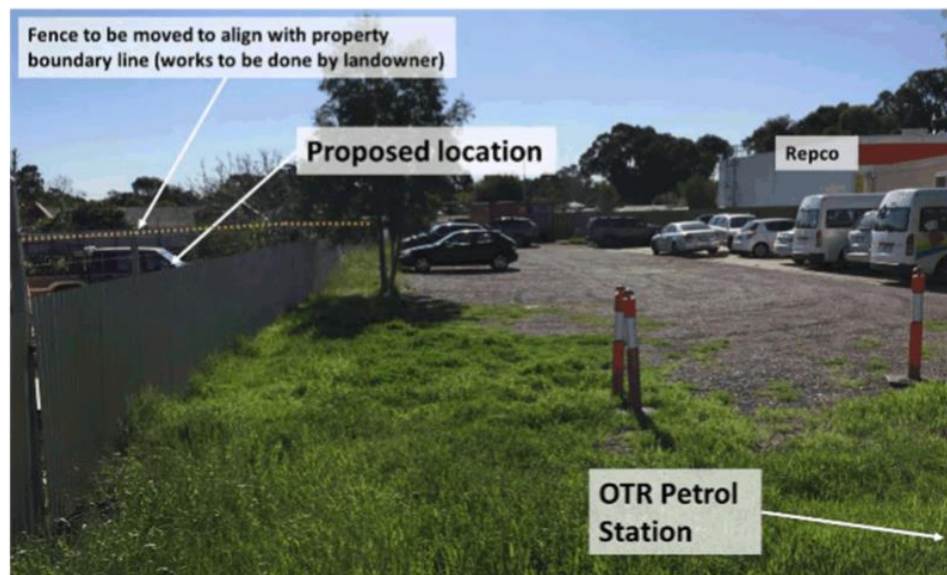
Dear Aaron,

Development Application 361/128/2021 – proposed Telstra telecommunications facility at 105-109 Park Terrace (Allotment 100 Deposited Plan 113199), Salisbury, SA 5108

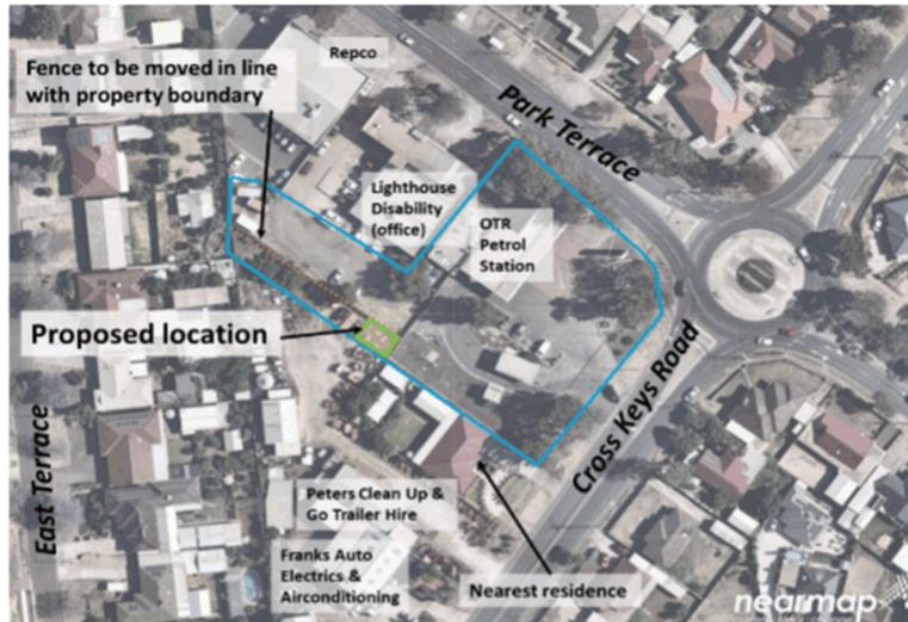
We are writing in response to Council's request for further information in emails dated 7 and 8 September 2021. Please see our responses to the queries below.

- 1. Could you please confirm if the internal fence will be removed and the new fence will be established? In relation to the new boundary fence, please advise of the fence type and the height/materials.**

We can confirm the internal fence will be removed and a new fence established along the south-western property boundary. The fence will be relocated by the land owner and is expected to be the same height and materials as the current fence displayed in the photo below (corrugated iron with barbed wire). The fence relocation is separate from this development application. The site plans have been revised to indicate the location of the existing and proposed fence lines – see attachment to this letter.



1



The orange dotted line in the aerial image above demonstrates the current location of the fence. It will be relocated to align with the blue property boundary line (to be actioned by the landowner).

2. Demonstrated Need

It is requested that additional information be provided on the following matters:

- *Is the chosen area known as a mobile 'black spot'?*
- *Are there any demonstrated dropout rates of mobile phone users?*
- *Does the mobile phone coverage need to be upgraded to an increased standard?*
- *Can existing facilities be upgraded to provide a long-term solution without the need for an additional tower?*

While this area is not known as a mobile phone 'black spot' (these are generally located in regional or remote areas of Australia), Telstra has recognised a genuine need for improved mobile phone coverage in this location. Telstra has advised that although there are calls dropping out in this area, there can be a multitude of causes for calls dropping out and it is not a singular indicator of coverage issues in a location. What is of greater concern to Telstra is that users in the proposed coverage area are being served by several mobile phone base stations without a singular tower having dominance over the area. This presents a problem to the network as the customer devices 'bounce around' between towers causing the network to continually switch connections. The result of this 'bouncing around' between towers includes dropped calls, slow page refreshes, page reloads, buffering and a less than satisfactory experience for the customer.

Telstra continually monitors the network for issues that can be alleviated before they become problems for the end user in that location. The construction of a centrally located mobile phone base station within this proposed coverage area would allow Telstra to be proactive, rather than reactive, in its continuous delivery of mobile phone coverage in this area.

Furthermore, it was determined during the preliminary site selection process that it is not possible to upgrade any of the existing telecommunications facilities in the broader area to provide a long-term solution without the need for an additional tower. As noted in section 4.2 of the planning report which accompanied the development application, analysis of existing facilities in the Salisbury area was undertaken to determine if any options were available for the co-location of Telstra equipment. The nearest existing facility is located at 9 Ponton Street, Salisbury (RFNSA No. 5108009) approximately 555 metres north of the proposed Telstra facility location. Assessment of potential co-location on this facility (which houses Optus and Vodafone equipment) determined that neither the 25 metre height of the tower nor its considerable distance from the identified coverage objective area constitutes a favourable condition for colocation. As there are no other existing telecommunication facilities in proximity to the identified search area, no co-location opportunities exist in this locality.

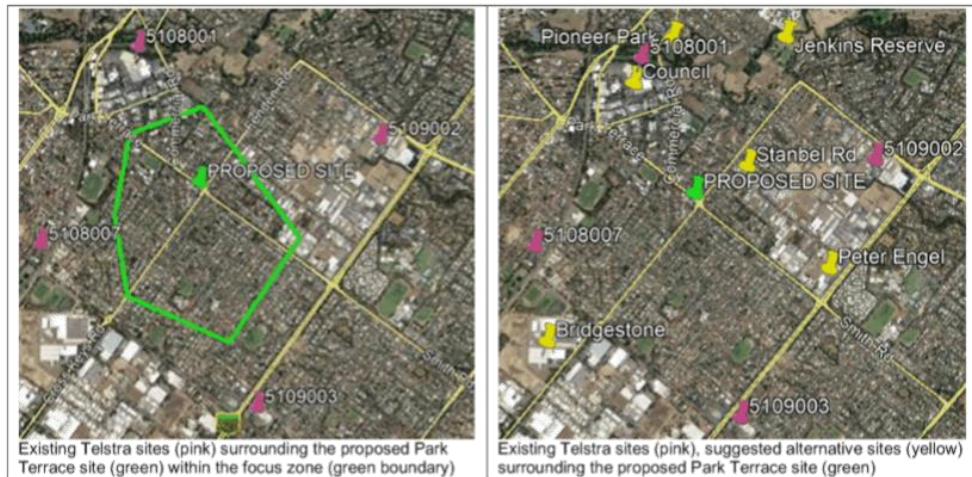
3. Site Selection

The 8th 'site' identified in the industrial area along Stanbel Road, has been identified as an alternate location that would fall within the defined area of Telstra's 'in-fill coverage area'. It is requested that a more detailed response is provided to clearly articulate why this alternate site is not suitable for Telstra's operational requirements.

In order to provide optimal mobile phone coverage to the Salisbury area, an identified focus zone was established by Telstra to investigate locations for a new facility. The facility would need to be located as centrally as possible within the focus zone to ensure each antenna services the coverage objective area effectively, without overlapping existing coverage areas supported by an existing Telstra service.

A typical mobile site configuration consists of three antennas separated by 120 degrees. Each antenna provides mobile services within the area coverage called a sector. To maximise utilisation of mobile infrastructure each sector should provide service to a similar number of mobile services. Consequently, an ideal location of a mobile site is in the centre of the area of demands for data services, not on the edge. Positioning the facility away from the centre of the focus zone would decrease its technical viability and therefore not adequately fulfil the purpose of this facility to provide residents, businesses and visitors in the Salisbury area with the co-ordinated and efficient provision of telecommunications services. As noted in the response to representations provided to Council, 7 of the 8 suggested sites were eliminated due to their location being too far outside of the dedicated coverage area. The 8th site, on Stanbel Road, is located 350m north-east of the proposed site, at the outskirts of the desired focus zone. Due to its location on the edge of the focus zone, this suggested site would not adequately meet the coverage objectives of the new facility and would not provide balanced mobile services across each antenna on the facility, thereby not providing optimal service to customers in the area.

As displayed in the aerial images below, the green ring represents the focus zone of Telstra's coverage objective, a predominantly residential area. The proposed Stanbel Road site is located near the boundary of the focus zone, whereas the proposed site at 105-109 Park Terrace is closer to the centre of this zone, making it the most appropriate location from a technical perspective.



We trust that the above response addresses the questions raised by Council. We note that the proposed Telstra telecommunications facility will deliver substantial benefits to Salisbury and the surrounding community. We confirm our intention to attend a Council Assessment Panel meeting in support of our response should the opportunity be provided.

Should Council require any further information, please do not hesitate to contact the undersigned on (08) 8237 9682 or by email at kate.croucher@aurecongroup.com

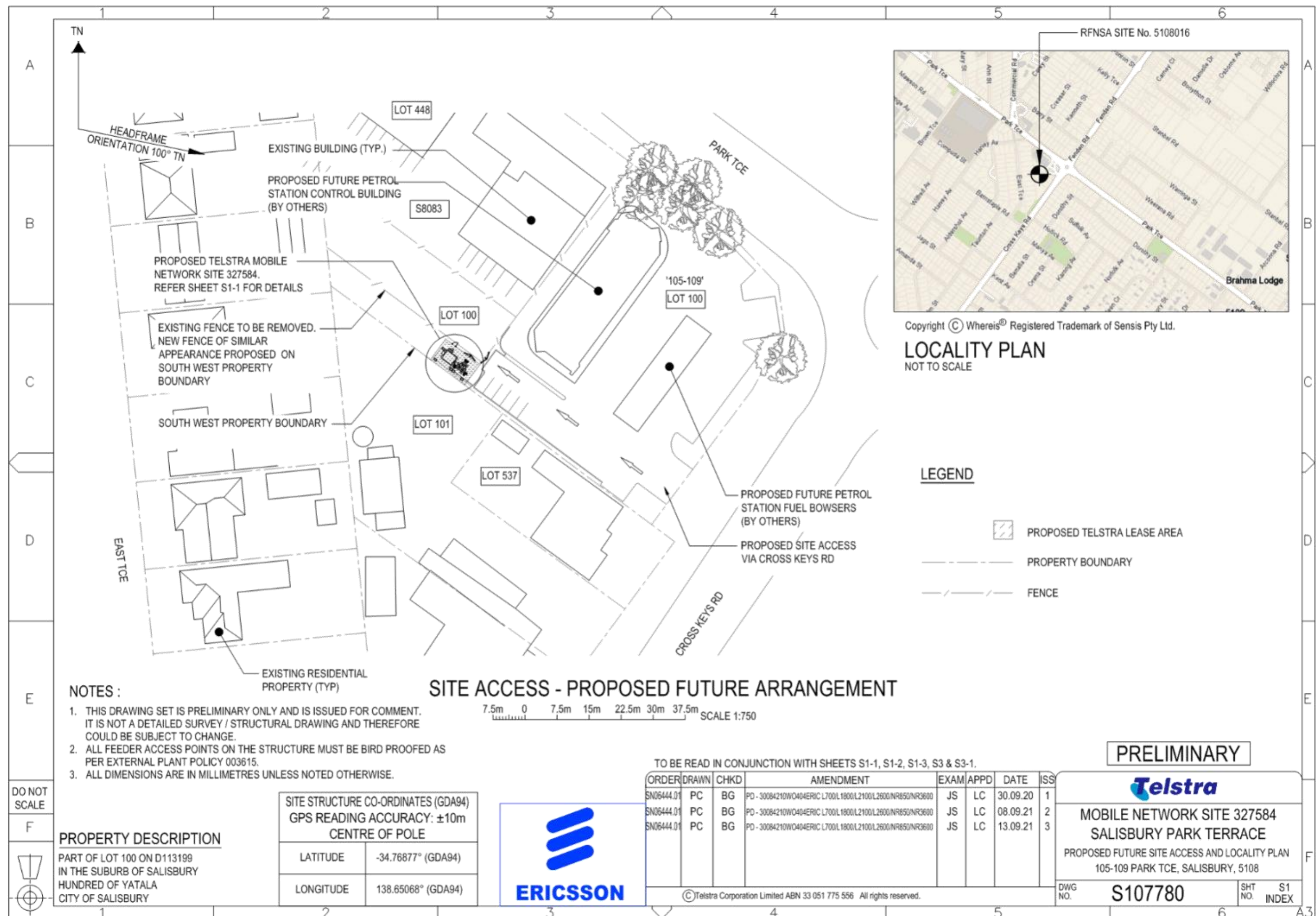
Yours sincerely,

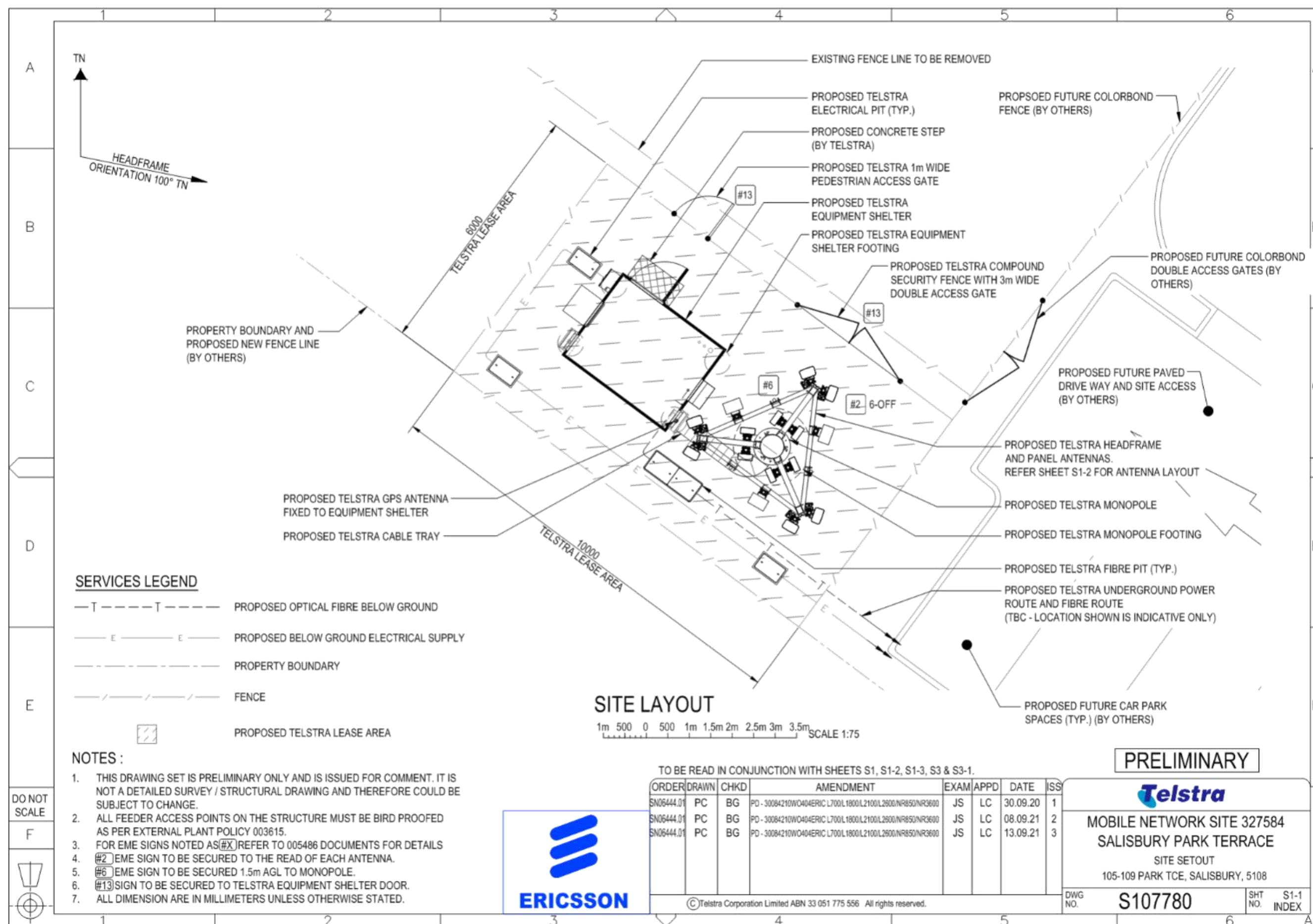


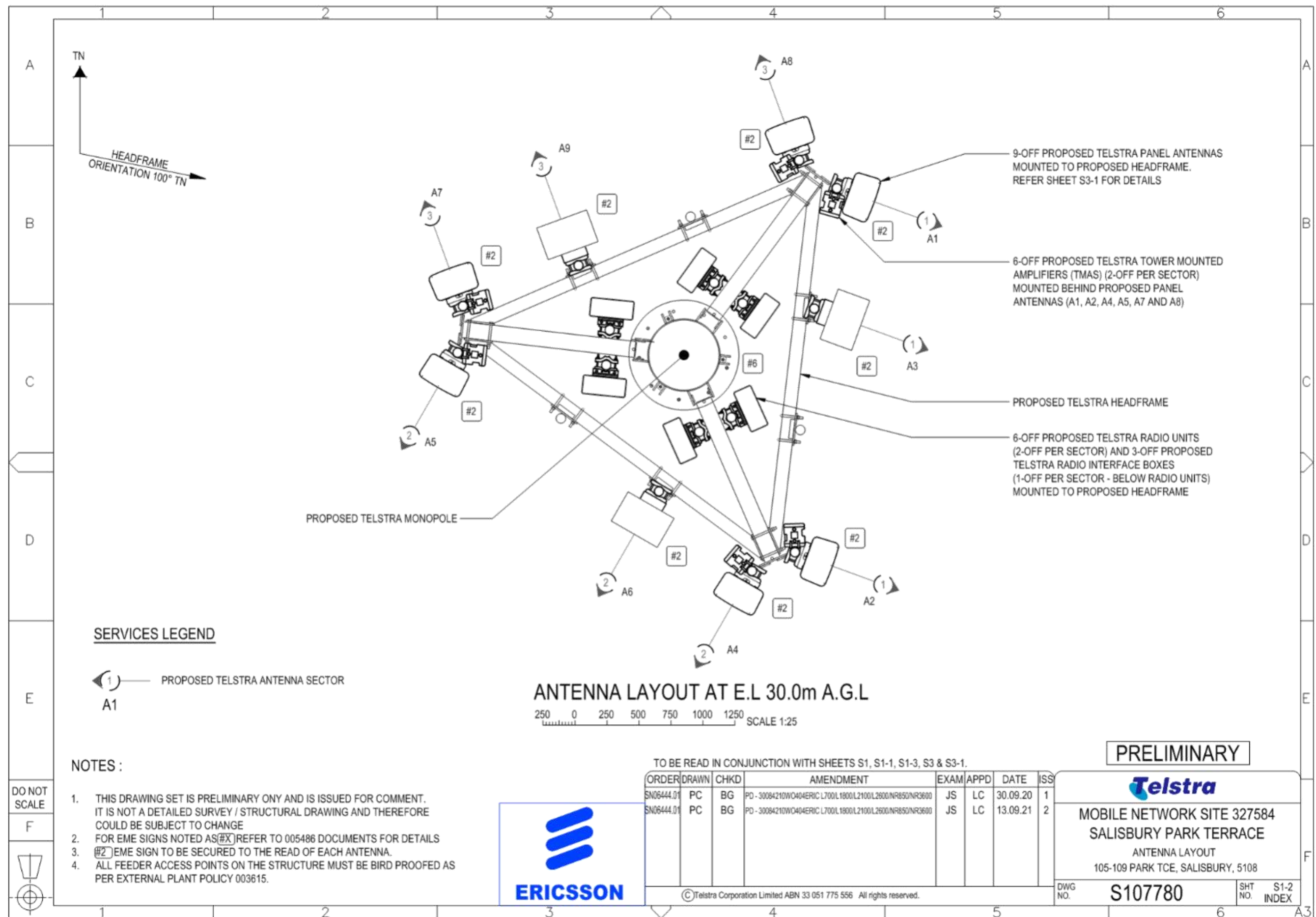
Kate Croucher
Planner
Aurecon Australasia Pty Ltd (On behalf of Telstra)

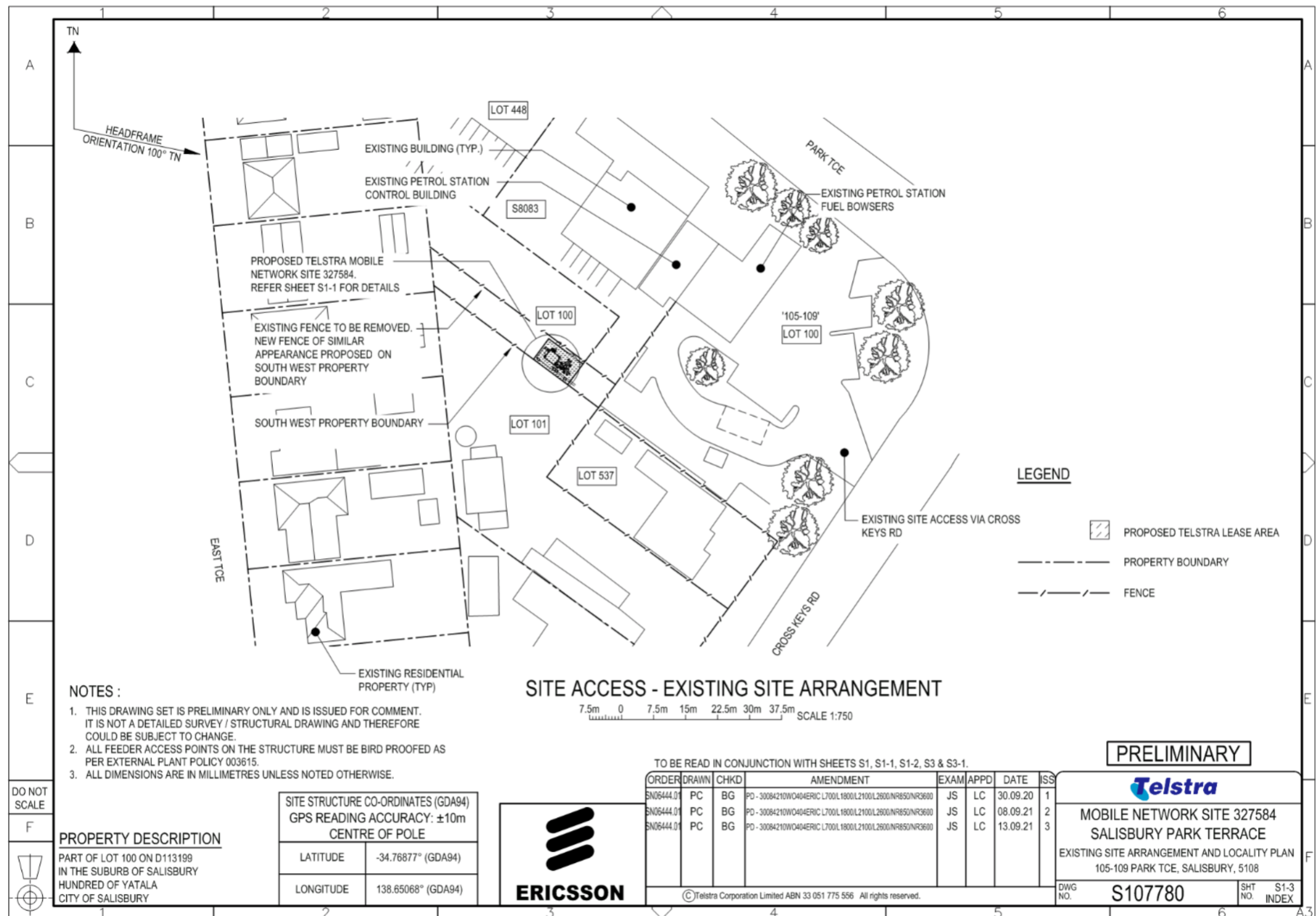
Enclosed:

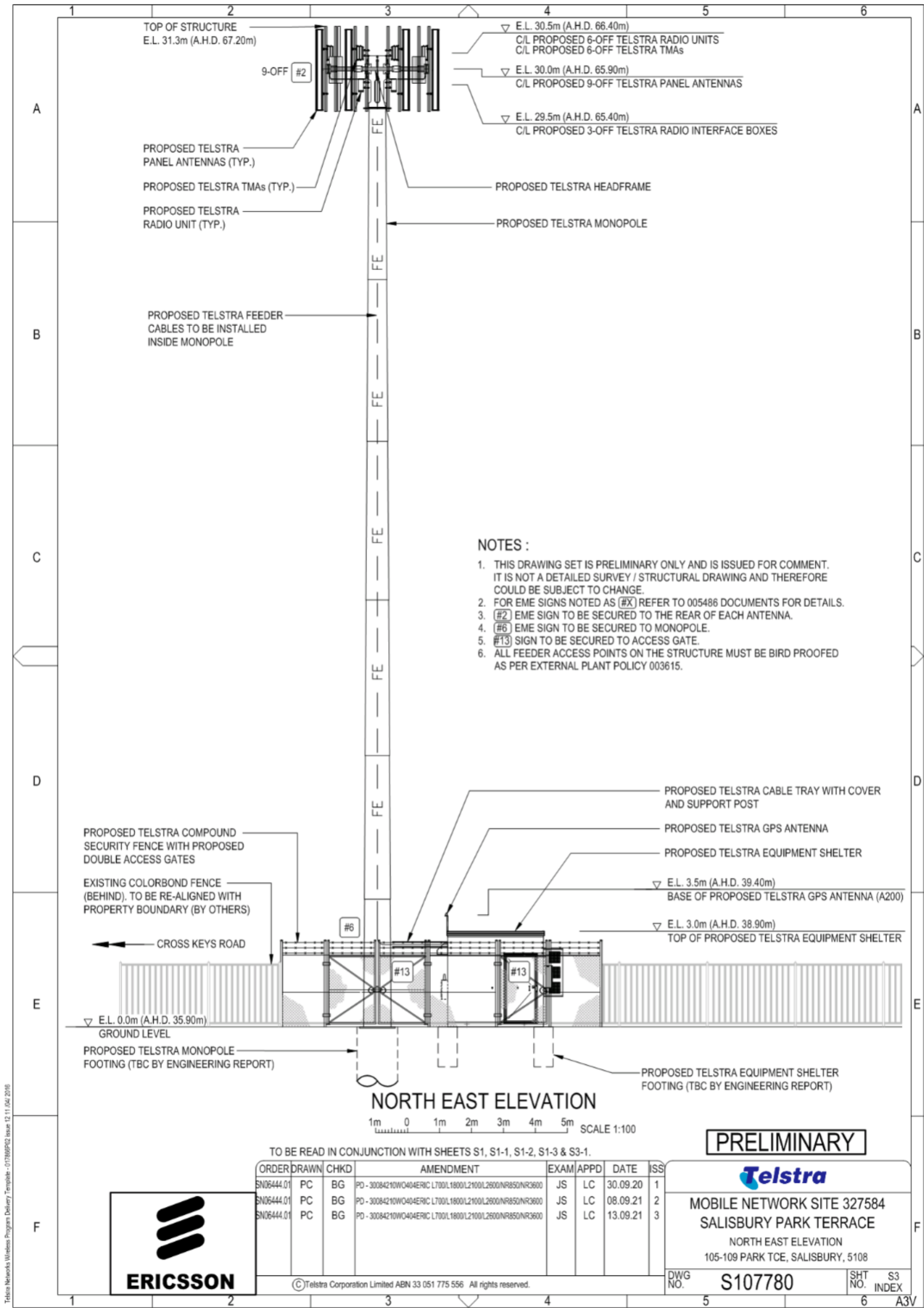
1. Updated site plans of proposed Telstra facility











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ATTACHMENT 2

**Category 3 Notice and Copies of
Representations**

**DEVELOPMENT ACT 1993
CITY OF SALISBURY**

NOTICE OF APPLICATION FOR CATEGORY 3 DEVELOPMENT
Pursuant to Section 38(5) of the *Development Act 1993*

An application for development has been lodged with the Council for assessment. The details are as follows:

APPLICATION NO:	361/128/2021/3B
APPLICANT:	Telstra Corporation Ltd C/- Aurecon Australasia Pty Ltd Level 3, 25 Grenfell St ADELAIDE SA 5000
NATURE OF DEVELOPMENT:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
LOCATION:	105-109 Park Terrace , Salisbury SA 5108
CERTIFICATE OF TITLE:	CT-6181/7
ZONE:	Commercial

The application may be examined at the Salisbury Community Hub located at 34 Church Street, Salisbury during business hours (8.30am – 5pm Monday to Friday) and on Council's web site at www.salisbury.sa.gov.au. Any person or body may make representations in writing, or by email to development@salisbury.sa.gov.au, concerning this application and should address their representation to the Chief Executive Officer at PO Box 8, Salisbury or representations@salisbury.sa.gov.au. Representations must be received **no later than Thursday 4th March 2021**.

Each person making a submission should indicate whether they wish to appear personally, or be represented by another party, in support of their submission. Please note that should you nominate to be heard in support of your representation, you will be required to attend a Council Assessment Panel meeting held at the Council offices, scheduled on the fourth Tuesday of each month at 6.00pm (unless otherwise advised).

