



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

23 FEBRUARY 2022 AT 6.30 PM

IN THE COUNCIL CHAMBER, 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

Manager Development Services, Mr C Zafiropoulos (Assessment Manager)
General Manager City Development, Ms M English
Team Leader Planning, Mr C Carrey

APOLOGIES

LEAVE OF ABSENCE

ENDORSED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 21 December 2021.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

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105-109 Park Terrace, Salisbury

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

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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**

21 DECEMBER 2021

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Ms C Gill
Mr B Brug

STAFF

Assessment Manager, Mr C Zafiropoulos
General Manager, City Development, Ms M English
Team Leader Planning, Mr C Carrey
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.30pm.

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

APOLOGIES

Apologies were received from Mr M Atkinson and Mr R Bateup.

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 23 November 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 361/1618/2020/2A

Retention of Existing Residential Units, Demolition of Existing Utility Building, Construction of Three (3) Two-Storey Group Dwellings and Pergola, Vehicular Access from Rear Laneway, Alterations to Onsite Car Parking, Retaining Walls, Fencing, Landscaping and Provision of Communal Areas at 173-175 Park Terrace, Brahma Lodge, SA 5109 for N27 Pty Ltd

REPRESENTORS

Nil

APPLICANT

Mr Garth Heynen spoke on behalf of the applicant.

Ms C Gill moved and the Council Assessment Panel resolved that:

That Development Application No 361/1618/2020/2A for Retention of Existing Residential Units, Demolition of Existing Utility Building, Construction of Three (3) Two-Storey Group Dwellings and Pergola, Vehicular Access from Rear Laneway, Alterations to Onsite Car Parking, Retaining Walls, Fencing, Landscaping and Provision of Communal Areas at 173-175 Park Terrace, Brahma Lodge, SA 5109 is not considered to be seriously at variance with the Objectives and Principles of the City of Salisbury Development Plan – Consolidated 4 April 2019 but is **REFUSED** Development Plan Consent for the following reasons:

- a) The proposed development is at variance with the Residential Zone Desired Character and Principle of Development Control 6 of the Residential Development Provisions that seeks low to medium density housing in appropriate locations.
- b) The siting, bulk and scale of the proposed dwellings do not complement the existing character of the locality, which is at odds with Design and Appearance Objective 1 and Principle of Development Control 1 and the Desired Character Statement for the Residential Zone;
- c) The proposed development is also considered to be at odds with Principle of Development Control 17 and 18 of the Residential Development Provisions and Principle of Development Control 4 of the Design and Appearance Provisions that seek to minimise the visual impacts of boundary walls;
- d) The proposed development is at variance with the private open space Principles of Development Control 21, 22, 24 and 25 of the Residential Development provisions;
- e) The proposed development is considered an overdevelopment of the site and not

in accordance with the Orderly and Sustainable Development provisions of the Development Plan.

8.1.2 21023908

Three single storey detached dwellings in terrace arrangement, combined retaining walls and fencing exceeding 2.1 metres in height at 19 Penner Crescent, Para Hills for Urban Edge SA

REPRESENTORS

S and R Walker, advised they were unable to attend the meeting, however emailed a further letter dated 21 December 2021, which was provided to the Panel Members and the applicant at the meeting.

APPLICANT

Mr A Farah, Urban Edge, spoke on behalf of the applicant.

Ms C Gill moved, Mr B Brug seconded, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning & Design Code; and
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 21023908 for Three single storey detached dwellings in terrace arrangement, combined retaining walls and fencing exceeding 2.1 metres in height in accordance with the plans and details submitted with the application and subject to the following conditions:

Planning 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
2052 Sheet 1	Floor Plan – Dwelling 1	19 July 2021	SA Building Designers
2052 Sheet 2	Elevations – Dwelling 1	19 July 2021	SA Building Designers
2052 Sheet 1	Floor Plan – Dwelling 2	19 July 2021	SA Building Designers

2052 Sheet 2	Floor Plan – Dwelling 2	19 July 2021	SA Building Designers
2052 Sheet 1	Floor Plan – Dwelling 3	19 July 2021	SA Building Designers
2052 Sheet 2	Floor Plan – Dwelling 3	19 July 2021	SA Building Designers
2052 Sheet 1	Site / Landscaping Plan	19 July 2021	SA Building Designers
AJX 2110.01 – Issue B	Site Drainage Plan	9 September 2021	Ajax Engineering
AJX 2110.01 – Issue A	Existing Contour Plan	11 August 2021	Ajax Engineering

2. Except where otherwise approved, the external surfaces of the building work shall:
 - a. be of new non-reflective materials; and
 - b. be finished in natural tones in accordance with the Approved Plans; and
 - c. be maintained in good condition at all times.
3. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Site Plan, prepared by SA Building Designers, Sheet 1 of 1, Revision A, dated 10th September 2021. All landscaping shall be completed prior to occupation of the dwellings and shall be maintained at all times thereafter to the reasonable satisfaction of Council (including the replacement of diseased or dying plants and the removal of weeds and pest plants).
4. A ‘small tree’ (as defined under the Urban Tree Canopy Overlay) shall be planted, prior to occupation of the dwellings, within the front yards of the dwellings, as shown on the Approved Site Plan, prepared by SA Building Designers, Sheet 1 of 1, Revision A, dated 10th September 2021. Except where otherwise Approved, the tree planting shall be maintained in good health and condition at all times thereafter.
5. Rainwater tank storage shall be provided, prior to occupation of the dwellings, in accordance with all of the following:
 - a) Connected to at least 60% of the roof area; and
 - b) Connected to one toilet;
 - c) The laundry cold water outlets or hot water service; and
 - d) Have a minimum tank capacity of 2,000 litres for retention; and
 - e) Where site perviousness is less than 30% of the total site area, 1,000 litres for detention; and
 - f) Where detention is required, includes a 20-25mm diameter slow release orifice at bottom of the detention component of the tank (or tanks).

The rainwater tank storage shall remain in place at all times thereafter.

6. The inverts, crossovers and driveways shall be constructed, prior to occupation

of the dwellings, in accordance with Council's Vehicle Crossover Standard Detail, Drawing SD-12, SD-13 and SD-14.

7. The driveway and car parking area, designated on the Approved Site Plan, prepared by SA Building Designers, Sheet 1 of 1, Revision A, dated 10th September 2021, shall be constructed with brick paving or concrete. The driveways shall be established, prior to occupation of the dwellings and shall be maintained at all times thereafter to the reasonable satisfaction of Council.

Advice Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or any of a relevant authority in relation to the determination of this application, including conditions.
3. Building Consent and Development Approval must be obtained within 24 months from date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.
4. The development shall be lawfully commenced by substantial work on the site of the development within two years from the date of Development Approval. If substantial work on the site has occurred within two years, the development shall be substantially or fully completed within three years from the date of Development Approval.
5. 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 as such 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 willful damage.

6. You will need to obtain permission from your 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>.
7. It is your responsibility to ensure that building work is correctly sited with respect to the property boundaries of the site and it is strongly recommended that a boundary survey be undertaken before any work commences to ensure the building work is accommodated within the designated footprint and achieves the designated boundary setbacks.
8. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, 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>.

9. The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- *On any Sunday or public holiday; or*
- *After 7pm or before 7am on any other day.*

OTHER BUSINESS

8.2.1 Council Assessment Panel 2022 Meeting Schedule

Mr B Brug moved, and the Council Assessment Panel resolve that the Council Assessment Panel 2022 meeting schedule forming Attachment 1 to the agenda report, be adopted subject to further discussions.

8.2.2 Status of Current Appeal Matters and Deferred Items

Nil

8.2.3 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.4 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 25 January 2022.

ADOPTION OF MINUTES

Mr Brug 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 7.37pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 21 December 2021
(refer to email approving minutes registered in Dataworks Document Number 7112975)

ITEM 8.1.1**COUNCIL ASSESSMENT PANEL****DATE** 23 February 2022**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 (31.3 metre 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** Andrew Humby, Planning Consultant**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	Andrew Humby
Recommendation	Grant Development Plan Consent subject to conditions
Meeting Date	23 February 2022

2. REPORT CONTENTS

Assessment Report

Attachment 1: Assessment Officer CAP Report – 28 September 2021 CAP Meeting
Attachment 2: Minutes of CAP Meeting – 28 September 2021
Attachment 3: Applicant Response – 25 January 2022

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 Council Assessment Panel considered the development application for the telecommunications facility at its meeting held 28 September 2021 and resolved to defer the development application and request the applicant to provide more information in respect of;

A. The need to upgrade the service and implications to the consumers of not upgrading the service, and a more detailed explanation of the assessment of all other options to satisfy that need; and

B. The head frame colour and lighting in relation to Parafield Airport requirements.

The applicant has provided additional information in response to the Panel's request which is provided in Attachment 3.

This report provides the updated information, together with a recommendation, for the Panel's consideration.

4. DISCUSSION

Development Application 361/128/2021/3B was presented to the 28 September 2021 Council Assessment Panel for determination. A copy of the application report (excluding attachments) is contained in Attachment 1. The report recommended that Development Plan Consent be granted, subject to conditions.

The Council Assessment Panel resolved to defer the application in order for the applicant to provide additional information. A copy of the Minutes are contained in Attachment 2. On 25 January 2022, the applicant submitted a response, which is provided in Attachment 3.

A summary of the applicant's key issues are as follows:

The need to upgrade services and implications of not upgrading this service

Current 4G coverage in the Salisbury and Brahma Lodge areas are displayed in Figure 1 of the applicant's response (copied below) that demonstrates that approximately 2.5 square kilometres of this populated urban area currently experience poor or no 4G coverage.

The applicant has advised that the average percentage of call dropouts across the entire Telstra mobile is well below 1 percent, with 4G call dropouts as high as 32 percent in this location. The estimated increase in mobile network traffic within this catchment area has also resulted in an increased deterioration of performance within the four adjoining telecommunication towers, resulting in increased pressure on services provided within the immediate locality.

The suggested increased demand and deteriorating performance supports the need to upgrade the telecommunication services in this area. Without the proposed upgrades, the existing network will continue to result in users having problems connecting to the network, making and received phone calls and continued call dropouts.

