Statement of Environmental Effects for a Telecommunications Facility at Mt Selwyn Ski Resort - Off Kings Cross Rd, Kiandra NSW 2629

Lot 36 DP 46316

Optus Reference: S8597 Mount Selwyn

Prepared by: CommPlan

on behalf of Optus Mobiles Pty Ltd

November 2021

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1. INTRODUCTION

Mobile telecommunications play a central role in society and is becoming increasingly integrated into our day-to-day lives. It shapes how people communicate, access information and complete daily tasks. Individuals, families, businesses and society are all benefiting from the improved connectivity facilitated by mobile technologies. In addition to its personal and social value, the evolution of mobile technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement. There has also need significant improvement to community safety as a result of mobile phone technologies.

As such, the demand for effective telecommunications services and infrastructure has increased considerably. An increasing number of people are demanding more mobile services from more locations nationwide. People are also demanding for coverage to be uninterrupted while they move around the country, go on holidays and inside buildings.

To cater for the growing demand for mobile services, Optus has embarked on a nationwide rollout to deliver an improved and more reliable telecommunications network to service the Australian public. The rollout will provide improved mobile coverage and enhanced services in metropolitan, regional and rural areas throughout Australia. This rollout consists of the upgrade of existing telecommunications facilities and where required the installation of new mobile phone base stations to expand the coverage footprint, increase capacity, improve the quality of the service and offer seamless mobile phone services.

As a result of this assessment, it was determined that a new telecommunications facility at Mount Selwyn would be required in order to provide the necessary coverage and service objectives within the area with minimal adverse impacts on surrounding environments and the community.

Optus ensures that all of its facilities, including the proposed facility at Mount Selwyn, will operate at a level well below the already strict ARPANSA (Australian Radiation Protection and Nuclear Safety Agency) guidelines, even at maximum capacity. It should be noted that telecommunication facilities are designed to operate at the lowest possible power. Optus and CommPlan consider the above location to be favourable for the proposed facility as it will have minimal overall environmental impact upon the local area whilst providing the necessary mobile coverage and improve the safety, social interaction and productivity of people who live in, work at, visit or travel through the Mt Selwyn area including the ski resort.

All mobile phone network operators are bound by the operational provisions of the federal *Telecommunications Act 1997* ("The Act") and the *Telecommunications Code of Practice 2018*. This Development Application is bound by the core principles and operator requirements outlined within the *Telecommunications Act 1997*, however consent is required from The Department of Planning and Environment – Alpine Resorts Team in order to undertake the prescribed development. Further information regarding the legislative framework pursuant to this proposal is located within **Section 7** of this report.

This Statement of Environmental Effects has been prepared by CommPlan Pty Ltd on behalf of Optus Mobiles Pty Ltd. This application relates to the proposed installation of a new telecommunications facility at Mt Selwyn within the Alpine resorts Region Off Kings Cross Rd, Kiandra NSW 2629 known legally as Lot 36 DP 46316. This statement has been prepared to address the proposed development in accordance with the Environmental and Planning and Assessment Act 1979 any relevant Environmental Planning Instruments and Policies, particularly the State Environmental Planning Policy (Kosciuszko National Park – Alpine

Resorts) 2007.

2. Background

2.1 What is a Mobile Base Station and How Do They Work?

A mobile base station is a facility that provides mobile telephone services to a geographical area. A mobile phone network is made up of base stations which operate together to provide service to users moving from place to place within the coverage area. A mobile base station typically consists of the following components: antennas, support structure, base station and transmission equipment.

The antennas are connected by cable to radio equipment usually housed in a room, shelter or outdoor equipment cabinet. Base stations are connected to the core network by radio transmission links or telecommunications optical fibre. The proposed facility will be connected via radio transmission.

Mobile phones work by sending and receiving low power radio signals, much like 2-way radio system. The signals are sent and received from antennas that are attached to radio transmitters and receivers, commonly referred to as mobile phone base stations. The base stations are linked to the rest of the mobile phone and fixed phone network and pass the signal/call on into those other parts of the network.