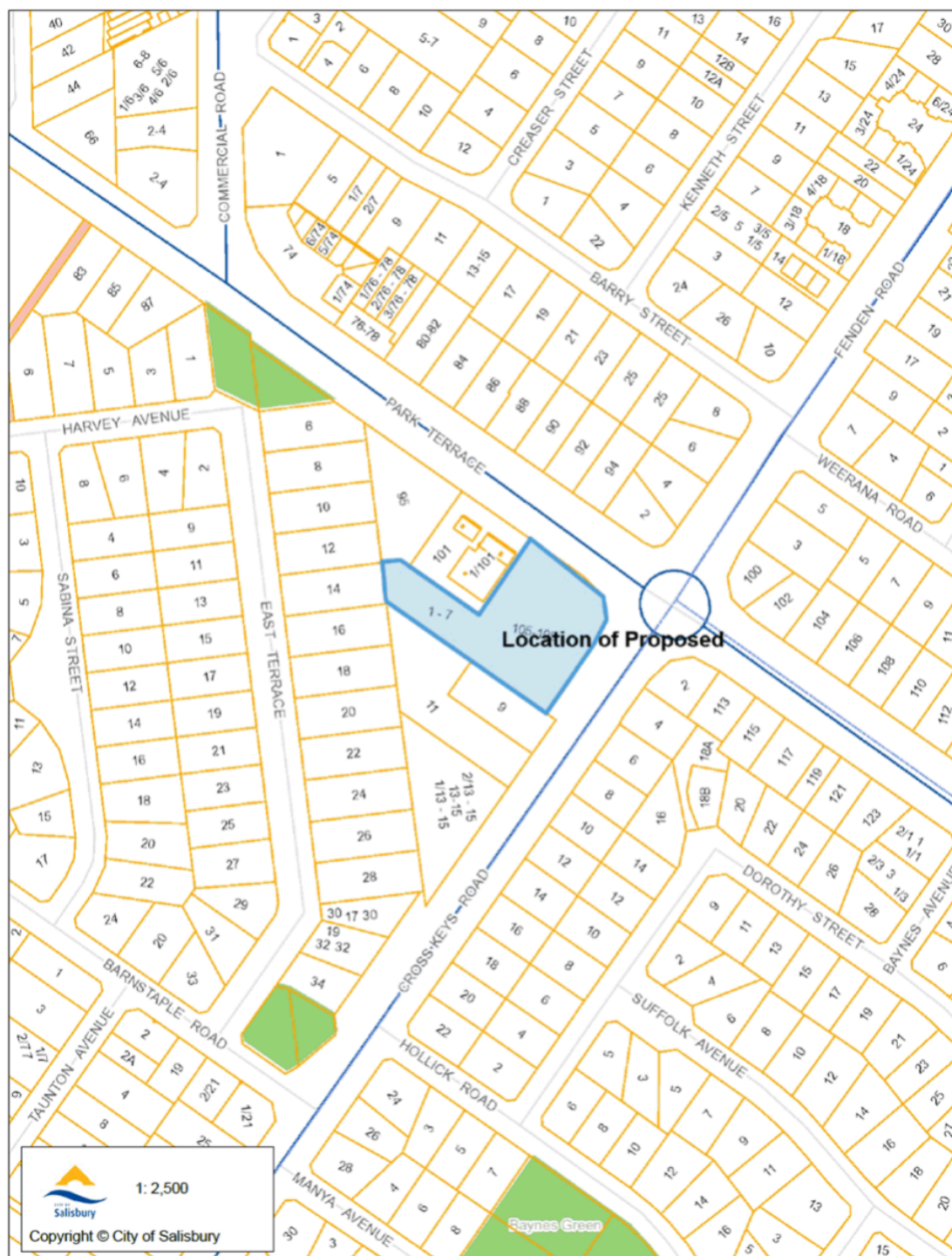
Please note that, pursuant to Section 38(8) of the *Development Act 1993*, a copy of each representation received will be forwarded to the applicant to allow them to respond to all representations received.

Signed: Aaron Curtis, Team Leader - Planning

Date: 19 February 2021

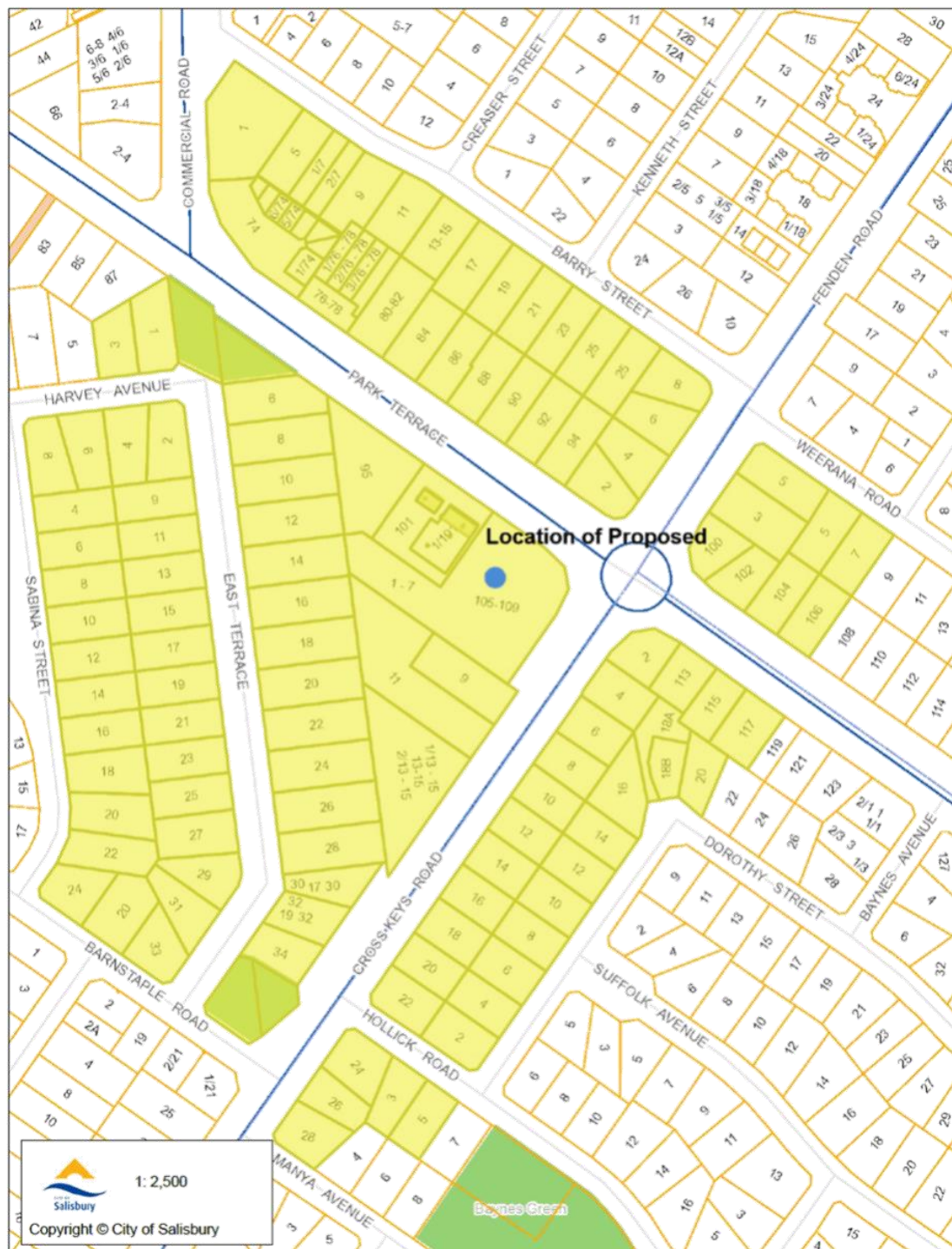
THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE

361/128/2021/3B - Location of Proposed



Item 8.1.1 - Attachment 2 - Category 3 Notice and Copies of Representations

361/128/2021/3B - Properties Notified





STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
 PO Box 8, SALISBURY SA 5108
 Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): ANTONIA SPARRA

ADDRESS: [REDACTED]

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 11 East Tee Salisbury
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

This is too close to residential housing. It devalues
our properties and there are radiation concerns.
There are already too many Telstra 5G towers
in the area.

PTO

361/128/2021/3B

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

Phone towers should be located in commercial or industrial areas.

Suggestion: Stanbel / Barndioda Rds Salisbury

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

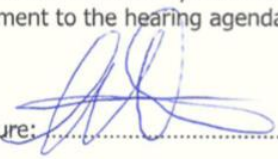
Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 4 / 3 / 21

Please complete this checklist to ensure your representation is valid:

☒ Name and address of person (or persons).

☒ If more than one person, details of person making the representation.

☒ Detail of reasons for making the representation.

☒ Indication whether or not the person (or persons) wishes to be heard.

☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

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Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): ANTONIA SPARSH

ADDRESS: [REDACTED]

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 3 Harvey Ave. Salisbury
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

this is too close to residential housing. It devalues
our properties and there are radiation concerns.
There are already too many Telstra SA towers
in the area

PTO

361/128/2021/3B

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

Phone towers should be located in Commercial or industrial areas.

Suggestion: Stanbel/Bamdiara Rds Salisbury.

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:


Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Signature:  Date: 4/3/21

Please complete this checklist to ensure your representation is valid:

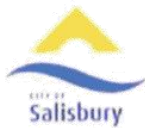
☐ Name and address of person (or persons).

☐ If more than one person, details of person making the representation.

☐ Detail of reasons for making the representation.

☐ Indication whether or not the person (or persons) wishes to be heard.

☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



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Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
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Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace , Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): TERESA ADAMI

ADDRESS: T. HOCHSIDE DRIVE NEXT HOUSE 5021

PHONE NO: EMAIL:

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 16 PARINA STREET SALISBURY 5108
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

Unsightly development to the area. Community safety & potential health risks - Radiation & exposure to unknown health risks

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

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OR

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Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Signature: 

Date: 22 / 2 / 2021

Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.

☒ Oppose the proposed development

STATEMENT OF REPRESENTATION
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Location:	105-109 Park Terrace , Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Andrew Zummo

ADDRESS: 58 Park Tce + 19 Cross Keys Rd + 32 East Tce , Salisbury

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☒ The owner/occupier of the property located at:
58 Park Tce + 19 Cross Keys Rd + 32 East Tce , Salisbury

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

In my opinion the proposed structure is out character for the gateway to the Salisbury centre .

Please consider the proposed structure:

- harsh industrial features / aesthetics - Due to the height visible from long distances.

- scale and form.

- the alleged harmful effect on people.

PTO

☒ Oppose the proposed development

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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In my opinion the proposed structure should be built in a dedicated industrial area away from
privates residence occupied by families.

Please consider the proximity of the proposed structure from private residence
Lot 537 Cross Keys Road and private residence along East Tce.

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PTO

☒ Oppose the proposed development

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☐ Do not wish to be heard in support of my representation.

☒ Wish to be heard in support of my representation, and I will be:

☒ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Signature: 

Date: 19 / 02 / 21

Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): NAZZARENO & CARMELA BAGNATO

ADDRESS: 20 EAST TCE SALISBURY

PHONE NO: [REDACTED] EMAIL: -

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 20 EAST TCE SALISBURY
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

THE AREA NOMINATED IS IN THE FLIGHT
PATH OF LOW AERIAL TRAFFIC APPROACHES TO
PARAFIELD AIRPORT LANDINGS (HEAVY) BY LIGHT AIRCRAFT
AIR TRAFFIC CAN BE QUITE REGULARLY MOST

PTO

DAYS, WITH MANY BEING FLIGHTS PILOTTED BY TRAINEE PILOTS. A STRUCTURE AS ~~PROPOSED~~^{PROPOSED} FOR A 30 MTR HIGH TOWER IN THIS ^{FLIGHT} PATH, HAS THE POTENTIAL FOR DISASTER. CONSIDERING THERE ARE A HIGH VOLUME OF LANDINGS PRACTISED DAILY AND ALSO THAT MANY ARE BY TRAINEE PILOTS PRACTISING LANDINGS MY GREATEST CONCERN WITH THE PROPOSED TOWER IN SUCH A BUILT UP AREA, IS THE LONG TERM HIDDEN RADIATION HEALTH EFFECTS CAUSED BY RADIATION EMITTED BY SUCH A TOWER. THE HEALTH ISSUES MAY RANGE FROM PHYSICAL AND MENTAL CAUSED BY WORRY AND STRESS IN THE LONG TERM EFFECTS OF RADIATION ON HEALTH. MY OTHER CONCERN IS THAT THE TOWER WILL DEVALUE THE REAL VALUE OF MY PROPERTY AND MANY OTHER PROPERTIES SURROUNDING SUCH A TOWER.

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

Page 99
Council Assessment Panel Agenda - 28 September 2021

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- ☒ Do not wish to be heard in support of my representation.
- ☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: A. Bagmati.....

Date: 20 / 02 / 2021

Please complete this checklist to ensure your representation is valid:

- ☐ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): SHARLENE THUS

ADDRESS: 11 East Lee SALISBURY

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☐ The owner/occupier of the property located at:

☒ Other (please state): long term rental

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

Health Reasons

Its an Eyesore & will reduce the curb appeal of this street/area.

PTO

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

Put closer to MN Road. (Stamuel)
Industrial Area.

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

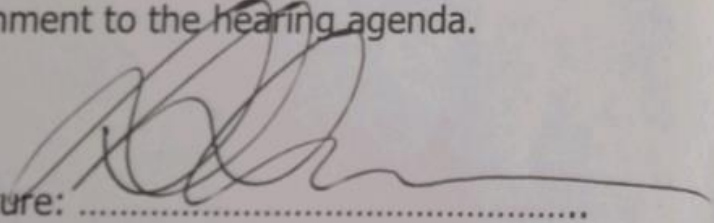
Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 19/2/21

Please complete this checklist to ensure your representation is valid:

- ☐ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021.**



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): JIE + ANGELA LONGO

ADDRESS: 22 East Tce Salisbury SA 5108,

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☐ The owner/occupier of the property located at: the above address.
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

- * RADIATION OUTPUT - PHYSICAL + PSYCHOLOGICAL EFFECTS.
- * EXTREME HEIGHT IS AN EYESORE.
- * SO CLOSE TO RESIDENTIAL HOME - THAT AS RETIREES, WE LIVE HERE + ARE EXPOSED TO THIS 24/7 - 365 DAYS/YR.
- * DEVALUATION OF OUR RESIDENTIAL PROPERTY.

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☐ Do not wish to be heard in support of my representation.

☒ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☒ Represented by the following person: COUNCILLER GRAHAM REYNOLDS

Contact details: [REDACTED]

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: [Signature]

Date: 23 /02 /2021

Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.

25 FEB 2021



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): TERESA MANCINI

ADDRESS: 102 SIDAALHAVEN CIRCUIT MANSON LAKES

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☐ The owner/occupier of the property located at:

☒ Other (please state): DAUGHTER TO OWNER OF 88 PARK TERRACE
SALISBURY

YOUR COMMENTS: MARIANNA MANCINI

☒ We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

The proposed structure will be first of all an eye-sore in the middle of a highly populated area in the middle of Salisbury. My mum lives across the road from the proposed site and fears this will

PTO

361/128/2021/3B

de-value her property.
These towers are suspected of causing
health issues in people living in their vicinity
and it is ridiculous that such a tower be
in this populated area and so close to a
primary school.
We strongly object to this structure.

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- ☒ Do not wish to be heard in support of my representation.
- ☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Signature:*Marcin*.....

Date: 23 / 2 / 21

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- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021.**

Received 2:5pm 24/2/21



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
 PO Box 8, SALISBURY SA 5108
 Email: representations@salisbury.sa.gov.au

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Application Number:	361/128/2021/3B
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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Mr F Gioffre

ADDRESS: 94 Park Tce Salisbury

PHONE NO: [REDACTED] EMAIL:

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 94 Park Tce, Salisbury
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

Because my property will lose value, concern for the 5G radiation levels

PTO

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☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature:

David Gifford

Date: 23 / 2 / 2021

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- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.

RECEIVED BY POST
25/02/21
[Signature]



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): DEANNA GEISTER

ADDRESS: 90 PARK TCE SALISBURY 5108

PHONE NO: [REDACTED] EMAIL:

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 90 PARK TCE SALISBURY
- ☐ Other (please state):

YOUR COMMENTS:

I/~~WE~~: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

I realize this location is in a commercial zone adjacent to privately owned residence which is occupied permanently by owner.
I consider this proposed development to be too

PTO

1-2 →

361/128/2021/3B

close to residential and will be **UNSIGHTLY**
to all living around this proposed development.
It would also create a decreased property value.

Other towers located at:-
Parabanks shopping centre
Chidda railway station
corner of Spains Rd & York Tce
corner of Main North Road & Clayson Rd
are all further from the back of private housing.

It could be suggested to Telstra to look for
a more suitable location.

My concerns would be addressed by: (state changes/actions to the proposal sought)

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/~~We~~:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature: D. J. Feister

Date: 24 / 02 / 2021

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- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.

Received 2:15pm 24/2/21



STATEMENT OF REPRESENTATION

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Email: representations@salisbury.sa.gov.au

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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): ^{ESTATE OF} ROCCO SICIUANO

ADDRESS: 92 PARK TCE, SALISBURY

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 92 PARK TCE, SALISBURY, SA 5108
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

I HAVE LIVED AT THIS PROPERTY FOR 54 yrs

I DO NOT THINK THIS HIGH MONOPOLE IS A GOOD LOOK FOR THIS AREA,

I ALSO BELIEVE MY PROPERTY WILL LOSE VALUE NO

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

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- ☐ Do not wish to be heard in support of my representation.
- ☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature: Rosaria Giachino Date: 23 / 2 / 21

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- ☐ Detail of reasons for making the representation.
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- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): FRANK AND SUSAN TRIMBOLI

ADDRESS: 3 JAGO ST SALISBURY

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 11 CROSS KEYS ROAD SALISBURY
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

On the grounds that it is a health risk to the general community in that vicinity and to all the public that uses the Service Station.

PTO

Sh T. 10/10

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Signature: 

Date: 24/2/21

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- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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Location:	105-109 Park Terrace , Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): GRACE BAERETON

ADDRESS: 8 SABINA STREET SALISBURY SA 5108

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 8 SABINA STREET SALISBURY SA 5108
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

PTO

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PTO

361/128/2021/3B

HEIGHT - THE SURROUNDING AREA IS PREDOMINANTLY 1 STOREY AND 2 STOREY RESIDENTIAL HOMES WITH CLEAR OPEN SKIES AND UNINTERRUPTED VIEWS, DEFINITELY NOT THE OPTIMUM LOCATION TAKING INTO ACCOUNT THE EXISTING BUILDINGS AND VEGETATION
 VISUAL IMPACT - THE TOWER SHOWS NO INNOVATIVE STYLE AND IS NOT SYMPATHETIC TO THE SCALE OF THE SURROUNDING DEVELOPMENT
 PARAFIELD AIRPORT - THE TOWER IS LOCATED DIRECTLY IN LINE WITH THE APPROACH FROM TURNING BASE LEG ON TO FINAL APPROACH FOR RUNWAY 21 LEFT AND 21 RIGHT - THE TWO MOST USED RUNWAYS FOR TRAINING IN ONE OF AUSTRALIA'S BUSIEST GA AIRPORTS.
 SCHOOLS - LOCATED CLOSE TO SALISBURY AND BRAHMA LODGE PRIMARY MEANS THAT THESE TOWERS ARE LOCATED CLOSE TO OUR MOST VULNERABLE
 HEALTH + SAFETY - THIS TOWER IS NO DOUBT BEING BUILT FOR THE NEW 5G TECHNOLOGY FOR WHICH IS NOT TESTED OVER LONG TERMS AND WITH LITTLE DATA AVAILABLE IS STILL BEING PLACED IN A HIGH RESIDENTIAL AREA.

My concerns would be addressed by: (state changes/actions to the proposal sought)

MOVING THE TOWER TO A BETTER LOCATION AWAY FROM THE LARGE NUMBER OF RESIDENTIAL HOMES, AWAY FROM CLOSE PROXIMITY TO SCHOOLS AND AWAY FROM THE LOW LEVEL FLIGHT PATHS WITH STUDENT PILOTS REGULARLY BREAKING FLIGHT HEIGHT LIMITATIONS TO A BETTER LOCATION - POSSIBLY AROUND STANBEL ROAD OR CLOSER TO THE CENTRE OF SALISBURY NEAR PIONEER PARK OR JENKINS RESERVE OR IF REQUIRED NEAR THE AIRPORT THEN AWAY FROM DIRECT FLIGHT PATHS NEAR KESTERS ROAD

PTO

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I/We:

- ☐ Do not wish to be heard in support of my representation.
- ☒ Wish to be heard in support of my representation, and I will be:

☒ Appearing personally,

OR

☒ Represented by the following person: ^{HUSBAND} ROBERT BRERETON

Contact details: [REDACTED]

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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Signature: 

Date: 27 / 2 / 2021

Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/38
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): GIUSEPPE + ROSA CARBONE

ADDRESS: 33 EAST TERRACE SALISBURY

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 33 East Terrace Salisbury
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

We oppose the development as there are a lot of retired people that live in the area which are house alot. which have health issues. we don't need more

PTO

361/128/2021/3B

radiation on top of the ~~health~~ health
issues. It should be put where there
isn't any homes.

People should be able to enjoy their
retirement without having to look at
a 31.5 metre Telestra ~~tower~~ antenna.

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: R. Carlbone

Date: 1 / 3 / 21

Please complete this checklist to ensure your representation is valid:

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- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Gwyneth Davies

ADDRESS: 19 EAST TCE SALISBURY

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: As Above
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

PTO When we first moved to the property 48 years ago we made sure that the commercial land could not have a high rise built on it. My husband frequently checked when he was alive and now you want to build something 30m high. I feel discriminated against and I'd to. Our area has lots of elderly who can't fight (don't have the means or energy) You are taking away our choice.

361/128/2021/3B

- WHO may state that as yet there is no convincing scientific evidence that the towers cause health issues, however the long term effects of the towers are unknown.
- I have considerable health issues which may be affected by the tower.
- I am frail and elderly and do not want to live near a tower but I can not afford to move. You are taking away my choice.
- The tower will ruin the views from my property.
- The tower will considerably devalue my property. My property value was to be used to buy my nursing home placement. I will now not be able to move to a care facility. How will I get the care I need.
- The schools and kindy are too close to the tower. The poor kindy is already close to Pantier Street tower so now they will have two close to them. Now one knows the long term effects of these towers yet.

My concerns would be addressed by: (state changes/actions to the proposal sought)

- The proposal being rejected.
- Look for commercial land in Salisbury South it is not that far away.

PTO

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I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

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Signature: *E. Davison*

Date: *28/2/21*

Please complete this checklist to ensure your representation is valid:

☒ Name and address of person (or persons).

☒ If more than one person, details of person making the representation. *n/a*

☒ Detail of reasons for making the representation.

☒ Indication whether or not the person (or persons) wishes to be heard.

☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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 Email: representations@salisbury.sa.gov.au

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Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): FRANK MORCANTE

ADDRESS: 291 ALPHA RD PROSPECT

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 28 EAST TCE SALISBURY
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

The proposed tower will have a negative impact on the visual environment of the suburb and the general amenity and character of the area.

PTO

361/128/2021/3B

The Proposed tower will have a significant impact on the health and wellbeing of the residents to the surrounding area.

The proposed tower will have a negative impact on the values of the properties to the surrounding area.

My concerns would be addressed by: (state changes/actions to the proposal sought)

Relocate the proposed tower to a more suitable site away from residential properties. Perhaps next to the Salisbury council chambers would be a suitable site.

PTO

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I/We:

☐ Do not wish to be heard in support of my representation.

☒ Wish to be heard in support of my representation, and I will be:

☒ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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Signature: 

Date: 03 / 03 / 2021

Please complete this checklist to ensure your representation is valid:

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- ☒ If more than one person, details of person making the representation.
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- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

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Application Number:	361/128/2021/3B
Applicant:	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): MONICA KRAHNERT

ADDRESS: 5 HOLICK RD, BRAHMA LODGE

PHONE NO: [REDACTED] MAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 5 HOLICK RD, BRAHMA LODGE
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

Rad-Aren risk + unsightly + devalues the properties in the area.

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

*Putting the tower in an area that's not surrounded by houses
not only does also where people are gathered eg shops, schools etc.*

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PTO

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☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature: *M.B. Roberts*

Date: *25 / 2 / 2021*

Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.

Statement of Representation for development number 361/128/2021/3B

Application Number: 361/128/2021/3B

Applicant: Telstra Corporation LTD

Nature of Development: Telecommunications facility comprising 30 Meter High monopole with triangular headframe supporting nine (9) antennas (31.3M Max Height) with associated equipment Shelter and 2.4 meter high compound fencing.

Location: 105-109 Park Terrace, Salisbury SA 5018

Response from 106 & 108 Park Terrace Salisbury Plains 5109

R Zotti, Po Box 2075 Glenelg 5045, [REDACTED]

N Papa,

M Podgorski,

D Loprete,

We, the above, are the owners of 106 & 108 Park Terrace Salisbury Plains 5019.

We oppose the proposed development site, not the development.

We understand that the above development needs to occur to provide the residents with faster telecommunications technology. We are not opposed to the development but are opposed to the proposed tower location of 105-109 Park Terrace, Salisbury SA 5108 on the grounds of health concerns.

It is stated by ICNIRP that Radio frequency electromagnetic radiation (RF EMR) Causes nerve stimulation from 10 MHz and heating from 100 kHz. Resulting in deep body temperature increase of >1 degrees and tissue temperature of >41 degrees. This can be problematic to children, pregnant women and individuals with metallic implants and medical devices. Summarised from the ICNIRP website: <https://www.icnirp.org/en/activities/news/news-article/rf-guidelines-2020-published.html>

The proposed location for the development is in a small triangular pocket of land classified as commercial. This pocket of land is surrounded by residential land within a 500 metre radius. These residential areas are where families live and spend every night sleeping. These families include children and pregnant women.

One of the roles of a council is to provide a duty of care to its residents. Thus, the council needs to make an informed and educated decision on the telecommunications tower placement.

The environmental report provided by the applicant is vague.

Further information should be acquired by the council before granting approval for this development at its current proposed location. This information should be accessible to and understood by the lay person so everyone can understand and respond appropriately to this development.

Therefore, we would like the following information clarified:

1) The use of power density as a unit of exposure instead of specific absorption rate.

The International Commission of nonionizing radiation (ICNIRP) report, the data of which is used in the Australian Radiation Protection Series S-1, February 2021 states that 'from a health risk perspective, we are generally interested in how much EMF power is absorbed by biological tissues, as this is largely responsible for the heating effect described. This is typically described as a function of relevant dosimetric quantity. For example, below about 6 GHz, where EMFs penetrate deep into the tissue (and thus requires depth to be considered), it is useful to describe this in terms of specific energy absorption rate (SAR) which is the power absorbed per unit mass. (W kg^{-1}). Conversely, above 6 GHz, where EMFs are absorbed more superficially (making depth less relevant), it is useful to describe exposure in terms of the density of absorbed power over area (W m^{-2}), which we refer to as "absorbed power density" (Sab).

<https://www.icnirp.org/cms/upload/publications/ICNIRPrfgdl2020.pdf>

PUBLISHED IN: HEALTH PHYS 118(5):483–524; 2020- page 485-486.

<https://www.icnirp.org/en/activities/news/news-article/rf-guidelines-2020-published.html>

The proposed transmitting devices listed in the proposal include (LTE 700 emit @ 758-803MHz; LTE 1800 emit @ 1805-1880 MHz, LTE 2100 emit @ 2110-2170 MHz, LTE 2600 emit @ 2620-2690MHz (see table below). Please note that the new 5G NR 850 and NR 3500 transmitting devices are yet to be included in this data. We are assuming NR 850 has a frequency of 850mHz and NR 3500 has a frequency of 3500mHz.

<https://www.arpansa.gov.au/research/surveys/environmental-electromagnetic-energy-reports>

'The table shows the three equivalent exposure limit figures in V/m, mW/m² and % ARPANSA Standard.'

Radio systems	Frequency Band	Assessment Frequency	ARPANSA Standard public exposure limits at the Assessment Frequency		
			Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
LTE700	758 - 803 MHz	750 MHz	37.5 V/m	3750 mW/m ²	100%
WCDMA850	870 - 890 MHz	900 MHz	41.1 V/m	4500 mW/m ²	100%
GSM900, LTE900, WCDMA900	935 - 960 MHz	900 MHz	41.1 V/m	4500 mW/m ²	100%
GSM1800, LTE1800	1805 - 1880 MHz	1800 MHz	58.1 V/m	9000 mW/m ²	100%
LTE2100, WCDMA2100	2110 - 2170 MHz	2100 MHz	61.4 V/m	10000 mW/m ²	100%
LTE2300	2302 - 2400 MHz	2300 MHz	61.4 V/m	10000 mW/m ²	100%
LTE2600	2620 - 2690 MHz	2600 MHz	61.4 V/m	10000 mW/m ²	100%
LTE3500	3425 - 3575 MHz	3500 MHz	61.4 V/m	10000 mW/m ²	100%

Based on the fact that all the proposed transmitting devices transmit below the 6GHz frequency, the environmental report should include specific energy absorption rates (SAR) in their Environmental evaluation reports, which the environmental report submitted does not.

2) We would like to have clarified how the percentage of public exposure limits have been determined.

If the 100% exposure limit for one of the proposed transmitting devices, LTE 700 transmitter, is at a power density of 3750 mW/M squared (taken from the ARPANSA table above:

<https://www.arpansa.gov.au/research/surveys/environmental-electromagnetic-energy-reports>),

how is it that the % public exposure limit in the submitted environmental report is calculated as 2.95% at a 50-100 metre radius? How has this data been calculated and which transmitting devices have been included in the figures the EME report has come up with?

3) We would like clarification whether future transmitters to be added to the site by other telecommunication providers have been included in the submitted calculations for the environmental report.

The effect of EM radiation is accumulative.

https://www.arpansa.gov.au/sites/default/files/rps_s-1.pdf

The ICNIRP Guidelines have been based on exposure data that is averaged over 6 minutes or 30 minutes. This in itself is of concern, as residents in at least the 0-500 metre zone will be exposed continuously and not just for an average of 30 minutes.

Table 5 states the reference levels for exposure averaged over 30 minutes and the whole body exposure to electromagnetic fields from 100 kHz to 300 GHz.

A point of interest is the last line in the table: the General Public exposure scenario >2-300 GHz the incident power density is a reference value of 10 which is much lower than the proposed exposure limits outlined in the environmental report which states power densities in the hundreds.

Component (units)	Frequency range	Amplitude of shift through EMG (%)	Amplitude of shift through EMG (mV, 0.1 s)	Incident value EMG (mV, 0.1 s)
Decomposition	- 0.01–2000 Hz	0.0001	0.0001	0.00
	- 2000–5000 Hz	0.0001	0.0001	0.00
	- 5000–10000 Hz	0.0001	0.0001	0.00
	- 10000–20000 Hz	0.0001	0.0001	0.00
	- 20000–50000 Hz	0.0001	0.0001	0.00
Integral values	- 0.01–300000 Hz	0.0001	0.0001	0.00
	- 300000–700000 Hz	0.0001	0.0001	0.00
	- 700000–1.7 million Hz	0.0001	0.0001	0.00
	- 1.7 million–5 million Hz	0.0001	0.0001	0.00
	- 5 million–10 million Hz	0.0001	0.0001	0.00

a. "EMG" signifies "raw amplitude" and does not mean to be taken as accurate when comparing to electromyography.

b. 0 is a frequency in Hz.

c. The frequency range is the frequency range of the whole study phase. Temporal and spatial averaging of EMG data was used. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. The EMG data is averaged over the reference value before each test. 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In addition to the above 4 concerns, further clarification would be required to be submitted by the applicant as stated in the Radio Emissions and Health and Safety Information document, in particular 9.1.1 (a). Information on how the applicant is addressing the RF EME health and safety issues in relation to the proposed network has not been addressed.

https://www.commsalliance.com.au/data/assets/pdf_file/0018/62208/C564_2020.pdf

As one can see there are many questions, many of which have no easy answers – especially in terms of SAR and power density for exposure to RF-EMF of greater than 30 minutes.

Keeping all this in mind the council would need to manage the potential unknown Hazard to its community and undertake risk management, assess the risk to the public and control the risk. The best way to manage risk is by using the Hierarchy of control principle, that is, the best way to control

the risk is by elimination. However, as a community we need telecommunication devices so another option would be to control the risk. That is, to isolate the risk from the public as best as possible.

The World Health Organisation suggest taking a precautionary approach as there is lack of full scientific knowledge on the effects of RF-EMR. We suggest the council make decisions based on the same principle.

https://www.commsalliance.com.au/_data/assets/pdf_file/0018/62208/C564_2020.pdf

The proposed development site although within a triangular pocket of land zoned as commercial is surrounded residential zones within a 500 m distance from the proposed site. All other proposed sites by the applicant are also located within this triangular pocket of land. We understand that locations for telecommunication towers are chosen based on optimum coverage. However, there are other locations close by that are zoned as industrial a little further down Fenden Road. Industrial zones are less densely populated and less people sleep and stay for long periods of time. Therefore, minimising the risk to the residents of Salisbury. More importantly less pregnant women and children spend time in these areas as these are mainly places where adults work. Please see information of new site selection stated in the communications alliance-new site selection 4.1.4 (b).

https://www.commsalliance.com.au/_data/assets/pdf_file/0018/62208/C564_2020.pdf

It states that EME exposure to the public should be minimised.