The applicant has estimated that proposed telecommunications tower is anticipated to improve coverage for approximately 36,100 people.

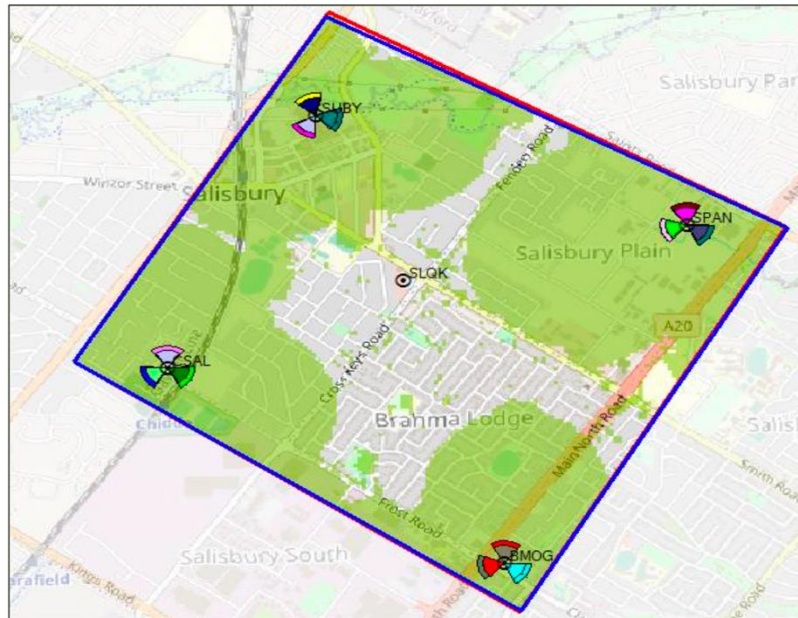


Figure 1. Current 4G 'in building' coverage in the Salisbury area (in green) provided by existing telecommunication facilities. SLQK is the location of the proposed Telstra telecommunications facility at 105-109 Park Terrace, Salisbury.

Co-location of existing facilities

A previous assessment of the potential to co-locate Telstra telecommunications equipment on the nearest facilities has determined that the height of these structures and its considerable distance from the areas shown to have poor or no coverage (ie the immediate locality) does not result in suitable conditions for co-location.

Augmentation or increasing of heights of existing facilities

The applicant has investigated raising the heights of existing telecommunication structures and incorporating improved technologies to improve network performance. It has been suggested that radiofrequency 'footprint' would be slightly increased, however it is not possible to completely cover the areas located with poor to no coverage.

In order to adequately cover the target area with the existing facilities would require significantly taller telecommunications towers, resulting in increased visual impacts on the existing residents. It has also been advised that there would be potential concerns about the increased height from the Parafield Airport and RAAF base.

The disruption caused to the telecommunications network during the upgrades to multiple sites is also not considered to be desirable.

Alternative locations for a new facility

The Assessment Officer's CAP report of 28 September 2021 (Attachment 1) contains a detailed summary of the alternative locations. This provides a summary of the issues provided in the applicant's Response to Representations letter dated 27 August 2021 and Response to Council's Request for Further Information dated 13 September 2021.

The applicant has however reiterated that a new facility would need to be located as centrally as possible within the coverage objective area to ensure that each telecommunication facility services the coverage area effectively. The chosen site is considered to be located centrally within existing facilities.

The head frame colour and lighting in relation to Parafield Airport requirements

The monopole and head frame colour of the proposed telecommunications facility have been nominated as grey. The chosen colour is considered to be a suitable colour choice that will not exacerbate the visual impacts of the proposed facility.

On 12 January 2022 the Department for Infrastructure, Transport, Regional Australia and Communications wrote to the applicant advising that the proposed telecommunications facility has obtained approval, subject to conditions, pursuant to the *Airports (Protection of Airspace) Regulations 1996*.

The approval, contained in Attachment 3, supports the telecommunications tower not exceeding a maximum height of 67.2 AHD with a number of requirements for suitable daytime and night time lighting. It is noted that Condition 3 states the following:

The tower must be obstacle lit by low intensity steady red lighting during the hours of darkness at the highest point of the tower and must be obstacle marked in accordance with section 8.110(5) of the Civil Aviation Safety Regulations 1998 – Part 139 (Aerodromes) Manual of Standards (MOS); OR

The tower must be obstacle lit with flashing red medium intensity lighting during daylight hours at the highest point of the tower and must be obstacle lit with steady red low intensity lighting during the hours of darkness at the highest point of the tower.

Characteristics for low and medium intensity lighting are stated in subsection 9.32 of the MOS.

Section 8.100(5) of the *Civil Aviation Safety Regulations 1998 – Part 139 (Aerodromes) Manual of Standards (MOS)* requires obstacle markings consisting of red and white horizontal bands the length of the telecommunications pole. It is considered that in order to minimise the visual intrusion of the pole, that this option is not supportable.

Instead, the second option of Condition 3 requires both a red medium intensity lighting during daylight hours and a low intensity steady red light during the night time – both to be located at the highest point of the telecommunications facility. This is considered to be a more appropriate design outcome that will reduce the potential visual impacts upon adjoining residential allotments by ensuring that the monopole only contains a neutral grey colour. This type of lighting is used on the mobile phone tower at the Parafield Plaza Shopping Centre at 482 Salisbury Highway, Parafield Gardens.

A condition of approval is recommended to reflect this lighting outcome.



*Mobile Phone tower with lighting at Parafield Plaza Shopping Centre
482 Salisbury Highway, Parafield Gardens*

In summary, it is considered that 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 have been considered by the applicant, however they do not meet the technical requirements required to provide an effective mobile phone service.

Telecommunications facilities are common elements in the urban landscape and will inherently have a visual impact due to the height of the monopole. The applicant has sought to minimise the visual impacts where possible, however, the impact has been balanced against the Development Plan's intent to provide essential communication services to the local community.

The proposed facility will use materials and finishes of a neutral grey and white colours to minimise visual impacts, with lighting only required where necessary to meet Federal air safety requirements.

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

5. 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	25 January 2022	Ericsson
S107780 Issue 3	Site Setout Plan	25 January 2022	Ericsson
S107780 Issue 2	Antenna Layout Plan	25 January 2022	Ericsson
S107780 Issue 3	Site Access – Existing Site Arrangement	25 January 2022	Ericsson
S107780 Issue 3	North East Elevation	25 January 2022	Ericsson
S107780 Issue 2	Antenna Configuration Table	25 January 2022	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
N/A	Response to Council Assessment Panel RFI	25 January 2022	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. The telecommunications tower must be obstacle lit with flashing red medium intensity lighting during the daylight hours at the highest point of the tower and must be obstacle lit with steady red low intensity lighting during the hours of darkness at the highest point of the tower.

Reason: To satisfy the Airports (Protection of Airspace) Regulations 1996 requirements and yet reduce the visual impact of the facility

4. 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 owner's 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 developer's/owner's 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 67.2m 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.

ATTACHMENTS

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

1. Assessment Officer CAP Report – 28 September 2021 CAP Meeting
2. Minutes of CAP Meeting – 28 September 2021
3. Applicant Response – 25 January 2022

Attachment 1 - Assessment Officer CAP Report
28 September 2021 CAP Meeting

ITEM 8.1.1

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

ITEM 8.1.1

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 bowsters, canopy, on-site car parking bays, trailer storage and hire area,

ITEM 8.1.1

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 bowsters. 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 facility

ITEM 8.1.1

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 bowzers, 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)



ITEM 8.1.1

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)



ITEM 8.1.1

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.

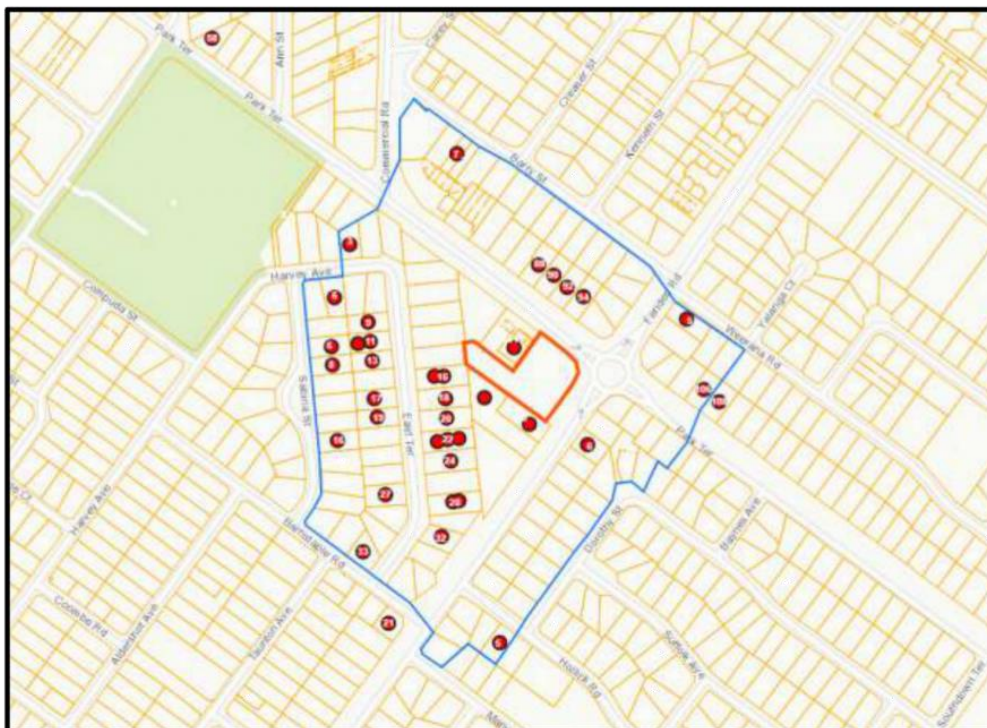
Immediately adjoining the site to the north are two allotments occupied by a two storey office building and an automotive parts outlet fronting Park Terrace. To the south-west, there is an existing single storey detached dwelling on a large allotment fronting Cross Keys Road. Further south-west of this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