2.2 Benefits of Mobile Technology's

Mobile telecommunications play a central role in society and are becoming more deeply integrated into our day to day lives. Mobile phone communication networks shape how and when people communicate and how we access information on a daily basis.

Today, improved connectivity means that mobile devices are used for everything from commerce and research to location-based services and social media. Individuals, families, businesses and society are all benefiting from the improved connectivity facilitated by mobile phone technologies. Further, during emergency events such as fires, floods and storms, mobile communications are vital to ensuring the safety of persons and property, particularly in the Snow Ski Resort areas such as Mount Selwyn and the surrounding National Parks and Nature Reserve areas that the community enjoys. The proposed subject site and proposed installation of a new monopole provides for future opportunities for colocation by other carriers (e.g. nbn) and Government agency's (e.g. Emergency Services/NPWS) and has provided an opportunity for radio communications infrastructure to be used by the Snow Ski Resort operators.

In addition to its personal and social value, the evolution of mobile technologies has delivered significant benefits to community safety and the Australian economy by improving productivity, business management and customer engagement. Since its introduction, mobile phone technology has played a key role in stimulating labor productivity growth by allowing employees to be more efficient, with more productive use of time. According to Deloitte (2016), the Australian economy is approximately $34 billion larger in 2015 that it would otherwise be due to the long-term productivity of mobile phone technologies.

Mobile phone technology's economic contribution is not limited to improving productivity. It improves connectivity and participation in the workforce. Mobile technology also provides employees with the flexibility to work from home, promoting sustainable commuting and also reducing traffic congestion. According the Australian Mobile Telecommunications Association (AMTA), two decades ago only 4% of Australians owned a mobile device. According to the Australia Bureau of Statistics, there are now over 30.2 million subscribers

with internet access connections via a mobile handset in Australia (P3 Connect, 2018). Mobile technology's continual development has allowed it to become the preferred channel to access the internet for most people in Australia and the rest of the world.
Operators of telecommunications networks must constantly respond to changes in technology or increased demand on their existing infrastructure assets due to urban growth. Optus requires a new telecommunications facility at the subject location at Mount Selwyn to ensure that this level of service provision can be maintained within the defined network service objectives.

2.3 Purpose of the proposal

To cater for the growing demand for mobile services, Optus has embarked on a nationwide rollout to deliver an improved and more reliable telecommunications network to service the Australian public. The rollout will provide improved mobile coverage and enhanced services in metropolitan, regional and rural areas throughout Australia. This rollout consists of the upgrade of existing telecommunications facilities and where required the installation of new mobile base stations to expand the coverage footprint, increase capacity, improve quality and offer seamless mobile phone services.

Additional base stations are required where surrounding facilities cannot provide sufficient coverage to a target area. New facilities are also required when existing base stations are fully utilised and cannot serve additional users in the area. Optus has undertaken analysis of their mobile phone network within Mount Selwyn and the surrounding alpine region. This analysis has identified areas where coverage and network quality needs to improve. If this investment is not made, the following main issues will arise:

1. Users may have difficulty connecting to the mobile network or the call may drop out. This impacts businesses, residents, visitors to the area and the ability of the user to contact emergency services.
2. Users may experience reduced data speeds, longer download times and poor network performance at busy times of the day with data intensive and time sensitive applications (e.g. newscasts, social media, mobile banking, weather forecasts, sports highlights etc).

Once Optus identifies the need for improved network performance, the optimisation of existing Optus facilities throughout the region is explored and undertaken where required. In some cases, this option resolves network deficiencies in an area. However, in this situation the optimisation of surrounding facilities has not been able to achieve a satisfactory outcome for the network in Mount Selwyn and the alpine region. Optus has undertaken investigations into the use of other telecommunications carrier infrastructure and broadcast facilities within the area. However, in this case, the existing facilities that were identified were not feasible for Optus to co-locate on.

As such it was concluded that the deployment of a new Optus mobile phone base station in Munt Selwyn was the only viable solution.