In addition to the concerns with the environmental report and the proposed location of the telecommunications tower, the council also failed in its responsibility to its residents in a number of ways:

- it failed to provide complete documentation of the proposal development in writing, it did not post the environmental report.
- the link to the report does not work

www.salisbury.sa.gov.au/build/development_applications/adeverstided_applications

- effectively only 2 weeks was given to respond to this development as the letter printed on the 12/02/2021 arrived on the 19/02/2021 and a response is due by the 04/03/2021.

- not all community members were notified.

Our concerns would be addressed by:

- 1) relocating the proposed development to a suitable zone classified as industrial- of which there are a number close to the currently proposed site.
- 2) clarification of the provided environmental report.

We do not wish to be heard in support of our representation. As we have mentioned in our communication above the council has a duty of care to its residents and the possible potential health risks to the public could be minimised by choosing a site which impacts the smallest number of

people and this would be satisfied by placing the telecommunications tower in a zone classified as industrial.

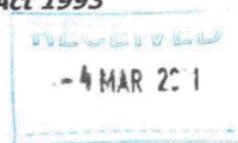
Yours sincerely

R Zotti on behalf of N Papa, M Podgorski and D Loprete.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au



THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): COUNCILLOR GRAHAM REYNOLDS

ADDRESS: 8 AMBER STREET, SALISBURY EAST SA 5109

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☐ The owner/occupier of the property located at:
- ☒ Other (please state): COUNCILLOR FOR NORTH WARD, CITY OF SALISBURY
SPEAKING ON BEHALF OF JOE LONGO OF 22 EAST TCE
SALISBURY, + SALVATORE AND FILomenA POLIMENI OF
16 EAST TCE, SALISBURY.

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

PLEASE SEE ATTACHED

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

PLEASE SEE ATTACHED.

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PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- ☐ Do not wish to be heard in support of my representation.
- ☒ Wish to be heard in support of my representation, and I will be:

☒ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 4 MARCH 2021

Please complete this checklist to ensure your representation is valid:

- ☐ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.

Representation to Development Application No: 361/128/2021/3B**Proposed 31.3m Telecommunications Tower at 105 – 109 Park Terrace, Salisbury, SA, 5108**

I make this representation in my role as the Councillor for North Ward which encompasses the proposed Development site, and have had numerous conversations with residents of East Tce, Salisbury who are also opposed to the development proposal. As an indication of the significant level of concern in the immediate community, I also attach a petition containing a further 224 signatures of surrounding residences that will also be affected by Development Proposal that has been gathered within the two weeks available for representations. I have also been requested by Mr Joe Longo of 22 East Terrace, Salisbury, and Mrs Filomena Polimeni and Mr Salvatore Polimeni of 16 East Terrace, Salisbury to speak on their behalf.

I am opposed to erecting of a Telecommunication Tower at 105 – 109 Park Terrace, Salisbury, SA, 5108 as detailed in the Development Application No: 361/128/2021/3B for the reasons as outlined below.

Key Points

1. The site selection process did not give due consideration to suitable alternatives in the wider area.
2. The visual impact (which is acknowledged in the application) of the 30m high tower will have a detrimental effect to residents and the amenity and character of the local environment.
3. The proposed Development is inconsistent with Development Objectives and Principles.

Please note that throughout this representation the report I Refer to is the Planning Report for Proposed Telecommunications Facility by Aurecon Australia submitted as part of the Development Application.

Site Selection Process

The site selection process detailed in the Report was too narrowly focussed and did not consider the availability of Commercial Zones approximately 400m north in Stanbel Road, Salisbury Plain that would still provide coverage for the objective area, particularly given the existing and further proposed Telstra coverage within the Salisbury area (as shown in Figure 1 on the next page).

I note that Figure 3 in the Report did not show the wider Salisbury area and the presence of existing 5G Telstra Telecommunication towers located at York Tce, Salisbury, and Clayson Rd, Salisbury East which are both to the south of the proposed location.

Figure 4 in the Report (provided below on pg 3) shows the area considered for potential sites for the tower based on "the proposed facility being located within relative proximity to the area which it is intended to serve". Within the scoping area considered as shown below, the only Commercial zone was in the northern corner, hence I can understand why this site was chosen based on it being the only Commercial Zone in the area considered.

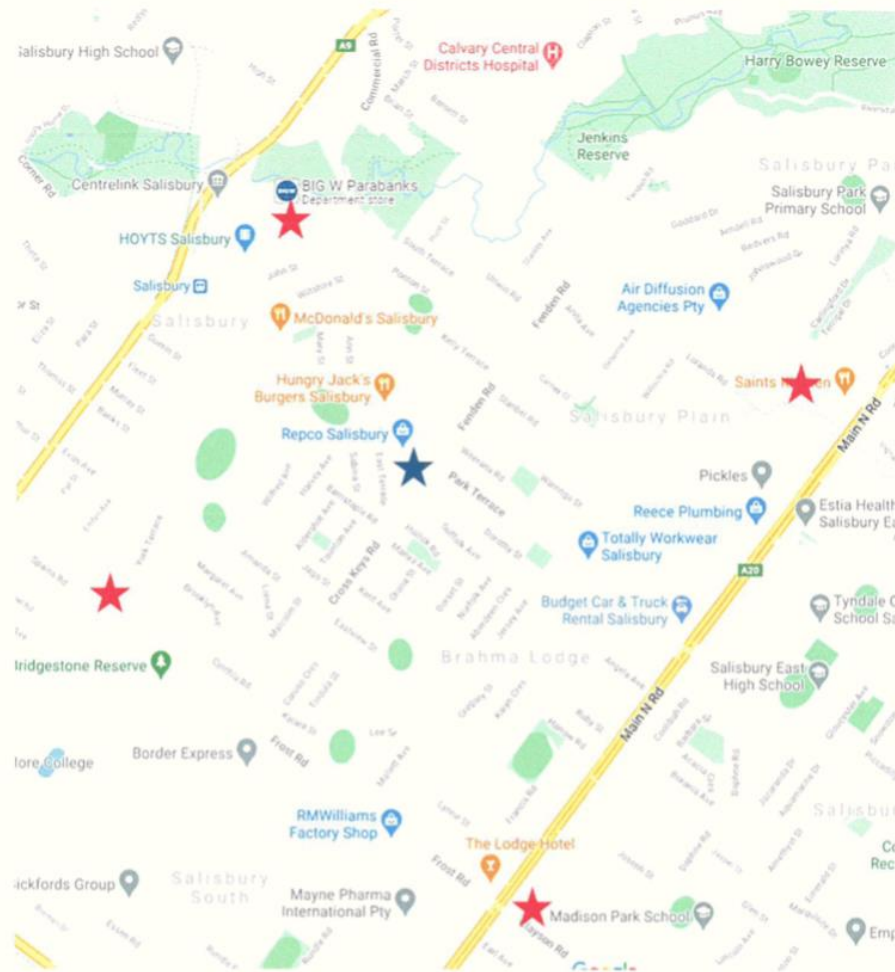


Figure 1 – Existing Telstra towers in Salisbury surrounding area
(Source www.rfnsa.com.au)

Parabanks Shopping Centre – 4GX current, 5G proposed

48 York Terrace, Salisbury – 5G

9 Boolcunda Ave, Salisbury Plain – 5G

2 Clayson Rd, Salisbury East – 4GX

★ Proposed Telecommunications tower at 105 – 109 Park Terrace

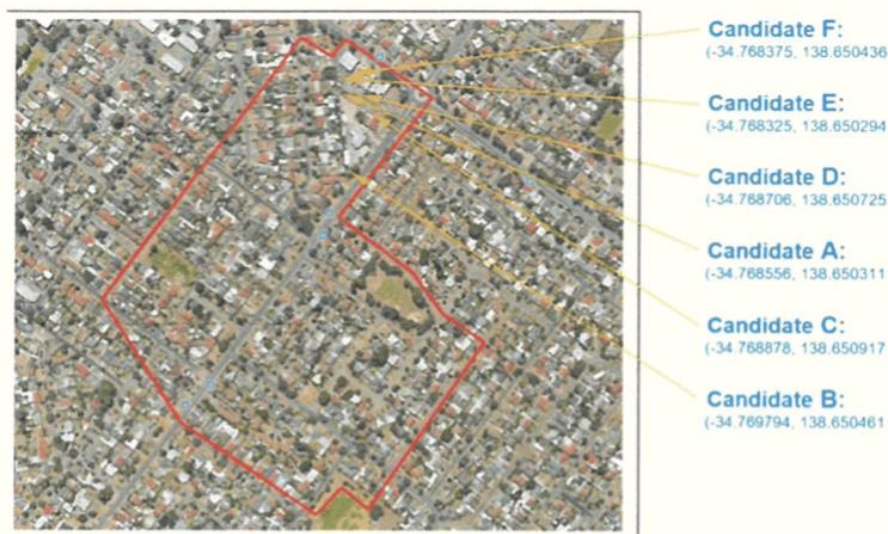


Figure 4. Candidate locations included within on-site investigations. Base Image Source: NearMap, 2019

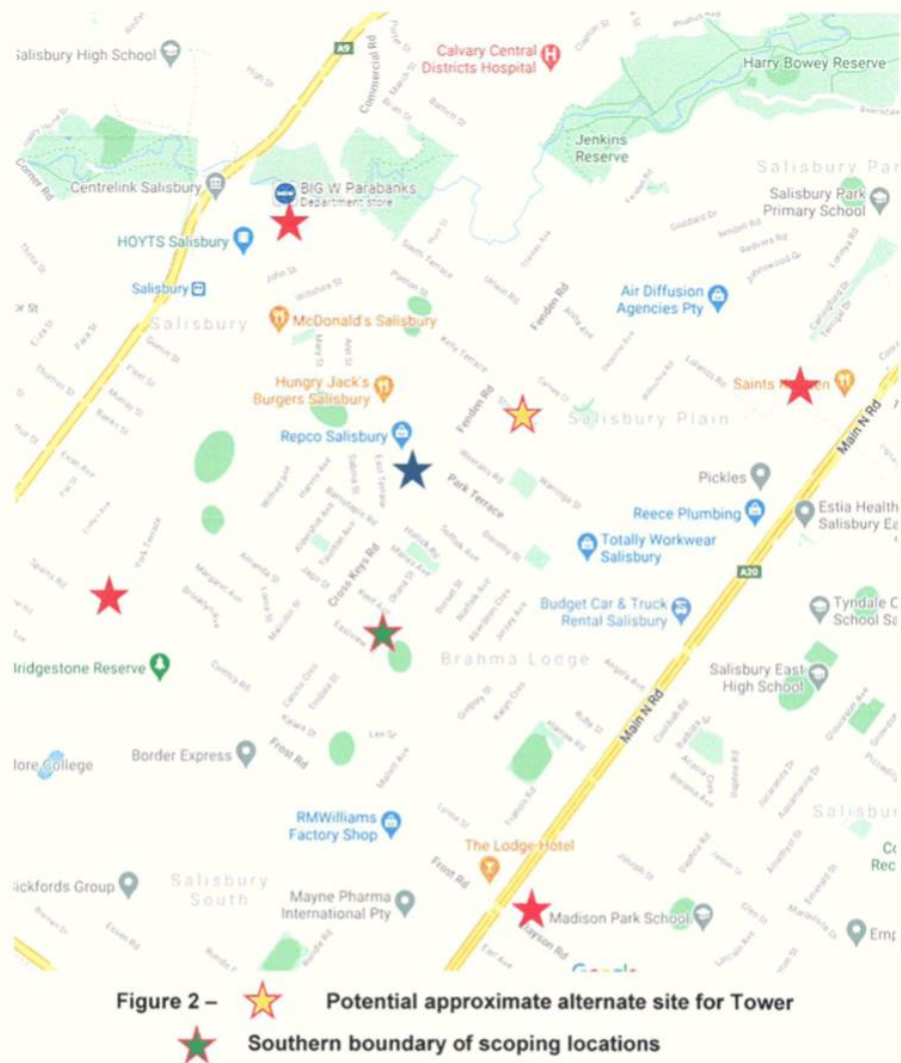
However, when comparing this Figure 4 to the wider Salisbury area and the existing Telstra coverage as shown in Figure 1 of this document, it can be seen that the shape of the area considered in Figure 4 is an unusual shape, particularly given that there are three existing towers all approximately 1.4km away, with two close to the southern boundary.

If a location closer to the southern boundary was chosen (should there have been suitable Commercial land available) as shown by the green star in Figure 2, then there may have been coverage issues to the North, however this was considered to be a potentially suitable location as it was within the area considered.

Yet potentially suitable alternate sites in Commercial Zones slightly further north in Stanbel Rd, Salisbury Plain (as shown by the yellow star in Figure 2) were not considered, even though these locations may provide better coverage for the objective area than a possible location at the southern boundary.

Additionally, Section 8.3.1 of the Report states that "The siting of the proposed development within a Commercial Zone, surrounded predominantly by non-residential land uses is the preferred outcome from the site selection process." Please note that the site chosen, whilst within a Commercial Zone, is surrounded by residential land uses with no buffer zone and thus does not meet the preferred outcome. However, this can be achieved if an alternate site within close proximity, such as along Stanbel Rd was considered.

4



Visual Impact

As stated in the Site Selection Process above, the chosen site is in the only Commercial zone within the scoping visit boundaries considered, and thus all Candidate sites analysed in reality were within very close proximity of each other as can be seen in Figure 4 in the Report provided above, especially when talking about the siting of a 30m high tower.

There are three aspects regarding visual impact that I am concerned about:

- a. The Report contains numerous inconsistencies and down-playing the visual impact of the Tower, the Report has many inconsistencies;
- b. No appreciation for the actual visual impact on surrounding residents is provided; and
- c. No consideration for the psychological health of nearby residents who will always see the Tower from their residences, and the effects on the amenity and character of their local environment.

Inconsistencies in the Report

Section 3.1 of the Report states that:

"The siting of the proposed facility at the western boundary of the subject land ensures that it does not impact on views from residential frontages and streetscapes on East Terrace, Park Terrace and Cross Keys Rd".

This statement is not consistent with Section 4.3 where it states that for the preferred location (Candidate D):

"It will have some visual impact."

Be under no illusion, we are talking about a tower that is the size of a 10 storey building. The closest buildings in the surrounding location are two stories high, whilst the tallest trees are estimated to stand some 15m high. Thus this tower will be approximately twice the height of any nearby structure or tree. There will be no way to avoid the visual impact from several streets away in all directions.

When providing an analysis between the Candidate sites within the Commercial Zone in Section 4.3, the analysis compares 6 sites that are all within relatively close proximity to each other (given that we are talking about a 30m high tower). The analysis details that:

"The candidates with the greatest visual impact and least separation from residences and streetscapes were also discounted in the site selection process."

Given the closeness of all candidate sites, it could be argued that they all will have the same visual impact given that the Tower is 30 metres high. This also allows the Report to draw the conclusion that the site chosen has minimised the visual impact, which in the context of the limited site candidates is strictly correct, however I contend that there were other sites with far less impact to surrounding residences that could have been chosen (see comments in Site selection process above).

In several sections of the Report there are comments on how the chosen location provides "good separation from residents in nearby allotments" – again the Tower is 30 metres high, and is within 50 metres of several residential allotments, so I am somewhat bewildered how this constitutes "good separation."

Lastly in Section 4.3 of the Report, it states that the chosen site offers the following:

"Utilises existing vegetation in the broader locality to provide partial screening of the facility when viewed from nearby residences."

As can be seen in Figure 6 of the Report as shown below, the highest vegetation is around 5 metres tall (and even then this is in limited locations), so the 'partial' screening only covers 20% (5 metres out of 30 metres) of the Telecommunication Tower.



Figure 6. View from north-western corner of subject land, looking south-east towards proposed

Appreciation of actual impact on surrounding residents

By way of comparison, below is a photo taken of the Telstra Tower located at 9 Boolcunda Ave, Salisbury Plain, which is the same size as the Tower proposed (30 metres). Please note for reference the size of the Tower compared to the cars below it.



The photo below was taken of the same Tower from approximately 100 metres away – clearly it can be seen over the top of the buildings which are taller or comparable to the surrounding buildings at the 105 – 109 Park Terrace site.



This Tower will clearly be able to be seen for many residential streets surrounding the location as there is no buffer zone between the Commercial Zone and the Residential Zone, and Tower itself will act like a sun-dial on surrounding properties during the day.

Effects on nearby residents

The Report makes numerous references to the affected Land-owners, their preferences and the impacts on them of various site selections, and this may give the impression that these landowners includes the nearby residents. However, in the context of the Report, the affected Land-owners are the land owners of the Commercial properties.

The majority of nearby residents that I am aware of are elderly, have lived in the location for many years and are very proud of their homes and streets. If this Tower is erected as planned, this will have a detrimental effect on their mental health as they will be able to see the Tower whenever they are outside, whether it be from their own backyard and within the shadow of it, or over the top of houses from several streets away. This will also cause them stress, particularly regarding the effect on their property values, in addition to concerns regarding radiation.

Further, the residents are stressed about the height of this Tower and the increased risk of aircraft accidents, particularly given the proximity of Parafield Airport and the height that aircraft fly over on approach as they use Park Terrace to align with the runways for landing.

Whilst I accept that these concerns may not be grounds for consideration in the Development Application process, I can not ignore and would be negligent if I did not raise this as an issue of concern, as the individual stress and the resultant impact of peoples' quality of life of these concerns is real.

Proposed Development is inconsistent with Development Principles

Whilst I accept that the Development Application meets some Objectives and Principles of Development Control of the Salisbury Council Development Plan, it is also inconsistent with others as follows.

Commercial Zone. This development is inconsistent with Objectives 2 and 3, in that the scale of the development (ie. the installation of a 30m high tower) compared to the surrounding structures (where the tallest adjacent structure is a two storey building) and the relative size of the Commercial zone, does adversely impact on the amenity of the location within the zone, and does not contribute to the desired character of the zone.

Design, Appearance and Visibility. This development is inconsistent with Objective 1 in that it does not reinforce positive aspects of the local environment. As per above the local environment is characterised by no more than two storey buildings conservatively estimated to be no more than 10 metres high. This is a 30m tower in close proximity to residences on all sides, and will be visible from many streets away. It will be several times higher than any other building or structure (including trees) within the locality, will be highly visible and prominent to the surrounding area, and will not maintain nor enhance the visual attractiveness of the locality.

Interface between Land Uses and Buildings near Airfields. I note that clearance from Parafield has not been achieved yet, still requiring referral to Dept of Transport and Regional Services. Note that light aircraft typically appear to use Park Terrace to line up with before turning south for landing. This telecommunications tower will be a dull gray to blend in with surroundings, yet will not be highly visible to aircraft even though it will be several times higher than any surrounding feature.

Interface between Land Uses. This development is inconsistent with Principle 3 - development adjacent to a Residential Zone should be designed to minimise overlooking and overshadowing of all adjacent dwellings and private open space. Again, this will be a 30 metre Tower than will have significant overlook of adjacent residences, and with respect to overshadowing, will effectively act as a sun dial on local residences throughout the day.

Telecommunications Facilities and Infrastructure. This development is inconsistent with Principle 1(g) - telecommunications facilities should: be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular in visually prominent areas, main focal points and significant vistas. This Tower is 30 metres tall and is located in a Commercial Zone surrounded by residential. It will be several orders of magnitude higher than any structure (buildings or trees) in the immediate area, and thus does not minimise the visual impact on the character and amenity of the local environment.

Conclusion

I believe that the site selection process supporting this application did not give due consideration to suitable alternatives in the immediate wider Salisbury area, and if it had I believe that there are suitable alternative sites available in larger Commercial Zones to the north-east that will still meet the coverage objectives required when considering other Telstra Towers in the area.

The Commercial Zone proposed is relatively small with structures no greater than 2 stories in height, and is surrounded by residential housing with no buffer zone. Building a 30 metres high Telecommunications Tower in this small Commercial Zone will have and adverse visual

impact on the surrounding area, which in turn will have a detrimental effect to residents and the amenity and character of the local environment.

Finally, the proposed development is inconsistent with some Objectives and Principles of the Salisbury Council Development Plan.

My concerns would be addressed by:

Relocating the Telecommunication Tower to potentially suitable alternate sites in larger Commercial Zones slightly further north of the current proposed location such as in the vicinity of Stanbel Rd, Salisbury Plain (as shown by the yellow star in Figure 2) that is not surrounded by immediately adjacent residential land uses.



Councillor Graham Reynolds, CP Eng
North Ward
City of Salisbury

4 MARCH 2021.

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

We the undersigned residents of Salisbury Council **object** to Development Application 361/128/2021/3B for a Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108, for reasons including but not limited to:

- Radiation concerns, both the physical and psychological effects;
- Height and visual impact concerns; and
- Devaluation effects on property values.

Name	Address	Signature	Date
Sarah Wade	8 Crosskey Rd Brahma Lodge	[Signature]	25/2/21
Felicia Agostino	10 Cross Key Brahma Lodge	[Signature]	25/2/21
NGWA WU	14 Cross Key Road Brahma Lodge	[Signature]	25/2/21
HANS HUBER	20 CROSSKEYS Rd BRAHMA LODGE	[Signature]	25/2/21
Susan Smith	3, Hollick Rd BRAHMA LODGE	[Signature]	25.2.21
Monica Krahmer	5 " " "	[Signature]	" " "
Pauline Bledford	24 Cross Keys Rd B Lodge	[Signature]	25/2/21
Liz Whew Hill	26 Cross Keys Rd B Lodge	[Signature]	25/2/21
Valerie Kovane	113 Park Terrace Brahma	[Signature]	1-3-21
Sawon Mann	115 Park Terrace Brahma Lodge	[Signature]	1-3-21
Van Taylor	12 Crosskey Rd Brahma Lodge	[Signature]	01-03-21
Robert Pullen	18 Cross Key Rd - 11-	[Signature]	01-03-21
Colin Dwyer	12 Cross Key Rd - 11-	[Signature]	01-03-21
John W. W. W.	12. Dorothy St. BRAHMA LODGE	[Signature]	1-3-21

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- Devaluation effects on property values.

Name	Address	Signature	Date
FILHENA POLIHENI	16 East Terrace Salisbury 5108		24/2/21
SALVATORE POLIHENI	16 East Terrace Salisbury 5108		24/2/21
KAREN HANSEN	7/74 Park Terrace Salisbury 5108		24/2/21
Kate Jamieson	3/74 Park Terrace Salisbury 5108		25.2.21
Nathan Jorda	1/74 Park Terrace Salisbury 5108		25/2/21
PHIL ROBINSON	6/74 Park Terrace Salisbury 5108		25/2/21
WENDY LEVERENCE	3 HARVEY AVE SALISBURY 5108		25.2.21
ROSA TRIMBOLI	5 Barry St Salisbury 5108		25-2-21
DOMENICO TRIMBOLI	5 Barry St Salisbury 5108		25.2.21
NASIR MUZAFERI	82 Park Terrace Salisbury 5108		26/2/21
BIR BAY KAFLE	84 Park Terrace Salisbury		26/2/21
Man Maya Kafle	84 " " "	M	26/2/21
Chandra Subedi	84 " " "		26/2/21
DEANNA GEISTER	90 PARK TEE SALISBURY		26/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

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Height and visual impact concerns; and
Devaluation effects on property values.

Name	Address	Signature	Date
ROZANNA	92 PARK TERRACE SALISBURY SIOB	ROZANNA	26/2/21
JILLIEN	94 PHARM TREC - SALISBURY SIOB	JILLIEN	26/2/21
F-RANK & F-RANK GIOFFRÉ	94 PARK TERRACE SALISBURY SIOB	F-RANK & F-RANK GIOFFRÉ	26/2/21
TINA GIOFFRÉ	24 BARRY ST SALISBURY SIOB	TINA GIOFFRÉ	26/2/21
SUE	11 BARRY ST SALISBURY SIOB	SUE	26/2/21
JANICE CARZO	4 RIVERS RD SALISBURY SIOB	JANICE CARZO	26/2/21
PARK CARZO	88 PARK TERRACE SALISBURY SIOB	PARK CARZO	26/2/21
MARIANNA MANCINI	28 FENDEN RD SALISBURY SIOB	MARIANNA MANCINI	26/2/21
MALCOLM DIANICE	24 FENDEN RD SALISBURY SIOB	MALCOLM DIANICE	27/2/21
DIANICE	24 FENDEN RD SALISBURY SIOB	DIANICE	27/2/21
TREVOR SHORT	24 FENDEN RD SALISBURY SIOB	TREVOR SHORT	27/2/21
BOB DEVLIN'S	24 FENDEN RD SALISBURY SIOB	BOB DEVLIN'S	27/2/21
PETER SIMOVICH	02 / 24 FENDEN RD SALISBURY SIOB	PETER SIMOVICH	27/2/21
BRUCE BARTY	02 / 18 FENDEN RD SALISBURY SIOB	BRUCE BARTY	27/2/21
Helen DEPASQUALE	03 / 18 FENDEN RD SALISBURY SIOB	Helen DEPASQUALE	27/2/21

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- Height and visual impact concerns; and
- Devaluation effects on property values.















Name	Address	Signature	Date
Michelle Dadds	38 Margaret Ave.	M Dadds	27.2.21
Joanne McCiga	2/30 Margaret Ave	Joanne McCiga	27/2/21
Tony Bueti	12 Beverley Ave	A. Bueti	27/2/21
Scott Bezziuk	10 Beverley Ave	S. Bezziuk	27.2.21
Aliyah Al Jamili	4 Beverley Ave	Aliyah Al Jamili	27.2.21
Nadia Nadia	2 Beverley Ave	Nadia	27.2.21
Ding Thang	19 Jago St	D. Thang	27.2.21
Lai Sui	23 Jago St	Lai Sui	27/2/21
Thien Zaw Oo	23 Jago St	Thien Zaw Oo	27/2/21
Eugenio Pinheiro	27 Jago St	E. Pinheiro	27/2/21
Jean Hickman	32 Aldershot Ave	J. Hickman	27/2/21
Sinto Pandel	28 Aldershot Avenue	S. Pandel	27/2/21
Daniel Martin	26 Aldershot Ave	D. Martin	27/2/21
Joyce Marshall	18 Aldershot ave	J. Marshall	27/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

We the undersigned residents of Salisbury Council **object** to Development Application 361/128/2021/3B for a Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108, for reasons including but not limited to:

- Radiation concerns, both the physical and psychological effects;
- Height and visual impact concerns; and
- Devaluation effects on property values.

Name	Address	Signature	Date
Fatenah Akbari	33 Cross Keys Road Salisbury		27/02/21
Shirley Roberts	65 Cross Keys Rd. Salisbury		27/2/21
Vanijela Bjelic	67 Cross Keys RD.		27/2/21
Toni MacAs	18 Rubyst B/CODGE		27/2/21
Yen Dam Nguyen	71 CROSS KEYS RD SALISBURY STOR		27/2/21
Nia L James	77 CROSS KEYS RD SALISBURY		27/2/21
Lin Siaoang	85-87 Cross Keys RD Salisbury		27/2/21
Lai Muan	93 Cross Keys Road		27.02.21
Cai Aung	93 Cross Keys Road		27.02.21
Auan Dira	54/12 MARGARET.		27.2.21
Eneline Siciliana	Unit 1/54 Margaret Ave		27-2-21
MOSA	99 CROSS KEYS RD		27/2/21
Ali Moghsoodian	58 Frost Rd. Salisbury		27/02/21
James Dadds	38 Margaret Ave Salisbury		27/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

We the undersigned residents of Salisbury Council **object** to Development Application 361/128/2021/3B for a Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108, for reasons including but not limited to:

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








Name	Address	Signature	Date
Sam Foxl	30 East Tce Salisbury	[Signature]	24/2/21
DARYL POSTILL	34 EAST TERRACE	[Signature]	24/2/21
CAROL ANN AUNGER	26 EAST TERRACE	[Signature]	24/2/21
JOHN WOFFORD	17 Cross Key Road	[Signature]	24/2/21
BRENDIA MORGAN	9 Cross Keys Lane Salisbury	[Signature]	24/2/21
Grace Morgan	9 Cross Keys Rd Salisbury	[Signature]	24/2/21
Karen Copley	6 East Tce Salisbury	[Signature]	24/2/21
GRAHAM MILNER	8 EAST TCE SALISBURY	[Signature]	24/2/21
PETER BENNETT	10 EAST TCE SALISBURY	[Signature]	24/2/21
Fatima Alizadeh	1 Harvey ave Salisbury	[Signature]	24/2/21
Lahita Alizadeh	1 Harvey ave Salisbury	[Signature]	24/02/2021
Kubra Bibi	1 Harvey ave Salisbury	[Signature]	24/02/21
Razia Sharifi	12 east terrace Salisbury	[Signature]	24/02/21
Kubra Khudayyar	12 east TCE SALISBURY	[Signature]	24/02/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

We the undersigned residents of Salisbury Council **object** to Development Application 361/128/2021/3B for a Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108, for reasons including but not limited to:

- Radiation concerns, both the physical and psychological effects;
- Height and visual impact concerns; and
- Devaluation effects on property values.

Name	Address	Signature	Date
Divahar Jayaraman	#14 East Terrace, Salisbury 5108		24/02/21
Malarkodi	14 East Terrace, Salisbury 5108		24/02/21
Tracey Leung	46 Marcus St, Salisbury		25/2/21
Cross Keys Elec	15 Cross Keys Rd Salisbury		25/2/21
See Teng	32 Waterloo (near Rd Salisbury		25/2/21
Andrew Malra	1208 Adams Rd, Mannum		25/2/21
Imron Brooks	28 East Terrace Salisbury		25/2/21
Ken Allen	14 East Terrace Salisbury		25/2/21
Carlye Morzeo	24 East Terrace Salisbury		25/2/21
Rob Horat	32 East Terrace Salisbury		27/2/21
GUS	25 Cross Keys Rd Salisbury		27/2/21
Mohammad Waezi	27 Cross Keys Rd 5108		27/2/21
Andrew Johnson	29 Cross Keys Rd Salisbury		27/2/21
Anthony Springways	31 Cross Keys Rd Salisbury		27/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

We the undersigned residents of Salisbury Council **object** to Development Application 361/128/2021/38 for a Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108, for reasons including but not limited to:

Radiation concerns, both the physical and psychological effects;
Height and visual impact concerns; and
Devaluation effects on property values.