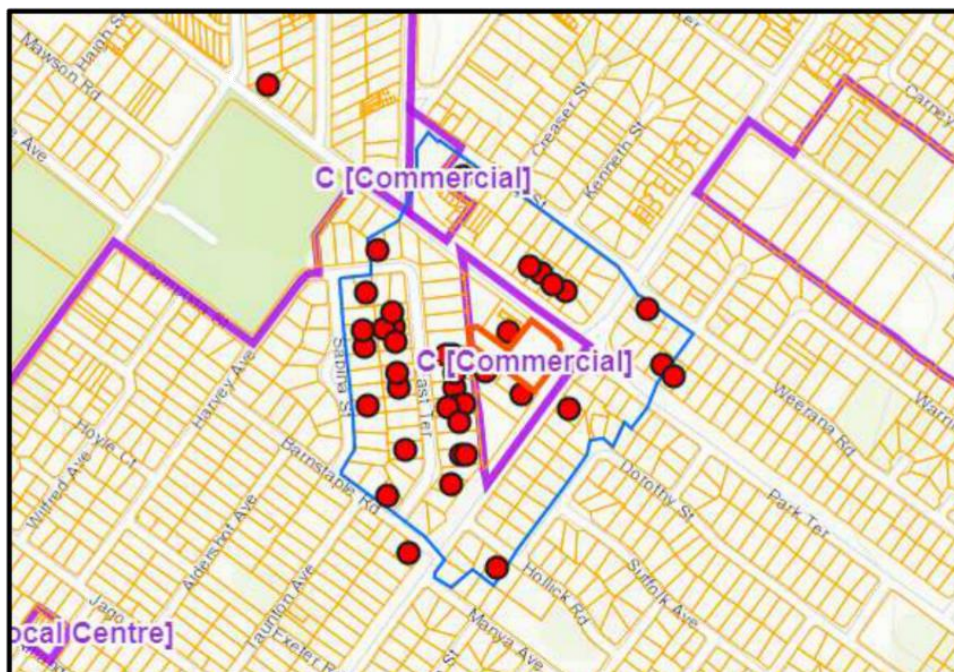
A locality plan and contextual plan are provided below.

ITEM 8.1.1

Locality Plan – Cadastre**Legend (Source: Geocortex)**

	Site boundary
	Locality boundary
	Representors



ITEM 8.1.1

Contextual Plan:

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

ITEM 8.1.1

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.

Attachment 2 - Minutes of CAP Meeting
28 September 2021



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

28 SEPTEMBER 2021

MEMBERS PRESENT

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

STAFF

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

The meeting commenced at 6.30pm.

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

APOLOGIES

Apology was received from Mr R Bateup.

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 24 August 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS*Development Applications*

- 8.1.1 361/128/2021/3B**
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 at 105-109 Park Terrace, Salisbury for Telstra Corporation Ltd

REPRESENTORS

Joe and Angela Longo, Alberto Mazzeo, Salvatore and Filomena Polimeni, and petition signatories, represented by Councillor Graham Reynolds, spoke on behalf of their representations.

Frank and Lina Parente, represented by Diego Caruso, spoke on behalf of their representation.

Bruno and Grazietta Morgante and Frank Morgante, represented by Anthony Morgante, spoke on behalf of their representation.

APPLICANT

Michael Davis (Aurecon), spoke on behalf of the applicant.

Lisa Chou and Andrew Webb (Telstra), spoke on behalf of the applicant.

Ms Gill moved and Mr Atkinson seconded, and the Council Assessment Panel resolved that Item 8.1.1 be deferred and the applicant be requested to provide more information in respect of;

- A. The need to upgrade the service and implications to the consumers of not upgrading the service, and a more detailed explanation of the assessment of all other options to satisfy that need; and
- B. The head frame colour and lighting in relation to Parafield Airport requirements.

OTHER BUSINESS

8.2.1 Annual Report of the Council Assessment Panel for 2020/21

Mr B Brug moved, and the Council Assessment Panel resolved that the draft Council Assessment Panel Annual Report for 2020/21 be endorsed.

8.2.2 Status of Current Appeal Matters and Deferred Items

Nil

8.2.3 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.4 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 26 October 2021.

ADOPTION OF MINUTES

Mr B Brug 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 8.20pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 28 September 2021
(refer to email approving minutes registered in Dataworks
Document Number 6958014)

Minutes – Council Assessment Panel Meeting – 28 September 2021

Item 8.1.1 - Attachment 2 - Minutes of CAP Meeting – 28 September 2021

Attachment 3 - Applicant Repsonse 25 January 2022



25 January 2022

Chris Carrey
Senior Development Officer Planning
City of Salisbury
PO Box 8
Salisbury SA 5108

Email: development@salisbury.sa.gov.au

Dear Chris,

Development Application 361/128/2021/3B – proposed Telstra telecommunications facility at 105-109 Park Terrace (Allotment 100 Deposited Plan 113199), Salisbury, SA 5108

We are writing in response to the Council Assessment Panel's request for further information for the Development Application presented to Panel on 28th September 2021. Please see our responses to the Panel's queries below.

- A. The need to upgrade the service and implications to the consumers of not upgrading the service and a more detailed explanation of the assessment of all other options to satisfy that need;*
- B. The head frame colour and lighting in relation to Parafield airport requirements.*

The need to upgrade Telstra's service and implications to the consumers of not upgrading the service

Telstra continually monitors its network for issues that can be alleviated before they become significant problems for the end user. In the metropolitan environment, Telstra specifically monitors its 'in building coverage' as a measure of network performance. 'In building coverage' is where most devices are used including mobile phones, data dongles, smart devices, alarms and health monitors. Through this monitoring, network performance issues have been identified in the Salisbury and Brahma Lodge area.

Figure 1 on the following page illustrates the current 4G 'in building coverage' map in the Salisbury and Brahma Lodge area. The green colour represents existing 4G 'in building coverage' which is provided by the existing Telstra telecommunication facilities. This map demonstrates that approximately 2.5 square kilometres of a highly populated area, including many residences and businesses, currently experience poor or no 4G 'in building coverage' (displayed by the grey area in the centre of the map).

One of the challenges for the Telstra network in this location is that it is served by multiple telecommunication facilities (displayed as SUBY, SPAN, BMOG and CSAL in **Figure 1**) without a singular facility having dominance over the area. Therefore, 'bouncing around' off customer devices occurs between existing towers, causing the network to continually switch connections. This can result

in dropped phone calls, slow page refreshes, reloading and buffering and a less than satisfactory experience for the customer.



Figure 1. Current 4G 'in building' coverage in the Salisbury area (in green) provided by existing telecommunication facilities. SLQK is the location of the proposed Telstra telecommunications facility at 105-109 Park Terrace, Salisbury.

A high number of call dropouts have also been detected in this area through Telstra's network monitoring. At the Salisbury Plains (SPAN) telecommunications facility, the average number of call dropouts is more than four percent. In some instances, the number of 4G call(VoLTE) dropouts is up to 32 percent at this location. Much of these dropouts result from poor coverage because the users are located too far from the facility or move indoors and lose an already weak signal. The average percentage of call dropouts across the Telstra mobile network is well below 1 percent, highlighting the poorer than average user experience in the Salisbury and Brahma Lodge area. Refer to **Figure 2** for the percentage of call dropouts at the Salisbury Plains (SPAN) telecommunications facility.

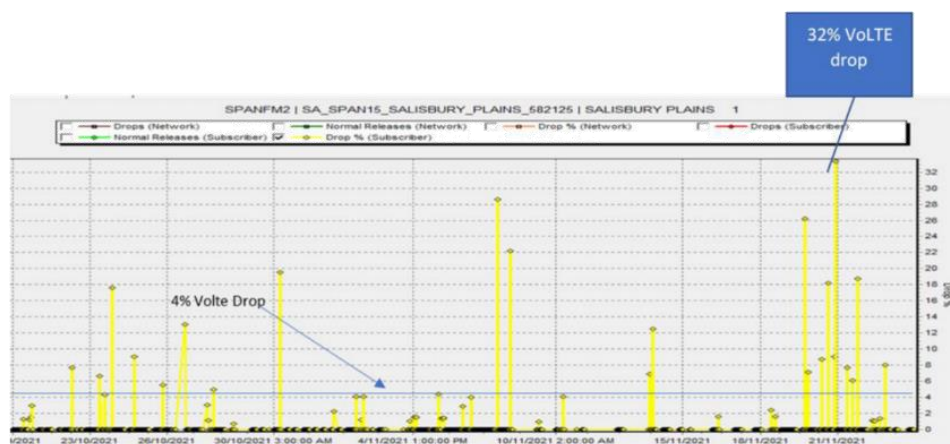


Figure 2. Dropout rates of 4G phone calls at Salisbury Plains (SPAN)

Further challenges in this locality have arisen due to a significant increase in traffic demand on the mobile network throughout the Salisbury area. This increased demand has resulted in gradual deterioration of performance of the four telecommunication facilities in the area. As demonstrated in **Figure 3**, the data throughput has significantly reduced over time at the Salisbury City Centre facility (labelled SUBY in **Figure 1**). The average throughput has been reduced from 34MB/s to 14 Mb/s between 2018 and 2021. This gradual decline on 4G data speeds has also been observed at other facilities in the area.

