

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION AT

LOT 341 DP 718769 Allworth Road, Allworth,
NSW, 2425

Installation of 12m monopole tower and a roadside cabinet for
providing broadband internet services

DATE: 16.12.2024

SUBMITTED TO
MID-COAST COUNCIL

By
YLess4U Pty Ltd

CONTENTS

1.0 INTRODUCTION	3
2.0 SITE ANALYSIS	3
2.1 LOCALITY PLAN	3
2.2 LOCATION	4
2.3 EXISTING LAND USE	5
2.4 SIZE AND DIMENSIONS	5
2.5 ZONING	5
3.0 PLANNING INSTRUMENTS AND MERIT-BASED ASSESSMENT	5
4.0 THE PROPOSAL	7
5.0 ENVIRONMENTAL IMPACT	8
5.1 OUTSTANDING BIODIVERSITY VALUE	8
5.2 WIND EFFECTS	8
6.0 HERITAGE	8
7.0 FLOOD RELATED DEVELOPMENT CONTROL	8
8.0 BUSHFIRE PRONE LAND	8
9.0 GENERAL	9
10.0 CONCLUSIONS	10

1.0 INTRODUCTION

This report has been prepared by YLess4U in support of a development application (DA) for the consideration of Mid-Coast council regarding the installation of 12m monopole tower and a road side cabinet at 165 Allworth Road, Allworth. Pursuant to Mid-Coast Local Environmental Plan, the site is currently zoned environmental management and the proposed use is permissible with consent.

The DA seeks to approve a proposed installation of 12m monopole tower and a road side cabinet for providing broadband internet services to the local communities. The proposed development design and layout aims to comply with all the requirements of councils LEP and all other relevant Development Control Plans.

Any environmental concerns not covered directly in this document, or which arise during construction will be handled and addressed appropriately.

2.0 SITE ANALYSIS

2.1 LOCALITY PLAN

The site is located at 165 Allworth Road, Allworth for the proposed installation of 12m monopole tower and a roadside cabinet. (see Figure 1).

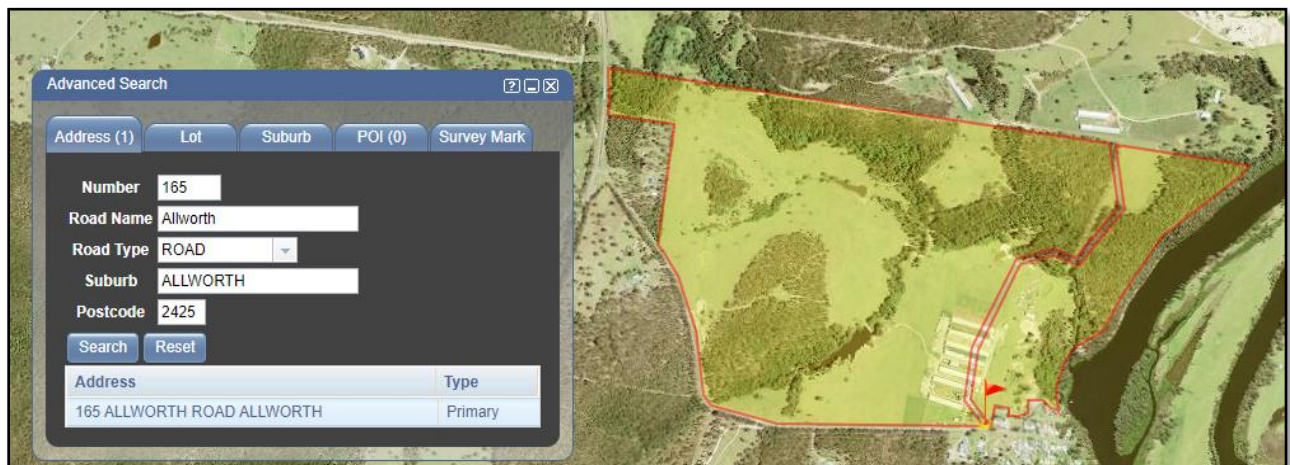
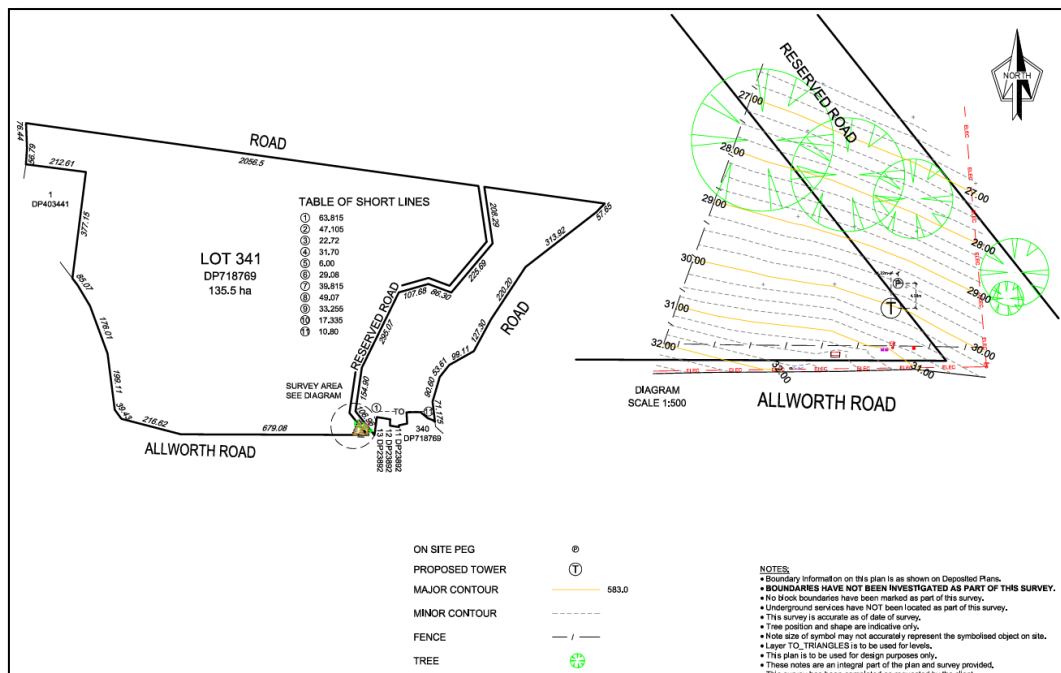