Name	Address	Signature	Date
Liam Goughan	10 ALDERSHOT AVE	[Signature]	27/2/2021
SILVIE MAQSHAN	8 ALDERSHOT AVE	[Signature]	27/2/2021
Rebecca Hargrave	10 Tanton Ave	[Signature]	1/3/2021
Joe Doherty	12 Tanton Ave	[Signature]	1/3/2021
Simon Lemmon	16 Tanton Ave Salisbury	[Signature]	1/3/21
RALPH SANDS	18 TAUNTON AVE SALIS	[Signature]	1/3/2021
LESLIE SANDS	" " "	[Signature]	1/3/21
JAMES SCOTT	" "	[Signature]	1/3/21
Lina	20B Tanton Ave	[Signature]	01-3-21
Muhammad	20A Tanton Ave	[Signature]	01-3-21
Umar Maqsood	22 Tanton Ave	[Signature]	1/3/21
Bhram Maya Khudka	28 Tanton Ave Salisbury	[Signature]	1/3/21
Pia Khudka	28 Tanton Ave Salisbury	[Signature]	1/3/21
Danae Shiell	30 Tanton Ave Salisbury	[Signature]	1/3/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

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Name	Address	Signature	Date
Rem	27 Taunton Ave Salisbury	Rem	1/3/21
Amy Jassurans	25 Taunton Ave, Salisbury	Amy Jassurans	1/3/21
Elwyns Jassurans	15 TAUNTON AVE SALISBURY	Elwyns Jassurans	1/3/21
Kim Jassurans	15 Taunton Ave Salisbury	Kim Jassurans	1/3/21
Chris Stafford	13 Taunton Ave Salisbury	Chris Stafford	1/3/21
Bishnu Nepane	11 Taunton Ave Salisbury	Bishnu Nepane	1/3/21
Laxmi Siliakoti	11 Alfred St, Elizabeth Grove	Laxmi Siliakoti	1/3/21
MR OR	9 Taunton St	MR OR	1/3/21
Bianca Murphy	3 Taunton Ave Salisbury	Bianca Murphy	1/3/21
Edward Lindsay	3 Taunton Ave Salisbury	Edward Lindsay	1/3/21
P J Pascale	1 Taunton Ave Salisbury	P J Pascale	1/3/21
Heath Schrapel	24 East Terrace, Salisbury	Heath Schrapel	2/3/21
942250	40 BRISV ST SALISBURY	942250	2/3/21
JOHN MIFGVD	21 COACH ST SALISBURY	JOHN MIFGVD	3/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

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Name	Address	Signature	Date
PAFDEL PASE	70 CROSS KEYS RD BRAHMA LODGE		27-2-21
LIT NO NG	72 CROSS KEYS RD		27-2-21
DARIL WATERS	76 CROSS KEYS RD BRAHMA LODGE		27-2-21
GILLEN WATERS	76 CROSS KEYS RD BRAHMA LODGE		27-2-21
David Siblatke	78 CROSS Key RD Brahma Lodge	David Siblatke	27/2/21
Alex Siblatke	78 CROSS Key RD Brahma Lodge	DAS	27/2/21
Wai Ching	82 CROSS Key RD Brahma Lodge		27/2/21
Thy Tung	82 CROSS Key RD Brahma Lodge		27/2/21
John Johnston	86 CROSS Key RD Brahma Lodge		27-2-21
Sorale KC	92B cross keys rd "		27/2/21
Khoa	60 Frost Road Brahma lodge		22/2/21
Ngoc	60 Frost Road Brahma lodge		27/2/21
ROD MCGILL	65 MARGARET AVE SALISBURY		27-2-21
Jess Chambers	57 Margaret AVE Salisbury		27-2-21
N.C Thacker	57 Margaret AVE Salisbury		27-2-21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

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- Devaluation effects on property values.

Name	Address	Signature	Date
N. BAGNATO	20 EAST TCE SALISBURY		24-2-21
C. BAGNATO	20 East Terrace Salisbury		24-2-21
L. Richardson	5 Fenden Road Salisbury		25/2/21
L. Richardson	5 Fenden Rd Salisbury		25/2/21
P. Mohammed	2 Barryst Salisbury		25/2/21
L. Kinlough	43 Cross Keys Rd Salisbury		27/2/21
L. Bitter	49 Cross Keys Rd Salisbury		27/2/21
A. Randall	37 Callanna Ct Craigmore		27/2/21
D.A. PLANKS	58 CROSS KEYS RD BRAHMA LODGE		27/2/21
A. NAYANVINE	60 CROSS KEYS RD BRAHMA LODGE		27/2/21
Lyne FALCONARI	66 CROSS KEYS RD BRAHMA LODGE		27/2/21
Valdis FRIDMANIS	66 CROSS KEYS RD. BRAHMA LODGE		27/2/21
J. McATEER	68 Cross Keys Rd, Brahma Lodge		27/2/21
K. Arthur	68 Cross Keys Rd, Brahma Lodge		27/2/21

Petition objecting to Development Application 361/128/2021/38 Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

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- Devaluation effects on property values.

Name	Address	Signature	Date
JENNIE WORELL	21 BARRY STREET	Jenni Worell	25/2/21
Neville Gillard	17 Barry St	Neville Gillard	25/2/21
Leigha Gillard	17 Barry St	Leigha Gillard	25/2/21
EMERQUE VAREZ	13-15 BARRY ST.	Emarque Varez	25/2/21
Charmaine Anaisi	9 BARRY ST.	Charmaine Anaisi	25-2-21
Marion Blouin	9 BARRY ST.	Marion Blouin	25/2/21
PAUL ZERANI	1/71 BARRY ST	Paul Zerani	25/2/21
MAKAYLA LORIA	7174 PARK TCE	Makayla Loria	25-02-21
Joe Longo	22 EAST TCE SALISBURY	Joe Longo	25-2-21
Angela Longo	" "	Angela Longo	25-2-21
Georgia Kaitiere	15 EAST TCE SALISBURY	Georgia Kaitiere	25-2-21
Vito Righenato	46 Cross Keys Rd. Brisbane Lodge	Vito Righenato	27-2-21
L. Benvenuto	44 Cross Keys Rd Brisbane Lodge	L. Benvenuto	27-2-21
Sandra Ngweni	3A Cross Keys Rd Salisbury	Sandra Ngweni	27/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

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- Radiation concerns, both the physical and psychological effects;
- Height and visual impact concerns; and
- Devaluation effects on property values.

Name	Address	Signature	Date
S. BANNON	6 HARVEY AVE	[Signature]	24/02/21
V. BANNON	"	[Signature]	"
G. Breerton	8 Sabina Street, Salisbury	[Signature]	24/2/21
R. Breerton	"	[Signature]	"
L. Tonkin	"	[Signature]	"
M. Tonkin	"	[Signature]	"
Jessie Hallam	20 Sabina St, Salisbury	[Signature]	24/2/21
Andrew Hallam	"	[Signature]	"
Rosa CARBONE	33 East Terrace Salisbury	[Signature]	24/2/21
GRISAPPE CARBONE	"	[Signature]	24/2/21
A. Le	21 East Terrace Salisbury	[Signature]	24/2/21
M. Savuthep	21 East Terrace Salisbury	[Signature]	24/2/21
F. PARENTE	18 EAST TCE, SALISBURY	[Signature]	24/2/21
L. PARENTE	18 EAST TCE, SALISBURY	[Signature]	24/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

We the undersigned residents of Salisbury Council **object** to Development Application 361/128/2021/3B for a Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108, for reasons including but not limited to:

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- Devaluation effects on property values.















Name	Address	Signature	Date
Bob Lamb	20 Karslisle Road	[Signature]	24-2-21
Bhupal Poudel	31 East Terrace,	[Signature]	24-2-21
Deo Khadka	"	[Signature]	"
Manju Niraula	29 East Terrace Salisbury	[Signature]	"
Lorraine James	27 East Terrace Salisbury	L.E. James	24-2-21
Leonard James	27 East Terrace Salisbury	[Signature]	24-2-21
Alexandra Elliott	23 East Terrace Salisbury	[Signature]	24/2/21
BRAD MOYAN.	23 East TERRACE SALISBURY.	[Signature]	24/2/21
GWINETH DAVIES	19 EAST TCE SALISBURY	[Signature]	24/2/21
S THUS	11 East Tee Salisbury	[Signature]	24/2/21
SK Poudel	5 PENIDAN ROAD SALISBURY	[Signature]	24/2/21
Matthew Marks	100 Park tee	[Signature]	25/2/21
Jessy Innes	2, Fender Road	[Signature]	25/2/21
Bibi Scarsden	"	[Signature]	25/2/21

Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

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Name	Address	Signature	Date
Antonio Carbone	17 East Tce Salisbury		24/2/21
Van Zenniet	13 East Tce Salisbury		24/2/21
Tuan Lampt	13 East Tce Salisbury		24/2/21
Danielle BahreA	9 EAST TCE SALISBURY		24/2/21
JAMES GUNMULY	2 HARVEY AVE "		24/2/21
Mark WESTCOTT	2 HARVEY AVE "		24/2/21
Julie Westcott	2 Harvey Ave Salisbury		24/2/21
Aimee Breeze	4 Sabina st Salisbury		24/2/21
Ricky Breeze	4 Sabina st Salisbury		24/2/21
Fatemah Akbari	6 Sabina street Salisbury		24/2/21
Hassan Akbari	6 Sabina street Salisbury		24/2/21
Richard Perzörvek	10 SABINA ST SALISBURY		24/2/21
Hannah Paschke	10 Sabina st Salisbury		24/2/21
Brooke Higginbottom	24 Sabina St Salisbury		24/2/21

Radiation concerns, both the physical and psychological effects;
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Petition objecting to Development Application 361/128/2021/3B Telecommunication Tower at 105-109 Park Terrace, Salisbury, SA 5108

To the Council Assessment Panel, City of Salisbury

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- Devaluation effects on property values.

Name	Address	Signature	Date
Hoa Nguyen	53 Margaret Ave	<i>[Signature]</i>	27.2.21
LINA LE	53 Margaret Ave	<i>[Signature]</i>	27.2.21
Stewthorne	45 Margaret Avenue	<i>[Signature]</i>	27/2/21
GENCARERI Tony	2 WAYNE ST SALISBURY 5108	<i>[Signature]</i>	27/2/21
" Danny	" "	<i>[Signature]</i>	"
CHRISTINA WHITAKER	514-20 SAINTS RD, SALISBURY PARK	<i>[Signature]</i>	02/03/2021
TERRY WHITAKER	514-20 SAINTS RD, SALISBURY PARK	<i>[Signature]</i>	12/03/2021
Longo Pasquale	31 Ann Street, Salisbury, 5108 SA	<i>[Signature]</i>	02/03/21
LONGO, DIANA	1/21 BARNSTABLE ROAD, SALISBURY SA	<i>[Signature]</i>	02/03/2021

received 11/9, 3/3/21



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

- 3 MAR 2021

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): FRANK B LINA PARENTE

ADDRESS: 18 EAST TERRACE, SALISBURY SA 5108

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☒ The owner/occupier of the property located at: AS ABOVE

☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

- DEVALUATION OF PROPERTY

- UNEQUIN POTENTIAL HEALTH RISKS

- DIMINISHED LIGHTING IN THE YARD

PTO

361/128/2021/3B

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

GIVEN THE UNKNOWN HEALTH RISKS WE ARE OPPOSED TO THE SUBJECT DEVELOPMENT.

GIVEN THE DIMINISHED VALUE OF OUR POME
WE ARE ALSO OPPOSED.

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- ☐ Do not wish to be heard in support of my representation.
- ☒ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person: DIEGO CARUSO

Contact details: [REDACTED]

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: [Signature]

Date: 11/3/21

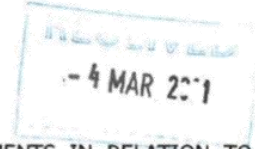
Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au



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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Danielle Bohner

ADDRESS: 9 EAST TERRACE SALISBURY

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: AS ABOVE
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

- EYE SORE

- RADIATION

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PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- ☒ Do not wish to be heard in support of my representation.
- ☐ Wish to be heard in support of my representation, and I will be:
- ☐ Appearing personally,
- OR**
- ☐ Represented by the following person:
- Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

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Signature: 

Date: 24/02/21

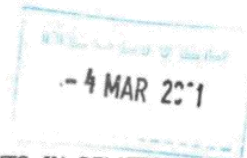
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- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
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Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au



THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): DIANA LONGO
ADDRESS: UNIT 1, 21 BARNSTABLE ROAD, SALISBURY
PHONE NO: [REDACTED] ... EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: ABOVE ADDRESS
☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

- PHYSICAL & PSYCHOLOGICAL EFFECTS
OF RADIATION OUTPUT
- BEING RESIDENTIAL AREA, PEOPLE
WILL BE EXPOSED TO RADIATION 24/7
AS OPPOSED TO COMMERCIAL /
INDUSTRIAL AREA.

PTO

361/128/2021/3B

- DEVALUATION OF MY PROPERTY
(I HAVE 2 IN THE AREA)
- UGLY EYESORE - NOT AESTHETICALLY
PLEASING
- NOT HEALTHY FOR MY PETS

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

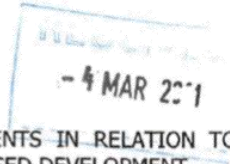
- MOVING IT OUT TO AN INDUSTRIAL
AREA AWAY FROM MY HOME
- MOVING IT OUT OF MY PARENTS
BACKYARD & MINE

PTO



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au



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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): LEONARD GREG LORRAINE JAMES

ADDRESS: 27 EAST TERRACE SALISBURY SA 5108

PHONE NO: EMAIL:

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 27 EAST TERRACE SALISBURY
☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

Too close to residential homes and busy Park Terrace Road and Grassie Road, more suited in industrial area further north. Also in antenna layout notes NOI states "could be subject to change" so it could be something totally different.

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: L. E. James Date: 27 / 2 / 21

Please complete this checklist to ensure your representation is valid:

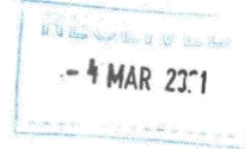
- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au



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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): SALVATORE & FILOMENA POLIMENI

ADDRESS: 16 EAST TERRACE SALISBURY 5108

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 16 East Terrace Salisbury
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

- Since being advised of this proposal both myself and my husband have suffered very disturbed sleep and mental distress and anxiety.
- It is not our choice to be exposed to this extra radiation. Like Roundup and asbestos in the future it will probably be proven

PTO

361/128/2021/3B

to cause cancers. Living immediately behind the tower it is an extra unwanted risk

3. Nearly all surrounding residents are retirees and young families with very young children and all we have spoken to are opposed. We will all be exposed to this extra radiation 24/7.

4. The tower is an extremely high and obtrusive structure and very visible from surrounding properties.

5. Surrounding properties will definitely be devalued and not as sought after as no one wants these structures in the midst of their residential properties.

6. Would you as a CAP representative be happy to have that enormous monopoly in your immediate vicinity?

I have also attached a letter from our doctor

My concerns would be addressed by: (state changes/actions to the proposal sought)

We realise that these phone towers are a necessary evil. They should only be considered to be placed in industrial or commercial settings where residents aren't in immediate proximity.

Examples that come to mind are behind the old Peter Engel's nursery or the Bridgestone site. Even some of the Council's larger reserves would be more preferable as ^{the same} people would not be there 24/7.

PTO

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I/We:

☐ Do not wish to be heard in support of my representation.

☒ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☒ Represented by the following person: Joseph Rameo

Contact details: ... [REDACTED]

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

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Signature: S. Rameo

Date: 1/3/21

Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



Doctors:

Dr G Colombo
Dr L Derosa
Dr K Jayachakaran
Dr S Koti
Dr J Krishnan

Dr CL Lo
Dr J Lucas
Dr M Moorhouse
Dr M Orsillo
Dr S Satish

287 Salisbury Highway
SALISBURY DOWNS SA 5108

Phone: 8258 9103 Fax: 8281 6303
Email: Reception@europamedical.com.au

26/02/2021

Council Assessment Panel
Salisbury City Council
John Street
Salisbury 5108

Re: Mrs Filomena Polimeni & Mr Salvatore Polimeni
16 East Terrace
Salisbury 5108

To whom it may concern,

I have been asked by Mr & Mrs Polimeni, an elderly couple who have been patients of this clinic and living in their house on 16 East Tce Salisbury for over 30 years to write a support letter for them to protest against the installation of a large mobile phone tower near their backyard.

They are very concerned about the possible long term harmful radiation effect, however small it may be. They have diabetes and both suffer from multiple medical problems affecting their heart and lungs. They are so stressed over this plan that they are not sleeping well and feeling aches and pain as a result.

I understand their neighbourhood residents are opposing the installation as well.

Is there a better industrial site to install this tower rather than in a dense residential area?

Yours sincerely,

Jacqui Lucas

Provider No: 275364X

Received 3/3/21



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): NAWROZ ALI REZAGI

ADDRESS: 6 Cross Keys Rd Brahma Lodge 5109

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 6 Cross Keys Rd Brahma Lodge
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

The reason I don't ~~the~~ support this Proposal because this TELECOMMUNICATIONS FACILITY has Radiation and will not good For my family.

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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I/We:

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☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Signature: 

Date: 03 / 03 / 21

Please complete this checklist to ensure your representation is valid:

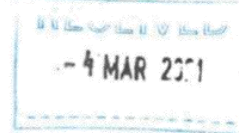
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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): DEANNA KENNETH RICHARDSON & FAMILY

ADDRESS: 5 FORDEN ROAD SALISBURY PERM

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☒ The owner/occupier of the property located at:

☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

WILL THE TOWER HAVE HAZARD LIGHTS?

PROPOSED TOWER IS ON A LIGHT PATH TO PARADISE

AIRPORT

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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I/We:

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☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature: D. L. Richardson

Date: 28 / 02 / 21

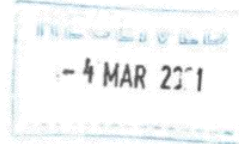
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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): 1. Shir Hassan Akbari

ADDRESS: 6 Sabina St Salisbury

PHONE NO: [REDACTED] EMAIL:

I am: (please tick one of the following boxes as appropriate)

☐ The owner/occupier of the property located at:

☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

CONCERNED & STRESSED ABOUT EM RADIATION,
CANCER, EYE SORE SHOULDN'T BE
LOCATED IN RESIDENTIAL AREAS. 28/9

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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- ☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

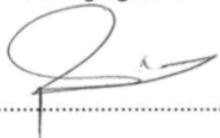
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Signature: 

Date: 24, 1021.2021

Please complete this checklist to ensure your representation is valid:

- ☐ Name and address of person (or persons).
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- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

RECEIVED
- 4 MAR 2021

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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Van Zanniet

ADDRESS: 13 East Terrace Salisbury SA 5108

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☐ The owner/occupier of the property located at:
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

NOT HAPPY EYE SORE RADIATION CANCER CONCERN
PROPERTY DEVALUATION NOT IN RESIDENTIAL AREA

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Representor's Declaration:

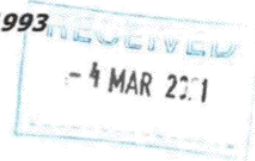
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Signature: 

Date: 24 / 2 / 21

Please complete this checklist to ensure your representation is valid:

- ☐ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.

**STATEMENT OF REPRESENTATION**Pursuant to Section 38 of the *Development Act 1993*

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PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): ALBERTO MAZZEO

ADDRESS: 24 EAST TCE SALISBURY

PHONE NO: [REDACTED] EMAIL:

I am: (please tick one of the following boxes as appropriate)

☒ The owner/occupier of the property located at: 24 EAST TCE

☐ Other (please state): CARLYN S. MAZZEO

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

HEALTH HAZARD TO ~~ENVIRONMENT~~ RADIATION CANCER
DEVALUATION TO PROPERTY WITH UNSITEY TOWERS

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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I/We:

- ☐ Do not wish to be heard in support of my representation.
- ☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☒ Represented by the following person: COUNCILOR GRAHAM

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 24 / 2 / 21

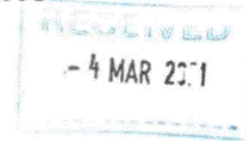
Please complete this checklist to ensure your representation is valid:

- ☐ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au



THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application Number:	361/128/2021/3B
Applicant	Telstra Corporation Ltd
Nature of Development:	TELECOMMUNICATIONS FACILITY COMPRISING 30 METRE HIGH MONOPOLE WITH TRIANGULAR HEADFRAME SUPPORTING NINE (9) ANTENNAS (31.3M MAX HEIGHT) WITH ASSOCIATED EQUIPMENT SHELTER AND 2.4 METRE HIGH COMPOUND FENCING
Location:	105-109 Park Terrace , Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): DARRON JAMES BROOKS

ADDRESS: 28 EAST TCE SALISBURY

PHONE NO: [REDACTED] EMAIL:

I am: (please tick one of the following boxes as appropriate)

- ☐ The owner/occupier of the property located at:
- ☒ Other (please state): TENANT at 28 EAST TCE

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

IT WOULD BE A BLOODY EYE SORE
TERRIBLE LOOKING THINGS THEM
TOWERS.

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☐ Do not wish to be heard in support of my representation.

☒ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Thursday 4th March 2021, to ensure that it is a valid representation and taken into account.

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Signature: Sammy Bachs

Date: 24/02/2021

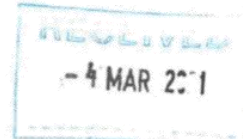
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Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): STUART & DOROTHY BRANNON

ADDRESS: 6 HARVEY AVE

PHONE NO: [REDACTED] EMAIL: _____

I am: (please tick one of the following boxes as appropriate)

☒ The owner/occupier of the property located at: _____

☐ Other (please state): _____

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

MY CONCERNS ARE THE BAD OPTICS
FROM MY BACKYARD, AND E.M.
RADIATION AND CANCER CONCERNS

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

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PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- ☒ Do not wish to be heard in support of my representation.
- ☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature: 

Date: 24/02/21

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 **STATEMENT OF REPRESENTATION**
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To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

- 4 MAR 2021

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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Antonio Cabone

ADDRESS: 17 East Tce Salisbury

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☐ The owner/occupier of the property located at: As Above

☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

EH RADIATION & CARRIER BANDWIDTH

PROPERTY DEVALUATION

EYE SORE VERY HIGH

VISUAL POLLUTION

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

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☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature:

Date: 24 / 2 / 21

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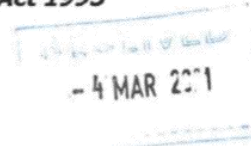
②



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the *Development Act 1993*

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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): PAUL ZEALAND

ADDRESS: UNIT 1/7 BARNST SALISBURY 5108

PHONE NO: EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☐ The owner/occupier of the property located at: AS ABOVE

☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

EYE SORE
RADIATION CONCERNS MYSELF FAMILY +
STRESSED ABOUT RADIATION
SHOULD BE LOCATED COMMERCIAL OR INDUSTRIAL

PTO

361/128/2021/3B

EXPOSED 20/7 TO RADIATION AS APPEARED
TO COMMERCIAL - CANCER CONCERNED TO
RADIATION

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/~~We~~:

- ☒ Do not wish to be heard in support of my representation.
- ☒ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Signature: *P. Zerk*

Date: 25 / 2 / 21

Please complete this checklist to ensure your representation is valid:

- ☐ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
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Location:	105-109 Park Terrace , Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): BRUNO + GRAZIETTA MORGANTE

ADDRESS: 9 CROSSKEYS RD SALISBURY

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

☒ The owner/occupier of the property located at: 9 CROSSKEYS RD SALISBURY

☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

☐ Support the proposed development.

☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

The proposed tower will have a negative impact on the visual environment of the suburb and the general amenity and character of the area.

361/128/2021/3B

The proposed tower will have a significant impact on both our health & wellbeing given the very close proximity to my property as well as for the residents to the surrounding area.

The proposed tower will have a negative impact on the value of my property and the properties to the surrounding area. Also will reduce the ability to rent the property due to the concerns raised.

My concerns would be addressed by: (state changes/actions to the proposal sought)

Not proceeding with the proposed tower at the proposed site but rather relocate to a more suitable site away from residential properties. I suggest the Salisbury Council Chambers as a more suitable site which is away from residential properties. Another suitable site would be in a reserve, for example Harry Bowey Reserve.

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☐ Do not wish to be heard in support of my representation.

☒ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☒ Represented by the following person: FRANK + ANTHONY MORCANTE

Contact details: [REDACTED]

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Representor's Declaration:

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Signature: Bruno Morante

Date: 03/03/2021

Please complete this checklist to ensure your representation is valid:

- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021**.



STATEMENT OF REPRESENTATION
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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Chris Soterious

ADDRESS: 101 Park Terrace Salisbury SA 5108

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: 101 Park Terrace Salisbury 5108
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☒ Support the proposed development.
- ☐ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

We are supportive of the development.
Our only issue is that access to our facilities,
including parking are not restricted or limited.

PTO

361/128/2021/3B

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

Ensure that our business ~~is~~ is not
interrupted. Therefore access to our facilities
including parking must be maintained.

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PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- ☒ Do not wish to be heard in support of my representation.
- ☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

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Representor's Declaration:

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Signature: 

Date: 4/3/21

Please complete this checklist to ensure your representation is valid:

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Location:	105-109 Park Terrace, Salisbury SA 5108

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): GIUSEPPE & CATERINA CARUSO

ADDRESS: 217 BROADACRES DR. PENFIELD Gdns.

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: EAST ICE SALISBURY
- ☐ Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.
- ☒ Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

PUTTING THE TOWER THERE WILL DEVALUE OUR HOUSE
THERE IS A SCHOOL NOT FAR AWAY SO IT WILL
NOT BE GOOD FOR THE CHILDREN. IT WILL BE HARDER
TO RENT OUR HOUSE NEAR THE TOWER

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

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☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

OR

☐ Represented by the following person:

Contact details:

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Signature: 

Date: 4 / 3 / 2021

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- ☒ Submitted no later than 11.59pm on **Thursday 4th March 2021.**

ATTACHMENT 3

Applicant's Response to Representations



27 August 2021

Aaron Curtis
Team Leader - Planning
City of Salisbury
PO Box 8
Salisbury SA 5108

Email: development@salisbury.sa.gov.au



Dear Aaron,

Development Application 361/128/2021/3B – Response to Representations Received during Category 3 Public Notification of Development Application for a proposed Telstra telecommunications facility at 105-109 Park Terrace (Allotment 100 Deposited Plan 113199), Salisbury, SA 5108

We are writing in response to Council's letter dated 11 March 2021 providing the representations that were received regarding the proposed Telstra facility (DA: 361/128/2021/3B) at the above address.

We thank Council for the opportunity to respond, on behalf of Telstra, to the comments made during the public notification period. Telstra appreciates feedback from residents and is committed to achieving solutions which strike a balance between providing effective mobile coverage to the suburb of Salisbury and minimising impacts on local communities and the surrounding locality.

A total of thirty-four (34) representations and one (1) petition were received from Council and we would like to take this opportunity to respond to the issues raised within the submissions.

Visual Impact

Twenty-six (26) representors expressed the view that the proposed 30m telecommunications facility would have a negative visual impact on the suburb of Salisbury and wider locality. Several representations raised concerns about the potential visual impacts on their views, with some indicating that the facility will be "unsightly" and an "eyesore". We also note that several representors raised concerns about the height of the proposed facility with one representor expressing concern that the proposed facility "is not sympathetic to the scale of the surrounding development". One representor raised specific concerns about the proposed facility's consistency with the Development Plan's *General Section, Design and Appearance Objective 1*.

We acknowledge that the 31.3m (overall) height of the facility could be seen as a significant addition to the existing streetscape. We also acknowledge that we cannot completely conceal the proposed facility, but we can implement principles to mitigate its potential visual impact on the locality as much as practicable, whilst still meeting technical objectives.

The facility is proposed to provide improved mobile phone coverage to Salisbury. The siting and design of the facility has been carefully considered to both minimise visual impact and provide the intended mobile phone coverage. The height of the proposed monopole is the minimum required height to ensure effective operation of the proposed telecommunications facility and the achievement of required coverage objectives. A shorter monopole would decrease its technical viability and would not achieve

1

optimum operational capabilities within the identified coverage area. The siting of the facility will utilise existing mature vegetation along Park Terrace, within the subject land, and surrounding allotments to allow for screening of the lower portion of the monopole from nearby residences.

The visual impact on the proposed facility has been minimised to the extent that it can be with the use of a 'slimline' monopole and the minimum number of antennas to meet coverage objectives. The materials used for the proposed monopole and associated equipment are a light grey colour to mitigate potential visual impact within the locality. The proposed monopole will be constructed of galvanised steel which will fade to a light grey colour over a period of approximately 12 months and is expected to further blend into the surrounding landscape.

It is acknowledged that a 31.3m high facility will exceed heights of existing structures in the locality. However, when travelling along Cross Keys Road and Park Terrace, existing stobie poles (approx. 12m high), light poles (approx. 10m high), OTR signage (approx. 8m high), existing vegetation (up to approx. 15m high in locations) as well as an existing pole (likely gas mains breather) at the corner of Park Terrace and Fenden Road (approx. 15m high) all contribute to vertical obstructions in the locality. A photomontage has been developed to showcase the proposed Telstra facility and is included with this response. The montages show the facility from various directions / viewpoints, amongst the aforementioned infrastructure and environment.

When considering these items against existing facilities in the surrounding area, it can be demonstrated that a facility at this height can blend well within the locality. For example, an existing facility located at 48 York Terrace, Salisbury (albeit slightly lower at 25m height) is located with a smaller set-back from an intersection than the proposed facility and in closer proximity to residential land uses to the rear of the property, but as evident in **Figures 1-3** below (from Google Streetview) a 25m facility can be seen to blend with existing vertical obstructions in the locality, which in isolation are actually much lower, but with the set-back creates a uniform viewshed and not considered to be obtrusive. This principle is also observed within the enclosed photomontages for the proposed facility.



2

Figure 1: View of existing Telstra facility at 48 York Terrace, Salisbury, viewed from intersection of Spains Road and Rhyme Avenue (image from Google Streetview).

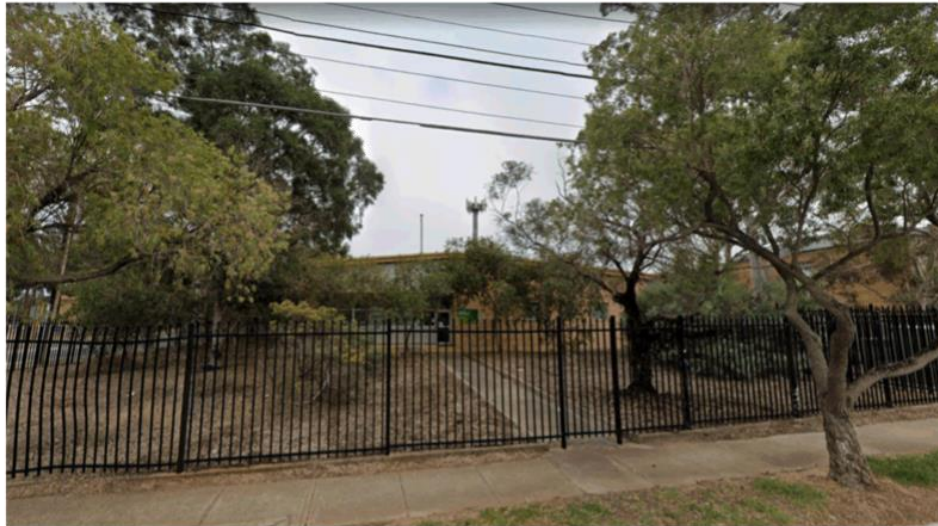


Figure 2: View of existing Telstra facility at 48 York Terrace, Salisbury, viewed York Terrace, near intersection of York Terrace and Spains Road (image from Google Streetview).

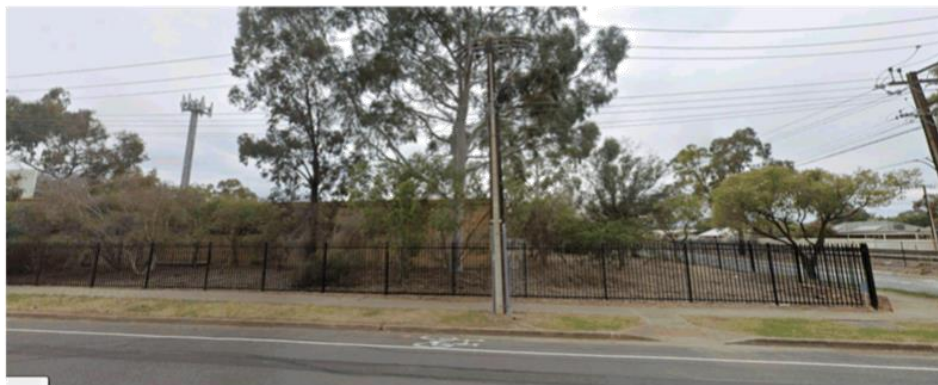


Figure 3: View of existing Telstra facility at 48 York Terrace, Salisbury, viewed from Spains Road, near intersection of York Terrace and Spains Road (image from Google Streetview).

Overshadowing

Two representors listed concerns about the potential of overshadowing by the proposed facility. We acknowledge that shadowing will occur as a result of the monopole, however the slimline design of the monopole will minimise the impacts on surrounding properties.

The shadow cast by the monopole would be not much larger than approximately 1m in width (when considering the pole itself, not including the antenna arrangement) at any given time during the year. It is suggested that any potential impacts regarding overshadowing during the summer would result in shadows only impacting surrounding properties in the early morning and late afternoon for very limited time periods. Similarly, shadows in the winter, would impact slightly more, but still for limited time periods only.