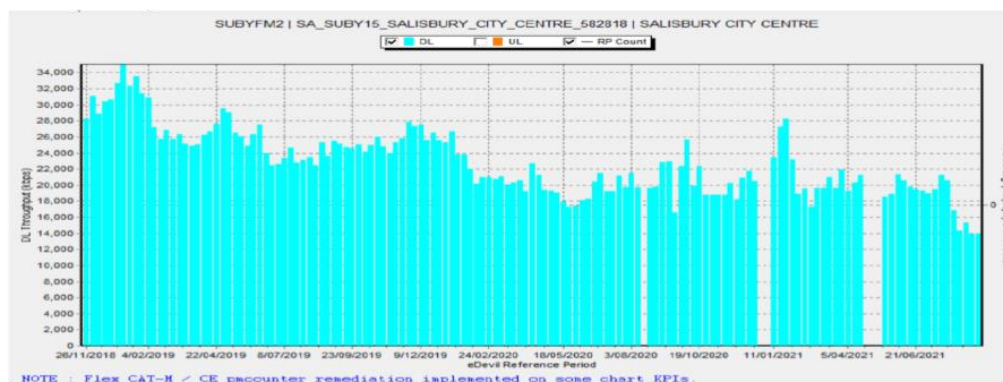


Figure 3. Gradual decline on 4G data speeds as observed at Salisbury City Centre (SUBY)

The cumulation of increased demand and deteriorating performance of the existing Telstra network has demonstrated a need to upgrade the telecommunication services in this area. The proposal is consistent with Objective 2 – *Infrastructure* of the Salisbury Council Development Plan (consolidated 4 April 2019) in which infrastructure is to be provided in advance of need, as well as Objective 1 – *Telecommunication Facilities* as the proposal would deliver communication services to the community. If the network is not upgraded the implications for consumers in this location would be increasingly

unsatisfactory telecommunications and internet services. Users will continue to have problems connecting to the network and making or receiving phone calls. The network would eventually become unusable as demand continues to grow and network performance deteriorates. To provide the required depth of coverage, improved data speeds, reduced call dropouts and increased network capacity, upgrades to the Telstra network are required. These upgrades need to be undertaken as close as possible to the coverage objective area (displayed in grey in **Figure 1**) in order to provide co-ordinated and efficient communication services.

Statistics taken within this grey area in Figure 1 between January 10-16th show there is approximately 49,550 unique SIM cards using the network. 73% of network accesses are requested from indoor environments.

With this development application, Telstra is proposing to improve in-building coverage and the work from home environment for approximately 36,100 people.

Explanation of the assessment of all other options

Once the need to upgrade Telstra's network had been identified, Telstra investigated which actions could be taken to alleviate the network issues. It is not commercially desirable to construct a new telecommunications facility where it is not needed. Therefore, preliminary site selection investigations consider the opportunity to upgrade existing telecommunication facilities in the broader area.

1 Co-location of telecommunication equipment on existing facilities

The nearest existing telecommunications facility to the coverage objective area is located at 9 Ponton Street, Salisbury, approximately 555 metres north of the proposed Telstra facility location. Assessment of potential co-location of Telstra telecommunications equipment on this facility (which houses Optus and Vodafone equipment) determined that the 25 metre height of the guyed mast tower and its considerable distance from the identified coverage objective area would not constitute feasible conditions for co-location.

2 Augmentation or increasing the height of existing facilities

The augmentation (upgrade) of an existing facility aims to improve the experience for nearby customers with better throughput speeds for 'in building coverage' through the addition of higher frequency technologies. However, higher frequencies do not travel as far as lower frequencies used by the mobile industry and generally act only as a capacity layer. Higher frequencies are attenuated more easily by trees, buildings and structures and thus will not expand the radiofrequency 'footprint' size of the existing site significantly. In the Salisbury and Brahma Lodge area, Telstra investigated raising the height of surrounding telecommunication structures and adding further technologies to improve network performance. Whilst the radiofrequency footprint size would increase slightly, it was not possible to completely cover the target area with the required 'in building coverage' for these higher frequencies. In order to cover the target area with existing telecommunication facilities, multiple significantly taller structures would be required. This option is not considered to be amenable to the residents, Council, Parafield Airport or the RAAF base. This option would increase visual impacts of existing facilities at multiple locations to serve the coverage objective area. Furthermore, the disruption to Telstra and other network providers' ongoing network performance and other commercial considerations deemed the upgrade of multiple sites unviable in the Salisbury and Brahma Lodge area.

3 Alternative locations for a new facility

Site selection investigations to determine the most appropriate location for a new facility are detailed within the *Planning Report for proposed Telecommunications Facility* (sent to Council 20th January 2021). Six potential sites were investigated around Park Terrace and Cross Keys Road. Some sites were discounted 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 preferred site at 105-109 Park Terrace, Salisbury, 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
- As central as possible to the coverage area to ensure the intended network coverage objective can be achieved.

Five representors suggested alternative locations for a new facility during the public notification process of the Development Application. 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

As detailed in the *Response to Representations* (sent to Council 27th August 2021) and the *Response to Council's Request for Further Information* (sent 13th September 2021), further radiofrequency investigations resulted in none of the representors' suggested sites being within the coverage objective area and therefore would not be technically feasible candidates. See **Figure** for a map of the representors' suggested sites, Telstra's existing sites and the location of the proposed site at 105-109 Park Terrace, Salisbury.

The new facility would need to be located as centrally as possible within the coverage objective area to ensure each antenna services the coverage objective area effectively, ideally without overlapping existing coverage areas supported by an existing Telstra service. A typical telecommunications facility configuration consists of three antennas separated by 120 degrees. Each antenna provides mobile services within the coverage area, called a sector. To maximise utilisation and performance 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 coverage objective area would decrease its technical viability and therefore not adequately fulfil the

purpose of this facility to provide co-ordinated and efficient provision of telecommunications services. As displayed in **Figure 1** and **Figure 5**, the proposed site at 105-109 Park Terrace is close to the centre of the coverage objective area, making it the most appropriate location from a technical perspective.

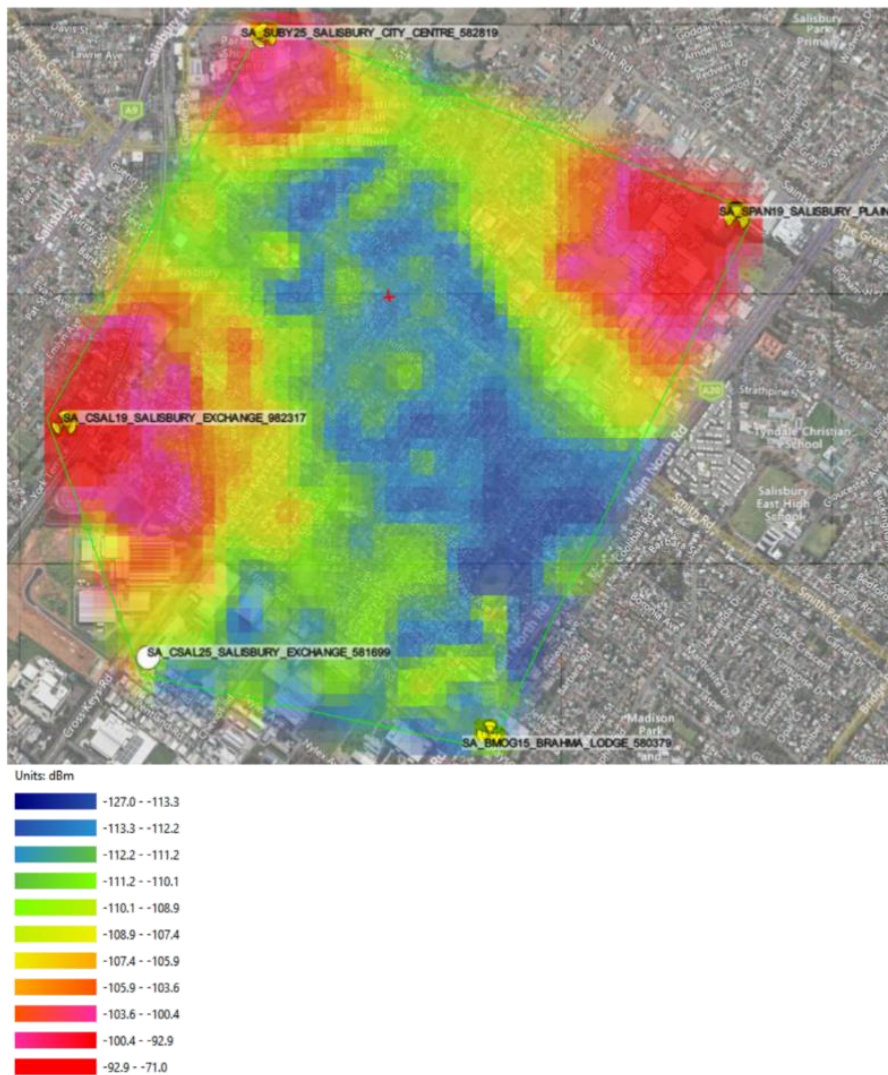


Figure 4. 5G coverage heat map, January 2022. Existing Telstra sites labelled, proposed site (red cross) at the centre of poor to no 5G coverage area shown in blue. Red areas show strong 5G coverage.

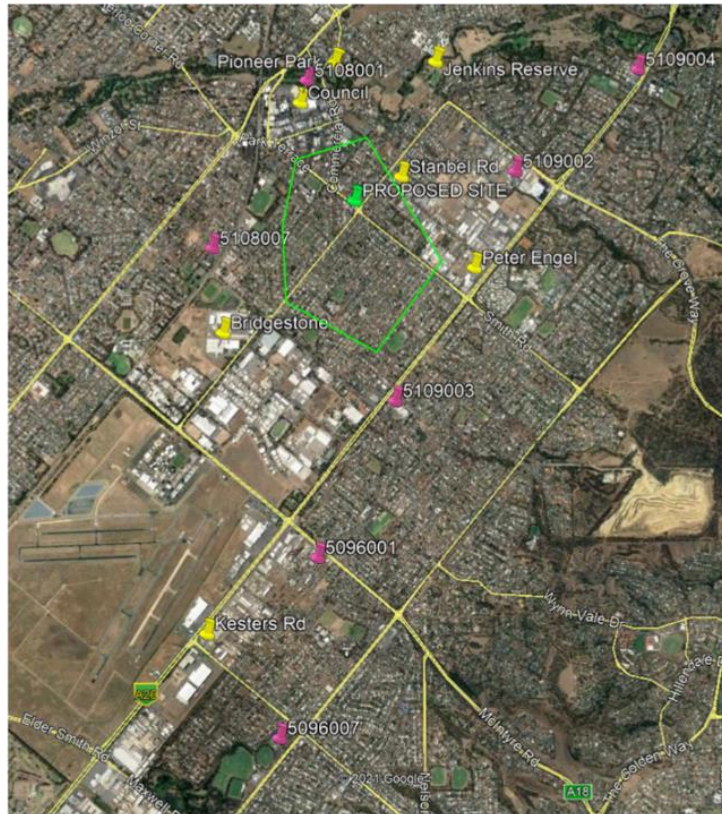


Figure 5. Existing Telstra sites (pink), proposed site (green) and representors' suggested sites (yellow). The green boundary displays the coverage objective area.