3. Proposed Development

The proposal is to install a telecommunications facility to provide improved coverage for Optus customers living, working, visiting and travelling within Mount Selwyn and the surrounding alpine region. The proposed Optus monopole will enable co-location from NSW Government agencies though this development application is solely seeking approval for Optus infrastructure.

The subject site is located at Mt Selwyn Ski Fields, off Kings Cross Rd, Kiandra NSW 2629 known legally as Lot 36 DP 46316.

The surrounding land consists of existing radio and telecommunications infrastructure, vacant land and bushland within the Mount Selwyn alpine region. The proposed location of the Optus facility is approx. 34m from an existing Telstra telecommunications facility and other communications infrastructure and is approximately 100m South-East of the junction with Selwyn Cross Country Ski Trail and Kings Cross Roadand East of the Selwyn Snow Resort. The structure is proposed to be installed approximately 34m to the East of an existing telecommunications tower. Please see **Figure 1** and **Figure 2** below for the proposed location of the facility.

Figure 1: Aerial image of proposed site for Optus Telecommunications Facility (Near Maps 2021)

The proposed telecommunications facilities specifically include the installation of the following components:

- 35m monopole with a triangular headframe, total height of structure is 41.20m;
- Six (6) panel antennas (no more than 2.8m in length) mounted to the proposed headframe on the monopole at a height of 36m (antenna centreline);
- A set of Remote Radio Units (RRUs) mounted to the proposed headframe at a height of 36.5m, 35.6m and 35m;
- One (1) (1800mm diameter) radio communications dish at a height of 33.2m mounted to the monopole;
- One (1) (1200mm diameter) radio communications dishes at heights of 33.2m;
- One (1) equipment shelter (2.5m x 1.8m) on an elevated platform with a snow roof;
- Installation of new access gates and fence surrounding a compound; and
- Installation of ancillary equipment associated with operation of the facility including; cabling, underground conduits, underground pits, cable trays, ladders, safe access methods, bird proofing, earthing, electrical works, air-conditioning equipment and an ice-shield to protect site personnel.

Please refer to the design plans in **Appendix 1** for more information on the proposed telecommunications facility.

4. Legislative Requirements

4.1 The Telecommunications (Low-Impact) Determination 2018

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

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

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

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

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

Under clause 7 of the Alpine SEPP, the Minister for Planning is the consent authority for development. Therefore, a development application for the proposed facility is being lodged with the Department of Planning and Environment.

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

Objectives of the Alpine SEPP (Clause 2)

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

The proposed facility is considered to be consistent with this objective in that it will not detrimentally affect the natural or cultural environment of the alpine resort. This is confirmed by the Biodiversity Assessment conducted by Biosis included in **Appendix 4.** The proposal will also result in improved telecommunications services for people visiting the area which will ultimately have positive social and economic impacts.

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

The proposal is compliant with the planning controls outlined in Clause 14 of the policy, as detailed below. The proposal relates to an area which is within proximity to existing infrastructure and telecommunications facilities and has been undergone a biodiversity assessment which has concluded that “no areas of critical habitat for flora and fauna have been declared within the study area”. Please refer to Page 15 of the Biodiversity Assessment included in **Appendix 4**. The Optus facility is determined to not adversely impact ecological sustainability of the National Park.

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

The proposal will not compromise the safety of the community in relation to environmental hazards. The proposal will in fact improve communications services in the area to improve response to emergencies. The proposal also includes the establishment of an APZ zone around the proposed facility.

Matters to be considered by consent authority (Clause 14)

Matters for Consideration	Comment
In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2	The proposal is compliant with the objectives of Clause 2 of the SEPP as detailed above.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding)	The proposal does not compromise conservation of the natural environment as environmental hazard mitigation measures will be put in place as per the recommendations within the Biodiversity Assessment in **Appendix 4**. The proposed facility is also located within close proximity to land that has previously been disturbed for the installation of other telecommunications facilities.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following: *(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,* *(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,* *(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,* *(iv) the capacity of any existing water supply to cater for peak loads generated by the development*	The proposed telecommunications facility will not have an impact on the capacity of the transport, the effluent management system, the waste disposal facilities or the existing water supply. The proposed facility once constructed will operate un-maned and will only require maintenance visits approximately 1 to 2 times per year.
(d) any statement of environmental effects required to accompany the	A statement of environmental effects has been provided and submitted as part of this development application.