Figure 1 - Site Location Map

2.2 LOCATION

GPS coordinates for installing tower and a roadside cabinet:



Survey of the location: (Source: Bereza Surveying, 2024)

DECEMBER 2024
LOT 341 DP 718769 ALLWORTH ROAD,
ALLWORTH, SUPPORTING REPORT

2.3 EXISTING LAND USE

Currently vacant.

2.4 SIZE AND DIMENSIONS

The site will occupy 2 x 2 sq.mm land area.

2.5 ZONING

The property is zoned RU2 Environmental Management within the current Development Control Plan prevailing in the immediate precinct. The proposal aims to maintain the spirit of the objectives of council's code and the current development control plan, thereby providing for a high-quality development as would be expected.

3.0 PLANNING INSTRUMENTS AND MERIT-BASED ASSESSMENT

3.1 Planning Instruments

The proposed development seeks consent under the Mid-Coast Local Environmental Plan (LEP) and the relevant Development Control Plans (DCP) applicable to the site located at 165 Allworth Road, Allworth. The site is zoned RU2 Environmental Management, which permits the installation of telecommunications infrastructure with consent.

3.2 Assessment of Controls

Upon review of the Mid-Coast LEP and DCP, it is noted that while the LEP provides a framework for environmental management, it does not specify detailed controls for telecommunications infrastructure. Therefore, the proposal must be assessed on its merits, considering the following factors:

- **Compatibility with Surrounding Land Uses:** The proposed monopole tower and roadside cabinet are designed to blend with the existing environment and will not adversely affect the character of the area.
- **Environmental Impact:** The development has been assessed for potential environmental impacts, including biodiversity, noise, and visual amenity, and measures have been proposed to mitigate any identified risks.

- **Community Benefit:** The installation of the tower will provide essential broadband services to the local community, enhancing connectivity and supporting local development.

3.3 Merit-Based Justification

In the absence of specific controls for telecommunications infrastructure in the LEP and DCP, the following justifications support the suitability of the proposed development:

- **Compliance with Planning Objectives:** The proposal aligns with the objectives of the RU2 Environmental Management zone by promoting sustainable development that meets community needs without compromising environmental values.
- **Minimal Environmental Impact:** As detailed in Section 5.0 of this report, the development will have minimal adverse environmental impacts, and appropriate mitigation measures will be implemented.
- **Community Consultation:** Engagement with the local community has indicated support for improved broadband services, demonstrating the proposal's alignment with community interests.

4.0 THE PROPOSAL

The proposal comprises of the following:

- i) Installation of 12m monopole tower
- ii) Installation of 1375H x 750W x 620D roadside cabinet.



Cabinet



Monopole Tower

These pictures are from our existing sites.

5.0 ENVIRONMENTAL IMPACT

The proposal is permissible under the current zoning. The proposal intends to remain compatible with the surrounding region and adjoining developments. Design and layout of the established development envelope proposed aims to maintain the objective of the current development control plan.

Considering all circumstances, this development proposal can be seen to meet council's planning objectives and it is reasonable form of development for the subject site.

Given the planning controls for the site, the proposed development complies with the stated controls for the development. Hence, the proposal is reasonable.

5.1 OUTSTANDING BIODIVERSITY VALUE

The land is not in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

5.2 WIND EFFECTS

Considering the scale of the proposed development, and consistency with the surrounding developments, it is not anticipated the proposal will cause any adverse wind effects beyond the existing conditions.

6.0 HERITAGE

The property is not heritage listed.

7.0 FLOOD RELATED DEVELOPMENT CONTROL

The property is not affected by flood related development controls.

8.0 BUSHFIRE PRONE LAND

The property is on bushfire prone land, but our tower will be out of the boundary for the bush fire report. Also, after contacting the council, we were told only to make a commentary in the Statement of Environmental Form.

9.0 GENERAL

Our towers are designed for low impact on the environment, please see below pictures of similar tower sites (see Fig 3). YLess4U endeavors to ensure all our equipment blends in with the surrounding environment.

There will be a need to use concrete on an 850 mm wide x 750 mm high section of ground for a Roadside Cabinet and a requirement to dig two holes roughly 1.5 to 2 metres in depth. There are no other requirements for disturbing the ground on the site.

The Tower itself will stand no more than 12metres in height.



Fig 3. The overall site layout will be something like the picture above.

10.0 CONCLUSIONS

The proposal complies with the objectives and elements of the Development Control Plans. The issues raised have been given serious consideration in the body of this report.

No undesirable environmental, economic or social impact or any loss of neighborhood amenity will derive from the proposal. Our proposal will have minimal impact on the surrounding neighborhood.

The installation of the 12-metre tower will be carried out with a commitment to minimizing environmental impacts. The proposed mitigation measures are designed to address potential issues related to air quality, water resources, soil, biodiversity, noise, and waste management. Ongoing monitoring and adherence to environmental regulations will ensure that the project proceeds with minimal disruption to the surrounding environment.

The proposed comply with Council's requirements and will have no significant adverse impact on any other adjoining or nearby properties. Therefore, the council could reasonably approve the proposal in the form and manner submitted.

Kind Regards,

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