The head frame colour and lighting in relation to Parafield airport requirements.

Parafield Airport Limited received plans and accompanying survey details which identified that the proposed facility, at a maximum height of 67.20m Australian Height Datum (AHD) remains below the PANS-OPS but will penetrate the Parafield OLS (57.5m AHD) Inner Horizontal Surface, creating an infringement of 9.7m.

As part of Parafield Airport's assessment, the aforementioned details have also been referred to Airservices Australia (AsA) and the Civil Aviation Safety Authority (CASA) to which no objections were received. The recommendations from AsA and CASA were then submitted to the Department of Infrastructure, Transport, Regional Development and Communications (the Department) for determination. The Department granted approval subject to Conditions. A copy of the approval is enclosed with this letter. Of particular note is Condition 3 which provides two options, as follows:

- **Option 1** – The tower **must be obstacle lit** by low intensity steady red lighting during the hours of darkness at the highest point of the tower and **must be obstacle marked** in

accordance with section 8.110 (5) of the Civil Aviation Safety Regulations 1998 – Part 139 (Aerodromes) Manual of Standards (MOS)

- Section 8.110 (5) – Obstacle marking, consisting of red and white horizontal bands the length of the pole. The bands measuring 1/7th the overall size of the pole, with red on the bottom and top of the structure.

OR

- **Option 2** – The tower **must be obstacle lit** with flashing red medium intensity lighting during the daylight hours at the highest point of the tower and **must be obstacle lit** with steady red low intensity lighting during the hours of darkness at the highest point of the tower.
 - Characteristics for low and medium intensity lighting are stated in subsection 9.32 and 9.33 of the MOS. Section 9.32 & 9.33 – Obstacle lighting, consisting of a low intensity steady red light during the hours of darkness (night only) at the highest point of the tower.

As the approval requires lighting of the facility as a minimum, given the community sensitivities regarding potential visual impact, Telstra suggests not introducing additional obstacle marking and leaving it as only lighting 24/7. However, we acknowledge it is up to Council's discretion, should an approval be considered. For Council's consideration, the submitted elevation drawing has been updated to reflect the additional of two lighting arrangements at the top to align with this recommendation. A copy of the amended elevation drawing is enclosed with this response.

Summary

Due to the high and increasing demands for mobile services, higher than average phone call dropout rates and a deteriorating network in the Salisbury area, Telstra is required to urgently upgrade its network to continue to provide advanced telecommunication services to the community.

Telstra's aim is to design and provide a site in the most appropriate location from multiple perspectives including ease of access for building and maintenance, appropriate zoning and separation from sensitive land uses as much as possible whilst ensuring it is technically feasible. The location at 105-109 Park Terrace, Salisbury, is considered the optimal location from these perspectives and would be responding to the ongoing needs of the broader Salisbury community, now and into the future.

We trust that the above response addresses the questions raised by the Council Assessment Panel. We note that the proposed Telstra telecommunications facility will deliver substantial benefits to Salisbury and the surrounding community. We confirm our intention to attend the 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 Airport Approval from Department of Infrastructure, Transport, Regional Development
and Communications

Updated Elevation drawings, showing addition of two lighting arrangements


Australian Government
**Department of Infrastructure, Transport,
Regional Development and Communications**

File reference: F16/562-86

TO	CC	FROM
Adam Pfitzner Aurecom Adam.Pfitzner@aurecongroup.com	Brett Eaton Parafield Airport Limited Beaton@aal.com.au	Flysafe Airspace Protection flysafe@infrastructure.gov.au
For	Civil Aviation Safety Authority airspace.protection@casa.gov.au	
Reece Watt Amplitel (Telstra Corporation Pty Ltd) reece.g.watt@amplitel.com	Airservices Australia airport.developments@airservicesaustralia.com ifp@airservicesaustralia.com	
	City of Salisbury city@salisbury.sa.gov.au	

DECISION UNDER THE AIRPORTS (PROTECTION OF AIRSPACE) REGULATIONS 1996

Proposed Activity: Construction of a Telecommunications Tower

Location: 105-109 Park Terrace, Salisbury SA

GDA 94 Coordinates: S 34.76877; E 138.65068

Proponent: Telstra Corporation Pty Ltd

I refer to the application from Aurecom on behalf of Telstra Corporation Pty Ltd (the Proponent), received by the Department of Infrastructure, Transport, Regional Development and Communications (the Department) on 7 December 2021 from Parafield Airport Limited (PAL). This application sought approval under the Airports (Protection of Airspace) Regulations 1996 (the Regulations) for the intrusion of a telecommunications tower at 105-109 Park Terrace, Salisbury SA (the site) into airspace which, under the Regulations, is prescribed airspace for Parafield Airport.

Under regulation 6(1), 'prescribed airspace' includes 'the airspace above any part of either an Obstacle Limitation Surface (OLS) or Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) surface for the airport'.

The Inner Horizontal Surface of the OLS above this site is at a height of 57.5 metres above the Australian Height Datum (AHD) and hence prescribed airspace above the site commences at 57.5 metres AHD. At a maximum height of 67.2 metres AHD, the tower will penetrate the OLS by 9.7 metres.

Accordingly, the construction of the telecommunications tower constitutes a ‘controlled activity’ under Section 182 of the *Airports Act 1996* (the Act). Section 183 of the Act specifies that controlled activities cannot be carried out without approval. Details of the penetration of prescribed airspace are provided in Table 1.

Table 1: Height and location of the proposed activity that will intrude into prescribed airspace for Parafield Airport.

Activity	GDA 94 Coordinates	Maximum height (AHD)	Penetration of prescribed airspace
Tower	S 34.76877; E 138.65068	67.2 metres	9.7 metres

Regulation 14 provides that a proposal to carry out a controlled activity must be approved unless carrying out the controlled activity would interfere with the safety, efficiency or regularity of existing or future air transport operations into or out of the airport concerned. Regulation 14(1)(b) provides that an approval may be granted subject to conditions.

Under the Regulations, the Secretary of the Department is empowered to make decisions in relation to the approval of controlled activities, and impose conditions on the approval. I am the Secretary’s Delegate for the purposes of the Regulations.

Decision

As you may be aware, the Secretary is required under regulation 15(1AB) of the Regulations to make a decision about the proposal within 28 days of receiving the application.

Due to delays in our processes a decision was not made within this timeframe. Therefore, under regulation 15(2) this proposal was taken to have been refused. However, as this information has now been received and the Department has now considered the application in full, I have re-made the decision.

In accordance with regulation 14, **I approve** the controlled activity for the intrusion of a telecommunications tower at 105-109 Park Terrace, Salisbury SA into prescribed airspace for Parafield Airport to a **maximum height of 67.2 metres AHD**.

In making my decision, I have taken into consideration the opinions of the Proponent, the Civil Aviation Safety Authority, Airservices Australia’s advice number YPPF-CA-008 and PAL.

In accordance with regulation 14(1)(b), I impose the following conditions on my approval:

1. The tower **must not exceed** a maximum height of **67.2 metres AHD**.
2. Separate approval **must be sought** under the Regulations for any equipment (i.e. cranes) required to construct the tower. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) be obtained prior to any commitment to construct.

3. The tower **must be obstacle lit** by low intensity steady red lighting during the hours of darkness at the highest point of the tower and **must be obstacle marked** in accordance with section 8.110 (5) of the Civil Aviation Safety Regulations 1998 - Part 139 (Aerodromes) Manual of Standards (MOS); OR

The tower **must be obstacle lit** with flashing red medium intensity lighting during daylight hours at the highest point of the tower and **must be obstacle lit** with steady red low intensity lighting during the hours of darkness at the highest point of the tower.

Characteristics for low and medium intensity lighting are stated in subsection 9.32 of the MOS.

4. The Proponent **must ensure** obstacle lighting arrangements have a remote monitoring capability, in lieu of observation every 24 hours, to alert Parafield Airport reporting staff of any outage. For detailed requirements for obstacle monitoring within the OLS of an aerodrome, refer to subsection 9.36 of the MOS.
5. The design and installation of the telecommunications tower **must comply** with electromagnetic interference compliance requirements set by the Australian Communications and Media Authority.
6. The Proponent **must advise** Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YPPF-CA-008.
7. On completion of construction of the tower, the Proponent **must provide** PAL with a written report from a certified surveyor on the finished height of the tower.
8. A separate assessment and approval under the Regulations **will be required** for any further addition to the tower's height (including the installation of additional antennas) as it will increase the tower's penetration of the OLS.