development application for the development,	
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort	The proposal will not significantly alter the character of the alpine resort as the proposal is located nearby to existing telecommunications infrastructure and other existing infrastructure including the ski lifts.
(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	There are no geotechnical issues that affect this proposal. Please refer to attached Geotech Report in **Appendix 5** of this application.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works	Appropriate sediment and erosion control measures will be implemented prior to and during the construction process and during any activities that require ground disturbance or excavation. The proposed works are not expected to have any significant adverse impacts.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	No storm water or drainage works are proposed.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposed facility is expected to have a minor visual impact on the surrounding area. The proposed structure is located within an existing cleared area that has been established for communications purposes. There are two existing telecommunications facilities within 60m of the proposed facility. There are other existing vertical elements within the area such as the Ski Lift and electrical infrastructure. Please refer to **Appendix 6** for photomontage of the proposed facility.
(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,	The proposed telecommunications facility will not result in an increase in activities outside the construction phase. The proposed facility will operate un-maned and will only require maintenance visits approximately once or twice a year.

(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort: *(i) the capacity of existing infrastructure facilities, and* *(ii) any adverse impact of the development on access to, from or in the alpine resort,*	Not applicable – the proposal does not involve the installation of a ski lifting facility.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: *(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and* *(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department.*	Not applicable. The proposal is not located within the Perisher Range Alpine Resort.
(m) if the development is proposed to be carried out on land in a riparian corridor: *(i) the long term management goals for riparian land, and whether measures should be adopted in the carrying out of the development to assist in meeting those goals.*	The proposal does not relate to land in a riparian corridor.
2. The long term management goals for riparian land are as follows: *(a)to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,* *(b)to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,* *(c)to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses*	The proposal will not adversely affect the management goals for riparian land.

have been channelised, pipes have been laid and the like has occurred.	
3. A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.	The proposal does not relate to land in a riparian corridor.

4.1.3 National Parks and Wildlife Act 1974 (NPWA)

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

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

The purpose of the proposed telecommunications facility is to improve mobile phone services within the Mount Selwyn Resort and the surrounding alpine region. No feasible alternative locations were available on land that was not reserved and no suitable opportunities exist for Co-Location on an existing telecommunications tower that meet the requirements of the project. As the selected location is located within the Selwyn Snow Resort area Optus has sought a property agreement with Selwyn Snow to install and operate the proposed Optus telecommunications facility.

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

The proposed facility covers the minimum area possible to house the proposed monopole, equipment shelter and associated equipment that is necessary for the operation of the facility. The proposal could have proposed a much larger facility eg. A lattice tower though the proposed design was chosen to minimise the footprint of the proposal.

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

The facility does not contain a generator and no fuel is stored onsite as a potential fire hazard. An APZ zone is to be established around the facility as part of this proposal. This will require the removal of 0.0071 hectares (71 square metres) of vegetation for the installation of the tower and modification of 0.07 hectares (including selective trimming and fuel load reduction and understorey removal) for the creation of the APZ Zone. This has been assessed further in the Biodiversity Assessment included in **Appendix 4**.

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

The proposed facility and location are designed to reduce visual impact. The structure is a slim monopole with a headframe. The proposed monopole was chosen for its slim design over a larger/bulkier structure such as a 50m lattice tower. The proposed monopole is made of a non-reflective material that will have minimal visual impact. The natural grey colour of the monopole chosen has been selected to ensure that the facility blends in with the sky/snow backdrop as well as blending in with the existing surrounding vertical elements such as the nearby two telecommunications facilities. Please see **Appendix 6** for further photos.

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

The site will utilise existing access which comes from Kings Cross Road onto Mount Selwyn Trail. Some fallen timber and shrubs will be removed to allow for access from Mount Selwyn Trail to the proposed Optus compound. Please see below **Figure 3, Figure 4** and **Figure 5** for photos of the proposed access.