Compliance with Commercial Zone Objectives

One representor expressed concerns that the proposed facility is not consistent with *Commercial Zone Objectives 2 and 3*. Although the proposed facility is not specifically an envisaged land use for the Commercial Zone, the proposed facility is considered to provide an essential service for residences, businesses and visitors to the Salisbury area and beyond.

Whilst there is no desired character statement (Objective 3) for the general Commercial Zone, as stated in the 'Visual Impact' section above, the proposed facility has been minimised as much as practicable through the use of a minimum number of antennas, limiting the height of the facility to just over 30m and using a 'slimline' monopole, which satisfies Objective 2 of the Commercial Zone. An alternative could have been to install a bulky lattice structure standing significantly higher, which would have created a greater overshadowing and general visual impact within the locality.

The siting of the proposed facility also contributes to minimising any potential amenity impacts. By locating the facility at the rear of an existing petrol station, the base of the facility is completely screened and provides good separation from Cross Keys Road and Park Terrace, enabling the existing trees/vegetation within the property, and along the street, to assist in concealing the facility (for moments) so as to not be an obvious distraction for motorists.

Site Selection

Some representors expressed concern about the site selection process. The site selection process, including consideration of alternative sites, was outlined in detail within the Development Application submitted to Council. However, as these representors have raised specific issue with why the certain sites were not selected for the proposed facility, we would like to provide the following information.

While five (5) of the representations expressed their preference for the relocation of the proposed facility more generally to an alternative commercial or industrial site, five (5) additional representors made specific reference to other locations to be considered for site selection. These included:

- Industrial sites on Stanbel Road, Salisbury
- Pioneer Park, Commercial Road, Salisbury
- Jenkins Reserve, Saints Road, Salisbury Park
- Kesters Road (near Parafield Airport), Para Hills
- Salisbury Council Chambers, 34 Church Street, Salisbury
- Peter Engel Garden Centre, 1700 Main North Road
- The Bridgestone site (believed to be the site at 129-155 Cross Keys Road, Salisbury South)
- Harry Bowey Reserve, Riversdale Drive, Salisbury Park



In order to provide effective mobile phone coverage to the Salisbury locality, the facility needs to be located in a proximity to the coverage area to ensure each antenna services the coverage objective area, without overlapping existing coverage areas supported by an existing Telstra service. In this regard, the following considerations need to be addressed from a Radiofrequency perspective:

- In order to maintain a suitable radio signal strength, the antenna heights must be above the surrounding tree levels and buildings. The primary path of the radio wave is directly from the transmitting antenna to the receiving antenna of the mobile devices. Consequently, the receiving antenna must be located within the radio horizon of the transmitting antenna. Any obstructions such as vegetation, terrain, buildings and long distance significantly weaken the radio signal.
- A typical mobile site configuration consists of three antennas separated by 120 degrees. Each antenna provides mobile services within the area coverage called a sector.
- To maximise utilisation of mobile infrastructure each sector should provide service to a similar number of mobile services. Consequently, an ideal location of a mobile site is in the centre of the area of demands for data services.
- In this case, the selected location of the proposed mobile base station is the most centrally located within the existing Telstra mobile network. This will ensure the best customer experience by providing a more effective use of higher bandwidth technologies whilst also balancing the capacity of the network. Also, the site is located closer to the demands of service, which further increases the capacity and efficiency of the network.
- There is a requirement for sufficient spacing from the existing surrounding sites to minimise network interference again allowing for a better user experience.

Positioning the facility away from the selected site would decrease its technical viability. The following figures represent the proposed location along with the existing Telstra sites in pink to demonstrate their proximity to each other. **Figure 4** also reflects the desired location (to optimise performance) in green.

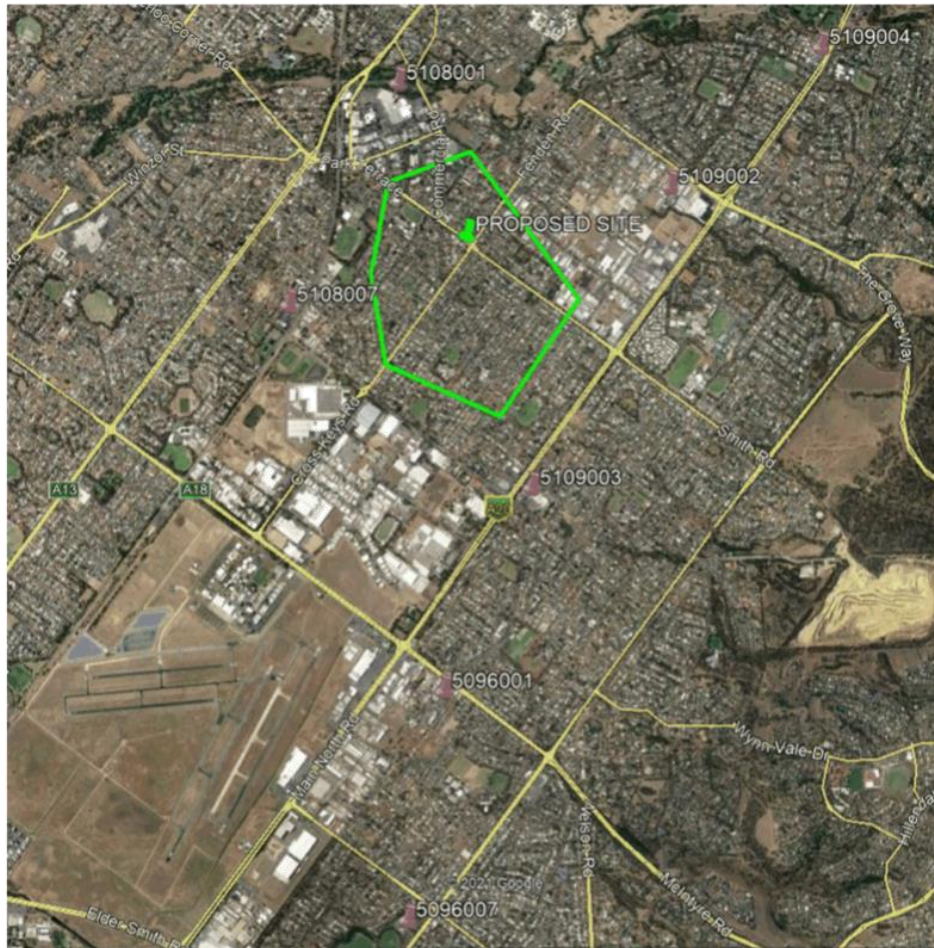


Figure 4: Existing Telstra sites surrounding the proposed location, demonstrating the need to 'in-fill' coverage at this location.

The yellow pins in **Figure 5** represent the suggested locations from the Council and representations received, which clearly show that 7 out of the 8 can be eliminated due to their location being too far from the dedicated coverage area.

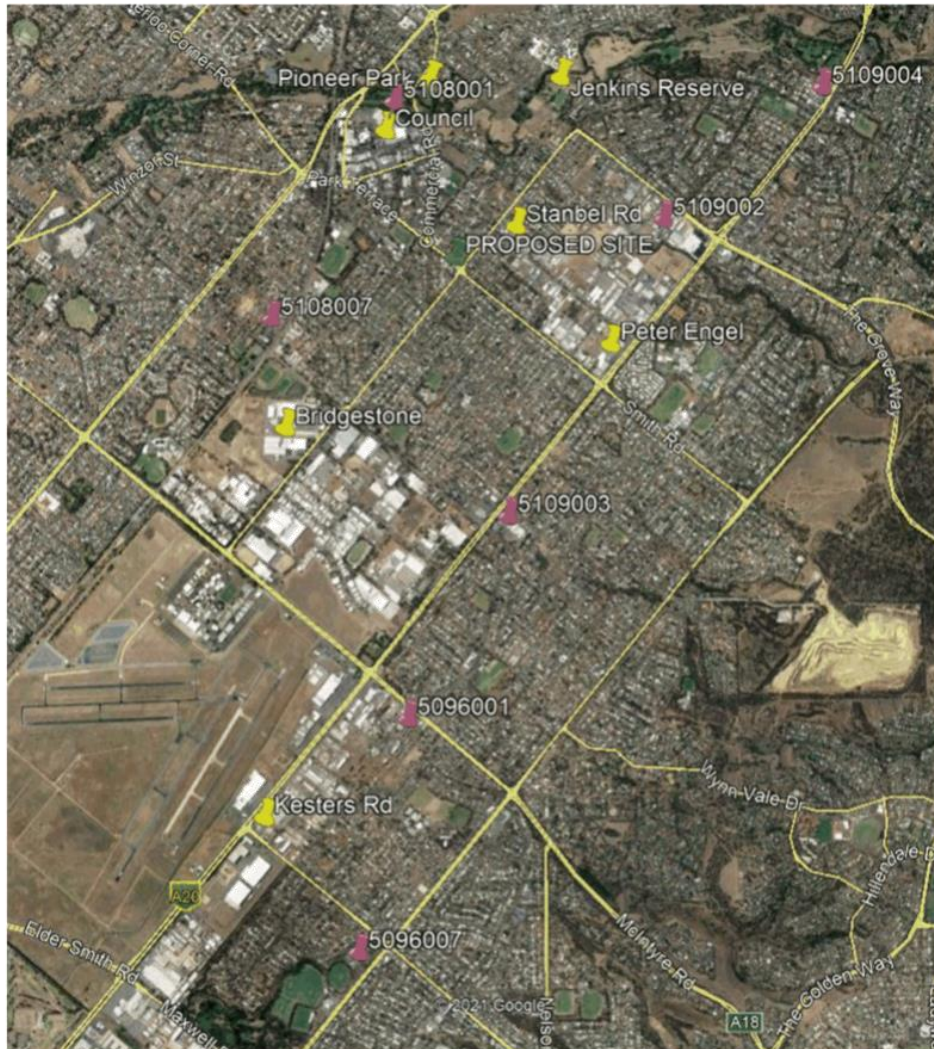


Figure 5: Existing Telstra sites (pink) with respect to the proposed location (green) and suggested sites within the representation (yellow)

Additional Infrastructure

One of the representations received questioned whether the proposed design of the monopole would be modified given that the notes provided in the preliminary technical drawings state that the design



"could be subject to change". One other representor raised specific concerns about the possibility of future transmitters being added to the site by other telecommunications providers.

Whilst it is possible that other mobile carriers can install their equipment on an existing facility, provided they follow certain legislation, this is entirely dependent on whether the carrier has a need to co-locate. Nevertheless, any colocations proposed on this facility will need to be within the ARPANSA EME limits factoring in the cumulative impact of existing equipment.

At this stage, the facility is only intended to provide Telstra mobile services (as detailed in the submitted plans) to the area and this is all the application is seeking. Any future additions that may be installed on the facility are subject to their own approval process (including any changes made directly by Telstra).

EME and Health

Twenty-seven (27) representors listed 'health concerns' as a reason for their representation which we believe may be regarding the levels of radiofrequency (RF) electromagnetic energy (EME / EMR) that will be produced by the proposed facility. Telstra acknowledges some people are genuinely concerned about possible health effects of EME from mobile phone base stations and is committed to addressing these concerns responsibly.

Telstra relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), and the World Health Organisation ("WHO") for overall assessments of health and safety impacts.

Organisations such as the WHO routinely review the medical research and science relevant to the Electromagnetic Energy (EME) generated by radio communications services. The consensus is that there is no substantiated scientific evidence of adverse health effects from the EME generated by radio communications services, including mobile phones and their base stations, that comply with national and international safety guidelines.

Telstra has strict procedures in place to ensure its mobile phones and base stations comply with these guidelines. The report which accompanied the application to Council clearly demonstrates that the Telstra facility will operate well within the prescribed safety standards developed by ARPANSA, and a summary of the estimated RF EME levels around the proposed facility is contained in the "EME Report", which was included with the application documentation.

We also note that research on possible biological and health effects of exposures to RF EME has been underway for more than 50 years. The WHO states that the research has found no adverse health effects from the low level RF signals emitted by base stations and wireless networks:

"considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects"

Power Density Vs Absorption Rate

The power outputs are quite low considering the service they are offering. As an example, this facility will operate at a maximum Power Density of approximately 293.13mW/m² (milliwatts per square



metre) which is considerably low. A representor has raised a specific query as to why Power Density is used as the measurement rather than the absorption rate. The ARPANSA standard prescribes the limits and the criteria to be used to determine the appropriate evaluation method, i.e. **Specific Absorption Rate (SAR) or Reference Levels**. The RF human exposure evaluation methods differentiate between portable and mobile devices according to their proximity to exposed persons. Current methods of measurement are intended for devices used at the ear or devices used near other parts of the body. When, Mobile and Portable Transmitting (MPT) devices are used at a distance exceeding 20 cm from the human body and operate over the range 100 kHz to 300 GHz, the exposure levels can be evaluated with respect to electric or magnetic field strength limits. These limits are often referred to as **Reference Levels** and measurement is generally straightforward using conventional RF field meters or assessed by computation techniques.

RF transmitters used in close proximity to the human body must be evaluated against human exposure standards which set basic restrictions for the SAR by any part of the human body. This may include two-way radios, cellular phones, smartphones, spread spectrum, Bluetooth devices, wireless EFTPOS terminals and WLAN devices used in PDA/notebook/laptop/tablet computers.

The safety limit in Australia is based on the International Commission on Non-Ionizing Radiation Protection (ICNIRP) limit which is 2.0 watts per kilogram averaged over ten grams. To legally market, Mobile and Portable Transmitting devices in Australia, suppliers must comply with the provisions of the Australian Communications and Media Authority (ACMA) regulations on EMR and specific absorption rate (SAR).

In summary, the specific absorption rate method is used for MPT devices located close to the human body and the Reference Levels are used to evaluate power density from a distant transmitter.

Public Exposure Limit

A representor queried "if the 100% exposure limit for LTE700 transmitters is equivalent to a power density of 3750mW/m², then how is the public exposure limit calculated as 2.95% at a 50-100m radius?" For reference to this query, we have enclosed the EME Report, detailing the electromagnetic energy (EME) which will be emitted by the proposed facility. The report shows that the maximum cumulative level of EME emitted is predicted to be 2.95 percent of the public exposure limit (of which 100 percent is deemed to be safe). Further information on the EME Report can be found within ARPANSA's *A Guide to the Environmental EME Report*:

<https://www.arpansa.gov.au/research/surveys/environmental-electromagnetic-energy-reports>

The values of EME provided in the EME Report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off in an effort to conserve electricity usage.

In order to maintain a suitable radio signal strength, the antenna heights must be above the surrounding tree levels and buildings. The primary path of the radio wave is directly from the transmitting antenna to the receiving antenna of the mobile devices. Consequently, the receiving



antenna must be located within the radio horizon of the transmitting antenna. Any obstructions such as vegetation, terrain, buildings and long distance significantly weaken the radio signal.

When expressed as a percentage, a value of 100% corresponds to the general public exposure limit. For example, a typical highest value of 1% means that the total EME level from all wireless network transmitters on the site, all operating at their maximum power, will be no more than one hundredth (1/100) of the limit set by the ARPANSA Standard for members of the public. The maximum safe power density for LTE700 is 3750 mW/m². Consequently, the calculated public exposure at the proposed site is 2.95% which results in 110.6 mW/m².

Calculations for maximum EME levels

The representors have requested "clarification on how the data for the proposed configuration power density came about". The calculations of the maximum EME levels are based on well understood principles of physics that deal with how electromagnetic waves travel and spread out. The total amount of energy emitted from the antenna is limited by the power of the amplifier used to drive the antenna. As the energy leaves the antenna, it spreads out to cover bigger and bigger areas and so gets less intense the further away it travels. In general, the number of assumptions included in the calculation of the values for the ARPANSA Environmental EME Report are deliberately conservative, consequently it is expected the measured values will always be less than in the report. For example, the calculations do not take into account specific localised trees, vegetation or buildings which may alter the EME levels, generally decreasing them.

It is Telstra's responsibility to comply with the mandated standard for RF EME set by ARPANSA, which is the safety standard recommended by the WHO. The safety standard works by limiting the network signal to a level low enough to protect all people, in all environments, 24 hours a day, 7 days a week. The safety limit itself has a significant safety margin built into it.

One other query that was raised in the submissions included "We would like clarification whether future transmitters to be added to the site by other telecommunications providers have been included in the submitted calculations for the environmental report". In short, this has not been considered in the proposed calculations, as this is an unknown quantity. As mentioned in the 'Additional Infrastructure' section above, this is entirely dependent on the ancillary carriers to identify their need to co-locate on this proposed facility. Currently, there has been no expressions of interest in this possibility, therefore only Telstra equipment has been considered for the EME Report.

To address any further need for general information regarding EME, the following information, provided by Telstra, on EME and mobile phone base stations is appropriate:

- <https://www.telstra.com.au/consumer-advice/eme/base-stations>

For literature/information regarding mobile telecommunications facilities and EME, please refer to the following organisations:

- **Australian Mobile Telecommunication Association (AMTA)**
Email: contact@amta.org.au
Website: <http://www.amta.org.au> & <http://www.emfexplained.info/>



- **Australian Communications & Media Authority (ACMA) - Radiocommunications Standards**
Email: info@acma.gov.au
Website: <http://www.acma.gov.au/>
- **Australian Radiation and Nuclear Protection Agency (ARPANSA)**
Email: info@arpansa.gov.au
Link: <https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations>

Parafield Airport Aerial Operations

One of the representors raised concerns for the potential impact which this facility would have upon CFS fire-fighting operations in the event of a bushfire, specifically the ability of 'water bomber' aircraft to safely navigate the area. Whilst another representor raised concern for the facility being located within the flight path of low aerial traffic approached to Parafield Airport. As such, we wish to provide the following information further to that which was provided within our report submitted to Council which detailed our compliance with Bushfire Risk Management more generally.

These types of facilities, as well as other tall structures, are often required to be registered into a database / aviation chart, provided the facilities exceed certain criteria. These databases / aviation charts are used by all pilots, including aerial firefighters, when operating within these areas to inform them of any existing vertical obstructions.

In accordance with 'Advisory Circular 139-08(0) – Reporting of Tall Structures', structures that are over 30m in height within 30km of a CASA registered aerodrome (the closest one is Parafield Airport, approximately 2.6km west, southwest of the proposed location, with Adelaide Airport being approximately 21km west-southwest) are required to be registered into the Airservices Australia Tall Structures Database.

Due to the 31.3m overall height of the proposed facility and its position within 30km of both Parafield Airport and Adelaide Airport, the nearest CASA registered aerodromes, we are required to register the structure in accordance with the legislation. This will be undertaken in the event that Development Approval be granted for the application.

Regarding the Parafield Airport flight paths, as part of the Development Application process, a referral has been made to Parafield Airport for the proposed facility. This referral will outline any considerations that may need to be made (e.g. obstacle marking, obstacle lighting, etc.) to ensure the safety of all parties. Currently the formal response from the referral is outstanding, but will be provided as soon as possible.

Access

One representor expressed concerns about the impact of the proposed facility on access and parking at surrounding businesses. The proposed facility will be directly accessed via the On the Run petrol station off Cross Keys Road and will not impact any access to surrounding businesses. Due to the



proposed location of the facility in the south-eastern corner of the subject site, we anticipate there to be minimal impacts on businesses currently using this site for parking.

Property Values

Several representors raised the issue of property values, and the likelihood of the proposed facility resulting in the de-valuation of their property.

Property values may be impacted for a variety of reasons. Telstra is not aware of any credible evidence to suggest that the construction of a telecommunications facility would influence property value from a positive or negative perspective.

We also note that as property values are market driven, this issue should not be considered as part of the planning assessment.

Lack of Council communication

One of the representors expressed concern about Council communication regarding the subject proposal. While we do not propose to respond on behalf of Council, this Development Application has been assessed as a Category 3 development which, in accordance with Section 38 (2) (b) of the *Development Act 1993*, requires a 10-business day notification period to the community. The Council is governed by this process and it is their responsibility to comply with the *Act*.

The Council's statutory notification period offers an avenue for residents to provide representation and comments on the application. We understand that the Category 3 procedures of public notification were undertaken by Council for this Development Application. Additionally, if members of the public would like further information on the proposed facility, the Radio Frequency National Site Archive (RFNSA) website can be used to search for Australian Mobile Network base stations to source Electromagnetic Energy (EME) Reports, site locations, carrier contact details for existing sites and community consultation information for new sites: <https://www.rfnsa.com.au/5108016>. The RFNSA reference number for the proposed Telstra facility at Salisbury is **5108016**.

The website also offers the option to subscribe to updates for a specific site (or postcode area) to receive emails when updated information is available: www.rfnsa.com.au/subscribe

Conclusion

We trust that the above response addresses the issues raised within the representations received by Council. We note that the proposed Telstra telecommunications facility will deliver substantial benefits to Point Turton and the surrounding community.

We confirm our intention to attend a Council Assessment Panel meeting in support of our response should the opportunity be provided.

Should Council require any further information, please do not hesitate to contact the undersigned on (08) 8237 9989 or by email at adam.pfitzner@aurecongroup.com

Yours sincerely,

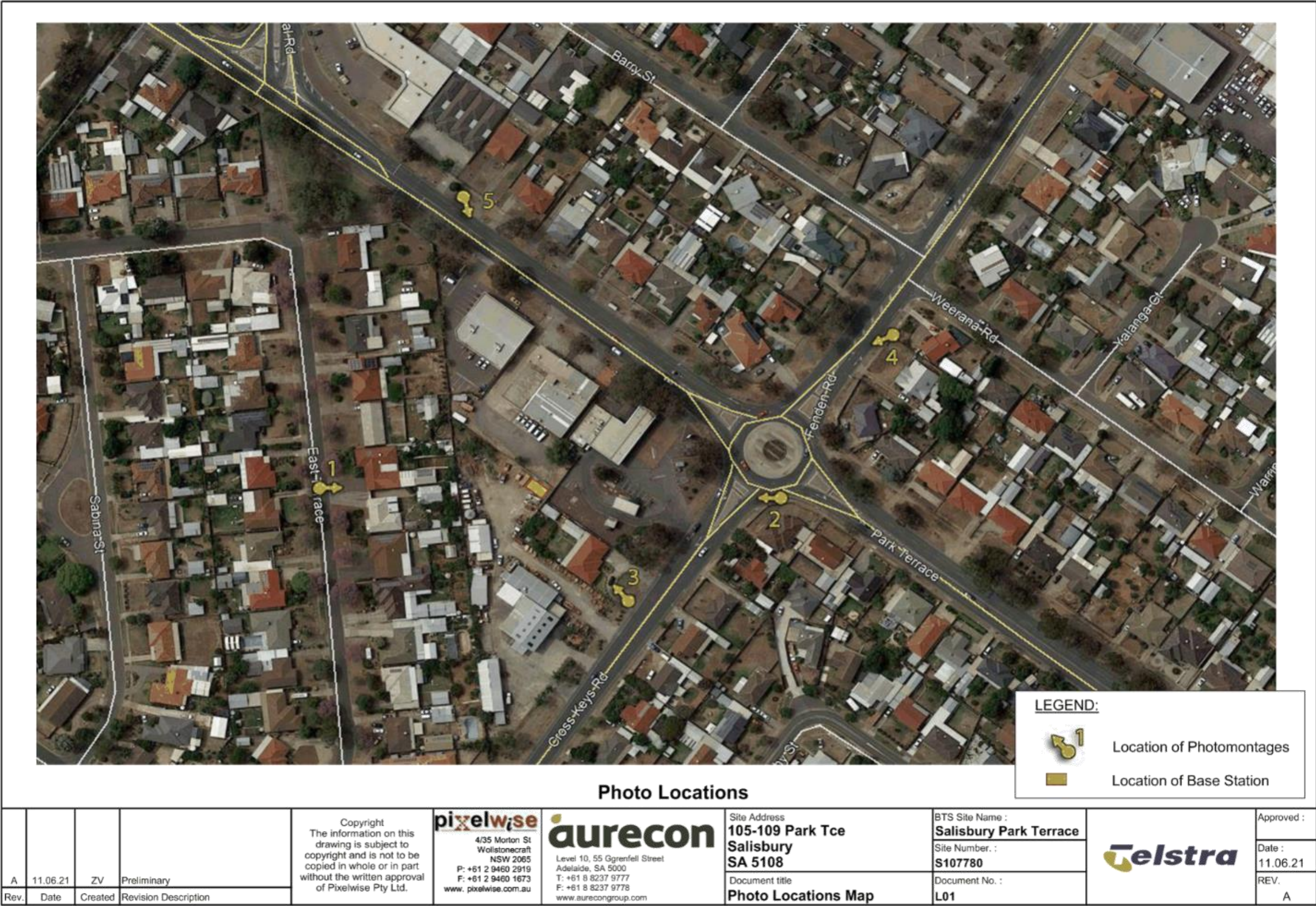
Adam Pfitzner




Planner
Aurecon Australasia Pty Ltd (*On behalf of Telstra*)

Enclosed:


1. Photomontages of proposed Telstra facility
2. Environmental EME Report



			
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Drawing Site Photomontage View 1		Site Number : S107780	
Drawing No. : M01		Approved : 	
Rev. : A		Date : 11.06.21	
Date : 11.06.21		Photographer : 	
Created : ZV		Checker : 	
Revision Description Preliminary		REV. A	









Before










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Environmental EME Report



Location	105-109 Park Tce, SALISBURY SA 5108		
Date	17/11/2020	RFNSA No.	5108016

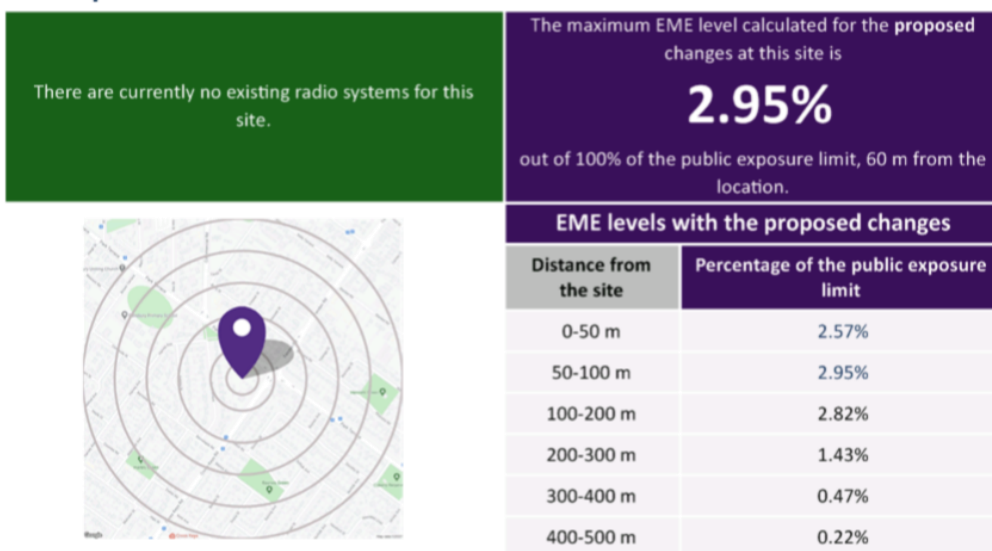
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 105-109 Park Tce, SALISBURY SA 5108. These levels have been calculated by Ericsson using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/5108016>.

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.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra			4G, 5G	LTE700 (proposed), LTE1800 (proposed), LTE2100 (proposed), LTE2600 (proposed), NR850 (proposed), NR3500 (proposed)

Issued by: Ericsson, NAD (v1.0.114870.37848)
Environmental EME report (v12.3 Feb 2019)

Produced with RF-Map 2.1 (Build 3.0)

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.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				9.82	256.04	2.57%
50-100m				10.51	293.13	2.95%
100-200m				8.89	209.86	2.82%
200-300m				6.51	112.29	1.43%
300-400m				3.87	39.79	0.47%
400-500m				2.69	19.21	0.22%

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

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
Petrol Station	0-3 m	8.99	214.46	2.15%

ATTACHMENT 4

Parafield Airport Referral Response

Ref 1035

31 August 2021

Aaron Curtis
Team Leader Planning
City of Salisbury
PO Box 8
Salisbury SA 5108

Dear Aaron,

DEVELOPMENT NUMBER: DA 362/128/2021
APPLICANT: City of Salisbury
NATURE OF DEVELOPMENT: Telecommunications facility.
SUBJECT LAND: 105-109 Park Terrace Salisbury SA 5108

The application has been assessed and the tower at an approx. height of RL 67.90m Australian Height Datum (AHD) the application **will** penetrate the Parafield Airport Obstacle Limitation surfaces (OLS) which is protected airspace for aircraft operations.

The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 with final approval by the Department of Infrastructure, Transport, Regional Development and Communication.

The developments will penetrate the OLS by approximately 10.4 metres.

The airport will not object to the development.

If the development is approved by the Department of Infrastructure, Transport, Regional Development and Communications any associated lighting would also need to conform to the airport lighting restrictions and shielded from aircraft flight paths.

Crane operations associated with construction, if approved, will also be subject to a separate application.

Should you require any additional information or wish to discuss this matter further please contact the undersigned on 8308 9245.

Yours sincerely,



Brett Eaton
Airside Manager
Adelaide and Parafield Airports



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ATTACHMENT 5

**Relevant Development Plan Provisions and
Maps**

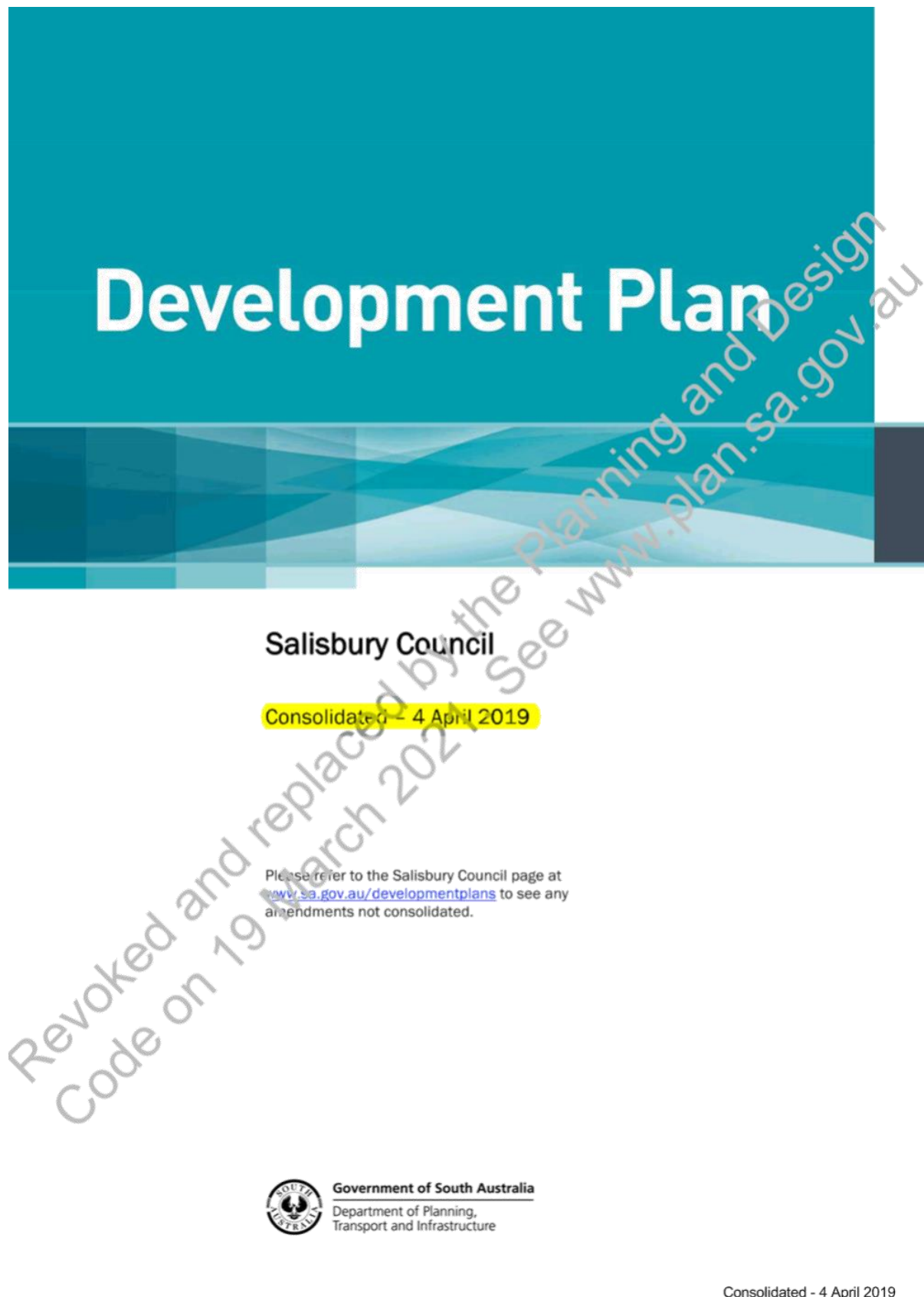


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Building near Airfields

OBJECTIVES

- 1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights as shown on Overlay Maps – Development Constraints or *Concept Plan Map Sal/1 – Edinburgh Defence Airfield Defence (Area Control) Regulations* should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke, dust and exhaust emissions
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) reflective surfaces (eg roofs of buildings, large windows)
 - (g) materials that affect aircraft navigational aids.
- 4 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial and military aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft. Such development includes, but is not limited to, aquaculture, farming, food processing plants, water treatment and storage structures, non-food garbage landfill and food garbage disposal.
- 6 Development within areas affected by aircraft noise should be consistent with Australian Standard AS2022: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.