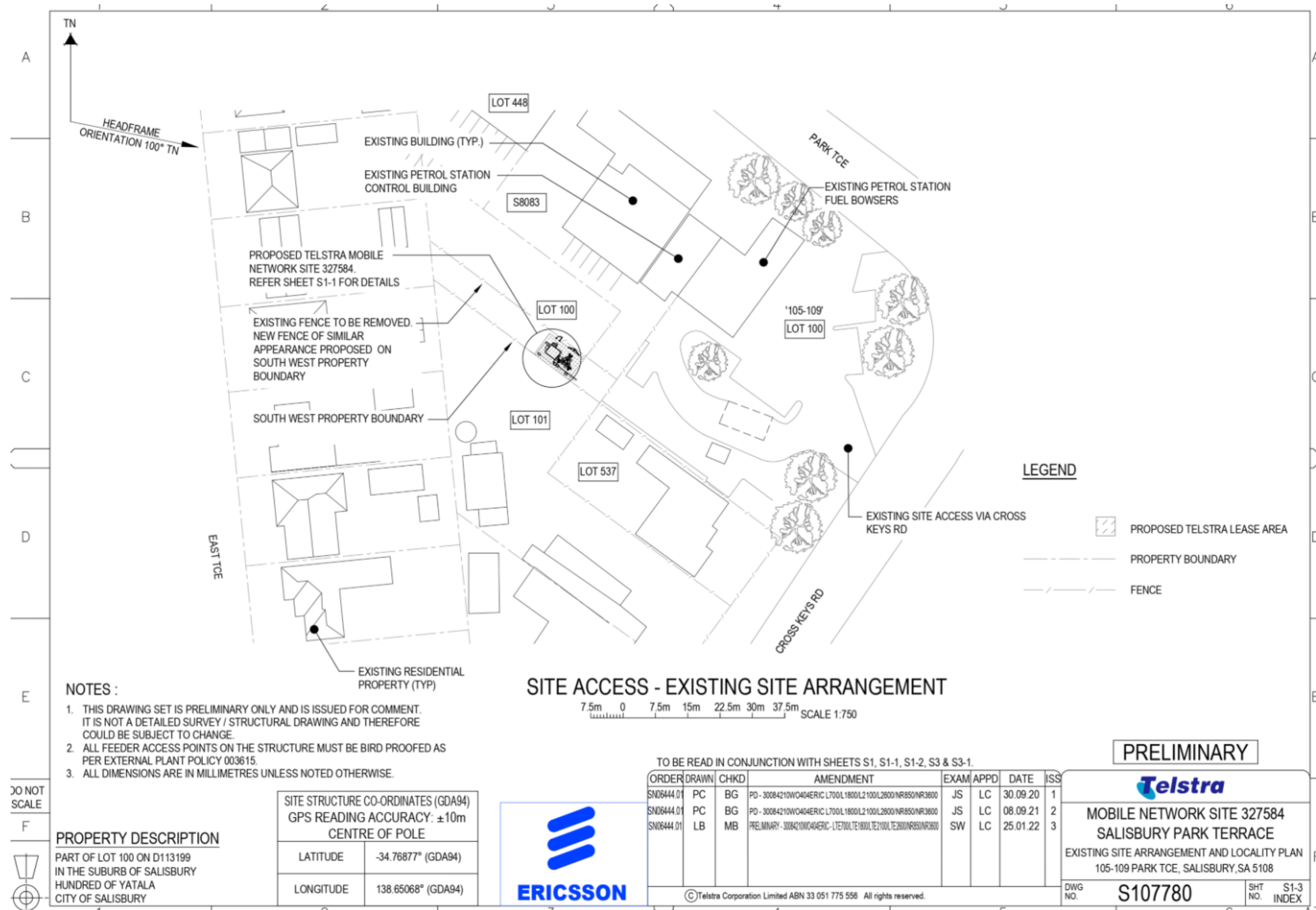
Breaches of approval conditions are subject to significant penalties under Sections 185 and 187 of the Act.

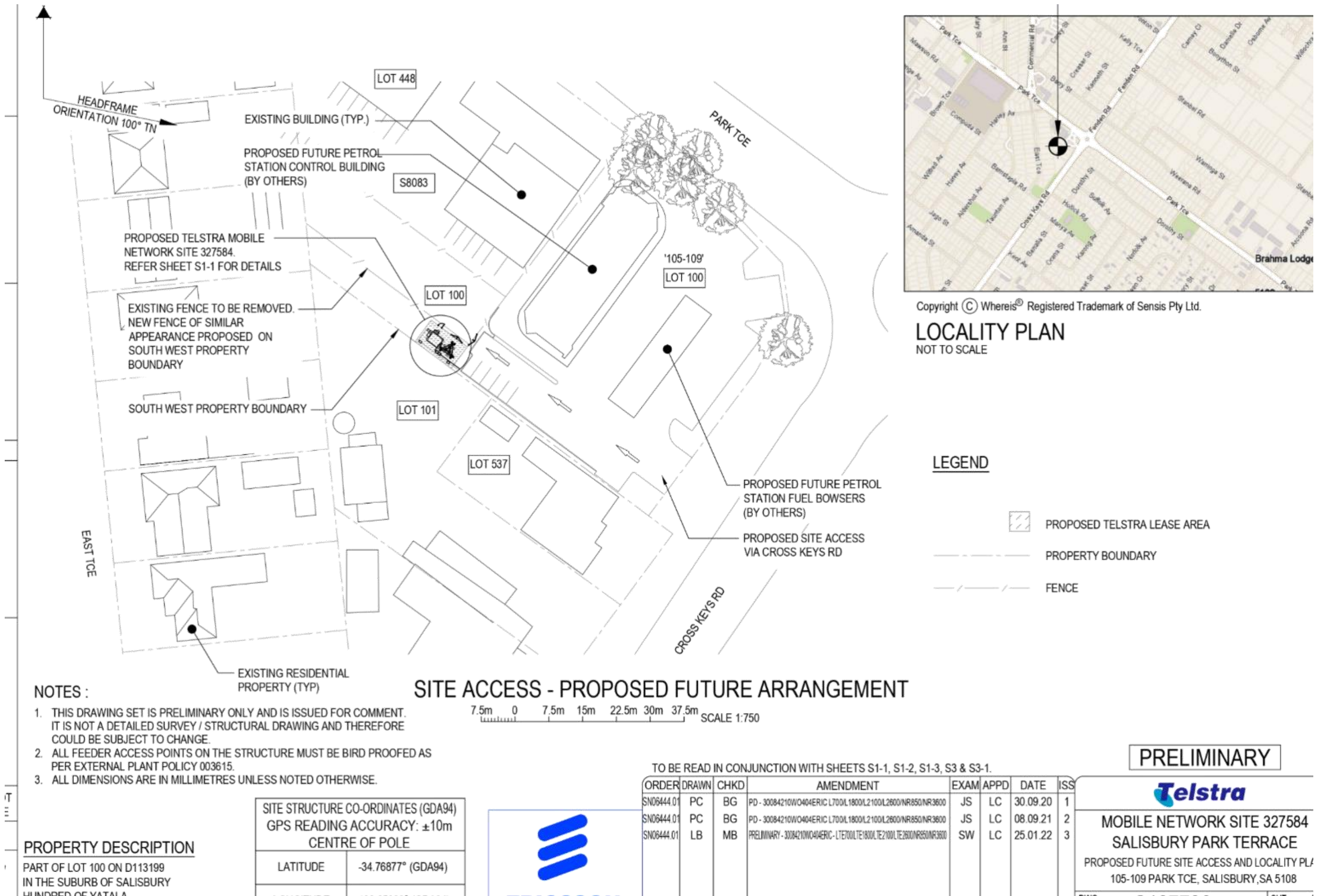
Yours sincerely



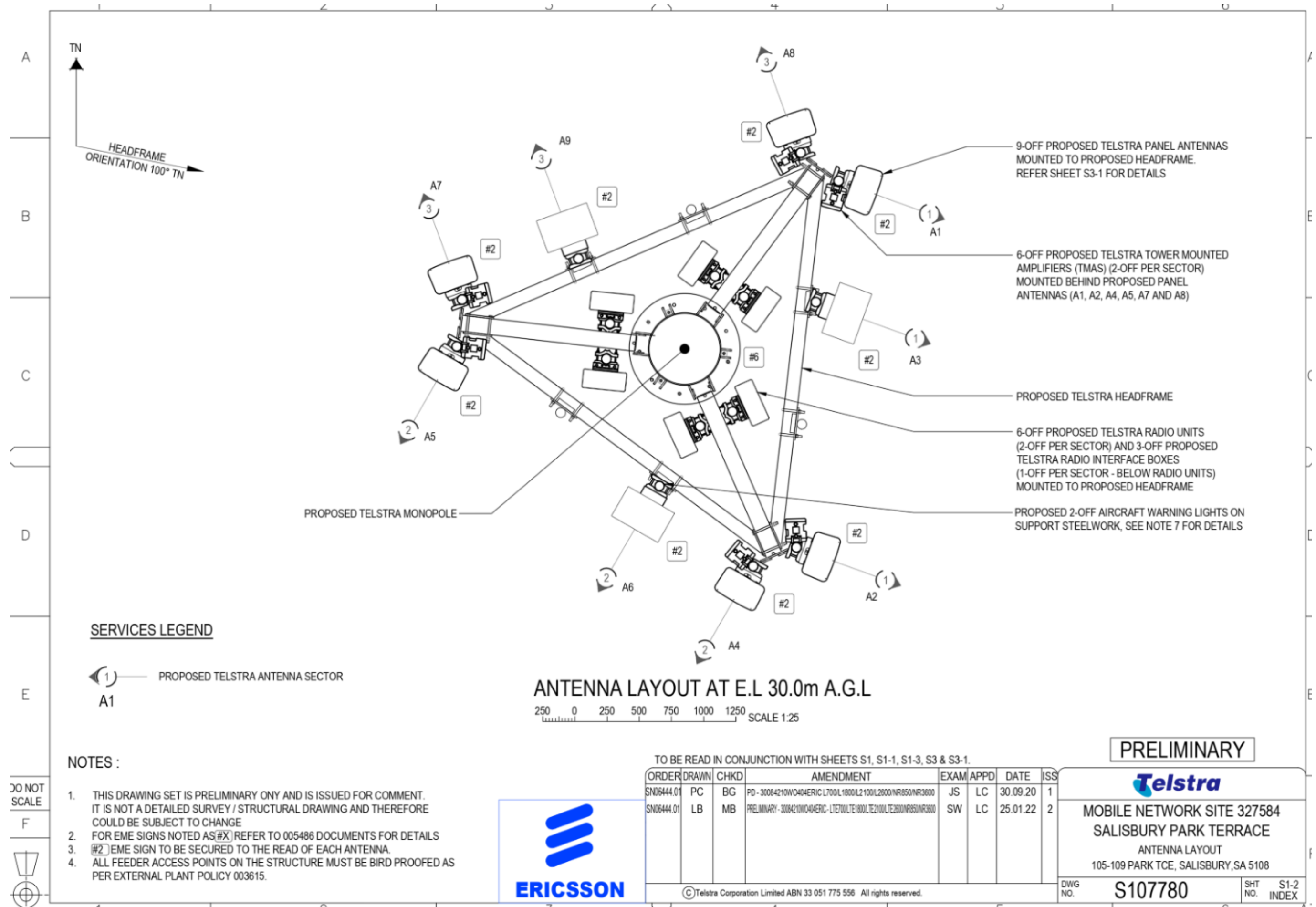
Grace Daniel
A/g Director
Airspace Protection & Airport Safeguarding
Domestic Aviation & Reform