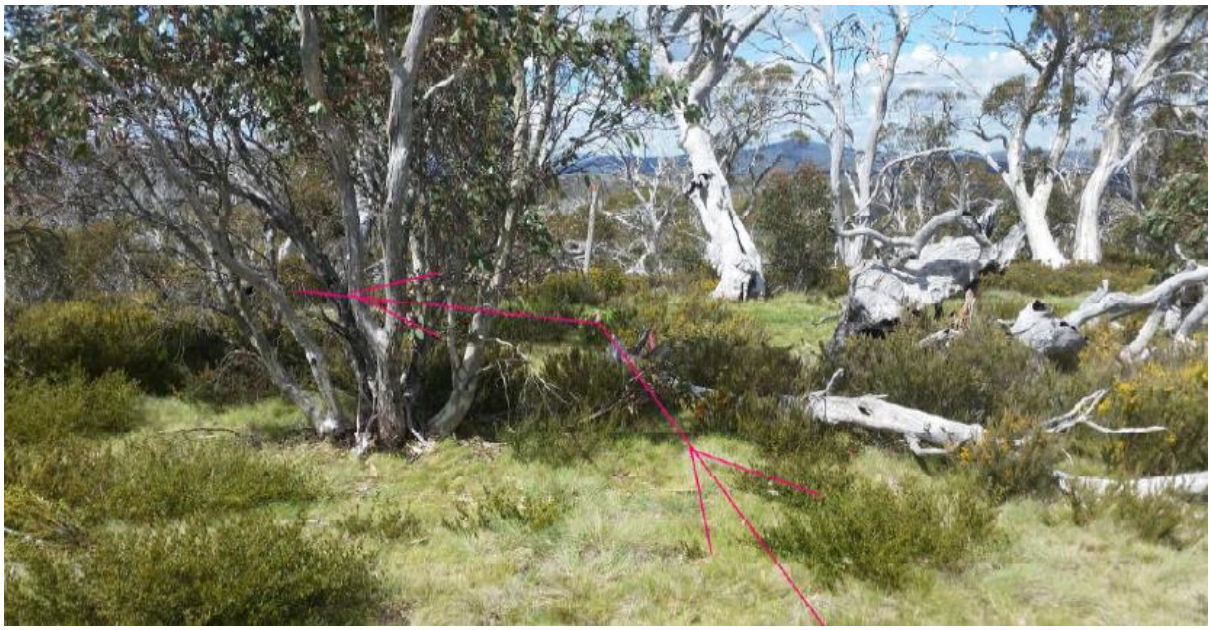


Figure 3: Looking from the site heading North-East indicating the proposed access track to be established linking up to Mount Selwyn Trail

Figure 4: Existing Access Track (Mount Selwyn Trail) which will be utilised for access to the proposed Optus Compound

Figure 5: Access entrance existing off Kings Cross Road onto Mount Selwyn Trail.

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

Mount Selwyn Resort is located within a remote area with topographical constraints that has resulted in limited mobile phone coverage. The proposed facility is intended to supplement the existing facilities in the area to improve communications for all residents, workers and visitors to the area who wish to access the Optus network.

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

If the Optus facility becomes redundant all structures above ground level will be removed and the site restored as close as practicable to its original condition.

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

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

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

Colocation opportunities were investigated as part of the site selection process. There is a nearby existing Telstra tower which was investigated for Co-Location opportunities though due to the legislative environment and conditions in the agreement for Telstra to occupy the land, it was not feasible for Optus to install equipment on the Telstra tower and therefore co-locating on the existing Telstra tower was not feasible.

There is a National Parks telecommunications structure also located within approximately 60m of the proposed facility though this is a light weight structure would not be structurally adequate to support Optus equipment and therefore co-siting onto this structure is not a viable option.

The proposed new monopole is the only viable option within this area. The proposed design has been implemented to ensure minimal impact on the surrounding area and to also ensure that the structure will blend in with the existing surrounding infrastructure including both towers and other vertical elements in the surrounding environment such as the electrical infrastructure and Ski Lifts. The proposed Optus facility has also allowed for Selwyn Snow Resort and other NSW government agencies to share the facility and install their own radiocommunications infrastructure on the monopole. Please note this application is for Optus equipment.