RAAF Base Edinburgh

Building Heights

- 7 Buildings and structures should not exceed the airport building heights as shown on *Concept Plan Map Sal/1 – Edinburgh Defence Airfield Defence (Area Control) Regulations*.

Salisbury Council
General Section
Building near Airfields

Noise Affected Areas

- 8 Development within areas affected by aircraft noise should be located such that:
- (a) dwellings, caravan parks, educational establishments, pre-schools, child-care, consulting rooms, hospitals and nursing homes are not located within the 25 or greater ANEF contour of the Edinburgh Airfield as shown on [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
 - (b) hotels, motels, hostels, community centres and indoor recreation centres are not located within the 30 or greater ANEF contour of the Edinburgh Airfield as shown on [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
 - (c) shops and offices are not located within the 35 or greater ANEF contour of the Edinburgh Airfield as shown on [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#).
- 9 Development within areas affected by aircraft noise should comply with noise attenuation levels referenced in Table 3.3 "Indoor Design Sound Levels for Determination of Aircraft Noise Reduction" of AS2022-2000—such development includes:
- (a) dwellings, caravan parks, educational establishments, pre-schools, child-care, consulting rooms, hospitals and nursing homes within the 20 to 25 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
 - (b) community centres and indoor recreation centres within the 20 to 30 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
 - (c) hotels, motels and hostels within the 25 to 30 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
 - (d) shops and offices within the 25 to 35 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#).

Lighting

- 10 Outdoor lighting (excluding lighting ancillary to a residential land use) located within the extraneous lighting zones A, B, C and D shown on [Concept Plan Map Sal/3 - Edinburgh Defence Airfield Lighting Constraints](#) should not emit light with intensities above the horizontal greater than those specified in the following table:

Extraneous lighting zone	Maximum intensity of light permitted above the horizontal
Zone A	No upward light permitted
Zone B	Up to 50 candelas per square metre
Zone C	Up to 150 candelas per square metre
Zone D	Up to 450 candelas per square metre

Design and Appearance

OBJECTIVES

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
 - (a) articulation
 - (b) colour and detailing
 - (c) small vertical and horizontal components
 - (d) design and placing of windows
 - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.
- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

Salisbury Council
General Section
Design and Appearance

- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.

Development Adjacent Heritage Places

- 17 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Sal/4 - State Heritage Places](#).
- 18 Development on land adjacent to a State or local heritage place, as listed in [Table Sal/4 - State Heritage Places](#) should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

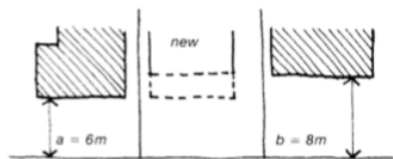
- 19 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
 - (a) windows of habitable rooms
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

- 20 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
 - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 21 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes

Building Setbacks from Road Boundaries

- 22 The setback of buildings from public roads should:
- be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - contribute positively to the streetscape character of the locality
 - not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 23 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
 <p>When $b - a \leq 2$, setback of new dwelling = a or b</p>	
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 24 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Sal/1 - Building Setbacks from Road Boundaries](#).
- 25 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 26 Development likely to encroach within a road widening setback under the *Metropolitan Adelaide Road Widening Plan Act 1972* should be set back sufficiently from the boundary required for road widening.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities minimised.
- 5 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities
 - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 8 Development and landscaping within 25 metres of the 275 kV overhead electricity lines should ensure that all clearances and safety restrictions are met.

Salisbury Council
General Section
Infrastructure

- 9 In urban areas, electricity supply serving new development should be installed underground.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

Interface between Land Uses

OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

Salisbury Council
General Section
Interface between Land Uses

- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	<p>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum</p> <p>and</p> <p>Less than 5 dB(A) above the level of background noise ($LA_{90,15min}$) for the overall (sum of all octave bands) A-weighted level</p>
Adjacent <i>land</i> property boundary	<p>Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum</p> <p>or</p> <p>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level</p>

Air Quality

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
 - (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
 - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
 - (a) not locating horticulture or intensive animal keeping on land adjacent to townships
 - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

- 17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 18 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
 - (a) not prejudice the continued operation of those facilities
 - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

Landscaping, Fences and Walls

OBJECTIVES

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
 - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
 - (b) enhance the appearance of road frontages
 - (c) screen service yards, loading areas and outdoor storage areas
 - (d) minimise maintenance and watering requirements
 - (e) enhance and define outdoor spaces, including car parking areas
 - (f) maximise shade and shelter
 - (g) assist in climate control within and around buildings
 - (h) minimise heat absorption and reflection
 - (i) maintain privacy
 - (j) maximise stormwater re-use
 - (k) complement existing vegetation, including native vegetation
 - (l) contribute to the viability of ecosystems and species
 - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
 - (a) include the planting of locally indigenous species where appropriate
 - (b) be oriented towards the street frontage
 - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
 - (a) unreasonably restrict solar access to adjoining development
 - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

Salisbury Council
General Section
Landscaping, Fences and Walls

- (c) introduce pest plants
 - (d) increase the risk of bushfire
 - (e) remove opportunities for passive surveillance
 - (f) increase leaf fall in watercourses
 - (g) increase the risk of weed invasion
 - (h) obscure driver sight lines
 - (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
 - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
 - (e) assist in highlighting building entrances
 - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
 - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
 - (h) be constructed of non-flammable materials.

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

Siting and Visibility

OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
 - (a) the natural, rural or heritage character of the area
 - (b) areas of high visual or scenic value, particularly rural and coastal areas
 - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails
 - (d) the amenity of public beaches
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
 - (a) be grouped together
 - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 3 Buildings and structures on land outside of urban areas should be designed to minimise their visual impact in the landscape, in particular:
 - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
 - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 4 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 5 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 6 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 7 Development should be screened through the establishment of landscaping using locally indigenous plant species:
 - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
 - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
 - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Telecommunications Facilities

OBJECTIVES

- 1 Telecommunications facilities provided to deliver communication services to the community.
- 2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Telecommunications facilities should:
 - (a) be located in a co-ordinated manner to deliver communication services efficiently
 - (b) use materials and finishes that minimise visual impact
 - (c) have antennae located as close as practical to the support structure
 - (d) be located primarily in industrial, commercial, business, office, centre and rural zones
 - (e) where technically feasible, be co-located with other telecommunications facilities
 - (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
 - (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.
- 2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.
- 3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
 - (a) using existing buildings and vegetation for screening
 - (b) incorporating the facility within an existing structure that may serve another purpose
 - (c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.
- 4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, local heritage places, State heritage places or State Heritage Areas.

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public, community and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

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General Section
Transportation and Access

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:
 - (a) open space networks, recreational trails, parks, reserves and recreation areas
 - (b) Adelaide's Metropolitan Open Space System.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities

- (c) secure bicycle parking facilities provided at the rate set out in [Table Sal/3 - Off Street Bicycle Parking Requirements](#).
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

Access

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads
 - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 28 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
 - (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from run-off
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

Access for People with Disabilities

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

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Transportation and Access

Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Sal/2 - Off Street Vehicle Parking Requirements](#) or [Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies) unless an agreement is reached between the Council and the applicant for a reduced number of parking spaces where one of the following applies:
- (a) a financial contribution is paid into the Council Car Parking Funds specified by the Council, in accordance with the gazetted rate per car park associated with the 'Car Park Fund Areas' identified on [Concept Plan Map Sal/27 - Salisbury District Centre Car Park Fund Area](#), [Concept Plan Map Sal/29 - Ingle Farm District Centre Car Park Fund Area](#) and [Concept Plan Map Sal/32 - Mawson Lakes Town Centre Car Parking Fund Area](#)
 - (b) it can be demonstrated that fewer car parks would be required to meet the car parking needs associated with the development.
- 33 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 34 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the necessity for backing onto public roads
 - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
 - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
 - (c) being appropriately lit
 - (d) having clearly visible walkways.
- 36 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.

- 37 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Vehicle Parking for Residential Development

- 41 On-site vehicle parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.

Vehicle Parking for Mixed Use and Corridor Zones

- 43 Loading areas and designated parking spaces for service vehicles should:
 - (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.
- 44 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
 - (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 45 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 46 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
 - (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

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- (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development).
- 47 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Commercial Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Precinct 20 Globe Derby Park Commercial

The **Precinct 20 Globe Derby Park Commercial** will be a vibrant commercial area that provides a range of commercial based employment opportunities and facilities for local residents and workers in the area taking advantage of the proximity and visual exposure to Port Wakefield Road. Due to the controlled access and strategic nature of Port Wakefield Road, direct driveway access to individual sites to/from Port Wakefield Road is not envisaged. Rather access should be provided via a common roadway from Port Wakefield Road along with access points to/from Globe Derby Drive and Daniel Avenue.

Landscaping (including the use of taller vegetation) will be used extensively along site boundaries and within car parks and public areas to provide shade, enhance amenity and mitigate building bulk and scale. Landscaping will incorporate Water Sensitive Urban Design measures and be linked to on-site stormwater detention and reuse or regional schemes.

The following statements apply to those portions of the zone located at Salisbury Highway, Greenfields, (identified as **Precinct 23 Greenfields Commercial**) and at Main North Road, Para Hills West and Pooraka (identified as **Precinct 21 Para Hills West Commercial** and **Precinct 24 Pooraka Commercial**).

Development within the precincts will occur in a co-ordinated, integrated and holistic manner.

Given the former industrial zoning of these portions of the zone and the continuing industrial development in the adjacent **Industry Zone**, sensitive development is expected to occur on a precautionary basis where a site contamination audit verifies that a site or sites are suitable and safe for the intended use. Similarly, development will not occur that impedes activities of established industrial activities in proximity or sensitive residential areas.

Access to the precincts will require upgrading as traffic generated by development in the precinct areas increases. Access options that will be considered include:

- (a) provision of a new junction with Salisbury Highway to the north of Nucera Court incorporating left in/out turns as well as right turn entry (with appropriate storage lanes) from Salisbury Highway
- (b) provision of a connection between Nucera Court and Greenfields Drive and from the northern land parcel in the Precinct to Watervale Drive.

Precinct 23 Greenfield Commercial

Road works external to the precinct may also be required, including provision of a third northbound through lane on the Salisbury Highway approach to the intersection with Elder Smith Road.

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Zone Section
Commercial Zone

Precinct 21 Para Hills West Commercial and Precinct 24 Pooraka Commercial

Road works external to the Precinct may be required, including provision of a second right turn lane from the southern approach on Main North Road at the intersection with McIntyre Road/Kings Road.

Car parks will allow a direct visual connection to the front of tenancies and facilitate safe and convenient pedestrian movement. Within developments that incorporate areas accessible to the public, generously dimensioned and designated pedestrian routes will be developed between car parking areas and buildings. They will be clearly defined by landscaping, pavement treatment, verandas, lighting and street furniture.

It is essential that buildings are well designed and developed to complement each other. Development will deliver a positive visual impact incorporating articulation, high quality materials, texture and colour. Buildings facing onto public roads or thoroughfares will avoid large expanses of solid unarticulated walling or blank facades by incorporating design elements to increase the void to solid ratio of external surfaces and will incorporate landscaping to soften their appearance.

Development will incorporate design and layout that minimises adverse operational noise, traffic, light-spill or other amenity impacts. This may include the construction of high screen fencing or other mitigation measures to reduce impact on adjoining properties. Servicing areas and loading bays will be positioned to the rear or side of tenancies and should be allocated separate vehicle access. These areas will be screened from general public view.

It is particularly important that development in **Precinct 23 Greenfields Commercial** does not adversely impact on residential development on the northern side of Ryans Road. In addition to measures undertaken on private land, a public reserve could be established on the southern side of Ryans Road, providing significant setbacks to that road while facilitating stormwater management in a pleasant landscaped environment.

Particular attention is required to ensure that development within each of the precinct areas incorporate a uniform, consistent and integrated approach to outdoor lighting, advertising displays and advertisements.

Landscaping (including the use of taller vegetation) will be used extensively along site boundaries and within car parks and public areas to provide shade, enhance amenity and mitigate building bulk and scale. Landscaping will incorporate Water Sensitive Urban Design measures.

Stormwater management is an issue in both precinct areas and new development will be required to manage stormwater in a coordinated manner with links to on-site stormwater detention and reuse or wider area or regional schemes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- bulky goods outlet
- caravan park within **Precinct 20 Globe Derby Park Commercial**
- consulting room
- harness racing associated facilities within **Precinct 20 Globe Derby Park Commercial**
- light industry
- motel within **Precinct 20 Globe Derby Park Commercial**
- motor vehicle related business other than wrecking yard
- non-residential club
- office
- petrol filling station
- service trade premises
- shop with a gross leasable area less than 250 square metres (except in **Precinct 20 Globe Derby Park Commercial** where shops should have a gross leasable area 2500 square metres in area, with no single tenancy greater than 1500 square metres in area)
- store

- tavern/hotel within **Precinct 20 Globe Derby Park Commercial**
- warehouse.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres, (other than within **Precinct 20 Globe Derby Park Commercial**).

Form and Character

- 5 Offices should not:
 - (a) hinder the development or function of any centre zone or centres generally
 - (b) occupy a gross leasable floor area in excess of 250 square metres (except in **Precinct 20 Globe Derby Park Commercial**).
- 6 Freestanding advertisements and advertising displays should not exceed 4 metres in height.

Land Division

- 7 Land division should create allotments that vary in size and are suitable for a variety of commercial and business activities.

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to these precincts.

Precinct 1 Salisbury Plains Commercial

- 8 Development in the precinct should principally comprise service trade premises, bulky goods outlets, consulting rooms, offices, low-scale industry and limited retail activities.
- 9 Development of uses such as offices, consulting rooms, bulky goods outlets and shops should not hinder the function of nearby centre zones.
- 10 Bulky goods outlets should have a minimum retail floor area of 500 square metres per individual tenancy.
- 11 New development should not rely on direct access to or from Main North Road.

Precinct 20 Globe Derby Park Commercial

- 12 Development in the precinct should principally comprise service trade premises, bulky goods outlets, consulting rooms, offices, low-scale industry and small scale retail activities.
- 13 Development of uses such as offices, consulting rooms, bulky goods outlets and shops should not hinder the function of nearby centre zones.
- 14 Shops, other than a bulky goods outlet, should have a gross leasable area 2500 square metres in area, with no single tenancy greater than 1500 square metres in area.

Precinct 22 Park Terrace and Stanbel Road Commercial

- 15 No additional retail development should occur within the precinct, except where it is a bulky goods outlet or replacing existing retail.

Salisbury Council
Zone Section
Commercial Zone

Precinct 23 Greenfields Commercial

- 16 Development in the precinct should principally comprise service trade premises, bulky goods outlets, light industry, offices in association with these activities, and limited non-bulky goods retail activities.
- 17 Shops in the form of fast food restaurants and take away food outlets should have a maximum in the order of 500 square metres gross leasable area may be established in the precinct, including on corner allotments where suitable traffic management measures can be implemented.
- 18 Bulky goods outlets and large format retail (liquor) stores should have a minimum retail floor area in the order of 500 square metres per individual tenancy.
- 19 Development should contribute to the creation of an attractive amenity through extensive tree planting, landscaping and retention of existing trees and other significant vegetation.
- 20 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1.5 metres or 3 metres where the site abuts a road or a reserve.
- 21 Development should demonstrate and ensure that the management of all vehicular movement and location of site access promotes safe and convenient traffic flows both within and onto adjacent roads.
- 22 Advertisements and/or advertising hoardings should:
 - (a) only be provided at the rate of one free standing advertisement per the major road frontage of Salisbury Highway
 - (b) be located in close proximity to the major entry points or major intersections.
- 23 Advertisements attached to buildings should:
 - (a) cover no more than 15 per cent of a single wall face
 - (b) in the case where the building contains more than one tenancy, not consist of more than one wall mounted advertisement per tenancy.

Precinct 21 Para Hills West Commercial and Precinct 24 Pooraka Commercial

- 24 Development in the precincts should principally comprise service trade premises, bulky goods outlets, light industry, offices in association with these activities, and limited non-bulky goods retail activities.
- 25 Development of uses such as bulky goods outlets and shops should not hinder the function of nearby centre zones.
- 26 Bulky goods outlets should have a minimum retail floor area of 500 square metres per individual tenancy.
- 27 Development should contribute to the creation of an attractive amenity through extensive tree planting, landscaping and retention of existing trees and other significant vegetation.
- 28 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1.5 metres or 3 metres where the site abuts a road or a reserve.
- 29 Development should demonstrate and ensure that the management of all vehicular movement and location of site access promotes safe and convenient traffic flows both within and onto adjacent roads.
- 30 Advertisements and/or advertising hoardings should:
 - (a) only be provided at the rate of one free standing advertisement per the major road frontage of Salisbury Highway
 - (b) be located in close proximity to the major entry points or major intersections.

31 Advertisements attached to buildings should:

- (a) cover no more than 15 per cent of a single wall face
- (b) in the case where the building contains more than one tenancy, not consist of more than one wall mounted advertisement per tenancy.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Dairy	
Dwelling	
Educational establishment	Except where located in Precinct 23 Greenfields Commercial .
Farm building	
Farming	
Fuel depot	
General industry	Except where it is located within Precinct 1 Salisbury Plains Commercial , or Precinct 21 Para Hills West Commercial , or Precinct 23 Greenfields Commercial or Precinct 24 Pooraka Commercial .
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	Except where it is located in within Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial .
Pre-school	Except child care where it is located in within Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial .
Prescribed mining operations	
Residential flat building	
Road transport terminal	

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Commercial Zone

Form of development	Exceptions
Shop or group of shops	Except where it achieves one of the following: <ul style="list-style-type: none"> (a) it is located within Precinct 1 Salisbury Plains Commercial and the total gross leasable floor area of all shops in the Precinct does not exceed 6130 square metres (b) it is located outside of Precinct 1 Salisbury Plains Commercial and/or Precinct 22 Park Terrace and Stanbel Road Commercial and the gross leasable area is less than 250 square metres (c) it is located within Precinct 20 Globe Derby Park Commercial and will not result in shops in the precinct exceeding a total gross leasable area of 2500 square metres in area, with no single tenancy greater than 1500 square metres in area (d) it is located within Precinct 23 Greenfields Commercial and is in the form of a fast food restaurant or take away food premise or a large format retail (liquor) store (e) it is a bulky goods outlet.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

Public Notification

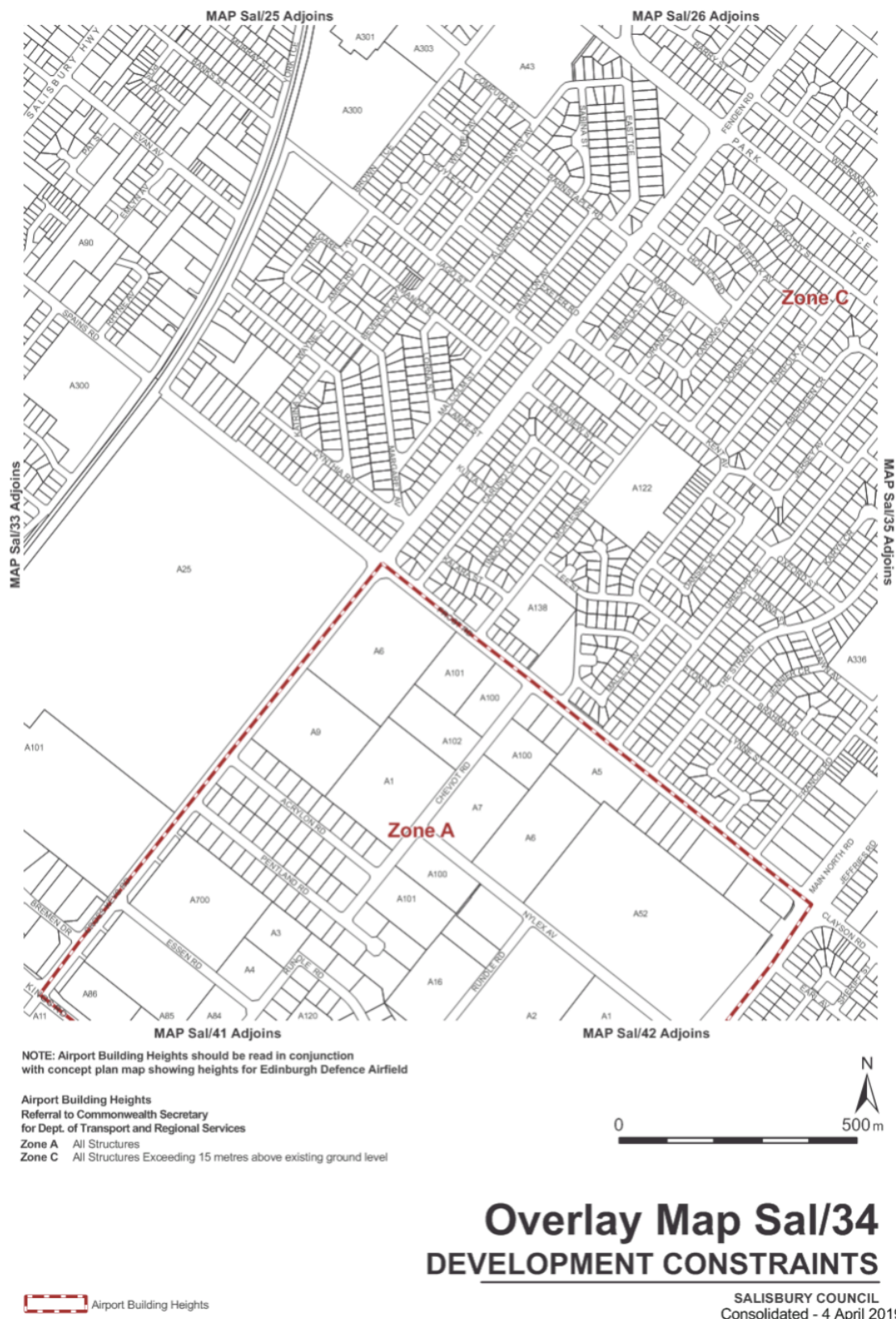
Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

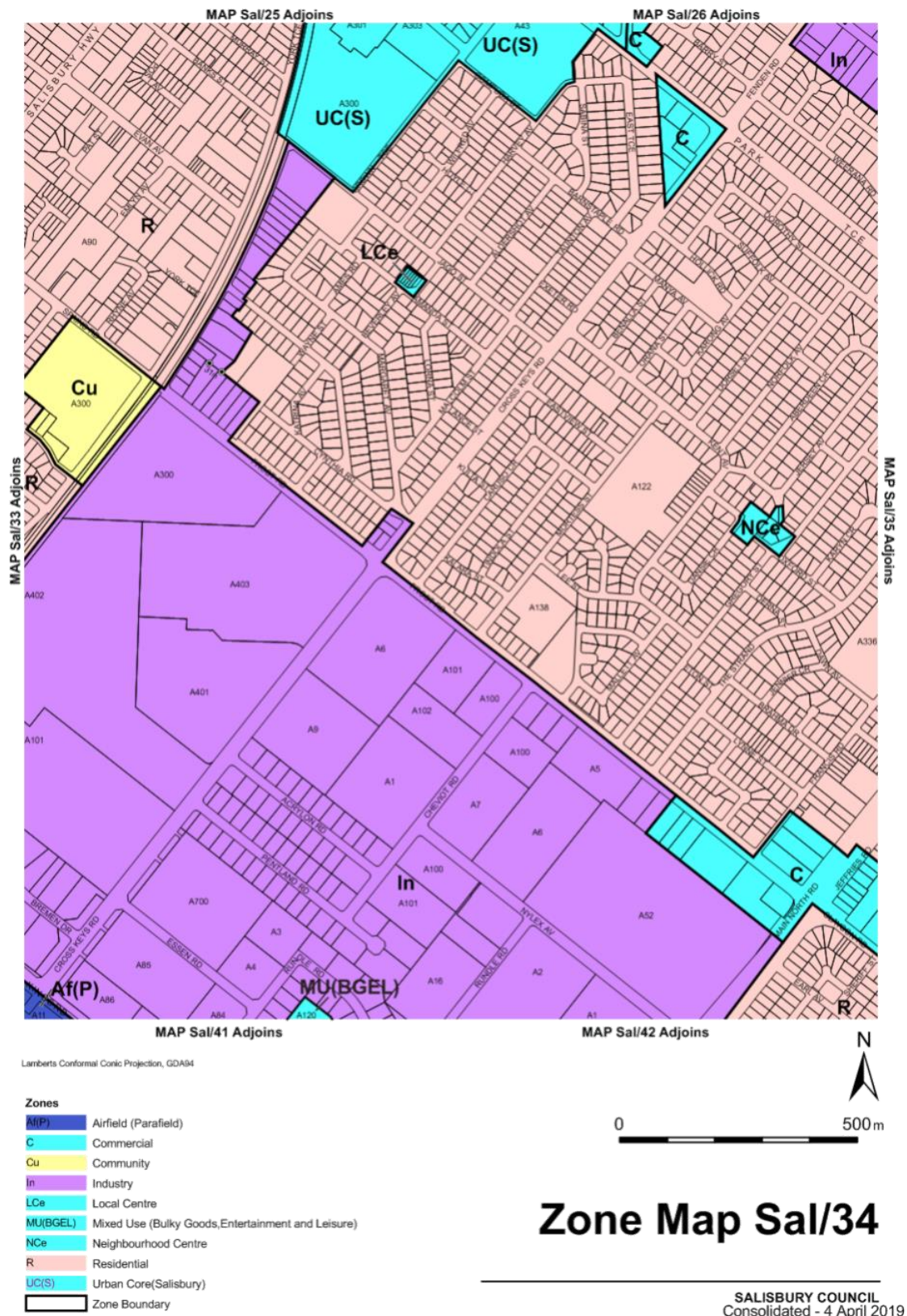
Further, the following forms of development within **Precinct 20 Globe Derby Park Commercial** and **Precinct 23 Greenfields Commercial** (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Bulky goods outlet	All forms of development that are not Category 1.
Caravan park	
Consulting room	
Harness racing associated facilities (except in Precinct 23 Greenfields Commercial)	
Light industry	
Motel	
Motor vehicle related business other than wrecking yard	
Non-residential club	

Category 1	Category 2
Office	
Petrol filling station	
Service trade premises	
Shop with a gross leasable area less than 250 square metres (except in Precinct 20 Globe Derby Park Commercial where shops should have a gross leasable area of 2500 square metres, in an area with no single tenancy greater than 1500 square metres in area) or is located in Precinct 23 Greenfields Commercial and is in the form of a fast food restaurant or take away food premise).	
Store	
Tavern/hotel	
Warehouse	







ITEM	8.2.1
	COUNCIL ASSESSMENT PANEL
DATE	28 September 2021
HEADING	Annual Report of the Council Assessment Panel for 2020/21
AUTHOR	Chris Zafiropoulos, Assessment Manager, City Development
CITY PLAN LINKS	3.4 Our urban growth is well planned and our centres are active 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	The Council Assessment Panel Operating Procedures require the preparation of an Annual Report to Council via the Policy and Planning Committee. A draft report is provided for the Panel's consideration and endorsement.
RECOMMENDATION	
	1. That the draft Council Assessment Panel Annual Report for 2020/21 be endorsed.
ATTACHMENTS	
	This document should be read in conjunction with the following attachments:
	1. Draft Annual Report 2020/21
1. BACKGROUND	
1.1	The General Operating Procedures require the Panel to provide an Annual Report to Council via the appropriate standing committee.
1.2	The Panel may provide advice to Council on trends, issues and other matters relating to planning and development that have become apparent or arisen through the assessment of applications under the <i>Planning, Development and Infrastructure Act 2016</i> .

2. REPORT

- 2.1 The draft report is provided in Attachment 1 for the Panel's consideration and endorsement.
- 2.2 The draft report provides for commentary from the Presiding Member, which has been included in the draft report. In addition, the report provides for the inclusion of comments from the review of a selection of development applications that have been approved by the Panel. Information in relation to the selected development applications approved by the Panel has been provided to members separately. It is proposed that the Panel finalise its comments on these applications at the September meeting for the learnings to be included in the final report.

3. CONCLUSION / PROPOSAL

- 3.1 That the Panel endorses the Annual Report for 2020/21.

CO-ORDINATION

Officer: GMCiD
Date: 16/09/21



**2020/21
Annual Report
of the
Salisbury Council Assessment Panel**

[Draft for Endorsement]

September 2021

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BACKGROUND

- 1.1 Council is required to establish a Council Assessment Panel (CAP) to assess and determine development applications assigned to the Panel under the *Planning, Development and Infrastructure Act 2016* (the Act) (or during the transition period, development applications delegated to the Panel by Council under the *Development Act 1993*).
- 1.2 The Panel has established in its General Operating Procedures a process to provide Council an annual report via the appropriate Standing Committee. This report provides an outline of the performance of the Panel and advice to Council on trends and issues.
- 1.3 The Panel endorsed this report at its meeting held

REPORT***Overview of the Panel***

- 1.4 In accordance with the Act, Council has appointed five members to the Panel comprising four independent members and one elected member. A deputy elected member has also been appointed for this term.

Mr Terry Mosel	Presiding Member
Mr R Bateup	Independent Member
Ms C Gill	Independent Member
Mr M Atkinson	Independent Member
Mr B Brug	Elected Member
Ms Shiralee Reardon	Deputy Elected Member
- 1.5 The Act provides that an Assessment Panel will be a relevant authority (planning and building) in relation to a proposed development that is to be undertaken within the area of a council, unless another authority is prescribed by the Act or regulations (section 93 of the Act). The Assessment Panel is designated the relevant authority for Performance Assessed development under section 107 of the Act where notice of the application must be given under section 107(3) of the Act.
- 1.6 The Panel takes considerable effort in providing an environment for hearing representors in a way to encourage participation, recognising that for some members of the community presenting to a formal committee in front of a gallery can be an intimidating experience.
- 1.7 The Panel has established General Operating Procedures in accordance with the requirement under the Act. A copy of the General Operating procedures is provided in Attachment 1.

Planning, Development and Infrastructure Act 2016

- 1.8 The state government introduced the new planning and development system to the metropolitan area of Adelaide on 19 March 2021. The Act introduces significant changes to the planning and development system. The changes to the statutory functions of the Council Assessment Panel include that the Panel is assigned as a relevant authority in its own right under the Act.
- 1.9 The Panel held (3) three meetings to consider these matters as the changes have significant implications on the role of the Panel. The Panel was provided detailed reports from Council staff in relation to key issues that required decisions, including:
- Delegations.
 - Policy for the Assessment Panel review of Decisions of the Assessment Manager.
 - Standing referral for Building Rules Assessment.
 - Procedure for Appeals.
- 1.10 The Panel's consideration of these matters is discussed below.

Delegations

- 1.11 In the exercise of its duties, the Panel considered delegations to council staff to undertake specific duties and exercise powers on its behalf in relation to planning applications.
- 1.12 Delegations are necessary for an effective and efficient development assessment system to the achieve outcomes prescribed under the Act. Tasks delegated to council staff facilitate the assessment process. These types of delegations include:
- Verification of the development application, information and fees.
 - Undertaking statutory referrals and public notification.
- 1.13 The Panel considered reports from council staff that highlighted an increase in the number of development applications that would be considered by the Panel under the new system. The increase in applications is largely as a result of the drafting of the new legislative scheme. The new legislation requires that the relevant authority is confirmed upon verification of the application and therefore all applications requiring public notification are assigned to the Panel regardless if a representation is made to the proposal. This does not represent best practice in decision making which has evolved to elevate the more complex and controversial developments before the Panel.
- 1.14 The Panel considered advice that an increase of development applications before the Panel has implications for customer service levels, timeframes, and resourcing. There potentially may be a need to also consider an increased meeting cycle in order to assess development applications within the prescribed timeframe. In considering this change, the Panel determined to delegate following development applications to the Assessment Manager:
- Where no valid representations are received; or
 - All valid representations are withdrawn; or
 - No valid representor wishes to be heard.
- 1.15 These delegations are the same as those that Council previously delegated to staff under the *Development Act 1993*.

- 1.16 The Act introduces a new process that provides that in the event a relevant authority fails to determine an application for planning consent within the time stipulated by regulations, the applicant can choose to serve a “deemed consent notice” on the relevant authority. Upon service of a deemed consent notice, the application is taken to have been granted planning consent.
- 1.17 The Local Government Association (LGA) recommended that Panels (should they wish to avoid special meetings being convened from time to time), grant power to the Assessment Manager to grant planning consent development applications which are subject to a deemed consent notice. This power has been delegated to the Assessment Manager.
- 1.18 In addition, there may be a circumstance where a decision may be required to refuse a development application within the prescribed timeframe, in the event the applicant has not agreed to extend the timeframe for the Panel to consider the development application. This will avoid the possibility of a deemed consent notice being issued. This power has been delegated to the General Manager City Development.
- 1.19 In the event a deemed consent notice has been issued, the Assessment Manager will provide a report to the Panel. The Assessment Manager is also required to provide the Panel a quarterly report of all development applications considered under delegated authority.

Policy for the Assessment Panel review of Decisions of the Assessment Manager

- 1.20 The Act provides that where the application is made to an Assessment Manager, a person who has applied for the development authorisation may apply to the Assessment Panel for a review of a prescribed matter. A prescribed matter essentially includes any aspect of the development application. This is a new process and while the Act prescribes this process, Panels could establish its procedures for this process. The LGA provided templates for this process and the Panel has adopted a procedure to facilitate this process. The procedure is published as part of the Panel’s General Operating procedures.
- 1.21 A person that has the benefit of this review may also still apply to the court for a full hearing of the matter. The person may also appeal against the review decision of the Panel.

Standing referral for Building Rules Assessment.

- 1.22 The Act also assigns the Panel as the relevant authority for the Building Rules Assessment where the applicant does not nominate a building certifier for the building assessment. This would require Panels to implement a series of administrative measures for the building assessment, including seeking and providing delegation to accredited professionals.
- 1.23 There did not appear to be any particular reason that Panels have been assigned the relevant authority in respect to building consent, given Panels are essentially established as authorities to assess planning matters – as reflected in the skills and experience requirements for Panel Members. The Act provides that Panels may refer a proposed development which involves the assessment of the Building Rules to the council for the area in which the proposed development is to be undertaken. The Panel has referred the building rules assessment to Council which was considered by Council at its meeting December 2020.

Procedure for Appeals

- 1.24 The Panel has been assigned a relevant authority in its own right under the Act. The implication of this change is that the Panel will be the respondent to appeals against their decisions, rather than the Council. The Council will however be responsible for funding the cost of the appeals.
- 1.25 The advice provide by the LGA is that Panels should consider how they will either:
- 1.25.1 Consult with relevant council staff before decisions as to the conduct or resolution of appeals are made; or
 - 1.25.2 Assign their decision-making powers to relevant staff.
- 1.26 The Panel considered this advice and has included in its procedures the following key elements:
- 1.26.1 The Assessment Manager is authorised to make decisions as to the conduct of appeals subject to consulting with the Presiding Member.
 - 1.26.2 Any compromise arising from an appeal must to be presented to the Panel for decision.
 - 1.26.3 In the event of an urgent matter, that the Panel may determine the matter by electronic meeting in accordance with its General Operating Procedures.
- 1.27 In considering this procedure, it was noted that the Assessment Manager is bound by conditions of appointment and financial delegations by the Chief Executive Officer of Council.

Panel Performance

- 1.28 The Panel held eleven (11) meetings over the period and considered eleven (11) development applications, which included three meetings to consider new requirements under the Act. The option of attending meetings by electronic means was made available to all attendees during specified periods of restriction due to Covid-19. Meetings were held by audio visual media on 24 November 2020 and 17 March 2021.
- 1.29 The Panel approved all the applications that it considered during this period.
- 1.30 No appeals were lodged against a decision of the Panel in the last 12 months.
- 1.31 A summary of key statistics is provided in the table below.

	2019/20	2020/21
Meeting		
Number	8	11
Applications	11	11
Applications with representors	11	10
Public Notification Category		
Category 1	0	0
Category 2	5	4
Category 3	6	7
Development Applications – public notification		
Merit	10	8
Non Complying	1	3
Decisions		
Approve	11	11

Refuse	0	0
Defer	0	0
Deemed Consent	n/a	0
ERD Court Appeals		
Applicant	0	0
Third party (representor)	0	0
ERD Court Decisions		
Compromise	0	0
Appeal withdrawn	0	0
Appeal upheld	0	0
Appeal dismissed	0	0
Still Pending	0	0

- 1.32 An overview of the development applications considered by the Panel is provided in Attachment 2.
- 1.33 While the number of applications considered by the Panel is low, they often represent the more complicated and contentious proposals, where representors have objected to a proposal or an element of a proposal. A total of eight (8) applications considered by the Panel included verbal submissions from representors.
- 1.34 The Panel considered a relatively broad range of development applications including retail development, places of worship, and commercial / industrial developments.
- 1.35 The applications that are not considered by the Panel are assigned by the Regulations to either the Assessment Manager, State Commission Assessment Panel or in the case of a Deemed to Satisfy Development, an applicant may choose to use an Accredited Professional.

Key Policy and Operational Issues

- 1.36 The Panel has also undertaken a review of completed developments that the Panel has determined. The review is intended to understand the outcomes from the development and how issues considered by the Panel have resulted in the completed development. The developments span the variety of developments considered by the Panel. The key conclusions from this review during this period include:
- Non-residential uses, such as educational establishments and residential development with increased densities within existing residential areas introduce potential conflicts that arise from increased traffic, noise and changes to built form. It is important that policies are retained to guide the assessment of such impacts, that applicants clearly communicate their measures to mitigate these impacts and they are also responsive to issues that arise from representations. In this respect, the Panel does provide an environment for hearing representors in a way to encourage participation by all stakeholders.

Presiding Member General Comments

- 1.37 As I have previously mentioned, one of the many functions of the Presiding Member is to ensure that those in attendance understand the independence of the CAP, that those who are entitled to make representations are able to do so in a comfortable and non-threatening environment and in a manner able to be clearly heard and understood by the CAP, that the discussion fully utilises the professional experience and expertise of all Panel Members and the decisions made with

common sense appropriately balancing the public interest as expressed in the planning policy with the interests of the applicant. The Panel has continued to deliberate the matters before it in this way.

- 1.38 The onerousness of the assessment of development proposals is made all the more so by the way in which planning policy is necessarily expressed, the vastly different circumstances that apply to each and every proposal that must be taken into account and the directives that have evolved from a long history of litigation in the planning and development jurisdiction. In light of this the CAP continues to place a heavy reliance on the professionalism of the planning staff.
- 1.39 This year has seen the state government's program for the reforms of the planning system (*Planning, Development and Infrastructure Act 2016* (the Act)) come into full operation. The Act has introduced significant changes for CAPs, particularly in that Panels are now a relevant authority in their own right in relation to prescribed development undertaken within the area of a council in which they are appointed. The CAP has considered these changes together with advice from staff and made a series of decisions to facilitate the transition into the new legislative regime, as outlined in this report to Council. The CAP has sought to ensure the transition to the new system balances the changes that are necessary by the reform with Council's programs that support exceptional customer service levels and efficient timeframes within allocated resources.

CONCLUSION

- 1.40 The Council Assessment Panel Annual Report for 2020/2021 summarises the activities and outcomes of the Panel over the preceding financial year. The Panel is operating effectively, and reaching decisions on development applications following consideration of relevant matters under the previous Development Plan and now the Planning and Design Code in accordance with its operating procedures. Accordingly, this Report is submitted to Council for noting.

ATTACHMENT 1: GENERAL OPERATING PROCEDURES



COUNCIL ASSESSMENT PANEL

General Operating Procedures

September 2021

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These Meeting Procedures are to be read in conjunction with the meeting procedures contained within the Planning, Development and Infrastructure (General) Regulations 2017. (Refer Appendix A).

1 Purpose

- 1.1. The purpose of the Council Assessment Panel (CAP) is to determine development applications that are assigned to the CAP under the Planning Development and Infrastructure Act 2016 or, during the transition to the PDI Act, the Development Act 1993 that are delegated from Council. The Panel may also provide advice to Council on trends, issues and other matters relating to planning or development matters.
- 1.2. The Panel acknowledges that in performing its statutory function, it is bound by the:
 - 1.2.1 Code of conduct adopted by the Minister for Planning.
 - 1.2.2 Objects, Planning Principles and General Responsibilities under the Planning, Development and Infrastructure Act 2016.
 - 1.2.3 Operating Procedures established by the Panel.

2 Timing & Notice of Meetings

Meeting time and place

- 2.1. CAP meetings will be scheduled by the CAP on the fourth Tuesday of the month, commencing at 6.30pm or another date as determined by the Presiding Member, subject to there being business to consider.
- 2.2. The CAP will meet in the Council Civic Centre at 34 Church Street Salisbury or at such other place, including audio visual media, as the Presiding Member may determine.

Notice of meeting

- 2.3. The Assessment Manager pursuant to the Planning Development and Infrastructure Act 2016 must provide written notice detailing the date, time and place of a meeting to all CAP members at least three working days before the meeting. The notice shall include the Agenda for the meeting.
- 2.4. Where attendance at the meeting is able to occur by electronic means (in whole or in part), the notice of the meeting will include details of how to access and/or connect to the meeting.
- 2.5. Notice of CAP meetings may be given to CAP members by email, to an email address nominated by a CAP Member, or by personal delivery or post to the usual residence of a CAP Member, or via such other means as authorised by a CAP Member.

- 2.6. A notice that is not given in accordance with clause 2.3 is taken to have been validly given if the Assessment Manager considers it impracticable to give the notice in accordance with that clause and takes action the Assessment Manager considers reasonably practicable in the circumstances to bring the notice to the attention of the Member.

Viewing agenda

- 2.7. A copy of the Agenda for every ordinary meeting of the CAP shall be available for viewing by the public at the Council's offices and on the Council's web site at least three working days before the meeting of the CAP. The three working days notice shall not apply to a special meeting of the CAP under clause 2.8, or to an item included by the Assessment Manager under clause 2.10, in which cases the agenda will be made available for viewing by the public as soon as practicable.

Special meeting

- 2.8. A special meeting of the CAP may be convened by the Presiding Member, at any time, to consider urgent business by giving not less than two working days written notice to all CAP Members.
- 2.9. Notice of a special meeting of the CAP must be accompanied by an Agenda stating the item(s) of business for which the meeting has been convened. A special meeting must only deal with the business for which the meeting has been convened.

Late items

- 2.10. The Assessment Manager may, with leave or at the request of the Presiding Member, include in the agenda an item to be considered at the meeting to which the agenda relates after notice of the meeting has been given to CAP Members. In such instance, the Assessment Manager shall provide an updated agenda and any documents and/or reports relating to that item to be considered at the meeting to Members as soon as practicable. The Assessment Manager will also make an updated agenda available to the public in accordance with clause 2.7.

3 Commencement of Meetings & Quorum

- 3.1. CAP Meetings will be conducted in accordance with the requirements of the Planning, Development and Infrastructure Act 2016 ('the PDI Act'), Development Act 1993 ('the Act') and these Operating Procedures.
- 3.2. Meetings will commence on time, or as soon as a quorum is present. If a quorum is not present within thirty minutes of the time for commencement, the Presiding Member may adjourn the meeting to the next scheduled meeting

time and date, or to another time and date.

- 3.3. A quorum for a meeting of the CAP is three (3) CAP Members.
- 3.4. If the number of apologies received by the Assessment Manager in advance of a meeting indicate that a quorum will not be present at a meeting, the Presiding Member may, by notice from the Assessment Manager, provide to all CAP Members in advance of the meeting, a notice adjourning the meeting to a future time and date as specified in the notice (a copy of this notice will be displayed at the Council Offices and on the Council's website).
- 3.5. If a meeting is required to be adjourned by the Presiding Member, the reason for the adjournment, and the date and time to which the meeting is adjourned will be recorded in the Minutes.

Acting Presiding Member

- 3.6. In the event that the Presiding Member is not present at a meeting (or part thereof) an Acting Presiding Member will be appointed by those CAP Members who are present at the meeting

Meeting behaviour

- 3.7. Subject to the PDI Act and these Operating Procedures, the Presiding Member will facilitate the meeting in a manner which promotes relevant, orderly, constructive, respectful and expeditious discussion, but not repetitious discussion, with the intent of ensuring well-informed decisions and debate leading to a determination of any matters before the Panel.
- 3.8. The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by a CAP Member, an applicant, a representor, or any other person present at the CAP meeting, until such time as the disruption or disturbance ceases.
- 3.9. The Presiding Member may ask a member of the public who is present at a meeting of a CAP to leave the meeting if this person is:
 - 3.9.1 behaving in a disorderly manner; or
 - 3.9.2 causing an interruption.

4 Deputy Members

- 4.1. If a CAP Member is unable or unwilling to attend a meeting or part of a

meeting, he or she must use his or her best endeavours to notify the Presiding Member or Assessment Manager at his or her earliest opportunity.

- 4.2. If notification pursuant to clause 4.1 is given, the Assessment Manager may request a Deputy Member attend the meeting in place of the CAP Member for the meeting or part of the meeting.
- 4.3. Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes a Deputy Member.

5 Appointment of Additional Members

- 5.1. The CAP may appoint up to two Additional Members in accordance with Section 85 of the PDI Act and *Practice Direction 5 – Appointment of additional members to an Assessment Panel*.
- 5.2. Where the CAP has appointed Additional Member(s), the Presiding Member, in consultation with the Assessment Manager, may invite one or both Additional Members to attend any meeting (or part thereof) where he or she considers the Additional Member(s) will, by virtue of their qualifications, expertise or experience, assist the CAP in dealing with a matter that it must assess under the PDI Act (or, during the transition to the PDI Act, the Development Act 1993).
- 5.3. A request that an Additional Member attend a meeting must be made in writing and be accompanied by the notice for the meeting in accordance with clause 2.3, highlighting the item(s) the Additional Member is required to consider.
- 5.4. Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes an Additional Member, save that an Additional Member is not able to vote on any matter arising for determination by the CAP.

6 Decision Making

- 6.1. The CAP will conduct its meetings, and undertake all considerations, in accordance with the PDI Act (or, during the transition to the PDI Act, the Development Act).

Public meetings

- 6.2. Subject to circumstances where it excludes the public from attendance at a meeting or part thereof pursuant to Part 13 of the Development, Infrastructure (General) Regulations 2017 or the review of the Assessment Manager Decision, the Panel will generally discuss and determine applications in public.

Member participation

- 6.3. The Presiding Member will invite all Panel members to speak on any matter before the Panel prior to calling for a motion.

- 6.4. Subject to a CAP Member not having a direct or indirect personal or pecuniary interest in a matter before the CAP (other than an indirect interest that exists in common with a substantial class of persons), each CAP Member present at a meeting of the CAP must vote on a question arising for decision.

Decisions by consensus

- 6.5. Decisions of the Panel will be where possible by consensus determined through debate and discussion of the agenda item, and where a consensus is reached the Presiding Member shall then call for a mover and confirm the consensus by a show of hands.

Decisions by vote

- 6.6. Where it is evident through debate and discussion that a consensus will not be reached by the Panel, the Presiding Member shall call for a mover and put the matter to a formal vote to determine.
- 6.7. Each CAP Member present at a meeting is entitled to one vote on any matter arising for decision and, if the votes are equal, the Member Presiding at the meeting is entitled to a second or casting vote.
- 6.8. All decisions of the CAP shall be made on the basis of a majority decision of the Members present and the Minutes shall record that decision only (Votes for/against will not be recorded, and are not relevant once the majority is determined).

CAP considerations

- 6.9. The CAP must use the Development Plan or Planning and Design Code (as may be relevant to the particular application under consideration), referred to hereafter as the Planning Rules, as the basis for its decisions, having had regard to any relevant written and verbal representations made in accordance with the provisions of the Act, or any other relevant legislation.

Seriously at variance

- 6.10. The CAP will, for each and every application, determine whether the proposal is seriously at variance with the Planning Rules, and expressly record its determination on this matter in the Minutes. If the CAP determines that the proposal is seriously at variance with the Planning Rules, the CAP must provide reasons for its determination, and must expressly record those reasons in the Minutes.
- 6.11. A development application that is assessed by the CAP as being seriously at variance with the Planning Rules will be refused.

Reasons for decision

- 6.12. The CAP must, for each and every application, provide reasons for granting or refusing Planning Rules Consent, and for the imposition of any conditions, and express or record those reasons in the Minutes.

Representations

- 6.13. Subject to the relevant Act, a person who has lodged a valid representation in relation to a Category 2 or 3 development application under the *Development Act 1993* or an application for which notice must be given under the *Planning, Development and Infrastructure Act 2016*, and has indicated their desire to be heard on their representation, is entitled to appear before the CAP and be heard in support of their representation, in person or by an agent.

- 6.14. The Presiding Member may in his or her discretion exclude:

6.14.1 a representation or response to representation(s) which is received out of time; or

6.14.2 a representation or response to representation(s) which is otherwise invalid.

Speaking time

- 6.15. Applicants and Representors will be allowed five minutes to address the CAP, unless a longer time is allowed by the Presiding Member. Where a person is nominated in a representation or by notice of the representors as representing three or more representors (including themselves) the Presiding Member may allow a longer time to address the Panel. Where an applicant is responding to a significant number of representations or a significant number of issues raised in representations, the Presiding Member may allow a longer time to address the Panel.

Hearing applicants

- 6.16. Should there be no Representor wishing to be heard for a non-complying development application, Category 2 or Category 3 development application, and the recommendation is for a refusal, the Applicant will be entitled to appear before the CAP and be heard in support of the application. Applicants will be allowed five minutes to address the CAP, unless a longer time is allowed by the Presiding Member.
- 6.17. Should there be no Representor wishing to be heard for a non-complying development application, Category 2 or Category 3 development application, and the recommendation is for approval, the Presiding Member may allow the Applicant to address the Panel to seek clarification and/or further information

that may be required by the Panel in order to determine the application.

Additional material

- 6.18. At the discretion of the Presiding Member, any new or additional material to be submitted to the CAP by a person who has made a development application or a valid representation in relation to a matter may be accepted and considered by the CAP. A copy of any additional material accepted shall be provided to the applicant or representors by the party presenting the additional material.

Member's participation

- 6.19. A CAP Member may ask questions of any person appearing before the CAP. Subject to the Presiding Member's determination, all questions shall be relevant to the subject of the development application before the panel.

Appeals

- 6.20. The Assessment Manager is authorised to make decisions as to the conduct of appeals that do not change the nature of the decision of the Panel including preparing documentation required by the Court, engaging and instructing legal representation or expert witnesses, attending preliminary conferences, conciliation hearings or direction hearings, subject to consulting with the Presiding Member.
- 6.21. Where the Assessment Manager has acted on a matter under appeal, a report will be provided to the Panel at the next meeting.
- 6.22. Any compromise proposal arising from an appeal shall be presented to the Panel for decision.
- 6.23. In the event of an urgent matter, that the Presiding Member may convene a special meeting of the Panel in accordance with these General Operating Procedures.

7 Minutes and Reporting

- 7.1. The Assessment Manager is responsible for ensuring that accurate Minutes are kept of Panel meetings and that they are confirmed by the Panel and signed by the Presiding Member.
- 7.2. The Minutes of the proceedings of a CAP meeting will record:
- 7.2.1 the names of the CAP Members present;

- 7.2.2 the names of all CAP Members from whom apologies have been received;
 - 7.2.3 the name and time that a CAP Member enters or leaves the meeting;
 - 7.2.4 the name of a person who has made a representation to the CAP at the meeting;
 - 7.2.5 the decision of the CAP, including the express opinion of the CAP on whether the proposed development is seriously at variance with the Planning Rules (including reasons as appropriate);
 - 7.2.6 reasons for granting or refusing Planning Rules Consent, and for the imposition of any conditions on a Planning Rules Consent;
 - 7.2.7 in the absence of a decision, the deferral of the application including the reasons for the deferral;
 - 7.2.8 any disclosure of a conflict of interest made by a Member pursuant to the Code of Conduct adopted by the Minister under Clause 1(1)(c) of Schedule 3 of the Act (Code of Conduct), and the nature of the Interest;
 - 7.2.9 a decision to exclude public attendance; and
 - 7.2.10 a notation, describing the confidential nature of the information and matter, in the event a matter has been excluded from the Minutes.
- 7.3. Minutes shall be read and adopted by the CAP at the end of the meeting.
 - 7.4. On the adoption of the Minutes, the Assessment Manager will forward the Minutes to the Presiding Member who will confirm the Minutes by electronic communication.
 - 7.5. The Minutes of a CAP meeting must be forwarded to the Council and must be publicly available within two business days after their confirmation by the CAP.

Annual Report

- 7.6. The Panel shall prepare and consider an Annual Report for presentation to the Council via the appropriate Standing Committee. The Annual Report may be presented by the Presiding Member and may contain (but not be limited to) statistical information in relation to the number of items considered, the outcomes of decisions on those items, and matters identified by the Panel in the course of its assessment of development applications that warrant referral to Council for consideration of Planning Rules policy, legislative, or

procedural change.

- 7.7. The Annual Report shall be prepared at the end of the financial year.

Reporting to the Panel

- 7.8. The Assessment Manager will prepare:

- 7.8.1 A quarterly report of the development applications with representations determined under delegated authority for the previous period.
- 7.8.2 A report at the next meeting of the Panel for any development application delegated by the Panel where a deemed consent notice has been received.

8 CAP Procedures & Support

Additional procedures

- 8.1. Insofar as the Act and these Operating Procedures do not prescribe the procedure to be followed at a CAP meeting, the CAP may determine the procedure at the time. Any such determination may be added to these Operating Procedures.

Staff Participation

- 8.2. The CAP will permit and encourage the active participation of Council staff in attendance at a meeting in providing advice to the CAP.

Assistance

- 8.3. The CAP may call for and consider such professional assistance from Council staff and other professional advisors as it deems necessary and appropriate.

Electronic Meetings

- 8.4. One or more Panel members may attend a meeting via electronic means.
- 8.5. A Member attending a meeting by electronic means is taken to be present at the meeting provided that the Member:
- 8.5.1 can hear and, where possible, see all other Members who are present at the meeting;
- 8.5.2 can hear and, where possible, see, all representors (or their representatives) and applicants (or their representatives) who speak at the meeting;
- 8.5.3 can be heard and, where possible, seen by all other Members present at the meeting; and

- 8.5.4 can be heard and, where possible, seen by the person recording the minutes of the meeting.
- 8.6. The notice of the meeting shall include details of how to access and/or connect to the meeting by audio visual media.
- 8.7. Should audio visual media devices be utilised for the conduct of a CAP meeting, all voting shall be conducted on the voices, with the Presiding Member verbally acknowledging each individual vote before declaring the outcome of the vote, and noted in the minutes of the meeting, consistent with *Part 6: Decision Making* of the Operating Procedures.
- 8.8. Where the meeting occurs by audio visual media, it shall (to the extent that the public is not able to physically attend the meeting) be live streamed.
- 8.9. Where a meeting is being live streamed, the live stream shall be disconnected only during those parts of the meeting during which the public has been excluded from attendance pursuant to clause 13(2) of the Regulations.
- 8.10. Where the public has been excluded from attendance pursuant to clause 13(2) of the Regulations, the Assessment Manager or a person nominated by the Assessment Manager shall ensure that all parties except for CAP members disconnect from or are disconnected from the meeting.

Appendix A – Assessment Panel General Regulation Procedures

South Australia

Planning, Development and Infrastructure (General) Regulations 2017

under the *Planning, Development and Infrastructure Act 2016*

Part 3—Assessment panels—procedures

12—Application

This Part applies to and in relation to the procedures of an assessment panel established under section 83 of the Act or clause 12 or 13 of Schedule 8 of the Act.

13—Public access to meetings

- (1) In connection with the conduct of the proceedings of an assessment panel, members of the public are entitled to attend a meeting of the panel other than as set out in subregulation (2).
- (2) An assessment panel may exclude the public from attendance at a meeting—
 - (a) during so much of the meeting as is necessary to receive, discuss or consider in confidence any of the following matters:
 - (i) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);
 - (ii) information the disclosure of which—
 - (A) could unreasonably be expected to confer a commercial advantage on a person, or to prejudice the commercial position of a person; and
 - (B) would, on balance, be contrary to the public interest;
 - (iii) information the disclosure of which would reveal a trade secret;
 - (iv) commercial information of a confidential nature (not being a trade secret) the disclosure of which—
 - (A) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (B) would, on balance, be contrary to the public interest;
 - (v) matters affecting the safety or security of any person or property;

- (vi) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial;
- (vii) matters that should be considered in confidence in order to ensure that the assessment panel, or any other entity, does not breach any law, or any order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice;
- (ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place;
- (x) information the disclosure of which—
 - (A) would divulge information provided on a confidential basis by or to a Minister of the Crown, the Commission, or another public authority or official; and
 - (B) would, on balance, be contrary to the public interest; and
- (b) during so much of the meeting that consists of its discussion or determination of any application or other matter that falls to be determined by the assessment panel.

14—Minutes and other documents

- (1) An assessment panel must ensure that accurate minutes are kept of its proceedings.
- (2) A disclosure by a member of an assessment panel of a direct or indirect pecuniary interest in any aspect of a development or any body associated with any aspect of a development required under the Act must be recorded in the minutes of the assessment panel.
- (3) Members of the public are entitled to reasonable access to—
 - (a) the agendas for meetings of an assessment panel; and
 - (b) the minutes of meetings of an assessment panel.
- (4) However, an assessment panel may, before it releases a copy of any minutes under subregulation (3), exclude from the minutes information about any matter dealt with on a confidential basis by the assessment panel.
- (5) Minutes must be available under subregulation (3) within 5 business days after their adoption by the members of the assessment panel.

15—Quorum

A quorum at a meeting of an assessment panel is a number obtained by dividing the total number of members of the assessment panel for the time being in office by 2, ignoring any fraction resulting from the division, and adding 1.

16—Voting

- (1) Each member of an assessment panel present at a meeting of the assessment panel is entitled to 1 vote on a matter arising for decision and, if the votes are equal, the member presiding at the meeting is entitled to a second or casting vote.
- (2) Subregulation (1) does not apply to a person who is taken to be a member of an assessment panel under section 85 of the Act.

17—Validity of proceedings

A proceeding of an assessment panel (and any decision made by an assessment panel) is not invalid by reason only of a vacancy in its membership or a defect in the appointment of a member.

18—Other matters

Except insofar as a procedure is not prescribed by the Act or these regulations, the procedures of an assessment panel in relation to the conduct of its business will be as determined by the assessment panel (and an assessment panel is accordingly a specified body for the purposes of section 246(6)(d) of the Act).

Appendix B - Policy for the Assessment Panel Review of the Assessment Manager Decision



COUNCIL ASSESSMENT PANEL

Policy for the review of a decision of the Assessment Manager

28 April 2021

LEGISLATIVE FRAMEWORK

1. This Policy applies in addition to the statutory requirements for the review by the Council Assessment Panel/Regional Assessment Panel (Panel) of A decision of an Assessment Manager as set out in Part 16, Division 1 of the Planning, Development and Infrastructure Act 2016 (Act).

COMMENCING A REVIEW

2. An application for review must relate to a prescribed matter, as defined in Section 201 of the Act, for which an Assessment Manager was the relevant authority.
3. An application for review must be:
 - a. made using the Application to Assessment Panel for Assessment Manager's Decision Review (the Form);
 - b. lodged in a manner identified on the Form;
 - c. lodged within one month of the applicant receiving notice of the Prescribed Matter, unless the Presiding Member in his or her discretion grants an extension of time; and
 - d. an applicant may provide a written submission in support of his or her application for review.
4. In determining whether to grant an extension of time, the Presiding Member may consider:
 - a. the reason for the delay;
 - b. the length of the delay;
 - c. whether any rights or interests of other parties would be affected by allowing the review to be commenced out of time;
 - d. the interests of justice;
 - e. whether the applicant has, or is within time to, appeal the prescribed matter to the ERD Court; and
 - f. any other matters the Presiding Member considers relevant.

MATERIALS FOR REVIEW HEARING

5. The Assessment Manager shall collate for the Panel:
 - a. all materials which were before the Assessment Manager (or delegate) at the time of the decision on the Prescribed Matter, including but not limited to:
 - i. application documents, reports, submissions, plans, specifications or other documents submitted by the applicant;
 - ii. internal and/or external referral responses; and
 - b. any report from Council staff or an external planning consultant written for the Assessment Manager;
 - c. any assessment checklist used by the Assessment Manager or delegate when making the decision on the Prescribed Matter;
 - d. any other information requested by the Presiding Member.
6. The Assessment Manager (or delegate) must prepare a report to the Panel setting out the details of the relevant development application, the prescribed matter the subject of the review and the reasons for the Assessment Manager (or delegate's) decision on the Prescribed Matter.

REVIEW HEARING

7. The Assessment Manager must advise the applicant of the time and date of the Panel meeting at which the review application will be heard.
8. On review, the Panel will consider the Prescribed Matter afresh.
9. Information, materials and submissions which were not before the Assessment Manager at the time of the decision on the Prescribed Matter will not be considered by the Panel.
10. Except where provided in clause 3(d), the Panel will not receive submissions or addresses from any party.
11. The Presiding Member may permit Panel members to ask questions or seek clarification from the applicant and/or the Assessment Manager, in his or her discretion.
12. The Assessment Manager must be present at the Panel meeting to respond to any questions or requests for clarification from the Panel.
13. Where the decision on the Prescribed Matter was made by a delegate of the Assessment Manager, the delegate may appear in place of the Assessment Manager.
14. The Presiding Member will invite all Panel Members to speak on any matter relevant to the review.
15. The Panel may resolve to defer its decision if it considers it requires additional time or information to make its decision.
16. Pursuant to regulation 13(2)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017* the Panel will exclude the public and staff involved in the prescribed matter from attendance during the deliberation of the matter under this policy.

OUTCOME ON REVIEW HEARING

17. The Panel may, on a review:
 - a. affirm the Assessment Manager's decision on the Prescribed Matter;
 - b. vary the Assessment Manager's decision on the Prescribed Matter; or
 - c. set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.
18. An applicant should be advised in writing of the Panel's decision by the Assessment Manager.

Appendix C – Standing Referral of Building Rules Assessment to Council

- At its meeting held 24 November 2020, the Salisbury Council Assessment Panel resolved to act under Section 99(1)(b) of the Planning, Development and Infrastructure Act 2016 (the Act) in relation to all development applications received by it that involve the performance of building work; and
- Pursuant to Section 99(1)(c) of the Act, where the Panel has determined to act under Section 99(1)(b) of the Act, the Salisbury Council Assessment Panel refers the assessment of the development in respect of the Building Rules to the City of Salisbury.

Appendix D – Delegations

At its meeting held 24 August 2021 the Panel resolved:

In accordance with Section 100(2)(d) of the Planning, Development and Infrastructure Act 2016 the Council Assessment Panel hereby revokes its previous delegations to the Assessment Manager and General Manager City Development of those powers and functions under the Planning Development and Infrastructure Act 2016.

1. In accordance with Section 100(2)(d) of the *Planning, Development and Infrastructure Act 2016* the Council Assessment Panel hereby revokes its previous delegations to the Assessment Manager and General Manager City Development of those powers and functions under the *Planning Development and Infrastructure Act 2016*.
2. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and regulations statutory instruments made thereunder contained in the proposed Instrument of Delegation as Attachment 1 to this report to the positions identified in the third column of the Instrument of Delegation subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
3. The delegated powers and functions may be exercised individually by each delegate in respect of any particular matter where the delegate is required or proposing to act in the course of their duties.
4. Such powers and functions may be further delegated by the Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.
5. The power in Sections 119(9) and (14) of the *Planning, Development and Infrastructure Act 2016* and Regulation 7 of the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019* may be further delegated by the General Manager City Development in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the General Manager City Development sees fit, unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation.

Attachment 1**CITY OF SALISBURY COUNCIL ASSESSMENT PANEL****INSTRUMENT OF DELEGATION UNDER THE
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND
DESIGN CODE AND PRACTICE DIRECTIONS
OF POWERS OF AN ASSESSMENT PANEL****NOTES**

1. Conditions or Limitations: conditions or limitations may apply to the delegations contained in this Instrument. Refer to the Schedule of Conditions at the back of this document.
2. Refer to the relevant Assessment Panel decision to identify when these delegations were made, reviewed and or amended.

POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT

1. Environment and Food Production Areas – Greater Adelaide	Delegate
1.1 The power pursuant to Section 7(5)(a) of the Planning, Development and Infrastructure Act 2016 (the PDI Act), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments to seek the concurrence of the Commission in the granting of the development authorisation to the development.	Assessment Manager
1.2 The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	Assessment Manager
2. Relevant Authority – Commission	
2.1 The power pursuant to Section 94(3)(a) of the PDI Act, if the Minister acts under Section 94(1)(h) of the PDI Act to, at the request of the Commission, provide the Commission with a report relating to any application for development authorisation that has been under consideration by the relevant authority.	Assessment Manager

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3. Matters Against Which Development Must Be Assessed		
3.1	The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):	
3.1.1.1	the relevant provisions of the Planning Rules; and	Assessment Manager General Manager City Development
3.1.1.2	to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, 1. (planning consent);	Assessment Manager
3.1.2	in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):	Assessment Manager
3.1.2.1	requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;	
3.1.2.2	any relevant requirements set out in a design standard has been satisfied;	
3.1.2.3	the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;	
3.1.2.4	where land is to be vested in a council or other authority - the council or authority consents to the vesting;	
3.1.2.5	requirements set out in regulations made for the purposes of Section 102(1)(c) of the PDI Act are satisfied;	
3.1.3	in relation to a division of land under the Community Titles Act 1996 or the Strata	Assessment

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	Titles Act 1988 - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):	Manager
3.1.3.1	requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;	
3.1.3.2	any relevant requirements set out in a design standard has been satisfied;	
3.1.3.3	any encroachment of a lot or unit over other land is acceptable having regard to any provision made by the Planning and Design Code or a design standard;	
3.1.3.4	where land is to be vested in a council or other authority - the council or authority consents to the vesting;	
3.1.3.5	a building or item intended to establish a boundary (or part of a boundary) of a lot or lots or a unit or units is appropriate for that purpose;	
3.1.3.6	the division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 is appropriate having regard to the nature and extent of the common property that would be established by the relevant scheme;	
3.1.3.7	the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;	
3.1.3.8	any building situated on the land complies with the Building Rules;	
3.1.3.9	requirements set out in the regulations made for the purposes of Section 102(d) of the PDI Act are satisfied;	
3.1.4	any encroachment of a building over, under,	Assessment

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	across or on a public place (and not otherwise dealt with above) is acceptable having regard to any provision made by the Planning and Design Code or a design standard;	Manager
3.1.5	if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;	
3.1.6	such other matters as may be prescribed.	
3.2	The power pursuant to Section 102(3) of the PDI Act to, in relation to granting a planning consent, on the delegate's own initiative or on application, reserve the delegate's decision on a specified matter or reserve the delegate's decision to grant a planning consent:	Assessment Manager
3.2.1	until further assessment of the relevant development under the PDI Act; or	
3.2.2	until further assessment or consideration of the proposed development under another Act; or	
3.2.3	until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act.	
3.3	The power pursuant to Section 102(4) of the PDI Act to allow any matter specified by the Planning and Design Code for the purposes of Section 102(4) of the PDI Act to be reserved on the application of the applicant.	Assessment Manager
4. Performance Assessed Development		
4.1	The power pursuant to Section 107(2)(c) of the PDI Act to form the opinion that the development is seriously at variance with the Planning and Design Code (disregarding minor variations).	Assessment Manager
4.2	The power pursuant to Section 107(3) of the PDI Act, if a proposed development is to be assessed under Section 107 of the PDI Act to make a decision in accordance with a practice direction.	Assessment Manager
4.3	The power pursuant to Section 107(4) of the PDI Act to limit the matters that the delegate will take into account to what should be the decision of the relevant authority as to planning consent in relation to the performance based elements of the development as	Assessment Manager

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assessed on its merits.		
5. Application and Provision of Information		
5.1	The power pursuant to Section 119(1)(b) of the PDI Act to require an application to the relevant authority for the purposes of Part 7 of the PDI Act, to include any information as the delegate may reasonably require.	Assessment Manager
5.2	The power pursuant to Section 119(3) of the PDI Act to request an applicant:	Assessment Manager
5.2.1	to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;	
5.2.2	to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;	
5.2.3	to consult with an authority or body prescribed by the regulations;	
5.2.4	to comply with any other requirement prescribed by the regulations.	Assessment Manager
5.3	The power pursuant to Section 119(6) of the PDI Act if a request is made under Section 119(3) of the PDI Act, and the request is not complied with within the time specified by the regulations, to	Assessment Manager
5.3.1	subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and	
5.3.2	refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed-to-satisfy development).	
5.4	The power pursuant to Section 119(7) of the PDI Act to, in dealing with an application that relates to a regulated tree, consider that special circumstances apply.	Assessment Manager
5.5	The power pursuant to Section 119(9) of the PDI Act to:	
5.5.1	permit an applicant:	Assessment Manager
5.5.1.1	to vary an application;	
5.5.1.2	to vary any plans, drawings,	

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	specifications or other documents that accompanied an application,	
	2. (provided that the essential nature of the proposed development is not changed);	
5.5.2	permit an applicant to lodge an application without the provision of any information or document required by the regulations;	Assessment Manager
5.5.3	to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);	Assessment Manager
5.5.4	if there is an inconsistency between any documents lodged with the relevant authority for the purposes of Part 7 of the PDI Act (whether by an applicant or any other person), or between any such document and a development authorisation that has already been given that is relevant in the circumstances, return or forward any document to the applicant or to any other person and determine not to finalise the matter until any specified matter is resolved, rectified or addressed.	Assessment Manager
5.6	The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.	Assessment Manager
5.7	The power pursuant to Section 119(12) of the PDI Act to, in a consent, provide for, or envisage, the undertaking of development in stages, with separate consents or approvals for the various stages.	Assessment Manager
5.8	The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.	Assessment Manager
6.	Outline Consent	
6.1	The power pursuant to Section 120(1) of the PDI Act and subject to Section 120 of the PDI Act, to on application, grant a consent in the nature of an outline consent.	Assessment Manager
6.2	The power pursuant to Section 120(3) of the PDI Act if an outline consent is granted and a subsequent application is made with respect to the same development (subject to any variations allowed by a practice direction) to:	Assessment Manager

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6.2.1	grant any consent contemplated by the outline consent; and	
6.2.2	not impose a requirement that is inconsistent with the outline consent.	
7.	Design Review	
7.1	The power pursuant to Section 121(7) of the PDI Act, to in acting under the PDI Act, take into account any advice provided by a design panel (insofar as may be relevant to the assessment of proposed development by the delegate).	Assessment Manager
8.	Referrals to Other Authorities or Agencies	
8.1	The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to:	Assessment Manager
8.1.1	refer the application, together with a copy of any relevant information provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and	
8.1.2	not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made	
	where the regulations so provide, subject to Section 122 of the PDI Act.	
8.2	The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	Assessment Manager
8.2.1	to refuse the application; or	
8.2.2	consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body)	
	where the regulations so provide.	
8.3	The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the	Assessment Manager

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	proceedings.	
8.4	The power pursuant to Section 122(10) of the PDI Act to, if requested by an applicant, defer a referral under Section 122 of the PDI Act to a particular stage in the process of assessment.	Assessment Manager
9.	Preliminary Advice and Agreement	
9.1	The power pursuant to Section 123(2) of the PDI Act, if:	Assessment Manager
9.1.1	a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and	
9.1.2	the prescribed body agrees to consider the matter under Section 123 of the PDI Act after taking into account any matter prescribed by the regulations; and	
9.1.3	the prescribed body agrees, in the manner prescribed by the regulations, that the development meets the requirements (if any) of the prescribed body (including on the basis of the imposition of conditions),	
	to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under Section 123(2)(c) of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).	
9.2	The power pursuant to Section 123(4) of the PDI Act to determine an agreement under Section 123 of the PDI Act is no longer appropriate due to the operation of Section 132 of the PDI Act.	Assessment Manager
10.	Proposed Development Involving Creation of Fortifications	
10.1	The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).	Assessment Manager
10.2	The power pursuant to Section 124(5) of the PDI Act, if the Commissioner determines that the proposed	Assessment

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	development involves the creation of fortification, to:	Manager
10.2.1	if the proposed development consists only of the creation fortifications - refuse the application; or	
10.2.2	in any other case - impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortifications	
10.3	The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.	Assessment Manager
10.4	The power pursuant to Section 124(7) of the PDI Act, if a refusal or condition referred to in Section 124(5) of the PDI Act is the subject of an appeal under the PDI Act to apply to the Court to be joined as a party to the appeal.	Assessment Manager
11. Time Within Which Decision Must be Made		
11.1	The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the Court for an order quashing the consent.	General Manager City Development
11.2	The power pursuant to Section 125(7) of the Act to apply to the Court for an extension of time to make an application under Section 125(6) of the Act.	General Manager City Development
12. Determination of Application		
12.1	The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	Assessment Manager
12.2	The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.	Assessment Manager

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13. Conditions		
13.1	The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.	Assessment Manager General Manager City Development
13.2	The power pursuant to Section 127(2)(c) of the PDI Act to vary or revoke a condition in accordance with an application under Part 7 of the PDI Act.	Assessment Manager
13.3	The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).	Assessment Manager
13.4	The power pursuant to Section 127(6) of the PDI Act to, on the application of the applicant, determine that a payment of an amount calculated in accordance with the regulations be made into the relevant fund in lieu of planting 1 or more replacement trees under Section 127(4) of the PDI Act.	Assessment Manager
13.5	The power pursuant to Section 127(8)(b) of the PDI Act to:	Assessment Manager
13.5.1	determine that it is appropriate to grant an exemption under Section 127(8)(b) of the PDI Act in a particular case after taking into account any criteria prescribed by the regulations and provided the Minister concurs in the granting of the exemption;	
13.5.2	to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.	
14. Variation of Authorisation		
14.1	The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.	Assessment Manager

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15. Cancellation of Development Authorisation		
15.1	The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.	Assessment Manager
15.2	The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.	Assessment Manager
16. Professional Advice to be Obtained in Relation to Certain Matters		
16.1	The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.	Assessment Manager
16.2	The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.	Assessment Manager
17. General Transitional Schemes for Panels		
17.1	The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to	
17.1.1	adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and	Assessment Manager
17.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and	Assessment Manager
17.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and	Assessment Manager
17.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and	Assessment Manager
17.1.5	deal with any requirement or grant any	Assessment

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	variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.	Manager
18.	Continuation of Processes	
18.1	The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	
18.1.1	adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	Assessment Manager
18.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	Assessment Manager
18.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and	Assessment Manager
18.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	Assessment Manager
18.1.5	take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act.	Assessment Manager

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL)
REGULATIONS 2017**

19.	Interpretation	Delegate
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19.1	The power pursuant to Regulation 3(6)(b) of the Planning, Development and Infrastructure (General) Regulations 2017 (the General Regulations) to require that a statement of site suitability provided to a relevant authority in connection with an application for development authorisation be issued by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.	Assessment Manager
20.	Verification of Application	
20.1	The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:	
20.1.1	determine the nature of the development; and	Assessment Manager
20.1.2	if the application is for planning consent - determine:	Assessment Manager
20.1.2.1	whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and	Assessment Manager
20.1.2.2	the category or categories of development that apply for the purposes of development assessment; and	
20.1.3	determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and	Assessment Manager
20.1.4	if the relevant authority is the correct entity to assess the application (or any part of the application):	Assessment Manager
20.1.4.1	check that the appropriate documents and information have been lodged with the application; and	Assessment Manager
20.1.4.2	confirm the fees required to be paid at that point under the <i>Planning, Development and</i>	

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	<i>Infrastructure (Fees, Charges and Contributions) Regulations 2019; and</i>	
20.1.4.3	provide an appropriate notice via the SA planning portal; and	
20.1.5	if the relevant authority is not the correct entity to assess the application (or any part of the application):	Assessment Manager
20.1.5.1	provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and	
20.1.5.2	provide an appropriate notice via the SA planning portal.	

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21. Site Contamination – Detailed Site Investigation Report	
21.1 The power pursuant to Regulation 32A(1) of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act in relation to an application to which Schedule 8 clause 2A applies, request the applicant to provide a detailed site investigation report if:	Assessment Manager
21.1.1 the preliminary site investigation report indicates that site contamination is present, or is likely to be present, at the site of the proposed development; and	Assessment Manager
21.1.2 the delegate considers that there is insufficient information to determine that the site is suitable for its intended use, having regard to:	Assessment Manager
21.1.2.1 site contamination; and	Assessment Manager
21.1.2.2 if remediation is required, the extent of that remediation; and	Assessment Manager
21.1.3 the application is not required to be referred to the Environment Protection Authority under Item 9A or 9AB of the table in Schedule 9 clause 3.	Assessment Manager
21.1.4 The power pursuant to Regulation 32A(2) of the General Regulations to require that a detailed site investigation report be prepared by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.	Assessment Manager
22. Site Contamination – Statement of Suitability	
22.1 The power pursuant to Regulation 32B of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act, in relation to an application to which Schedule 8 clause 2A applies, require the applicant to provide a statement of site suitability that confirms that the site is suitable for its intended use before the relevant authority issues a planning consent in relation to the application.	Assessment Manager
23. Application and Further Information	
23.1 The power pursuant to Regulation 33(4) of the	Assessment

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	General Regulations to seek clarification about any document or information that has been provided by the applicant.	Manager
24. Amended Applications		
24.1	The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.	Assessment Manager
24.2	The power pursuant to Regulation 35(4) of the General Regulations if a variation would change the essential nature of a proposed development (as referred to in Section 119(9)(a) of the PDI Act), to agree with the applicant to proceed with the variation on the basis that the application (as so varied) will be treated as a new application under the General Regulations.	Assessment Manager
25. Withdrawing/Lapsing Applications		
25.1	The power pursuant to Regulation 38(1) of the General Regulations if an application is withdrawn by the applicant under Section 119(14) of the PDI Act, to notify:	Assessment Manager
25.1.1	any agency to which the application has been referred under Division 2 of the General Regulations; and	
25.1.2	any person who has made a representation in relation to the application under Division 3 of the General Regulations,	
	of the withdrawal.	
25.2	The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations, to:	Assessment Manager
25.2.1	take reasonable steps to notify the applicant of the action under consideration; and	
25.2.2	allow the applicant a reasonable opportunity to make submissions to the delegate (in a manner and form determined by the delegate) about the proposed course of action.	

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26. Court Proceedings		
26.1	The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.	Assessment Manager
27. Additional Information or Amended Plans		
27.1	The power pursuant to Regulation 42(1) of the General Regulations if a delegate has referred an application to a prescribed body under Division 1 of the General Regulations and the relevant authority subsequently receives additional information, or an amended plan, drawing or specification, which is materially relevant to the referral, or to any report obtained as part of the referral process, to repeat the referral process.	Assessment Manager
28. Preliminary Advice and Agreement (Section 123)		
28.1	The power pursuant to Regulation 46(6) of the General Regulations, if:	Assessment Manager
28.1.1	the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and	
28.1.2	the delegate determines that the application no longer accords with the agreement indicated by the prescribed body,	
	to refer the application (unless withdrawn) to the prescribed body:	
28.1.3	to obtain a variation to the agreement under Section 123 of the PDI Act; or	
28.1.4	to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.	
28.2	The power pursuant to Regulation 46(7) of the General Regulations if:	Assessment Manager
28.2.1	an application is withdrawn by the applicant; and	
28.2.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,	
	to notify relevant prescribed body of the withdrawal.	

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28.3	The power pursuant to Regulation 46(8) of the General Regulations, if:	Assessment Manager
28.3.1	an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and	
28.3.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,	
	to notify the relevant prescribed body of the lapsing.	
28.4	The power pursuant to Regulation 46(9) of the General Regulations, if:	Assessment Manager
28.4.1	an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and	
28.4.2	a notice of a decision on the application is issued by the delegate under Regulation 57 of the General Regulations,	
	to provide a copy of the notice to the prescribed body within 5 business days after the notice is given to the applicant under Regulation 57 of the General Regulations.	
29.	Notification of Application of Tree-damaging Activity to Owner of Land	
29.1	The power pursuant to Regulation 48 of the General Regulations, if an owner of land to which an application for a tree-damaging activity in relation to a regulated tree relates is not a party to the application, to:	Assessment Manager
29.1.1	give the owner notice of the application within 5 business days after the application is made; and	
29.1.2	give due consideration in the delegate's assessment of the application to any submission made by the owner within 10 business days after the giving of notice under Regulation 48 of the General Regulations.	
30.	Public Inspection of Applications	
30.1	The power pursuant to Regulation 49(3) of the General Regulations to request a person verify	Assessment Manager

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information in such manner as the delegate thinks fit.	
31. Response by Applicant	
31.1 The power pursuant to Regulation 51(1) of the General Regulations to allow a response to a representation by the applicant to be made within such longer period as the delegate may allow.	Assessment Manager
32. Notice of Decision (Section 126(1))	
32.1 The power pursuant to Regulation 57(4)(a) of the General Regulations to endorse a set of any approved plans and other relevant documentation with an appropriate form of authentication.	Assessment Manager
33. Consideration of Other Development Authorisations	
33.1 The power pursuant to Regulation 60 of the General Regulations, to, in deciding whether to grant a development authorisation, take into account any prior development authorisation that relates to the same proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.	Assessment Manager
34. Variation of Authorisation (Section 128)	
34.1 The power pursuant to Regulation 65(1) of the General Regulations to, for the purposes of Section 128(2)(b) of the PDI Act, if a person requests the variation of a development authorisation previously given under the Act (including by seeking the variation of a condition imposed with respect to the development authorisation) to form the opinion and be satisfied that the variation is minor in nature, and approve the variation.	Assessment Manager
35. Advice from Commission	
35.1 The power pursuant to Regulation 76(2) of the General Regulations, if a report is not received from the Commission within 20 business days from the day on which the application is lodged under Regulation 29 of the General Regulations or within such longer period as the Commission may require by notice to the relevant authority, to presume that the Commission does not desire to make a report.	Assessment Manager
36. Underground Mains Area	
36.1 The power pursuant to Regulation 78(3) of the General Regulations, if an application relates to a proposed development that involves the division of land within, or partly within, an underground mains	Assessment Manager

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	area (even if the area is declared as such after the application is lodged with the relevant authority), to require, as a condition on its decision on the application, that any electricity mains be placed underground.	
37. New Dwellings		
37.1	The power pursuant to clause 2(1)(b) of Schedule 6B of the General Regulations to form the belief that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land, other than a previous use or activity that was for residential purposes.	Assessment Manager
38.		
38.1		
38.2		

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019

39. Calculation or Assessment of Fees		
39.1	The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 (the Fees Regulations) in relation to an application which is duly lodged with the council under a related set of regulations (including via the SA planning portal):	Assessment Manager
39.1.1	to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and	
39.1.2	to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the assessment panel is not a relevant authority).	
39.2	The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate, to calculate any fee on the basis of estimates made	Assessment Manager

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	by the delegate.	
39.3	The power pursuant to Regulation 5(3) of the Fees Regulations to, at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of regulations.	Assessment Manager
40.	Waiver or Refund of Fee	
40.1	The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so:	General Manager City Development
40.1.1	waive the payment of the fee, or the payment of part of the fee; or	
40.1.2	refund the whole or a part of the fee.	
	PLANNING AND DESIGN CODE	
41.	Procedural Matter	
41.1	The power pursuant to and in accordance with the Planning and Design Code (the PD Code) to form the opinion development is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.	Assessment Manager
42.	Procedural Referrals	
42.1	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
42.2	The power pursuant to and in accordance with the PD Code to form the opinion and deem:	Assessment Manager
42.2.1	alteration to an existing access or public road junction;	
42.2.2	development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access,	
	to be minor.	
42.3	The power pursuant to and in accordance with the PD Code to form the opinion an alteration or extension of	Assessment Manager

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	an existing dwelling is minor.	
42.4	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
43.	Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001	
43.1	The power pursuant to and in accordance with Part 9.4 of the PD Code to form the opinion that aquaculture development which involves an alteration to an existing or approved development is minor in nature.	Assessment Manager

**STATE PLANNING COMMISSION PRACTICE DIRECTION 3
(NOTIFICATION OF PERFORMANCE ASSESSED
DEVELOPMENT APPLICATIONS) 2019**

44.	Responsibility to Undertake Notification	
44.1	The power pursuant to clause 6(4) of the State Planning Commission Practice Direction 3 (Notification of Performance Assessed Development Applications) 2019 (PD3), should the applicant request the relevant authority to place the notice on the land and pay the relevant fee, to (either personally or by engagement of a contractor) give notice of the application to members of the public by notice placed on the relevant land in accordance with Section 107(3)(a)(ii) of the PDI Act.	Assessment Manager
45.	Preparing for Notification	
45.1	The power pursuant to clause 8 of PD3, if the applicant has confirmed they accept responsibility to place a notice on the land as per clause 6(3)(a) of PD3, to, at least 4 business days prior to the commencement of the notification period:	Assessment Manager
45.1.1	give notice of the anticipated commencement date and of the notification period to the applicant; and	
45.1.2	provide the applicant with a copy of the content of the notice to be placed on the relevant land; and	
45.1.3	advise the applicant of the position and number of notice(s) to be erected on the land in accordance with clause 10 of PD3.	

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46. Notice on Land	
46.1 The power pursuant to clause 10(2) of PD3, in relation to clause 10(2) of PD3, to determine the most appropriate position for the notice on the land in order to provide for maximum visibility from a public road, and in cases where the relevant land has more than 1 frontage to a public road, to determine that more than 1 notice must be erected on each of the public road frontages to ensure that notice of the development is reasonably apparent to members of the public.	Assessment Manager

**STATE PLANNING COMMISSION PRACTICE DIRECTION
(SCHEME TO AVOID CONFLICTING REGIMENS) 2019**

47. Scheme Provisions	
47.1 The power pursuant to clause 5(1) of the State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019 (PD6), to in undertaking a planning assessment or imposing controls, including through the imposition of conditions of planning consent, ensure that such assessment or controls do not conflict or duplicate matters dealt with or addressed under licencing or regulatory regimens under another Act.	Assessment Manager
47.2 The power pursuant to clause 5(3) of PD6 to, where the delegate is uncertain whether a matter conflicts with, or duplicates a matter dealt with under a licencing or regulatory regime under another Act, to seek the advice of that authority or agency.	Assessment Manager

**SITE PLANNING COMMISSION PRACTICE DIRECTION 14 SITE CONTAMINATION
ASSESSMENT 2021**

48. Change of Use Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act	
48.1 The power pursuant to clause 12 of the State Planning Commission Practice Direction (Site Contamination Assessment) 2021 (PD14) to be satisfied that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out, subject to Condition A, B or C in PD14 as relevant.	Assessment Manager
49. Land Division Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act	
49.1 The power pursuant to clause 13 of PD14 to be	Assessment

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<p>satisfied in relation to proposed land division that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out subject to the consent being subject to the following condition:</p> <p><i>A land division certificate under Section 138 of the Planning, Development and Infrastructure Act 2016 must not be issued until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.</i></p>	Manager
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SITE PLANNING COMMISSION PRACTICE DIRECTION 16 URBAN TREE CANOPY OFF-SET SCHEME

50. Reserved Matter	
50.1 The power pursuant to clause 6(2) of State Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme (PD16) to where an applicant has elected to reserve consideration of the DTS/DPF Policy in the Overlay, as provided for in the Code and under Section 102(4) of the PDI Act, to require the applicant to provide documents which are considered by the delegate as sufficient to confirm whether the relevant development site includes a Designated Soil Type.	Assessment Manager
51. Process for Payments to the Fund	
51.1 The power pursuant to clause 7 of PD16 where an applicant has elected to make a payment into the Fund, in lieu of planting a tree (or trees) as provided in the DTS/DPF Policy in the Overlay, to verify the payment as being correct in accordance with the Scheme, prior to the granting of development authorisation under the PDI Act.	Assessment Manager
52. Development within Council Fund Designated Areas	
52.1 The power pursuant to clause 8(3) of PD16, where a development application relates to a site which is located both within a Council Fund Designated Area and within the Overlay to impose a condition requiring payment into a Council Fund, irrespective of an election by the applicant to plant a tree or make a payment into the Fund as provided under the Scheme.	Assessment Manager

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URBAN TREE CANOPY OFF-SET SCHEME

53. Payment into Fund	
53.1 The power pursuant to clause 6(4) of the Urban Tree Canopy Off-set Scheme (UTCOS) where an applicant has elected to make a contribution to the fund under this scheme to impose a condition on the relevant development authorisation for planning consent requiring that payment of the amount specified in clause 6(1) of the UTCOS be made into the fund before the issue of development approval for the subject development application.	Assessment Manager

SCHEDULE OF CONDITIONS

CONDITIONS OR LIMITATIONS
APPLICABLE TO DELEGATIONS
CONTAINED IN THIS INSTRUMENT

Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
3.1.1.1	<p>The delegation to the Assessment Manager of the power to grant or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications in relation to which one or more of the following apply:</p> <ol style="list-style-type: none"> 2. No valid representations are received; 3. All valid representations are withdrawn; 4. No representor who has lodged a valid representation wishes to be heard; 5. A deemed consent notice has been served on the Panel under Section 125(2) of the Act. <p>The delegation to the General Manager City Development of the power to grant or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications for which the applicant has not agreed to extend the statutory timeframe within which the Panel must determine the development application pursuant to Regulation 53 of the Regulations, and that timeframe will expire before the next meeting of the Panel is scheduled to occur.</p>
11.1	<p>The delegation of the power to apply to the Court for an order quashing the consent pursuant to Section 125(6) of the Act is limited to where the time within which the application must be made (being one month after the deemed planning consent is taken to have been granted) will expire before:</p> <ol style="list-style-type: none"> 1. The next meeting of the Panel is scheduled to occur; or 2. A special meeting of the Panel is able to be convened in accordance with the Panel's General Operating Procedures.
40.1	<p>Prior to exercising the power to waive or refund a fee pursuant to Regulation 7 of the Fee Regulations, the delegate shall have regard to any policy adopted by the Chief Executive Officer of Council.</p>

ATTACHMENT 2: APPLICATIONS CONSIDERED JULY 2020 - JUNE 2021

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Representors / No. verbal
25-Aug-2020	361/1880/2018/3B	6 EW Pitts Avenue, Cavan	Amend operating hours to 24 hours and construct acoustic barrier of 6m high in association with existing road transport terminal	3	Approved with conditions	Received – 9 Heard – 2
22-Sep-2020	361/1033/2020/NB	254 Kings Road, Paralowie	Change of use from child care centre to office (health and welfare services) and community support facility (non-complying)	3	Approved with conditions	Received – 6 Heard - 2
	361/1923/2018/3B	105-109 Park Terrace, Salisbury	Demolition and replacement of existing retail fuel outlet comprising new control building, fuel canopy and petrol bowsers, car wash, vacuum bays, pylon sign, underground fuel tanks, modified car parking and access arrangements, landscaping, removal of two Regulated Trees and combined retaining walls and fencing exceeding 2.1m	3	Approved with conditions	Received – 3 Heard - 2
27-Oct-2020	361/870/2020/2A	1 Yirra Crescent, Ingle Farm	Two (2) two storey dwellings, masonry and timber front fence (1.2m high) and combined boundary retaining wall and fence (greater than 2.1m)	2	Approved with conditions	Received – 4 Heard – 2
	361/301/2020/NB	33 McIntyre Road, 14 Peacock Road, Para Hills West	Two storey addition to existing medical centre and expansion of car park onto 14 Peacock Road (non-complying)	3	Approved with conditions	Received – 2 Heard – 0
27-Jan-2021	361/778/2020	859-885 Port Wakefield Road, Bolivar	24 hour fast food restaurant with associated drive through, signage (including one (1) twelve (12) metre high freestanding illuminated pylon sign), car parking, service areas and landscaping (non-complying)	3	Approved with conditions	Received – 0 Heard – 0
23-Feb-2021	361/2133/2020/3B	152-154 Bridge Road, Pooraka	Demolition of all existing structures and construction of a child care centre with associated shade structures, retaining walls and fencing (including acoustic barriers), one (1) freestanding sign (3.6 metres high) and façade signage, access and egress via Bridge Road, car parking and landscaping	3	Approved with conditions	Received – 2 Heard – 1
23-Mar-2021	361/2471/2020	138-142 Ryans Road and 144 Ryans Road, Green Fields	Cemetery in association with existing place of worship (including burial preparation building, maintenance shed, front fence and associated driveway and landscaping)	3	Approved with conditions	Received – 3 Heard – 3
28-Apr-2021	361/2556/2020/2A	Unit 1 / 40 Jenkins Drive, Salisbury Park	Two storey dwelling	2	Approved with conditions	Received – 6 Heard - 3
29-Jun-2021	361/1440/2020/2B	16 & 17 Deuter Road, Burton	Change of use to industry (Waste Recovery Facility) comprising two (2) industrial buildings, two-storey office, one (1) freestanding canopy, storage and sorting areas, access and egress via	2	Approved with conditions	Received – 7 Heard – 5

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Representors / No. verbal
			Port Wakefield Road, staff access and egress via Deuter Road, manoeuvring areas, car parking areas, weighbridge, water and fuel storage tanks, internal and perimeter fencing (including acoustic barriers), landscaping, building façade signage, two (2) freestanding LED advertising displays (8 metre high), and removal of sixteen (16) Regulated Trees and six Significant Trees – to be undertaken in three (3) stages.			
	361/249/2021/28	483 Waterloo Corner Road, Burton	Integrated Service Station complex comprising fuel pumping bays, two fuel canopies, three underground fuel tanks, associated 240 square metre shop / control building, internally illuminated façade and canopy signage, together with an 8-metre-high internally illuminated freestanding sign, associated service yard, carparking, fencing, landscaping and the removal of two (2) regulated trees on road reserve.	2	Approved with conditions	Received – 1 Heard – 1