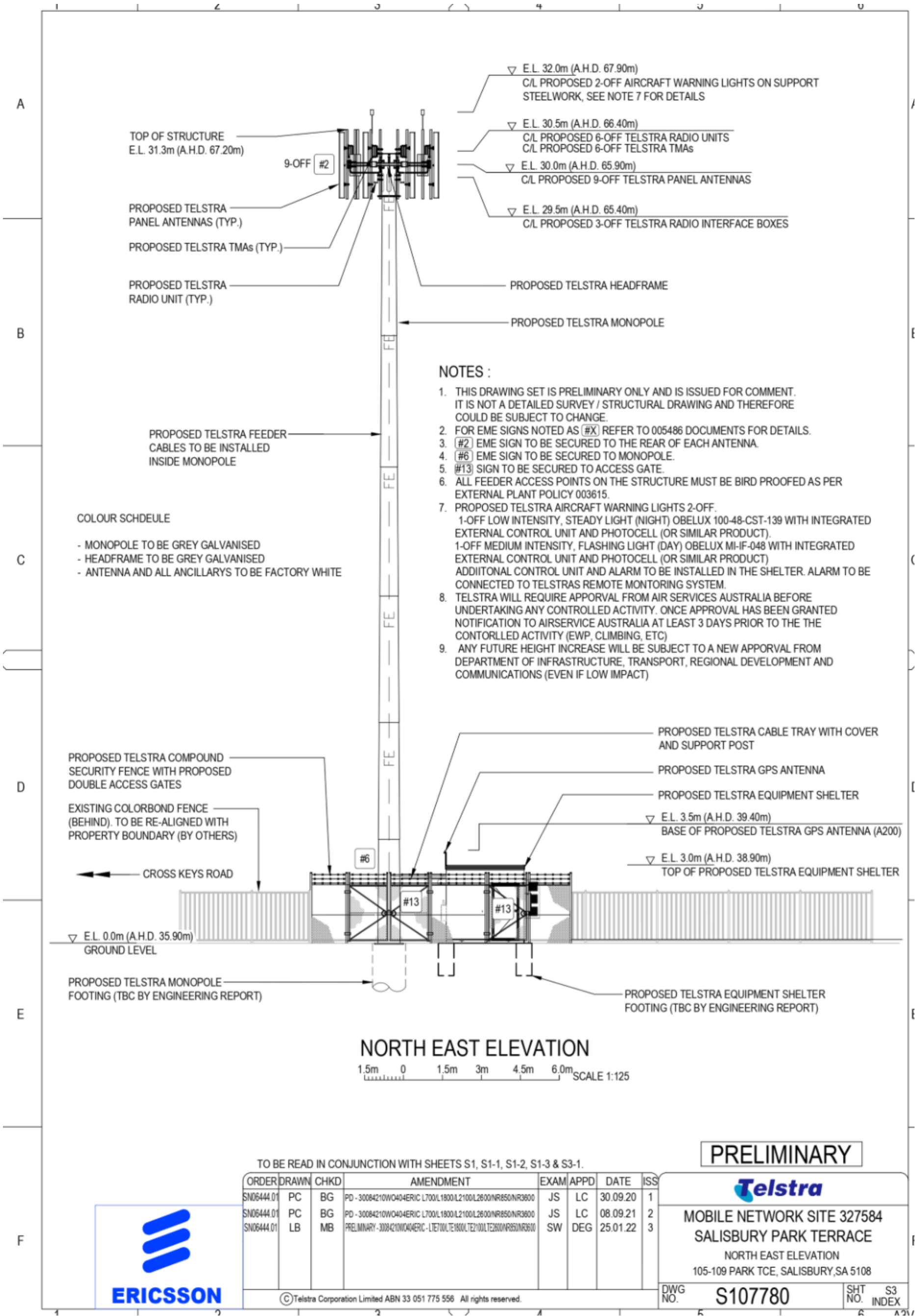
12 January 2022











A

B

C

D

E

F

TELSTRA ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	110°	S1: LTE700/ NR850
					S1: LTE700/ NR850
					S1: LTE1800/ LTE2100
					S1: LTE1800/ LTE2100
A2	RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	110°	S1: LTE700/ NR850
					S1: LTE700/ NR850
					S1: LTE2600
					S1: LTE2600
A3	AIR6488 PANEL 827 x 415 x 263mm	INSTALL	30.0m	110°	S1: NR3600
					S1: NR3600
A4	RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	210°	S2: LTE700/ NR850
					S2: LTE700/ NR850
					S2: LTE1800/ LTE2100
					S2: LTE1800/ LTE2100
A5	RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	210°	S2: LTE700/ NR850
					S2: LTE700/ NR850
					S2: LTE2600
					S2: LTE2600
A6	AIR6488 PANEL 827 x 415 x 263mm	INSTALL	30.0m	210°	S2: NR3600
					S2: NR3600
A7	RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	340°	S3: LTE700/ NR850
					S3: LTE700/ NR850
					S3: LTE1800/ LTE2100
					S3: LTE1800/ LTE2100
A8	RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	340°	S3: LTE700/ NR850
					S3: LTE700/ NR850
					S3: LTE2600
					S3: LTE2600
A9	AIR6488 PANEL 827 x 415 x 263mm	INSTALL	30.0m	340°	S3: NR3600
					S3: NR3600
A200	ERICSSON KRE 101 2082/1 GPS ANTENNA	INSTALL	3.5m	-	LTE700

ERICSSON

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, S1-3 & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
S106444.01	PC	BG	PD - 30084210W0404ERIC L700/L1800/L2100/L2600/NR850/NR3600	JS	LC	30.09.20	1
S106444.01	LB	MB	PRELIMINARY - 30084210W0404ERIC - LTE700/LTE1800/LTE2100/LTE2600/NR850/NR3600	SW	LC	25.01.22	2

PRELIMINARY

Telstra

MOBILE NETWORK SITE 327584
SALISBURY PARK TERRACE
ANTENNA CONFIGURATION TABLE
105-109 PARK TCE, SALISBURY, SA 5108

DWG NO. S107780

SHT NO. S3-1 INDEX

**INFORMATION
ONLY
ITEM**

8.2.1

COUNCIL ASSESSMENT PANEL**DATE**

23 February 2022

HEADING

Assessment Manager Quarterly Report - September to December 2021

AUTHOR

Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY

This report provides the Assessment Manager Quarterly Report for the period between September to December 2021.

RECOMMENDATION

1. That the information be received and noted.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 The general operating procedures require the Assessment Manager to prepare a quarterly report of:
 - the development applications with representations determined under delegated authority for the previous period.
 - any development application delegated by the Panel where a deemed consent notice has been received.
- 1.2 This report provides a quarterly report for the period September to December 2021.

2. REPORT

- 2.1 The Panel is assigned as a relevant authority in its own right under the *Planning, Development and Infrastructure Act 2016*. In the exercise of its duties, the Panel delegated to the Assessment Manager specific duties and powers on its behalf. Delegations enhance decision making processes and allow nominated matters to be resolved efficiently and effectively without the need for the Panel's consideration.
- 2.2 The delegations provide for:
 - Administrative matters to assist in the timely processing of applications such as verifying development applications, undertaking statutory referrals and public notification.
 - Determining prescribed development applications.

Overview of planning application activity

- 2.3 The planning applications for the period are summarised in the table below (excluding land division).

	Number
Planning Applications Submitted	623
Planning Applications determined	462
Notified Applications	20
Determined planning consents by relevant authority	
➤ CAP	2
➤ Assessment Manager (AM)	428
➤ AM as delegate for Panel	11

Note: the table does not include applications determined by accredited professionals. There also appear to be anomalies with some data from the DAP that have been raised with PLUS for investigation.

- 2.4 The number of development applications that were notified during this period was twenty (20). Eleven (11) the development applications were determined by the Assessment Manager under delegated authority; Two (2) were determined by the Panel and seven (7) of the development applications are still under assessment.
- 2.5 The number of development applications that were lodged under the *Development Act 1993* (prior to 19 March 2021) that are still active at the end of this quarter is one hundred and six (106). Twenty (20) development applications were determined and ten (10) development applications were withdrawn in this quarter.

Development Applications Assessed under Delegated Authority by the Assessment Manager

- 2.6 The development applications considered by the Assessment Manager under delegated authority are summarised below:

Re-development of Dog Pound Facility, façade sign and reconfiguration of car parking at 55-75 Research Road, Pooraka.

Representations – One (1) in support.

Decision – Approve with conditions.

Amendment to development approval ID 21011379 (increase in retaining wall heights to side boundaries to a maximum of 2.4 m and add second retaining wall to terrace rear yard) at 8B Marilyn Court, Salisbury Heights.

Representations – None.

Decision – Approve with conditions.

<p>Dwelling extension and front carport at 8 Camira Way, Salisbury North</p> <p>Representations – Two (2) in support.</p> <p>Decision – Approve with conditions.</p>
<p>Change of use from dwelling to training facility with associated offices, car parking and landscaping at 178 Salisbury Highway, Salisbury</p> <p>Representations – One (1) in support.</p> <p>Decision – Approve with conditions.</p>
<p>Shed at 4 Rosa Court, Burton</p> <p>Representations – Three (3) in support.</p> <p>Decision – Approve with conditions.</p>
<p>Change of use from general industry to service trade premises (portable toilet storage, display and hire), construction of storage shed, retaining wall and fencing exceeding 2.1m and associated landscaping and car parking at Unit 4, 6-12 Stanbel Road, Salisbury Plain</p> <p>Representations – Four (4), Two (2) in support & Two (2) opposed.</p> <p>Decision – Approve with conditions.</p>
<p>Dwelling Addition, Verandah, Swimming Pool and Fencing over 2.1m at 69 Isla Circuit, Mawson Lakes</p> <p>Representations – Two (2), One (1) in support and one (1) opposed.</p> <p>Decision – Approve with conditions.</p>
<p>Industrial development comprising ten (10) light industrial tenancies with associated offices and amenities, access, car parking, fencing, landscaping and pylon sign at 51-53 West Avenue, Edinburgh</p> <p>Representations – One (1) in support.</p> <p>Decision – Approve with conditions.</p>
<p>Industrial development comprising nine (9) light industrial tenancies with associated offices and amenities, access, car parking, fencing, landscaping and pylon sign at 51-53 West Avenue, Edinburgh</p> <p>Representations – One (1) in support.</p> <p>Decision – Approve with conditions.</p>
<p>Amendment to Planning Consent ID 21019771 (amend site levels to raise the finished floor levels and construct combined retaining walls and fencing to side and rear boundaries to a maximum of 3m) at 18 Tenya Road, Ingle Farm</p> <p>Representations – Two (2) in support.</p> <p>Decision – Approve with conditions.</p>
<p>Industrial Building (vehicle storage, assembly and repair), facade signage, car parking, fencing, landscaping and civil works at 21 & 23-27 Fisher Street, Salisbury</p> <p>Representations – none.</p>

Decision – Approve with conditions.