4.1.4 State Environmental Planning Policy 44 (Koala Habitat Protection) 2016

The proposed facility location and the study area which was studied for the Biodiversity Assessment undertaken as part of this application (**Appendix 4**) determined that the area supports no tree species which are Koala feed tree species as defined in Schedule 1 of the SEPP. Therefore, this area is not considered to be potential for Koala habitat. The proposed works for the Optus telecommunications facility will therefore have no significant impact and no requirements under this SEPP are required to be implemented.

4.1.5 Biodiversity Conservation Act 2016

An assessment of the likelihood of threated biota has been undertaken as part of the Biodiversity Assessment, please refer to **Appendix 4** for a copy of the assessment. An assessment was undertaken as to whether the proposed works has potential to result in a significant affect. A test of significance was undertaken and is shown on page 20 of the report. The assessment and results of the rest of significance determined that a significance effect is not likely to results from the proposed works.

Due to the outcome of this test of significance the proposal will not be required to enter the Biodiversity Offset Scheme and no further assessment is required. Please refer to the Biodiversity Assessment in **Appendix 4** for detailed results.

5 Section 79C of Environmental Planning and Assessment Act 1979

5.1.1 Section 79C1(a) Environmental Planning Instruments

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

- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.
- State Environmental Planning Policy 44 (Koala Habitat Protection) 2016

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

No applicable draft environmental planning instruments. The proposed Optus facility is located within the Snowy River LEP area though as per Part 1 Section 10 of the SEPP (Kosciuszko National Park – Alpine Resorts 2007) this planning instrument does not apply.

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

No applicable Development Control Plan applies to this site. The proposed Optus facility is located within the Snowy River DCP area though as per Part 1 Section 10 of the SEPP (Kosciuszko National Park – Alpine Resorts 2007) this planning instrument does not apply.

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

There are no applicable Planning Agreements.

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

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

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

No other impacts of the development have been noted.

5.2.1 Natural and Built Environment

The proposal will have no significant detrimental impact on the built or natural environment. A biodiversity assessment has been undertaken to assess the proposed Optus facility along with the associated APZ zone and part of the access track that is required to be established. The proposed works have been assessed against the Environment Protection and Biodiversity Conservation Act 1999, Biodiversity Conservation Act 2016, Environmental Planning & Assessment Act 1979, State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007, State Environmental Planning Policy (Koala Habita Protection) 2016 and the National Parks and Wildlife Act 1974. The report concludes that the proposal is unlikely to have a significant impact on any BC or EPBC Act listed fauna species. It is recommended that the proposal proceed as planned, whilst ensuring safeguard measures are implemented as identified in the report.
Please refer to the Biodiversity Assessment in **Appendix 4** for further information.

5.2.2 Social and Economic Impacts

The proposed telecommunications facility will have both positive social and economic benefits for the community. Visitors and workers and residence in the area will have improved communications and technological abilities in the area. There are also significant safety benefits that will result from the telecommunications services being provided.

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

The proposed location is considered appropriate for the proposed facility given its proximity to a nearby a power source, its location is an area used for radio and telecommunications infrastructure and being removed from the main resort buildings. From a radiofrequency perspective, the facility achieves its coverage objectives.

5.4 Section 79C (1) (d) Submissions

Not applicable at this stage.

5.5 Section 79C (1) The Public Interest

This Statement of Environmental Effects and associated reports and documentation outlines how the proposal is considered to be consistent with the aims and objectives of the relevant planning policies and legislation. Overall, the impact of the facility will be highly beneficial to the community in improving the communications services in the area, especially during peak season.

Appendix 1 – Design Plans

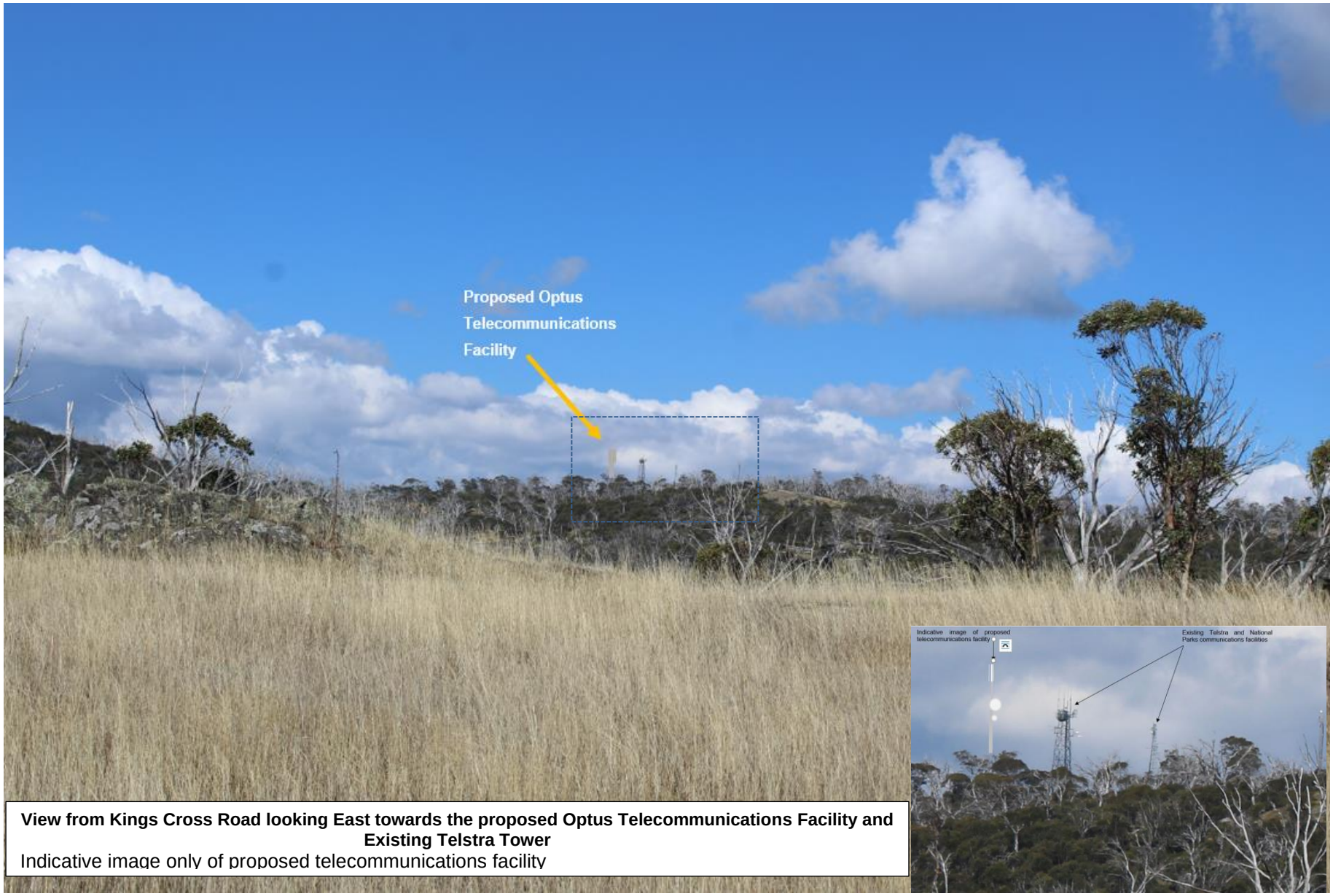
Appendix 2 – EME Report

Appendix 3 – AHIMS Report

Appendix 4 – Mount Selwyn mobile network station Biodiversity Assessment November 2021

Appendix 5 – Geotech Report

Appendix 6 – Photomontage



View from Kings Cross Road looking East towards the proposed Optus Telecommunications Facility and Existing Telstra Tower

Indicative image only of proposed telecommunications facility

Proposed Optus Compound Area