Deemed Consents

2.7 No deemed consent notices have been received for this period.

3. CONCLUSION / PROPOSAL

3.1 The Assessment Manager Quarterly Report for the period September to December 2021 be received and noted.

ITEM	8.2.2
	COUNCIL ASSESSMENT PANEL
DATE	23 February 2022
HEADING	Council Assessment Panel 2022 Meeting Schedule
AUTHOR	Chris Zafiropoulos, Assessment Manager, City Development
SUMMARY	This report seeks the Panel's consideration on an alternative 2022 meeting schedule.

RECOMMENDATION

1. That the Council Assessment Panel:
 - a. Notes the information provided on this report; and
 - b. Adopts a new meeting schedule, commencing from April 2022, of meetings being held on the ...(as determined)... of the month.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 The Panel considered and endorsed the proposed 2022 meeting schedule at its meeting in December 2021 but requested Council staff provide further information for the Panel on an alternative meeting schedule, with the option of moving the meeting to the first Tuesday of the month.

2. REPORT

- 2.1 The Panel is able to determine its meeting schedule. Clause 2.1 of the general operating procedures states the following:

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 Panel currently meets on the fourth Tuesday of the month, except where there is conflict with a formal Council meeting or a public holiday and alternative meeting dates are scheduled for these days.
- 2.3 As the meeting is held in the Salisbury Community Hub, the meeting schedule needs to consider the availability of meeting rooms, as well as the availability of members. The current Council and CAP meeting schedule in is summarized in the table below.

Current Council and CAP meeting cycle

	Monday	Tuesday	Wednesday	Thursday	Friday
Week 1	CEO Briefing	Workshop	*		
Week 2	Sub Committee	Sub Committee			
Week 3	Committee	Committee			
Week 4	Council	Current CAP Meeting			

* April and October 2022 – the scheduled Council Workshop is scheduled for Wednesday of this week due to a public holiday

 Clear alternative dates for the CAP Meeting

- 2.4 Given Council's endorsed meeting schedule, the Panel has the option of moving the meeting to either the second or third Wednesday of the month which are clear dates in the Council meeting cycle, subject to the availability of members.
- 2.5 The first Tuesday of the month may be an option for the CAP meeting, if the scheduled Council workshop is moved to the Wednesday. The Chief Executive of Council has offered to move this workshop to Wednesday, if the first Tuesday of the month is the preferred date for the Panel to hold its meeting. The issue will however be that the Panel will need to consider alternative meeting dates in April and October, which will most likely need to be the following Wednesday (week 2).

3. CONCLUSION / PROPOSAL

- 3.1 The Panel consider its options for an alternative 2022 meeting schedule.

ITEM	8.2.3
	COUNCIL ASSESSMENT PANEL
DATE	23 February 2022
HEADING	Appeal Update
AUTHOR	Chris Zafiropoulos, Assessment Manager, City Development
SUMMARY	This report provides the Panel information about an appeal that has been lodged against a decision of the Panel to refuse a development application.

RECOMMENDATION

1. The Panel note the appeal by Mr Tony Maiello (N27 Pty Ltd) against to decision to refuse Development Plan Consent for development application 361/1618/2020/2A at 173-175 Park Terrace, Brahma Lodge and that further information will be provided to the Panel following the conference.

ATTACHMENTS

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


1. Notice of Appeal

1. REPORT

- 1.1 An appeal has been lodged by the applicant, Mr Tony Maiello (N27 Pty Ltd) against the decision of the Panel to refuse the development application to retain the existing two storey residential flat building (comprising six (6) dwellings), demolition of the existing utilities building, construction of three (3) two-storey group dwellings and pergola, vehicular access from the rear laneway (public road), alterations to on-site car parking, retaining walls, fencing, landscaping and provision of communal areas at 173-175 Park Terrace, Brahma Lodge.
- 1.2 The Panel determined the application at its meeting held 21 December 2021.
- 1.3 The reasons for the appeal are simply that the proposed development warranted development approval. A copy of the appeal notice is provided in Attachment 1.
- 1.4 At this stage, the Environment, Resources and Development Court has not advised of a date for the conference. A further report will be provided to the Panel following the conference.

2. CONCLUSION / PROPOSAL

- 2.1 The Panel note the appeal by Mr Tony Maiello (N27 Pty Ltd) against to decision to refuse Development Plan Consent for development application 361/1618/2020/2A at 173-175 Park Terrace, Brahma Lodge.

To be inserted by Court Case Number: ERD-22-000014 Date Filed: 03 February 2022 FDN: 1	
Hearing Date and Time: Hearing Location:	

APPEAL AGAINST DEVELOPMENT DECISION (PDI Act 2016)

ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA
CIVIL JURISDICTION

Please specify the Full Name for each party. Each party should include a party number if more than one party of the same type.

Mr Tony Maiello (N27 Pty Ltd)
Applicant

City of Salisbury
Respondent

Applicant	Tony Maiello (N27 Pty Ltd)			
	Full Name (including Also Known as, capacity (eg Administrator, Liquidator, Trustee) and Litigation Guardian Name (if applicable))			
Name of law firm / solicitor If any	Law Firm		Solicitor	
Address for service	C/- Heynen Planning Consultants Suite 15 198 Greenhill Road			
	Street Address (including unit or level number and name of property if required)			
	EASTWOOD	SA	5063	AUSTRALIA
	City/town/suburb	State	Postcode	Country
	garth@heynenplanning.com.au			
	Email address			
Phone Details	08 8271 7944			
	Type - Number			

Duplicate panel if multiple Applicants

Respondent	City of Salisbury			
	Full Name (including Also Known as, capacity (eg Administrator, Liquidator, Trustee) and Litigation Guardian Name (if applicable))			
Address	PO Box 8			
	Street Address (including unit or level number and name of property if required)			
	SALISBURY	SA	5108	AUSTRALIA
	City/town/suburb	State	Postcode	Country
	city@salisbury.sa.gov.au			
	Email address			
Phone Details	08 8406 8222			
	Type - Number			

Duplicate panel if multiple Respondents

Appeal details

Matter type:

The Applicant appeals to the Court against the decision of the City of Salisbury to refuse to grant planning consent for the retention of a residential flat building (6 dwellings) and alterations to onsite car parking, construction of a pergola and provision of associated communal area, demolition of a utilities building, and construction of 3 x 2 storey dwellings and associated retaining walls and landscaping at 173-175 Park Terrace, Brahma Lodge, that decision being made pursuant to section 102(1)(a) of the *Planning Development and Infrastructure Act 2016*.

The Applicant appeals to the Court against the decision identified below as Development Application 361/1618/2020/2A.

This Appeal is brought under section 202(1)(b)(i)(B) of the *Planning Development and Infrastructure Act 2016*.

Proposed Development subject of appeal

Description of Proposed Development: Retention of a residential flat building (6 dwellings) and alterations to onsite car parking, construction of a pergola and provision of associated communal area, demolition of a utilities building, and construction of 3 x 2 storey dwellings and associated retaining walls and landscaping

Location of Proposed Development: 173-175 Park Terrace, BRAHMA LODGE SA 5109

Name of Proposed Developer: Tony Maiello (N27 Pty Ltd)

Category of Proposed Development: Category 2

Decision subject of appeal

Date of decision: 21 December 2021

Date notice of decision received: 21 December 2021

Tribunal/agency/decision maker being reviewed: City of Salisbury

Name of individual decision maker: Salisbury Council Assessment Panel

Reference number of the authority/agency/decision maker or the Development Application number: 361/1618/2020/2A

Name of the Applicant who received approval/refusal for development: As Above
If same as appellant, indicate "as above".

The applicant is

☒ the applicant for the development authorisation

☐ a representor

Facts, Circumstances and Other Relevant Matters

Briefly set out the facts, circumstances and other matters relevant to the review in separate numbered paragraphs

1.

Grounds of Appeal

Grounds of appeal in separate numbered paragraphs

1. Having regard to the circumstances and all of the relevant provisions of the Development Plan, the proposed development warranted planning consent.

Orders sought

Orders sought in addition to or in place of the orders made in separate numbered paragraphs

1. The appeal is allowed.
2. That planning consent is granted to DA 361/1618/2020/2A.
3. Such further or other orders as this Court thinks fit.

If applicable
Receipt of Judgment
 Mark appropriate section below with an 'x'

The Applicant prefers to receive judgment/decision via:
☐ post
☒ email

Service

The party filing this document is required to serve it on all other parties in accordance with the Rules of Court.

Accompanying Documents

Mark appropriate sections below with an 'x'

Accompanying service of this Application is a:

- ☐ Multilingual Notice (mandatory)
- ☐ Supporting Affidavit
- ☒ A copy of the original decision the subject of this Appeal - DA 361/1618/2020/2A (mandatory – may be exhibited to the supporting affidavit if there is one) (must be filed and served)
- ☐ Notice to Respondent Served Interstate (mandatory if address of the respondent or interested party to be served is interstate)
- ☐ Notice to Respondent Served in New Zealand (mandatory if address of the party to be served is in New Zealand)
- ☐ Notice to Respondent Served outside Australia (mandatory if address of the party to be served is outside Australia but not in New Zealand)
- ☐ If other additional document(s) please list them below: