Statement of Environmental Effects

Proposed Amplitel Mobile Base Station
Yass Valley Council Water Treatment Plant
24 Cooks Hill Road, Yass NSW 2852
(Lot 1/-/DP180130)

Amplitel Reference: NSW100864 Yass 24 Cooks Hill Road
RFNSA Reference: 2582001

Prepared on behalf of Amplitel Pty Ltd.
by Service Stream Mobile Communications Ltd.

AMPLITEL

ServiceStream

September 2025

Document Control Record

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Site Reference:	NSW100864	**Site Name:**	Yass 24 Cooks Hill Road

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Executive Summary

Proposal:	Service Stream Mobile Communications Ltd. acts as Project Manager to facilitate the deployment of Amplitel Pty Ltd. (part of the Telstra Group) wireless network infrastructure, including the provision of urban planning, design, site acquisition and construction services. Amplitel proposes to install a new mobile base station located at the Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2582 (Property Description: Lot 1/-/DP180130). The proposal consists of: • The installation of one (1) new 30m steel monopole (overall height of 31.35m). • The installation of one (1) new headframe installed at an elevation of 30m on the proposed monopole. • The installation of six (6) new panel antennas (<2.8m in length) installed on the new headframe at an elevation of 30m. • The installation of three (3) new panel antennas (<1m in length) installed on the new headframe at an elevation of 30m. • The installation of one (1) new equipment shelter at ground level, adjacent to the base of the proposed monopole, in a fenced compound area; and • The installation of ancillary equipment, including but not limited to, remote radio units, amplifiers, junction boxes, hybrid cable, feeder cables, GPS antenna, and associated electrical works.	
Purpose:	A new, free-standing Amplitel mobile base station is required due to the proposed demolition of the old Water Treatment Plant building that currently incorporates existing Telstra telecommunications infrastructure. This new mobile base station will provide continuity of service and improved coverage and capacity to Yass and surrounding areas.	
Property Details:	Lot & DP: Lot 1/-/DP180130 Address: Yass Valley Council Water Treatment Plant 24 Cooks Hill Road, Yass NSW 2582	
Local Planning Scheme:	Council: Yass Valley Council Zone: *SP2 Infrastructure* Use: Water Treatment & Supply Facility	
Applicable Planning Policies	Relevant Commonwealth, State & Local Planning Policies	Complies
	State Environmental Planning Policy (Transport & Infrastructure) 2021	Yes
	Yass Valley Local Environmental Plan 2013	Yes
	Yass Valley Council Development Control Plan 2024	Yes
Application:	Development Approval for the use and development of land for the purposes of construction and operation of a telecommunications facility.	
Applicant:	Amplitel Pty Ltd. (care of Service Stream Mobile Communications Ltd.) Level 7, 2 King Street, Fortitude Valley QLD 4006 **Contact:** John Roelandts - Planning Consultant (on behalf of Amplitel Pty Ltd.) **Phone:** 0400 298 071 **Email:** john.roelandts@servicestream.com.au **Project Ref:** NSW100864 Yass 24 Cooks Hill Road **RFNSA Ref:** 2582001	

1.0 Introduction

Mobile telecommunications play a central role in society and are 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 phone technologies. In addition to its personal and social value, the evolution of mobile phone and wireless broadband technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement.

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 coverage to be uninterrupted in their houses, places of work and while they move around the country.

To cater for the growing demand for mobile phone network services, Telstra has embarked on a nationwide rollout to deliver an improved and more reliable telecommunications network to the Australian public. The rollout will provide improved mobile coverage, increased capacity 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 wireless telecommunications facilities called mobile phone base station's, to expand the coverage footprint, increase capacity, provide the latest technology and offer seamless mobile services.

2.0 Background

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

A mobile base station is a facility that provides mobile phone network services to a geographical area. A mobile phone network is made up of base stations which operate together to provide service to users within a coverage area and for people moving from place to place within multiple coverage areas. 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 a radio transmission link or telecommunications optical fibre.

Mobile phones network base stations work by sending and receiving low power radio signals, much like a 2-way radio system. The signals are sent to 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 network and fixed phone network and pass the signal/call on into those networks.

2.2 Purpose of the Proposal

This Statement of Environmental Effects (SEE) has been prepared by Service Stream who has been engaged by Amplitel Pty Ltd. (Amplitel) for the roll out of the Telstra telecommunications network. Amplitel Pty Ltd. are part of the Telstra Group and provide wireless infrastructure for mobile carriers across Australia.

Yass Valley Council is progressing the upgrade of the Yass Valley Water Treatment Plant (WTP) to improve the water supply and is currently finalising the business case for the Yass Valley WTP Upgrade project. As part of this upgrade, the old Water Treatment Plant building is required to be demolished to make way for additional water treatment and water storage facilities. The old WTP building is 95 years old and is not fit for occupation.

Telecommunications infrastructure owned by Telstra is located on the rooftop of the old WTP building currently under a lease agreement between Council and Telstra. The current lease agreement is set to expire on 28 August 2028 and there are no provisions for extension. On 18 December 2023, Yass Valley Council

provided notice that the lease will not be extended or renegotiated at the current location. Please refer to **Appendix 5** of this Statement of Environmental Effects for further details.

With this in mind, Yass Valley Council commenced discussing options with Telstra for the relocation of the existing telecommunications infrastructure with the construction of a new mobile base station within the WTP premises, recognising the strategic location for such infrastructure in Yass. Council have intimated that they would like the relocation of the equipment as soon as practicable, however the relocation ultimately needs to be accomplished before the expiry of the current lease in August 2028. This is to ensure continuity of the critical telecommunications services that Telstra provides, but to also ensure the essential water supply to the growing population of Yass and surrounding communities.

Amplitel propose to construct a new 30m monopole on Yass Valley Council property located at the Yass Valley Council Water Treatment Plant located at 24 Cooks Hill Road in Yass. The new mobile base station will deliver continued and improved 4G and 5G coverage and capacity to Yass and the surrounding areas.

This Development Application has been prepared in accordance with relevant statutory and regulatory requirements. Potential impacts associated with this development, while visible, are not expected to have a significant impact on the broader area.

In this instance, the socio-economic benefits to the local community outweigh the perceived impact of such development and include:

- Providing good network coverage and capacity, including in-building coverage, to the community.
- Meeting the community's increasing demand for quality and reliable mobile phone service.
- Providing infrastructure to meet the community's social, business and educational needs.
- Improving the reliability of Telstra's incoming and outgoing services to emergency services organisations and road users to assist in the event of an emergency; and
- Increasing the level of competition in telecommunications, resulting in competitive prices, economic efficiency and increased consumer choice.

3.0 Site Selection

3.1 Site Selection Process

As part of Amplitel's site acquisition procedure, a comprehensive site selection process has been undertaken in order to identify a suitable location for a new facility in the Yass area. This has included looking for 'co-location' opportunities, in accordance with *Chapter 4, Part 3, Clause 4.13* of the *Telecommunications Code of Practice 1997*, as well as 'low impact' solutions, in accordance with the *Telecommunications (Low Impact Facilities) Determination 2018* and new 'greenfield' locations.

In addition to this, Amplitel also assesses the technical viability of potential candidates through the use of computer modelling tools that produce predictions of the coverage and predict potential network performance that may be expected from a potential candidate, as well as the technical expertise of the radio engineers.

There are a number of other important factors that Amplitel utilises to assess and select potential sites and take into account factors other than the technical performance. These include:

Planning:

- Compliance with the EME standards mandated by the Australian Communications and Media Authority (ACMA).

- Proximity to sensitive community uses such as schools, childcare centres and aged care facilities.
- Regulatory compliance and the ability to obtain relevant planning approvals.
- The ability to minimise any environmental, heritage and visual impacts.
- Acceptability of the proposal to council and the community.
- Opportunities to co-locate telecommunications facilities; and
- Visual aspect and amenity.

Property:

- Willingness by the owner to enter into a tenure agreement and provide access during construction and operation; and
- Impacts upon the existing use of the property.

Engineering:

- Feasibility of construction and the provision of utilities (power, access to the mobile base station and transmission links etc.).
- Costs involved in developing the mobile base station.
- Radio frequency coverage and objectives.
- Ability to be linked to the existing Telstra network and meet the radio frequency coverage objectives for the area.
- Ability to provide high quality services to the target coverage area; and
- Ability to provide the network capacity for current and future customers in the area.

During the detailed site selection process for the new mobile base station, Amplitel carefully considered the above factors. This analysis is detailed in the following sections.

3.2 Co-location Opportunities

Federal, State and Local Government legislation encourages the use of existing telecommunication infrastructure for the co-location of new infrastructure in order to minimise the proliferation of telecommunication facilities in the landscape. Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no potential co-location opportunities were assessed during the candidate selection process. The proposed Amplitel mobile base station at the Yass Valley Council WTP will provide future opportunities for other carriers to co-locate infrastructure if required.

3.3 Low Impact Opportunities

Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no potential low-impact opportunities were assessed during the candidate selection process.

3.4 Greenfield Solutions

When the site selection process reveals that a greenfield solution is the only option, preference is given to the most appropriate properties; those being properties used for open space, rural, industrial or commercial purposes. As previously discussed in **Section 3.1 Site Selection Process**, there are many characteristics that determine the suitability of a potential location for a mobile base station.

Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no further potential greenfield location opportunities were assessed during the candidate selection process.

3.5 Site Selection Conclusions

The proposed location and design of the relocated mobile base station meets the prescribed radio frequency coverage objectives, network requirements, planning and environmental constraints, proximity to potential

community sensitive uses, engineering criteria, buildability, accessibility and the ability to obtain a suitable agreement for the use of the land as noted in **Section 3.0 Site Selection** of this Statement of Environmental Effects.

The proposal is for the installation of a mobile base station for the Telstra mobile network and includes a new 30m steel monopole, with an overall height of 31.35m, with antennas and other proposed equipment to be installed on a triangular headframe attached to the monopole. The proposed equipment shelter will be situated at ground level, adjacent to the base of the monopole, and located in a fully-fenced compound area. Access to the site will be obtained via an existing access point to the Water Treatment Plant, off Cooks Hill Road.

The reasons for selecting this site are as follows:

• The proposed location and height of the proposed antennas meets Telstra's radio frequency coverage objectives and network requirements to meet the current and future demand in the area for people using the mobile network, providing the quality of service expected by people who live, work in, visit and travel through this area.

• The proposed mobile base station is located within the target search area where improved coverage and additional network capacity are needed.

• The proposal is compatible with the current use of the property and is located on an undeveloped portion of land which will not affect the potential for future uses.

• There is existing access to the proposed location off Cooks Hill Road and there is adequate space within the property which allows for the setup of a crane and EWP for construction and maintenance purposes.

• The land is relatively flat, has good vehicle access, is close to an existing electrical supply and is close to an existing telecommunications optical fibre network access point; and

• The proposal has full support from Yass Valley Council.

Service Stream, as planning and site acquisition consultants for Amplitel, have undertaken a detailed assessment of the area and the proposal, which included an investigation of the compliance of the proposed mobile base station with the relevant processes and objectives of the applicable Commonwealth, State and Local Government planning and environmental legislation, policies, standards and guidelines. It also involved an investigation into the possible impacts of the proposed facility on areas potentially affected by the proposal on both the human and natural environment.

4.0 Site Context

This proposal involves the establishment of a new Amplitel mobile base station at the Yass Valley Council Water Treatment Plant located at 24 Cooks Hill Road in Yass NSW 2582 (Lot 1/-/DP180130). The new mobile base station proposal is in response to discussions between Yass Valley Council and Telstra for the relocation of the existing telecommunications infrastructure, from the soon-to-be-demolished Water Treatment Plant rooftop, and the construction of a new mobile base station within the WTP premises, with Council recognising the strategic location of the mobile base station.

The property is utilised for Council's water treatment and storage requirements to ensure the essential water supply to the growing population of Yass and surrounding communities. The proposed mobile base station will not impede Council's proposed upgrade of the Yass Valley Water Treatment Plant and the existing use of the property.

The subject property is rectangular-shaped allotment, which is located on the northern urban fringe of Yass. The property is zoned *SP2 Infrastructure*. Land to the north, south and west of the site is low-density residential development, whilst to the east is generally open space and unimproved land with pockets of vegetation. There are existing low-density residential properties situated in close proximity to the proposed location. Images of the site context and surrounding areas are provided in **Figures 1-3** below.

Note that the proposed location for the Amplitel mobile base station, offered by Council to incorporate the 10m x 8m compound area, has been moved further south on the lot to avoid existing stormwater drainage infrastructure under the surface. This is to ensure a 1m vertical separation distance with the underground stormwater line. Please refer to the attached Design Drawings in **Appendix 1** and WTP Upgrade Drawings in **Appendix 6**.

Figure 1: Aerial view showing subject property and the proposed site location (source: Google Earth).

Figure 2: Aerial view identifying proposed mobile base station location (Not to Scale) (source: Google Earth)

Figure 3: Proposed site access, facing southeast, off Cooks Hill Road, and indicative location of the proposed mobile base station. The existing Water Treatment Plant access driveway will be utilised (site visit December 2023).

Figure 4: View of proposed mobile base station location facing northeast, outside of Water Treatment Plant, from Cooks Hill Road (site visit December 2023).

Figure 5: View of proposed mobile base station facing north from inside of Water Treatment Plant. Note the removal of pre-existing vegetation (site visit July 2025).

The property on which the mobile base station will be located is zoned *SP2 Infrastructure*. The surrounding land uses are dominated by *C3 Environmental Management, R1 General Residential, RE1 Public Recreation* and *RU1 Primary Production.* The land zoning overlay map is shown in **Figure 4** below.

Figure 6: Land Zoning Overlay (Source: NSW Planning Portal Spatial Viewer).

5.0 Proposed Works

In general terms, the proposed development will include the installation of a new 30m steel monopole with an overall height of 31.35m. A triangular headframe and an array of nine (9) panel antennas will be mounted at an elevation of 30m on the monopole. An equipment shelter and associated infrastructure will be located at ground level, adjacent to the base of the monopole, within an eighty (80) square metre, fully-fenced and secure compound area.

Preliminary Design Drawings, identifying the location of the mobile base station, monopole, location and configuration of antenna structures and the location of the equipment shelter are provided in **Appendix 1** of the Statement of Environmental Effects.

5.1 Equipment Details

Amplitel proposes to install a new mobile base station located at the Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2582 (Lot 1/-/DP180130). The proposal consists of the following:

- The installation of one (1) new 30m steel monopole (overall height of 31.35m). .
- The installation of one (1) new headframe installed at an elevation of 30m on the proposed monopole.
- The installation of six (6) new panel antennas (less than 2.8m in length) installed on the new headframe at an elevation of 30m.
- The installation of three (3) new panel antennas (less than 1m in length) installed on the new headframe at an elevation of 30m.
- The installation of one (1) new equipment shelter at ground level, adjacent to the base of the proposed monopole, in a fenced and gated compound area; and
- The installation of ancillary equipment, including but not limited to, remote radio units, amplifiers, junction boxes, hybrid cable, feeder cables, GPS antenna, and associated electrical works.

5.2 Construction of the Mobile Base Station

Construction activities will involve the following:

• Site preparation - including field testing and then excavation and construction of the foundation for the monopole and equipment shelter.

• Installation of the monopole, platform and equipment cabinets - involving the delivery of the pre-fabricated equipment shelter and pole sections by trucks. These will be lifted into place by a crane and fixed to their respective footings.

• Installation of the communications equipment and antennas - involving technicians working in the shelter, and riggers fixing the antennas to the monopole; and

• Excavation of trenches and installation of conduit for power cables and underground fibre.

The daily construction process will require three to six workers on site and an average of four to six vehicle movements per day. The general construction timeframe, weather dependent, is approximately four (4) weeks.

Any traffic impacts associated with construction will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. No road closures are expected due to the ample space on the property available for the storage of construction materials and space for construction vehicles.

5.3 Site Access & Parking

Access to the site will be attained directly from Cooks Hill Road via the existing Water Treatment Plant driveway. This will be the main point of ingress and egress for vehicles attending the mobile base station during and post-construction phase. A compound boundary fence and a set of three (3) metre double-wide access gates will be installed for security and access to the mobile base station. The removal of some existing vegetation will be required to facilitate construction requirements and ongoing access to the proposed location. See **Figure 3** and **Figure8** and refer to the attached Preliminary Design Drawings in **Appendix 1** of this Statement of Environmental Effects.

The proposed site access is considered to be appropriate given the mobile base station is unmanned and will not be a significant generator of traffic. Once operational, the mobile base station will function on a continuously unstaffed basis and will typically only require maintenance visits approximately two (2) to four (4) times per year, or as required in the event of an electrical outage, equipment failure of similar event. Routine maintenance works are usually of approximately one day's duration, involving usually one vehicle per visit. It will remain unattended at all other times. As the mobile base station generates minimal trips per year, it is considered that traffic interference and any impact on the local road system is negligible.

Figure 7: Aerial view of the proposed site access off Cooks Hill Road. The existing Water Treatment Plant access driveway to be utilised (source: Google Earth).

Figure 8: Existing Water Treatment Plant driveway to be utilised for proposed mobile base station (site visit July 2025).

5.4 Power & Utilities

All services required for the ongoing operation of the mobile base station are capable of being provided to the location without impacting on the supply or reliability of these services to any existing consumers in the locality. No stormwater, sewerage or waste management facilities are required. The mobile base station will be connected to existing power at the property via a proposed underground electricity route. The power will be provided from this existing source to an electrical meter board situated inside the proposed Amplitel compound. The site will also be connected to fibre via an underground fibre route. Please refer to the Preliminary Design Drawings in **Appendix 1** which details both the power and fibre routes proposed to the Amplitel compound.

5.5 Acoustics

Noise and vibration emissions associated with the proposed mobile base station will be limited to the construction phase. Noise generated during the construction phase will be of short duration and will be in accordance with the standards outlined in the *Protection of the Environment Operations Act 1997 (POEO Act).* Construction works will only occur as per Council's daily timeframe direction.

There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment cabinets, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation and will generally accord with the background noise levels prescribed by *Australian Standard AS1055*. It is not deemed necessary to provide an acoustic assessment of the proposed development as all proposed mechanical equipment will not exacerbate the existing noise levels at the subject site.

5.6 Air Quality

The ongoing operation of the mobile base station will not result in emission of dust, heat, smoke, gaseous plumes or particulates. The 'best practice' dust suppression control measures will be utilised during the construction phase of the proposed mobile base station.

5.7 Stormwater Management

The proposed mobile base station has a minimal surface area and therefore is an insignificant contributor of stormwater runoff. The majority of the proposed lease area will remain permeable and allow runoff that is generated to be absorbed into the ground. The subject site is not located within a flood affected area or overland flow path.

5.8 Erosion & Sedimentation Control

All erosion and sediment control mitigation measures will be detailed in construction plans and will comply with the Building Code of Australia and all relevant regulations of the *"Blue Book" - 'Managing Urban Stormwater: Soils and Construction" (Landcom 2004).* In addition, on completion of the installation, the site will be restored and reinstated to an appropriate standard. This is further discussed in **Section 6.3.2** ***Yass Valley Council Development Control Plan 2024*** of this Statement of Environmental Effects.

5.9 Site Contamination

A search of the *NSW Contaminated Land Register*, completed on 29/08/2025, confirmed that the location for the proposed mobile base station is not identified on land, or within proximity to land, listed as contaminated. However, due to the current and previous usage of the property, it is suspected that there will be some level of soil contamination present. The construction of the proposed mobile base station will not exacerbate any potential contamination of the location. This is further discussed in **Section 6.3.2** ***Yass Valley Council Development Control Plan 2024*** of this Statement of Environmental Effects.

5.10 Heritage

A search of the NSW State Heritage Inventory and NSW Planning Portal Spatial Viewer, conducted in August 2025, confirmed that the proposed mobile base station location is not affected by existing state or local heritage items and is not situated upon a registered heritage land parcel.

5.11 Bushfire

The subject property is located within Bushfire Prone land. The proposed mobile base station location is situated within a *Vegetation Category 3* area. Compliance with the *Rural Fires Act 1997* is discussed in **Section 6.2.3 *Rural Fires Act 1997***, **Section 6.3.1 *Yass Valley Local Environmental Plan 2013*** and **Section 6.3.2 *Yass Valley Council Development Control Plan 2024.*** The bushfire hazard overlay map is shown in **Figure 9** below.

6.0 Legislative Context

6.1 Commonwealth Legislation

6.1.1 Telecommunications Act 1997 & Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications Act 1997* allows mobile carriers to perform certain maintenance, and installation works without needing development consent. The *Telecommunications (Low-Impact Facilities) Determination 2018* also allows for certain kinds of *'Low Impact'* equipment to be installed without development consent.

The proposal is not considered a "low impact" facility under the definitions contained in the Commonwealth legislation. The proposed monopole is therefore subject to Central Coast Council Environmental Planning legislation and in this instance, development consent is therefore required for the proposed mobile base station. Other aspects of the proposal are considered exempt development or a "Low impact" facility and these include the antennas, cabling and other ancillary activities.

6.1.2 *Telecommunications Code of Practice 2021*

The *Telecommunications Code of Practice 2021* emphasises 'best practice' for the installation of telecommunications facilities, compliance with industry standards and minimisation of adverse impacts on the environment.

This proposal has been designed with consideration for the Code of Practice. All steps will be taken to do as little damage as practicable; the facility will be constructed and operated in accordance with industry standards and good engineering practice; and the design of the facility will be in accordance with industry best practice.

6.1.3 *C564:2025 Mobile Phone Base Station Deployment Code*

The Communications Alliance Limited *C564:2025 Mobile Phone Base Station Deployment Code (Deployment Code)* is an industry code of practice registered by the Australian Communications and Media Authority (ACMA).

The Deployment Code applies to all licenced telecommunications carriers, and sets guidelines for site selection, community consultation, design, installation, and operation of telecommunications facilities. Sections 4.1 & 4.2 of the Deployment Code are relevant to this proposal, and require a site selection, infrastructure design and site operation assessment. The proposed mobile base station has been sited and designed in accordance with Sections 4.1 & 4.2. The *Site Selection, Design and Operation Checklist* is attached in **Appendix 8** of this Statement of Environmental Effects.

The Deployment Code also requires an ARPANSA EME report be prepared for all mobile base stations, to demonstrate compliance with the relevant safety standards. An EME Report is completed and published for every proposed Telstra mobile phone network facility and the EME Report shows predicted levels of EME. The ARPANSA EME Report for this facility is located in **Appendix 9** and further information is found in **Section 8.0 Health & Safety** of this Statement of Environmental Effects.

6.1.4 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Conservation Act* initiates a role for the Commonwealth Government in the assessment and approval of development proposals where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned-land and actions carried out by the Commonwealth Government.

The *EPBC Protected Matters Report* (conducted on 29/08/2025) indicated that the following may be present within a one (1) kilometre radius of the existing site location:

Three (3) x Listed Threatened Ecological Communities.
Thirty-Eight (38) x Listed Threatened Species; and
Nine (9) x Listed Migratory Species.

Given the proposal is located within a property that has previously been significantly altered to include water treatment and storage uses and access improvements, it is not anticipated that the proposed works will impact any potential threatened species or ecological communities that may occur within the broader area. The *EPBC Act Protected Matters Report* attached in **Appendix 10** of this Statement of Environmental Effects.

6.2 State Planning Legislation

6.2.1 Environmental Planning and Assessment Act 1979 (EP&A Act 1979)

The proposal is subject to the provisions of the *Environment Planning and Assessment Act 1979 (EP&A Act 1979).* This Act controls development within New South Wales through the application of State Environmental Planning Policies. It is those policies that document whether or not development is permissible, either with or without development consent, or prohibited.

Section 4.15 of the *EP&A Act 1979* outlines specific assessment criteria which must be addressed within the submissions of a Development Application and the likely impacts of the development on the surrounding built and natural environment. A consent authority is required to consider the full range of matters listed under *Section 4.15* of the *Environmental Planning and Assessment Act 1979* in its assessment of a Development Application. Each of the relevant matters are addressed below:

4.15 (1) (a) - Statutory Planning Considerations

Section 4.15 (1) (a) requires the consent authority to take into consideration:

(a) the provisions of:
(1) any environmental planning instrument, and
(2) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
(3) any development control plan, and
(3a) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
(4) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(5) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates.

This Statement of Environmental Effects seeks to demonstrate compliance with relevant legislation which pertains to the subject application and matters of consideration within the planning process to minimise adverse negative impacts on the environment.

Section 4.15 (1) (b) - Environmental, Social and Economic Impacts
Section 4.15 (1) (b) requires the consent authority to consider:

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The relevant matters mentioned in the above clause are addressed below:

Impacts on the Natural Environment
Comprehensive preliminary assessments of the nearby natural environment were undertaken, within the planning, design and procurement stages of the mobile base station proposal, to ensure that there are minimal disturbances to the natural surrounds given that negligible ground clearance will be required. It is noted that the land parcel for the proposed location of the mobile base station has previously been severely disturbed and modified for a variety of uses over the preceding years.

In addition to the activities detailed in **Section 5.2 Construction of the Mobile Base Station**, during the construction phase, the subject site area will be rigorously concealed by imposing barriers and fencing to repeal any impacts to the surrounding environment. This proposal will employ effective measures to mitigate any impacts to surrounding flora, fauna, and natural environment inhabitants. Additionally, once constructed the operation of the mobile base station will not result in any negative impacts on the natural environment or the ecology of the locality.

Impacts on the Built Environment
The proposed mobile base station is located on a parcel of undeveloped land in a secure compound that is currently utilised for Council water treatment and storage purposes that services the town of Yass and surrounding areas. The proposed mobile base station will not impede the proposed Council upgrade works and the future use of the property.

Whilst not immediately adjacent, low density residential dwellings can be found to the north, west and south. The proposed mobile base station has been positioned to provide the greatest setback possible from these dwellings as possible, whilst also maintaining operational requirements. Residential uses are not expected to be adversely impacted by the proposal.

Social and Economic Impacts
As discussed in **Section 1.0 Introduction** and further in **Section 10.0 Social & Economic Impacts** of this Statement of Environmental Effects, mobile technologies have a strong social and economic benefit in Australia. It is expected that any negative impacts of the proposal will be outweighed by the significant benefits of improved mobile coverage in the area. This proposal is expected to reduce outages, improve call quality and improve data transmission.

Section 4.15 (1) (c) - The Suitability of the Site
Section 4.15 (1) (c) requires the consent authority to consider:

(c) the suitability of the site for the development.

The suitability of the site for the proposed mobile base station is addressed in **Section 3.0 Site Selection** and **Section 4.0 Site Context** of this Statement of Environmental Effects. Given that the proposal is for the relocation of an existing mobile base station within the confines of the Water Treatment Plant, no other alternative candidates were considered in the site selection process. However, the subject location is considered the most suitable the proposed Amplitel mobile base station.

Section 4.15 (1) (d) - Submissions
Section 4.15 (1) (d) requires the consent authority to consider:

(d) any submissions made in accordance with this Act or the regulations.

Any relevant representations will need to be considered by Council in the determination of the Development Application.

Section 4.15 (1) (e) - Public Interest
Section 4.15 (1) (e) requires the consent authority to consider:

(e) the public interest.

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The proposed mobile base station is a permissible form of development and is therefore considered to be in the public interest.

6.2.2 *Biodiversity Conservation Act 2016 (BC Act)*

The BC Act seeks to conserve biological diversity at bioregional and State scales; to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations; to assess the extinction risk of species and ecological communities and identify key threatening processes through an independent and rigorous scientific process; and to establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity. *Section 7.3* of the Act requires proponents of activities subject to *Part 5* of the *EP&A Act* to determine whether they will have a significant impact on threatened species, populations and threatened ecological communities.

The proposed location of the mobile base station does not intersect with *Biodiversity Values* mapping and the proposal was assessed under *Part 5* of the *EP&A Act*. It has been concluded that the *NSW Biodiversity Offset Scheme* is not triggered.

6.2.3 *National Parks and Wildlife Act 1974 (NPW Act 1974) & Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*

In accordance with the *National Parks and Wildlife Act 1974 (NPW Act 1974)* and *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, actions must be taken for the development to ensure the development will not harm Aboriginal objects and to determine whether an Aboriginal Heritage Impact Permit (AHIP) is required.

In conjunction with a visual analysis on site, a search was conducted through the Aboriginal Heritage Information Management System (AHIMS), a database which catalogues artefacts, objects significant sites and archaeological findings with links to Aboriginal heritage.

The search of the AHIMS database for the area identified findings of Aboriginal artefacts or sites, however not affecting the proposed location. This is considered a comprehensive search for the subject site as the surrounding land has been disturbed for development, with Aboriginal significant artefacts and sites likely to

have been discovered in the area during this ground disturbance. A copy of the AHIMS search results is attached in **Appendix 7** of this Statement of Environmental Effects.

6.2.4 *NSW Rural Fires Act 1997*

The *NSW Rural Fires Act 1997* is an Act to establish the NSW Rural Fire Service, define its functions, and to make provision for the prevention, mitigation and suppression of rural fires.

The objects of this Act are to provide:
(a) for the prevention, mitigation and suppression of bush and other fires in local government areas (or parts of areas) and other parts of the State constituted as rural fire districts.
(b) for the co-ordination of bush firefighting and bush fire prevention throughout the State.
(c) for the protection of persons from injury or death, and property from damage, arising from fires, and
(c1) for the protection of infrastructure and environmental, economic, cultural, agricultural and community assets from damage arising from fires, and
(d) for the protection of the environment by requiring certain activities referred to in paragraphs (a)-(c1) to be carried out having regard to the principles of ecologically sustainable development described in Section 6 (2) of the Protection of the Environment Administration Act 1991.

The proposed Amplitel mobile base station is located within a *Vegetation Category 3* bush fire hazard area as identified in **Figure 9** below. This is covered in further detail in **Section 6.3.1 *Yass Valley Local Environment Plan 2013 - Clause 5.11 Bushfire Hazard Reduction*** and **Section 6.3.2 *Yass Valley Council Development Control Plan 2024*** of this Statement of Environmental Effects.

6.2.5 *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&ISEPP 2021)* governs telecommunications deployment in New South Wales. This development is defined as a *'Telecommunications Facility'* under *Clause 2.14* of the *T&ISEPP 2021*.

The proposed development does not fall within the parameters to be considered Exempt or Complying Development under the and therefore will require development consent.

The permissibility of the development is established under *Clause 2.143(1)* of the *T&ISEPP 2021*, which provides that telecommunications facilities can be deployed on any land with consent. As the works are not being conducted on behalf of a Public Authority (per *Clause 2.141*), and are not considered Exempt Development, the works are permissible with the consent of Council.

Clause 2.143(2) requires that the consent authority must take into consideration any guidelines concerning site selection, design, construction and operation of telecommunications facilities issued by the Planning Secretary. The current guidelines are the *NSW Telecommunications Facilities Guideline, Including Broadband (October 2022).* Compliance with the principles is outlined in **Section 6.2.8 *NSW Telecommunications Facilities Guideline, including Broadband (October 2022)*** of this Statement of Environmental Effects.

6.2.6 *State Environmental Planning Policy (Resilience and Hazards) 2021*

Chapter 4 - Remediation of Land is the relevant chapter of this SEPP that applies to this proposal.
This chapter aims to:
Promote a state-wide planning approach to the remediation of contaminated land. In particular, this chapter aims to encourage the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by:

(a) specifying when consent is required, and when it is not required, for a remediation work.

(b) specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
(c) requiring that a remediation work meet certain standards and notification requirements.

The impact to areas within the site are confined to relatively small areas of the overall property that have been previously subject to past disturbances. A search of the NSW Contaminated Land Register, completed on 29/08/2025, confirmed that the location for the proposed mobile base station is not identified on land, or within proximity to land, listed as contaminated.

6.2.7 *State Environmental Planning Policy (Industry and Employment) 2021*

Chapter 3 - Advertising and Signage is the relevant chapter of this SEPP that applies to this proposal.
This chapter aims:

(a) to ensure that signage (including advertising):
- *(1) is compatible with the desired amenity and visual character of an area.*
- *(2) provides effective communication in suitable locations, and*
- *(3) is of high quality design and finish.*

(b) to regulate signage (but not content) under Part 4 of the Act.
(c) to provide time-limited consents for the display of certain advertisements.
(d) to regulate the display of advertisements in transport corridors.
(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

In order for the proposed mobile base station to be compliant with the *Telecommunications Act 1997* and the *C564:2025 Mobile Phone Base Station Deployment Code,* Mobile Carrier identification, RFNSA site identification and Radiofrequency (RF) Hazard signage must be installed onsite. This signage is of a small-scale and will be fitted to the compound fence and monopole structure. Details of the proposed signage will be provided in the final Detailed Design Drawings submitted to Council.

6.2.8 *NSW Telecommunications Facilities Guideline, including Broadband (October 2022)*

The project has been designed with consideration for, and in compliance with the *NSW Telecommunications Facilities Guideline, including Broadband (October 2022).* The proposal's consistency with the Guideline principles is addressed in **Table 1** below.

Principle 1: Principle 1: Design and site telecommunications facilities to minimise visual impact.	
Specific Principles	**Compliance**
(a) As far as practical, a telecommunications facility that is to be mounted on an existing building or structure should be integrated with the design and appearance of the building or structure. (b) The visual impact of telecommunications facilities should be minimised, visual clutter is to be reduced particularly on tops of buildings, and their physical dimensions (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings. (c) Where telecommunications facilities protrude from a building or structure and are predominantly backgrounded against the sky, the facility and their	(a) to (c) These principles relate to telecommunication facilities that are located on an existing building or structure and are not directly applicable to new freestanding monopole elements such as proposed in this instance. The monopole is proposed to be finished in a galvanised colour to blend in with the sky and existing onsite infrastructure. (d) The associated equipment will be housed in a neutral finish equipment shelter. Due to the distance of the facility from residential land uses the visual imposition of the mobile base station is considered to be acceptable within the immediate surrounding locality.

support mounts should be either the same as the prevailing colour of the host building or structure, or a neutral colour such as grey should be used. (d) Ancillary facilities associated with the telecommunications facility should be screened or housed, using the same colour as the prevailing background to reduce its visibility, including the use of existing vegetation where available, or new landscaping where possible and practical. (e) A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting. (f) A telecommunications facility located on, or adjacent to, a State or local heritage item or within a heritage conservation area, should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage item or conservation area. (g) A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land. (h) The relevant local government authority must be consulted where the pruning, lopping, or removal of any tree or other vegetation would contravene a Tree Preservation Order applying to the land or where a permit or development consent is required. (i) A telecommunications facility that is no longer required is to be removed and the site restored, to a condition that is similar to its condition before the facility was constructed. (j) The siting and design of telecommunications facilities should be in accordance with any relevant Industry Design Guides. (k) Where possible, consolidate telecommunications facilities to reduce visual clutter and work with other users on co-location sites to minimise cumulative visual impact.	(e) The mobile base station has been located within a large lot in an area zoned *SP2 Infrastructure*. The proposed facility is to be located in an area of undeveloped land that is not used for a specific purpose near the western lot boundary. The proposed design responds to its surrounding land use and landscape context. This is discussed in detail in **Section 7.0 Visual Impact** of this Statement of Environmental Effects. (f) & (g) The selected site is not located on or adjacent to, a State or local heritage item or within a heritage conservation area. (h) An assessment of the existing vegetation has been completed and no significant adverse impacts on the ecology of the area are expected. (i) A condition on the consent requiring the decommissioning and removal of the facility when it is no longer required is acceptable. (j) The design and siting approach is discussed in detail in **Section 7.0 Visual Impact**. (k) No suitable buildings or structures were identified for co-location within the coverage area. This is discussed **Section 3.3 Low Impact Solutions.**
Principle 2: Co-locate Telecommunications Facilities wherever possible.	
Specific Principles	**Compliance**
(a) Telecommunications lines are to be located, as far as practical, underground or within an existing underground conduit or duct.	(a) Not Applicable.

(b) Overhead lines, antennas and ancillary telecommunications facilities should, where practical, be co-located or attached to existing structures such as buildings, public utility structures, poles, towers or other radiocommunications equipment to minimise the proliferation of telecommunication facilities and unnecessary clutter. (c) Towers may be extended for the purposes of co-location. (d) The extension of an existing tower must be considered as a practical co-location solution prior to building new towers. (e) If a facility is proposed not to be co-located the proponent must demonstrate that co-location is not practicable. (f) If the development is for a co-location purpose, then any new telecommunications facility must be designed, installed and operated so that the resultant cumulative levels of radio frequency emissions of the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard.	(b) There are existing carrier telecommunication facilities located within proximity of the proposed monopole (approximately 1.3km to the southeast). However, the required position and/or available height and structural suitability renders the facility incapable of co-locating the proposed Telstra equipment. There are no other forms of public utility structures (e.g. light or power poles etc) in the locality or buildings with the required position and/or height and/or structural suitability that are available or suitable for co-location purposes. (c) Not Applicable. (d) Not Applicable. (e) Please see **Section 2.2 Co-location Opportunities** of this Statement of Environmental Effects for further discussion regarding available co-location options. (f) Not Applicable.
Principle 3: Meet health standards for exposure to radio emissions.	
Specific Principles	**Compliance**
(a) A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard. (b) An EME Environmental Report shall be produced by the proponent of development to which the Mobile Phone Network Code applies in terms of design, siting of facilities and notifications. The Report is to be in the format required by the Australian Radiation Protection Nuclear Safety Agency. It is to show the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard and demonstrate compliance with the Mobile Phone Networks Code.	(a) The proposed installation will comply with the Australian Communications and Media Authority (ACMA) regulatory arrangements with respect to electromagnetic radiation exposure levels. (b) EME Exposure Levels from this site have been calculated in accordance with the ARPANSA prediction methodology and report format. This report is provided in **Appendix 9**. EME issues are also discussed in **Section 8.0 Health & Safety** of this Statement of Environmental Effects.
Principle 4: Minimise disturbance and risk, and maximise compliance	
Specific Principles	**Compliance**
(a) The siting and height of any telecommunications facility must comply with any relevant site and	(a) The proposed mobile base station is located approximately 58km to the northwest of the

height requirements specified by the *Civil Aviation Regulations 1988* and the *Airports (Protection of Airspace) Regulations 1996* of the Commonwealth. It must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development and reported to the Civil Aviation Safety Authority Australia.	nearest aviation facility. Therefore, the proposal does not require notification to CASA. Based on the existing ground elevation, monopole structure, antennas and ancillary equipment, it is therefore highly unlikely that the proposed mobile base station will constitute any hazard to airspace operations on this basis. A *Tall Structure Report* will be submitted to AirServices Australia, post-approval of the development.
(b) The telecommunications facility is not to cause adverse radio frequency interference with any airport, port or Commonwealth Defence navigational or communications equipment.	(b) The mobile base station is designed to create no electrical interference problems with other radio-based systems and complies with the requirements of relevant Australian standards in this regard.
(c) The telecommunications facility and ancillary facilities are to be carried out in accordance with the applicable specifications (if any) of the manufacturers for the installation of such equipment.	(c) The mobile base station is designed and will be installed in accordance with any relevant manufacturer specifications. The proposal will comply with the requirements of all relevant Australian Standards.
(d) The telecommunications facility is not to affect the structural integrity of any building on which it is erected.	(d) Not Applicable.
(e) The telecommunications facility is to be erected wholly within the boundaries of a property where the landowner has agreed to the facility being located on the land.	(e) The location and layout of the proposed mobile base station reflect discussions with the landowner and will be reflected in an agreement entered into between Amplitel and the owner for the use of the land.
(f) The carrying out of construction of the telecommunications facilities must be in accordance with all relevant regulations of the Blue Book – 'Managing Urban Stormwater: Soils and Construction' (Landcom 2004), or its replacement.	(f) to (j) These matters can be appropriately addressed through the imposition of conditions of development consent where relevant. (k) The mobile base station will not disturb the flora and fauna on site.
(g) Obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction are to be mitigated.	(l) The mobile base station is proposed on a small area of land within a large lot. The site will be returned to similar condition at the end of the facility's lifespan. The proposed facility will not significantly impact the current or future use of the property.
(h) Where practical, work is to be carried out during times that cause minimum disruption to adjoining properties and public access. Hours of work are to be restricted to between 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.	(m) A search of the AHIMS data base has been completed and it indicates that there are items of Aboriginal archaeological heritage known to be located on, or in the vicinity of, the site. Please refer to **Appendix 7** for the AHIMS search report.
(i) Traffic control measures are to be taken during construction in accordance with *Australian*	(n) This can be addressed through the imposition of conditions of development consent where relevant.

Standard S1742.3-2002 Manual of uniform traffic control devices – Traffic control devices on roads. (j) Open trenching should be guarded in accordance with *Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps.* (k) Disturbance to flora and fauna should be minimised and the land is to be restored to a condition that is similar to its condition before the work was carried out. (l) The likelihood of impacting on threatened species and communities should be identified in consultation with relevant state or local government authorities and disturbance to identified species and communities avoided wherever possible. (m) The likelihood of harming an Aboriginal Place and / or Aboriginal object should be identified. Approvals from the Department of Environment, Climate Change and Water (DECCW) must be obtained where impact is likely, or Aboriginal objects are found. (n) Street furniture, paving or other existing facilities removed or damaged during construction should be reinstated (at the telecommunications carrier's expense) to at least the same condition as that which existed prior to the telecommunications facility being installed.	
Principle 5: Undertake an alternative site assessment for new mobile phone base stations.	
Specific Principles	**Compliance**
(a) Include adequate numbers of alternative sites in the alternative site assessment as a demonstration of good faith. (b) In addition to the new site selection matters in *Section 4* of the *C564:2025 Mobile Phone Base Station Deployment:* • only include sites that meet coverage objectives, and that have been confirmed as available, with an owner agreeable to having the facility on their land. • if the preferred site is a site owned by the Carrier, undertake a full assessment of the site. • indicate the weight placed on selection criteria. • undertake an assessment of each site before any site is dismissed.	(a) & (b) Refer to **Section 3.1 Site Selection Process** of this Statement of Environmental Effects.

Table 1: Compliance with the principles of NSW Telecommunications Facilities Guideline, including Broadband (October 2022).

6.3 Local Planning Legislation

6.3.1 *Yass Valley Local Environmental Plan 2013*

The relevant local environmental plan applicable to the subject site is the *Yass Valley Local Environmental Plan 2013 (YVLEP 2013).* The proposed site location is within a *SP2 Infrastructure* zone.

Although the permissibility of the proposed mobile base station is established by way of *SEPP (Transport & Infrastructure) 2021*, the *YVLEP 2013* has also been assessed in the review of the proposal at the Yass Valley Council Water Treatment Plant at 24 Cooks Hill Road in Yass.

The objectives of the *SP2 Infrastructure* zone are:

- *To provide for infrastructure and related uses.*

- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

The proposal is considered to be consistent with these objectives. The proposal will enable for a range of compatible land uses to be undertaken on the property. The proposal is an essential telecommunications service that is desired by residents and those travelling and working within the area. The mobile base station will support local residents and businesses and improving the viability and liveability of the area due to the enhanced wireless telecommunications services.

The proposed mobile base station and associated compound area is wholly located within the *SP2 Infrastructure* zone and will not have any impact on the existing and future uses of the property for Council use.

A *telecommunications facility* is defined under the *Yass Valley Local Environmental Plan 2013* as follows:

(a) any part of the infrastructure of a telecommunications network, or

(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
(c) any other thing used in or in connection with a telecommunications network.

The proposed development seeks to relocate existing telecommunications infrastructure by establishing a new mobile base station that will provide continuity of wireless telecommunications services to the surrounding areas. The location and the size of the mobile base station will not prevent the future use of the property, and the presence of the mobile base station will also not hinder the proper and orderly development of the property. The proposed mobile base station has been positioned in a location that is of compatible infrastructure uses and therefore minimise any adverse impact on the scenic qualities and visual character around in the northern Yass area. The mobile base station will be visible from certain locations due to the separation distance, however, will be partially screened by and blend in with existing vertical infrastructure elements on the property. This is further discussed in **Section 7.0 Visual Impact** of this Statement of Environmental Effects.

The relevant clauses of the *Yass Valley Local Environmental Plan 2013 (YVLEP 2013)* are discussed as follows:

Clause 5.11 Bushfire Hazard Reduction

The YVLEP 2013 states that:
Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.

As stated in **Section 5.11 Bushfire** the subject property is located within Bushfire Prone land. Refer to **Figure 9** below. Compliance with the *Rural Fires Act 1997* is discussed in **Section 6.2.4 *Rural Fires Act 1997***.

The proposed development will not pose an increased bushfire risk on the locality - the mobile base station does not emit undue heat, sparks or open flame. No activities associated with the proposal are likely to represent specific increased hazard to bushfire occurrence - the proposal does not incorporate or contain hazardous materials. The development footprint is limited to surface treatments composed of non-combustible materials (e.g. concrete and gravel). The proposal is consistent with current infrastructure uses on the property.

The proposed works will provide the community with consistent telecommunications access which ensures reliable and accessible coverage during emergency situations, such as bushfires.

Figure 9: Bushfire Prone Land Hazard Overlay (source: NSW Planning Portal Spatial Viewer).

Clause 6.4 Groundwater Vulnerability

The objectives of this clause are as follows:

(a) to maintain the hydrological functions of key groundwater systems.

(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.

Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:

(a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),

(b) any adverse impacts the development may have on groundwater dependent ecosystems,
(c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),
(d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposed mobile base station is affected by a *Groundwater Vulnerability* overlay, as identified in **Figure 10** below. These requirements have previously been discussed in **Section 5.4 Power & Utilities**, **Section 5.7 Stormwater Management** and **Section 5.8 Erosion & Sedimentation Control** of this Statement of Environmental Effects. The proposed mobile base station has a minimal surface area and therefore is an insignificant contributor of stormwater runoff. The majority of the proposed lease area will remain permeable and allow runoff that is generated to be absorbed into the ground. The subject site is not located within a flood affected area or overland flow path. The mobile base station is unmanned and does not require a potable water supply and any disposal of solid or liquid waste and chemicals.

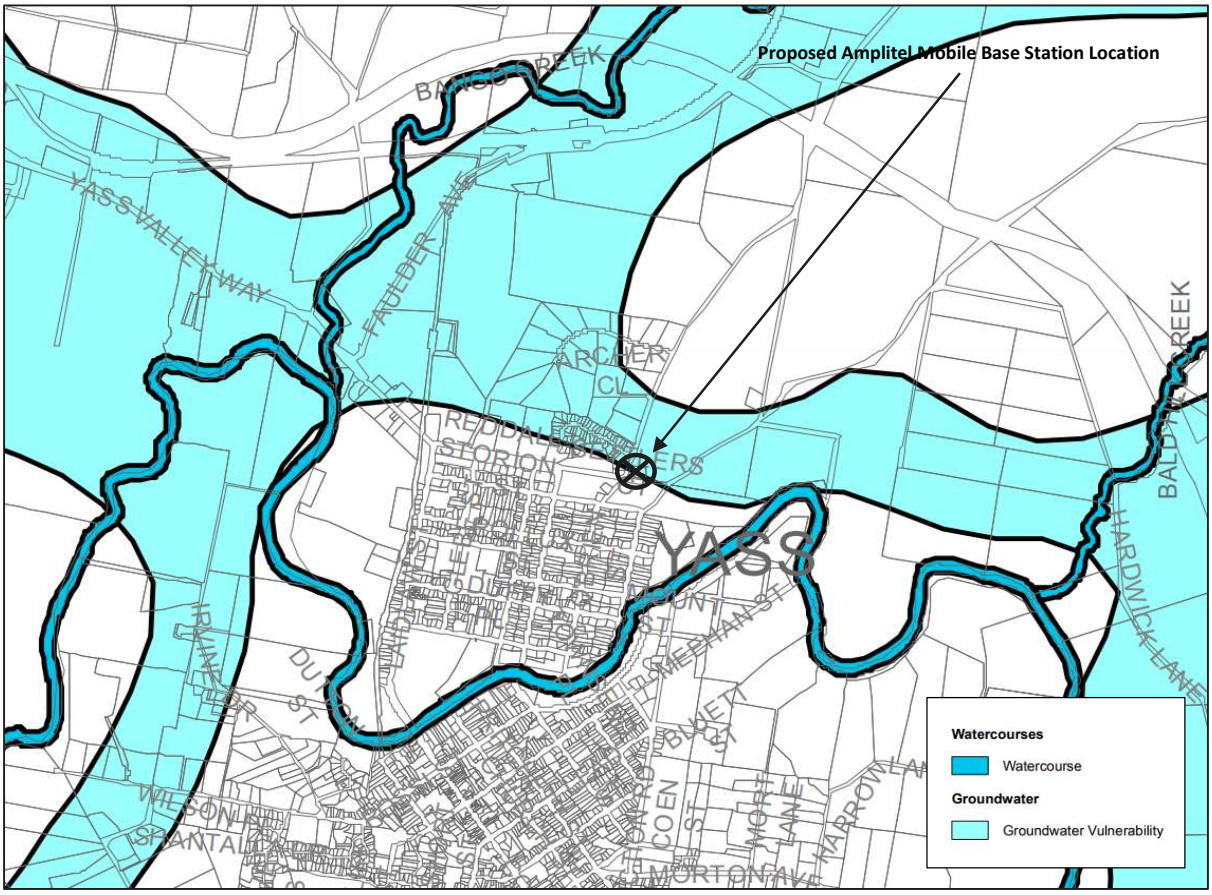


Figure 10: Groundwater Vulnerability Overlay (source: Yass Valley Council LEP 2013).

Clause 7.6 Essential Services
Development consent must not be granted to development unless the consent authority is satisfied that all of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:
(a) the supply of water.
(b) the supply of electricity.
(c) the disposal and management of sewage.
(d) stormwater drainage or on-site conservation.
(e) suitable vehicular access.

(f) connection to a communications network with voice or data capability (or both).

These requirements have previously been discussed in **Section 5.3 Site Access & Parking** and **Section 5.4 Power & Utilities** of this Statement of Environmental Effects. All services required for the ongoing operation of the mobile base station are capable of being provided to the location without impacting on the supply or reliability of these services to any existing consumers in the locality. No stormwater, sewerage or waste management facilities are required. The proposed site access is considered to be appropriate given the mobile base station is unmanned and will not be a significant generator of traffic. The mobile base station will be connected to existing power at the property via a proposed underground electricity route. The power will be provided from this existing source to an electrical meter board situated inside the proposed Amplitel compound. The site will also be connected to fibre via an existing underground fibre route. Please refer to the Preliminary Design Drawings in **Appendix 1** which details both the power and fibre routes proposed to the Amplitel compound.

6.3.2 *Yass Valley Council Development Control Plan 2024*

The *Yass Valley Council Development Control Plan 2024 (YVCDCP 2024)* applies to all land within the Yass Valley Council area.

All relevant sections of the *YVCDCP 2024* pertaining to the proposal are discussed below.

Part A.10 The Development Process

Notification may not be required for DAs and modifications where the proposal is:

- *Consistent with the principal land uses permitted by the zoning.*
- *Comply with the requirements of the Yass Valley Local Environmental Plan 2013.*
- *Comply with the requirements meet the objectives of any applicable DCP, and*
- *Unlikely to have a significant impact on adjoining or opposite properties.*

The prescribed notification methods with the local community will occur as part of the Development Application process, if required.

Part H2 Bushfire Prone

The objectives of this part are to:

a. Prevent the loss of life and property by providing development that is compatible with the identified bushfire hazard.

b. Ensure that the risks associated with bushfire are appropriately and effectively managed, and

c. Ensure that bushfire risk is managed in conjunction with the ecological values of the site and neighbouring lands.

Part H2.4 Bushfire Report

The objective of this part is:

To ensure that development on bushfire prone land is designed and supported by the appropriate reports having regard to the hazard posed.

Controls:

A Bushfire Risk Assessment Report is to be lodged with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report is to address the proposed development's consistency with Planning for Bushfire Protection 2019.

Part H2.5 Asset Protection Areas

The objective of this part is:

To ensure that development on bushfire prone land has adequate asset protection areas provided and measures in place to manage these areas

Controls:

a. Measures to control the placement of combustible materials in Inner Protection Areas are to be included as part of the development application, and
b. Asset Protection Areas are to be contained wholly within the property boundary and must not rely on adjacent land as part of the APZ, apart from roadways and road reserves.

The following is in response to *Parts H2, H2.4* and *H2.5* of the *YVCDCP 2024*. As previously detailed in **Section 5.11 Bushfire** and **Section 6.3.1 *Yass Valley Local Environmental Plan 2013 - Clause 5.11 Bushfire Hazard Reduction*** the subject property is located within *Vegetation Category 3* Bushfire Prone land. Compliance with the *Rural Fires Act 1997* is also discussed in **Section 6.2.4 *Rural Fires Act 1997*** of this Statement of Environmental Effects.

It was determined that a Bushfire Protection Assessment was not required to be undertaken at this location due to the site being utilised for water infrastructure supply purposes and that the proposed mobile base station does not pose an increased bushfire risk on the locality. The mobile base station does not emit undue heat, sparks or open flame and no activities associated with the proposal are likely to represent specific increased hazard to bushfire occurrence. The proposal also does not incorporate or contain hazardous materials. An Asset Protection Zone (APZ) is also not able to be achieved at the proposed location due to the proposed upgrade of the Water Treatment Plant and the limited space available to incorporate the mobile base station and Council's future infrastructure works.

Part H3 Contaminated Land
The objective of this part is:
To ensure that potentially contaminated land is suitable for the proposed development.
Controls:
a. A landowner should undertake a search of the existing property file held by Council to assist in determining whether a potentially contaminating use has ever been approved or undertaken on the subject land;
b. Applicants should refer to Council's adopted Contaminated Land Management Policy;
c. Land which was formerly used or suspected of being used for any of the following uses shown in Table 27 below, should be investigated for potential contamination. It may require remediation in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and the Contaminated Land Management Act 1997.

As detailed earlier in **5.9 Site Contamination** a search of the *NSW Contaminated Land Register*, completed on 29/08/2025, confirmed that the location for the proposed mobile base station is not identified on land, or within proximity to land, listed as contaminated. However, due to the current and previous usage of the property, it is suspected that there will be some level of soil contamination present. The construction of the proposed mobile base station will not exacerbate any potential contamination of the location.

Part I Car Parking & Access
The objectives of the part are to:
a. provide off street parking that is consistent with the demands of the development.
b. provide landscaping and quality materials in the construction of parking areas to improve amenity.
c. ensure that parking and accessways for all modes of transport are safe, convenient and functional to meet anticipated needs.
d. ensure access for people with disabilities is equitable, functional and safe.
e. protect the occupational health and safety of employees and visitors to the site.
f. ensure areas are set aside for onsite loading and manoeuvring service vehicles, and
g. provide accesses are designed, placed and constructed safely to meet the needs of the public and the development.

As detailed earlier in **Section 5.3 Site Access & Parking** the proposed site access is considered to be appropriate given the mobile base station is unmanned and will not be a significant generator of traffic. Once

operational, the mobile base station will function on a continuously unstaffed basis and will typically only require maintenance visits approximately two (2) to four (4) times per year, or as required in the event of an electrical outage, equipment failure of similar event. Routine maintenance works are usually of approximately one day's duration, involving usually one vehicle per visit. It will remain unattended at all other times. As the mobile base station generates minimal trips per year, it is considered that traffic interference and any impact on the local road system is negligible.

Part K3 Groundwater Vulnerability, Riparian Lands and Watercourses
The objectives of this part are to:
To ensure that any development does not negatively impact upon groundwater quality, or availability.
Controls:
a. To ensure that development should not have a detrimental impact on the water quality within the aquifer by salts or nutrients leaching into aquifer.
b. Vegetation shall be retained to limit adverse impacts on groundwater recharge and potential salinity.
c. The development should not increase the volume of effluent moving through the soil profile and recharging the aquifer.
d. Commercial development should be designed to intercept wastewater and removal of gross pollutants and nutrients.
e. Opportunities should be taken to revegetation degraded areas to improve groundwater recharge.

These requirements have previously been discussed in **Section 5.4 Power & Utilities**, **Section 5.7 Stormwater Management, Section 5.8 Erosion & Sedimentation Control and Section 6.3.1 *Yass Valley Local Environmental Plan 2013 - Clause 6.4 Groundwater Vulnerability*** of this Statement of Environmental Effects. The proposed mobile base station has a minimal surface area and therefore is an insignificant contributor of stormwater runoff. The majority of the proposed lease area will remain permeable and allow runoff that is generated to be absorbed into the ground. The subject site is not located within a flood affected area or overland flow path. The mobile base station is unmanned and does not require a potable water supply and any disposal of solid or liquid waste and chemicals.

7.0 Visual Impact

The visual impact of telecommunications facilities is generally considered to be the highest point of contention by the public, Councils and Amplitel. The proposed mobile base station is not considered to adversely affect any sensitive nearfield, or distant vantage points due to a range of site factors. The height of structure means that it will be inevitably visible from a number of distances within the surrounding area. Unfortunately, due to the nature of telecommunications facilities, they must be located at an elevated position to gain the best coverage possible. This has the unfortunate consequence of increasing the visibility of the structure.

A number of methods to reduce the visibility of the structure have been implemented into the design and location of the mobile base station. These are described below:

• Pole Design: The use of a monopole for the proposed antenna support structure will significantly reduce the visual impact of the mobile base station. A monopole is considered less bulky and are often specifically chosen due to their comparatively low visual impact on landscapes. The monopole is also proposed to be finished in galvanised colour to ensure the pole blends in with the sky from surrounding vantage points and the existing Water Treatment Plant infrastructure.

• Location: Relocating the facility in an undeveloped portion of land within a property predominately utilised for infrastructure and utilities provision, and separated from residential development, assists with minimising the potential visual impact on potentially sensitive land uses. The location of the mobile base station within Council property also does not hinder the current or future use of the property. This area is more conducive to function alongside infrastructure and other modern necessities without detriment to amenity.

• Visibility: Whilst numerous strategies have been implemented to lessen the visual impact of the mobile base station, the monopole structure will remain visible at surrounding locations due to the ground elevation and proposed height. It is noted that there are numerous vertical elements (of varying heights) within proximity of the proposed monopole. The proposed structure is considered to be of an appropriate scale based on the site context. This is taking into consideration site specific factors such as the size of the lot, the separation distance from residential dwellings and other buildings and roads and the ground elevation of the site. Based on these factors, the proposed structure is considered to be consistent with the existing character of the locality.

Refer to **Figures 11 & 12** for indicative visual location of the proposed mobile base station from different vantage points from Cooks Hill Road.

Figure 11: View facing southeast of the proposed site location, existing Telstra mobile base station and indicative location of the proposed Amplitel mobile base station (Not to Scale) (site visit December 2023).

Figure 12: View facing south of the proposed site location, existing Telstra mobile base station and indicative location of the proposed Amplitel mobile base station (site visit December 2023).

8.0 Health & Safety

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

All Telstra installations are designed and certified by qualified professionals in accordance with all relevant Australian Standards. This ensures that the facility will not result in any increase in the level of risk to the public. This facility is to be operated in compliance with the mandatory standard for human exposure to EME - currently the *Radio Communications (Electromagnetic Radiation Human Exposure) Standard 2003.*

The EME Report associated with this site is attached in **Appendix 9**. The report shows that the maximum predicted EME levels will equate to **5.19%** of the maximum exposure limit, which is well below the allowable exposure limit under the Australian Standard (100% - which is still considered to be safe).

All Telstra equipment has the following features, all of which minimise the amounts of energy used and emitted:

• Dynamic/Adaptive Power Control is a network feature that automatically adjusts the power and hence minimises EME from the facility.

• Varying the facility's transmit power to the minimal required level, minimising EME from the network; and

• Discontinuous transmission, a feature that reduces EME emissions by automatically switching the transmitter off when no data is being sent.

The proposed mobile base station will have restrictions aimed at preventing public access, including a secured compound fence with a locked gate and warning signs placed around the mobile base station.

Note that mobile base stations are designed to operate at minimum, not maximum, power levels at all times. The facility will only operate at a level necessary to accommodate the number of customers using the facility at any one time. Actual EME levels emitted by the facility will generally be much lower than those shown in the ARPANSA EME Report.

9.0 Social & Economic Impacts

Access to high quality and reliable mobile telecommunications services is well understood to be a necessity in Australia's modern economy. This is specifically more relevant in regional areas such as Yass and surrounding areas, where it is increasingly important to have access to high quality mobile telecommunications services through the development of telecommunications facilities such as the proposed mobile base station at the Yass Valley Council Water Treatment Plant in Yass.

The demand for greater data and mobile connectivity is evident in the need to provide additional facilities such as this one. The construction of this mobile base station addresses Telstra's goal of providing enhanced services to regional areas.

The proposal will provide people who live, work in, visit or travel through the area with much needed wireless telecommunications services to access information, socially and economically interact 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 is also a wide range of community safety benefits with mobile phones often being used in emergency events such as bushfires, car accidents and domestic incidents.

10.0 The Public Interest

Wireless telecommunications and mobile services in Yass are well within the public interest for many reasons, including those that have been listed previously as well as described below:

• Mobile telecommunications services support local economies with all business using mobile phone network services for communication. This proposal will provide services to the area, including the current and future population and the current and future businesses that will occupy the area.

• The proposal will enable more people to connect in more places and access wireless telecommunications services including high-speed internet.

• People rely on mobile services for social connectivity; and

• During emergency events such as fires, floods and storms, mobile communications can be vital to ensuring the safety of persons and property.

The public interest of this mobile base station is well-established and considered proven by the use of mobile services by almost every person in Australia.

11.0 Conclusion

Service Stream Ltd., on behalf of Amplitel Pty Ltd., is seeking development approval to install a new mobile base station located at the Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2582 (Property Description: Lot 1/-/DP180130).

The new mobile base station will support, strengthen and improve wider network coverage, connectivity and capacity, including much needed voice and data services to the wider Yass area.

The subject site location was selected due to the availability of to secure property tenure as well as its compatible *SP2 Infrastructure* land zoning. The proposed mobile base station is sited within a water treatment plant with the proposal according with land use and planning requirements. The site provides superior coverage and increased capacity to the wider Yass area, as well as strengthening links and connectivity of the broader Telstra telecommunications network.

The siting of the mobile base station is separated from sensitive areas with existing services, such as power, being readily available. The mobile base station has a small land footprint and is sited to minimise impact on surrounding land uses as far as practicable.

The site has a number of characteristics that make it suitable for the construction of a new mobile base station in the manner proposed. The drawings respond to the principles of design, siting, construction, and operation of telecommunications facilities as specified in the Code of Practice whilst meeting state and local planning policy objectives.

The proposed works will provide the community with reliable 4G and future 5G access, which in turn supports the various residential and commercial uses in the area and forms part of a wider plan to ensure reliable and accessible coverage during emergency situations.

Amplitel, in conjunction with Service Stream, have undertaken an assessment of the relevant matters as required by the *Telecommunications Act 1997* and *NSW State Environmental Planning Policy (Transport & Infrastructure) 2021*. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

In summary, the proposed mobile base station is considered appropriate for the subject site for the following reasons:

• The mobile base station is located specifically to provide reliable in-building and mobile phone as well as supporting and improving services to the wider Yass area.

• The implementation of a monopole, at medium scale height, ensures that the facility minimises impact on the vistas from public viewpoints in the area. Public views to the facility are adequately contained due to the siting of the new mobile base station monopole within an existing Water Treatment Plant.

• The mobile base station will operate within the regulatory framework of Commonwealth, State and Local Governments, is consistent with the relevant planning provisions, and will operate within all current and relevant Australian Standards.

• The mobile base station will ensure the provision of significantly improved mobile phone coverage and competition in the Yass area, including businesses and residents and along major transport routes.

• The proposed mobile base station will maintain and improve Telstra communications services to the area, including voice calls, video calling and Wireless Broadband - a high speed wireless internet service via the 4G and 5G phone network.

• The proposed mobile base station is part of Telstra's strategic plan to improve its mobile service in regional area, such as Yass, thereby ensuring businesses, residents and visitors have access to the best quality telecommunications service possible which will assist in the delivery of a connected and safe community benefitting a strong local economy.

• The site has been assessed as a viable option for the effective delivery of Telstra coverage and radiofrequency objectives for the area and will greatly improve access to mobile telecommunications for local residents and industry.

• The proposal will not prejudice the existing and future uses of the site.

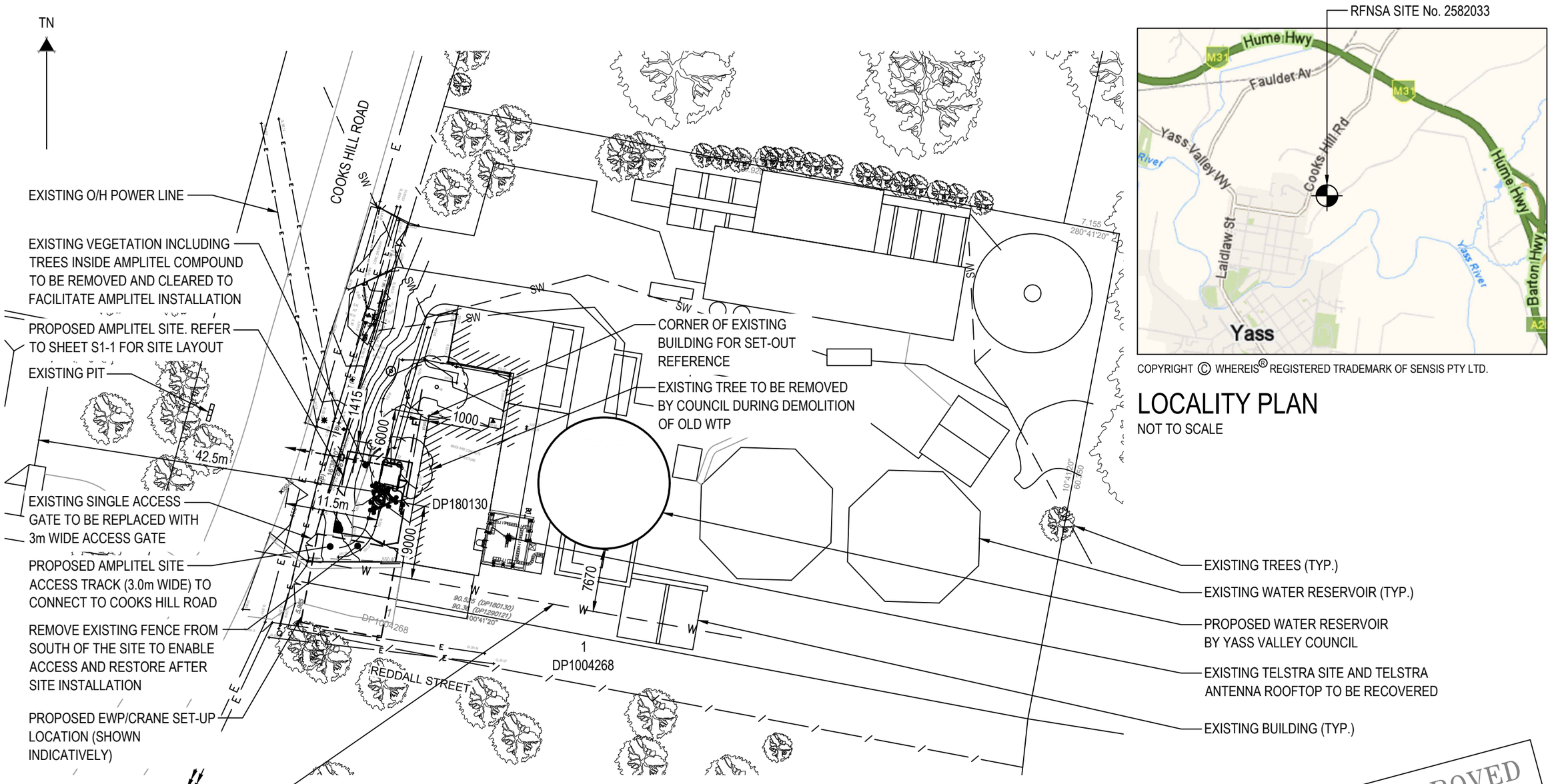
• The proposal will have a number of significant economic and social benefits to the area; and

• The proposal has the support of Yass Valley Council.

Based upon the above and given the significant public benefit afforded by the proposal, it is respectfully requested that Council grant a permit for the development of an Amplitel mobile base station at the site, subject to reasonable and relevant conditions, and in accordance with the Preliminary Design Drawings attached in **Appendix 1** of this Statement of Environmental Effects.

12.0 Appendices

Appendix 1: Preliminary Design Drawings
Appendix 2: Survey Plan
Appendix 3: Certificate of Title
Appendix 4: NSW Planning & Property Report
Appendix 5: Yass Valley Council Telstra Relocation Notification
Appendix 6: Yass Valley Council WTP Upgrade Drawings
Appendix 7: NSW AHIMS Search Report
Appendix 8: Site Selection, Design and Operation Checklist
Appendix 9: ARPANSA EME Report
Appendix 10: EPBC Act 1999 Protected Matters Report



LOCALITY PLAN

NOT TO SCALE

SITE ACCESS

SCALE 1:500

5m 0 5m 10m 15m 20m 25m SCALE 1:500

UNAPPROVED DRAWING

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S1-2

PRELIMINARY

PROPERTY DESCRIPTION

PART OF LOT 1 ON 180130
PARISH OF YASS
COUNTY OF KING

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF MONOPOLE	
LATITUDE	GDA 94 -34.82545
LONGITUDE	GDA 94 148.92041

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ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
NA27469.01	NH	SS	PRELIMINARY - 80002779WO036SSNC - L7/L85/NR85/L18/L21/L26/NR26/NR36	XH	YU	06.04.25	1

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TOWER AMS SITE NSW100864
YASS 24 COOKS HILL RD
SITE ACCESS AND LOCALITY PLAN
ADJ 24 COOKS HILL RD, YASS, NSW 2582

DWG NO. NSW100864 SHT NO. S1

Cad file: NSW100864.dwg A3

DO NOT SCALE

TN

PROPOSED TELSTRA FIBRE PIT (INDICATIVELY)

PROPOSED TELSTRA FIBRE ROUTE (INDICATIVELY)

EXISTING VEGETATION INCLUDING TREES INSIDE AMPLITEL COMPOUND TO BE REMOVED AND CLEARED TO FACILITATE AMPLITEL INSTALLATION

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF A100) TO BE MOUNTED ON SHELTER ROOF

PROPOSED TELSTRA 600W CABLE LADDER TO ACCOMMODATE PROPOSED TELSTRA 7/8" HYBRID CABLES (3 OFF) & LCF78-50J FEEDERS (12 OFF)

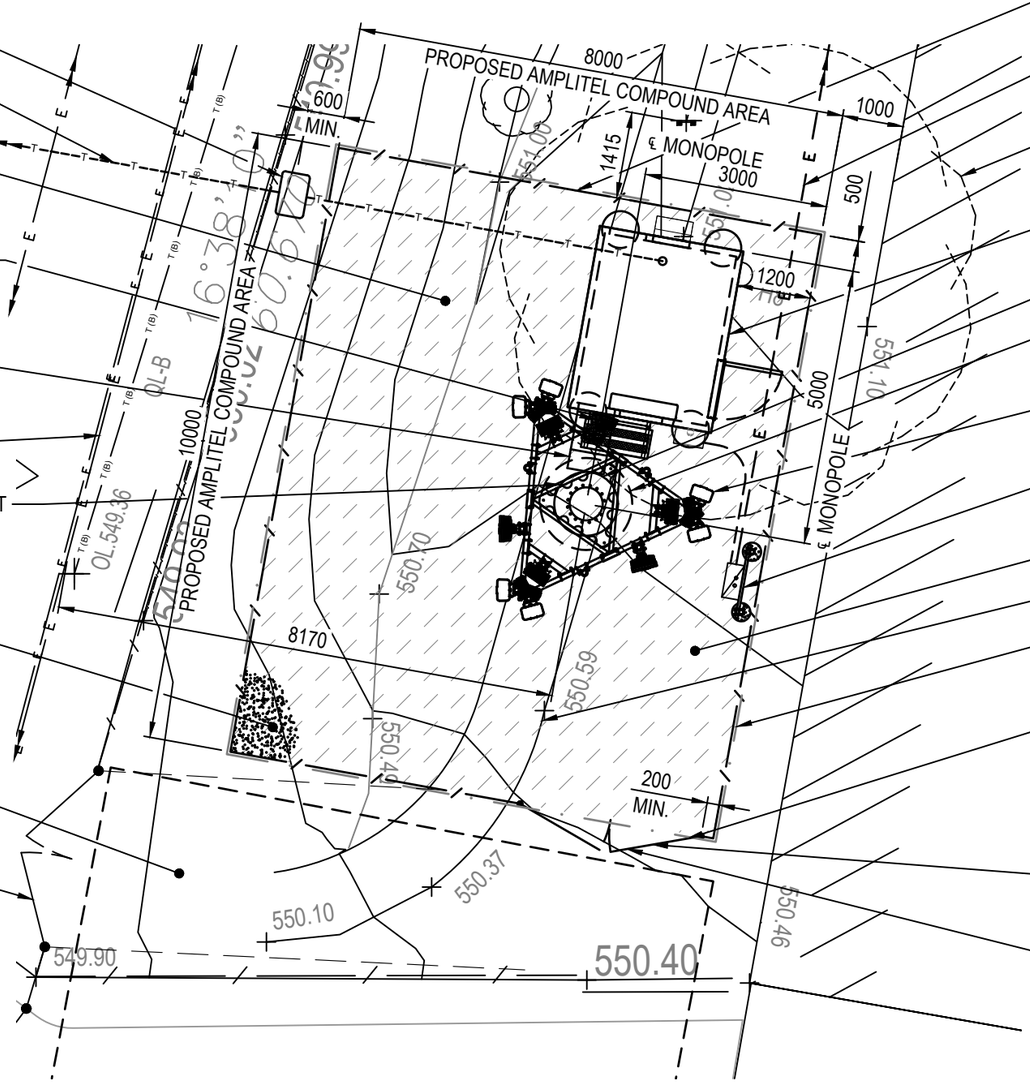
EXISTING O/H POWER LINE

PROPOSED 'DO NOT CLIMB' SIGN AND #4 TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS

PROPOSED STANDARD GRADE BLACK WOVEN POLYPROPYLENE WEED MAT COVERED WITH 75mm DEEP 20mm AGGREGATE & RETAINED USING CCA TREATED TIMBER (TYP.)

PROPOSED AMPLITEL SITE ACCESS TRACK (3m WIDE) TO CONNECT EXISTING ACCESS

EXISTING SINGLE ACCESS GATE TO BE REPLACED WITH 3m WIDE ACCESS GATE



PROPOSED AMPLITEL (10.0m x 8.0m) BOUNDARY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATES

PROPOSED AMPLITEL POWER ROUTE FOR TELSTRA (INDICATIVELY)

EXISTING TREE TO BE REMOVED BY COUNCIL DURING DEMOLITION OF OLD WTP

PROPOSED TELSTRA EQUIPMENT SHELTER TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT

PROPOSED AMPLITEL 30.0m HIGH MONOPOLE

PROPOSED AMPLITEL MONOPOLE FOOTING (INDICATIVE ONLY)

REFER TO SHEET S1-2 FOR ANTENNA LAYOUT

PROPOSED AMPLITEL POWER DISTRIBUTION BOARD ON H-FRAME

PROPOSED AMPLITEL (10.0m x 8.0m) LEASE AREA

EXISTING CONCRETE PATH

PROPOSED AMPLITEL LEASE AREA BOUNDARY OUTSIDE OF FENCE LINE

PROPOSED AMPLITEL 3.0m WIDE DOUBLE ACCESS GATE

#13 PROPOSED SIGN SECURED TO AMPLITEL COMPOUND GATE

PROPOSED AMPLITEL BRANDED SIGNAGE JABAC PRODUCT CODE TEMC2005-M

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
4. PROPOSED TELSTRA EME #2 SIGN TO BE SECURED BEHIND EACH PANEL ANTENNA.
5. PROPOSED 'DO NOT CLIMB' SIGN AND #4 TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
6. PROPOSED TELSTRA EME #13 SIGN TO BE SECURED AT THE COMPOUND GATE.
7. PROPOSED AMPLITEL BRANDED SIGNAGE JABAC PRODUCT CODE TEMC2005-M.
8. PROPOSED AMPLITEL LEASE AREA.
9. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

UNAPPROVED DRAWING

SITE LAYOUT

SCALE 1:100

1m 0 1m 2m 3m 4m 5m SCALE 1:100

SERVICES LEGEND

—T—T—T— PROPOSED OPTICAL FIBRE BELOW GROUND

— — E — — E — PROPOSED BELOW GROUND ELECTRICAL SUPPLY

— E — E — ABOVE GROUND ELECTRICAL SUPPLY

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2

PRELIMINARY

DO NOT SCALE

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TOWER AMS SITE NSW100864
YASS 24 COOKS HILL RD

SITE LAYOUT

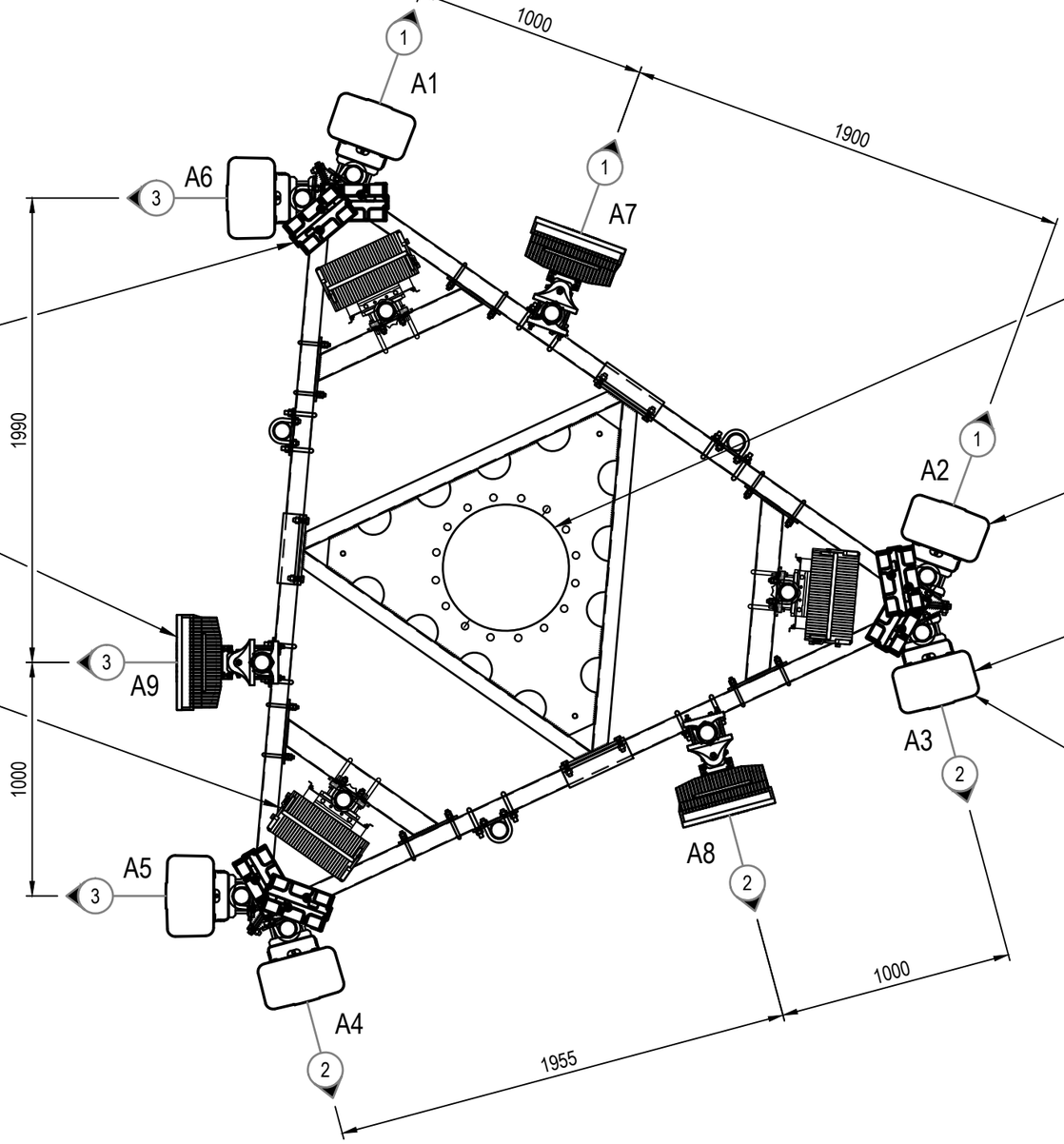
ADJ 24 COOKS HILL RD, YASS, NSW 2582

DWG NO. NSW100864 SHT NO. S1-1

Cad file: NSW100864.dwg A3

TN

HEADFRAME ORIENTATION 35°TN



PROPOSED TELSTRA TMA KA-1033 (6 OFF) TO BE ATTACHED BEHIND PANEL ANTENNAS (A1, A2, A3, A4, A5 & A6) ON PROPOSED MOUNTS

PROPOSED TELSTRA NR3600 PANEL ANTENNAS (3 OFF A7, A8 & A9) ON PROPOSED MOUNTS

PROPOSED TELSTRA LTE1800/LTE2100/LTE2600/NR2600 RADIO 4466 (B1/B3/B7) (3 OFF) WITH JUNCTION BOXES (3 OFF) (BELOW) ON PROPOSED RRU MOUNTS

PROPOSED AMPLITEL 30.0m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME

PROPOSED TELSTRA LTE700/NR850/LTE850 PANEL ANTENNAS (3 OFF A2, A4 & A6) ON PROPOSED MOUNTS

PROPOSED TELSTRA LTE700/LTE850/NR850/LTE1800/ LTE2100/LTE2600/NR2600 PANEL ANTENNAS (3 OFF A1, A3 & A5) ON PROPOSED MOUNTS

[# 2] BEHIND EACH PANEL ANTENNA

UNAPPROVED DRAWING

ANTENNA LAYOUT AT EL 30.0m AND RADIO LAYOUT AT EL 30.5m

SCALE 1:25

500 0 500 1000 SCALE 1:25

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1

PRELIMINARY

NOTES:

1. FOR EME SIGNS NOTED THUS [#X] REFER TO 005486 FOR DETAILS.
2. [#2] EME SIGN TO BE SECURED BEHIND EACH PANEL ANTENNAS.

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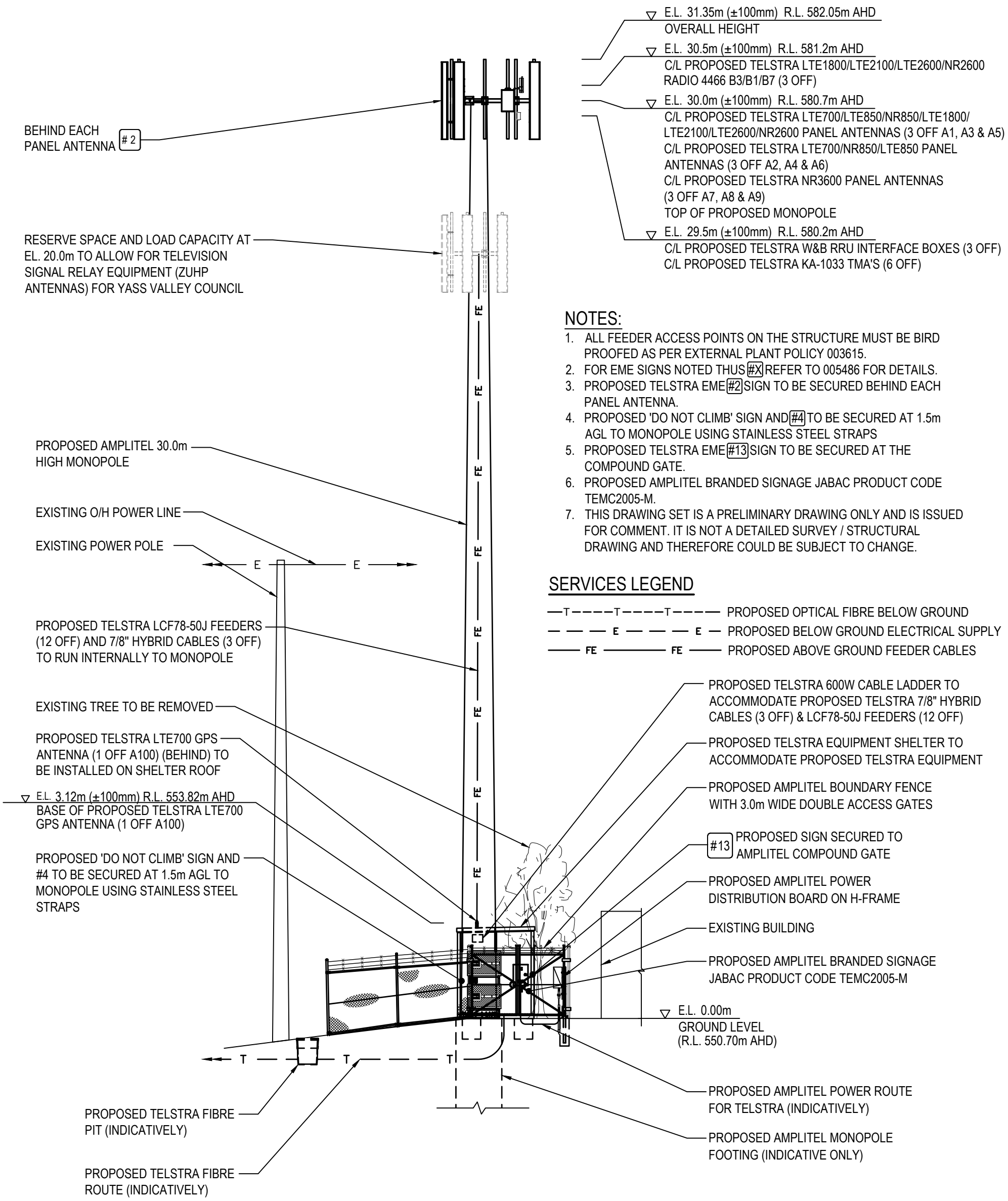
Telstra

MOBILE NETWORK SITE 383424
YASS 24 COOKS HILL RD
ANTENNA LAYOUT
ADJ 24 COOKS HILL RD, YASS, NSW 2582

DWG NO. N112168 SHT NO. S1-2

Cad file: NSW100864.dwg A3

DO NOT SCALE



NOTES:

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2. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
3. PROPOSED TELSTRA EME #2 SIGN TO BE SECURED BEHIND EACH PANEL ANTENNA.
4. PROPOSED 'DO NOT CLIMB' SIGN AND #4 TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
5. PROPOSED TELSTRA EME #13 SIGN TO BE SECURED AT THE COMPOUND GATE.
6. PROPOSED AMPLITEL BRANDED SIGNAGE JABAC PRODUCT CODE TEMC2005-M.
7. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

SERVICES LEGEND

—T———T———T——— PROPOSED OPTICAL FIBRE BELOW GROUND
— — — E — — — E — PROPOSED BELOW GROUND ELECTRICAL SUPPLY
—— FE —————— FE —— PROPOSED ABOVE GROUND FEEDER CABLES

SOUTH ELEVATION

SCALE 1:100

1m 0 1m 2m 3m 4m 5m SCALE 1:100

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

PRELIMINARY

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TOWER AMS SITE NSW100864
YASS 24 COOKS HILL RD
SOUTH ELEVATION
ADJ 24 COOKS HILL RD, YASS, NSW 2582

DWG NO. NSW100864 SHT NO. S3

Cad file: NSW100864.dwg A3V

DO NOT SCALE

Telstra Networks Wireless program Delivery Template - 017866P02 issue 11.4 XX/XX/ 2015

TELSTRA MOBILES ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	PHYSICAL ANTENNA BEARING (°T)	SECTOR NO. & TECHNOLOGY
A1	COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	20°	S1: LTE700/LTE850/NR850 S1: LTE700/LTE850/NR850
					S1: LTE1800/LTE2100/LTE2600/NR2600 S1: LTE1800/LTE2100/LTE2600/NR2600
					S1: LTE1800/LTE2100/LTE2600/NR2600 S1: LTE1800/LTE2100/LTE2600/NR2600
A2	COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	20°	S1: LTE700/LTE850/NR850 S1: LTE700/LTE850/NR850
					S1: SPARE S1: SPARE
					S1: SPARE S1: SPARE
A3	COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	165°	S2: LTE700/LTE850/NR850 S2: LTE700/LTE850/NR850
					S2: LTE1800/LTE2100/LTE2600/NR2600 S2: LTE1800/LTE2100/LTE2600/NR2600
					S2: LTE1800/LTE2100/LTE2600/NR2600 S2: LTE1800/LTE2100/LTE2600/NR2600
A4	COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	165°	S2: LTE700/LTE850NR850 S2: LTE700/LTE850NR850
					S2: SPARE S2: SPARE
					S2: SPARE S2: SPARE
A5	COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	270°	S3: LTE700/LTE850/NR850 S3: LTE700/LTE850/NR850
					S3: LTE1800/LTE2100/LTE2600/NR2600 S3: LTE1800/LTE2100/LTE2600/NR2600
					S3: LTE1800/LTE2100/LTE2600/NR2600 S3: LTE1800/LTE2100/LTE2600/NR2600
A6	COMMSCOPE RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	270°	S3: LTE700/LTE850/NR850 S3: LTE700/LTE850/NR850
					S3: SPARE S3: SPARE
					S3: SPARE S3: SPARE
A7	ERICSSON AIR3258 PANEL 793 x 408 x 235mm	INSTALL	30.0m	20°	S1: NR3600 S1: NR3600
A8	ERICSSON AIR3258 PANEL 793 x 408 x 235mm	INSTALL	30.0m	165°	S2: NR3600 S2: NR3600
A9	ERICSSON AIR3258 PANEL 793 x 408 x 235mm	INSTALL	30.0m	270°	S3: NR3600 S3: NR3600
A100	KAELUS KA7005-1110 GPS ANTENNA	INSTALL	BASE OF GPS 3.12m	0°	-

UNAPPROVED DRAWING

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

PRELIMINARY

DO NOT SCALE

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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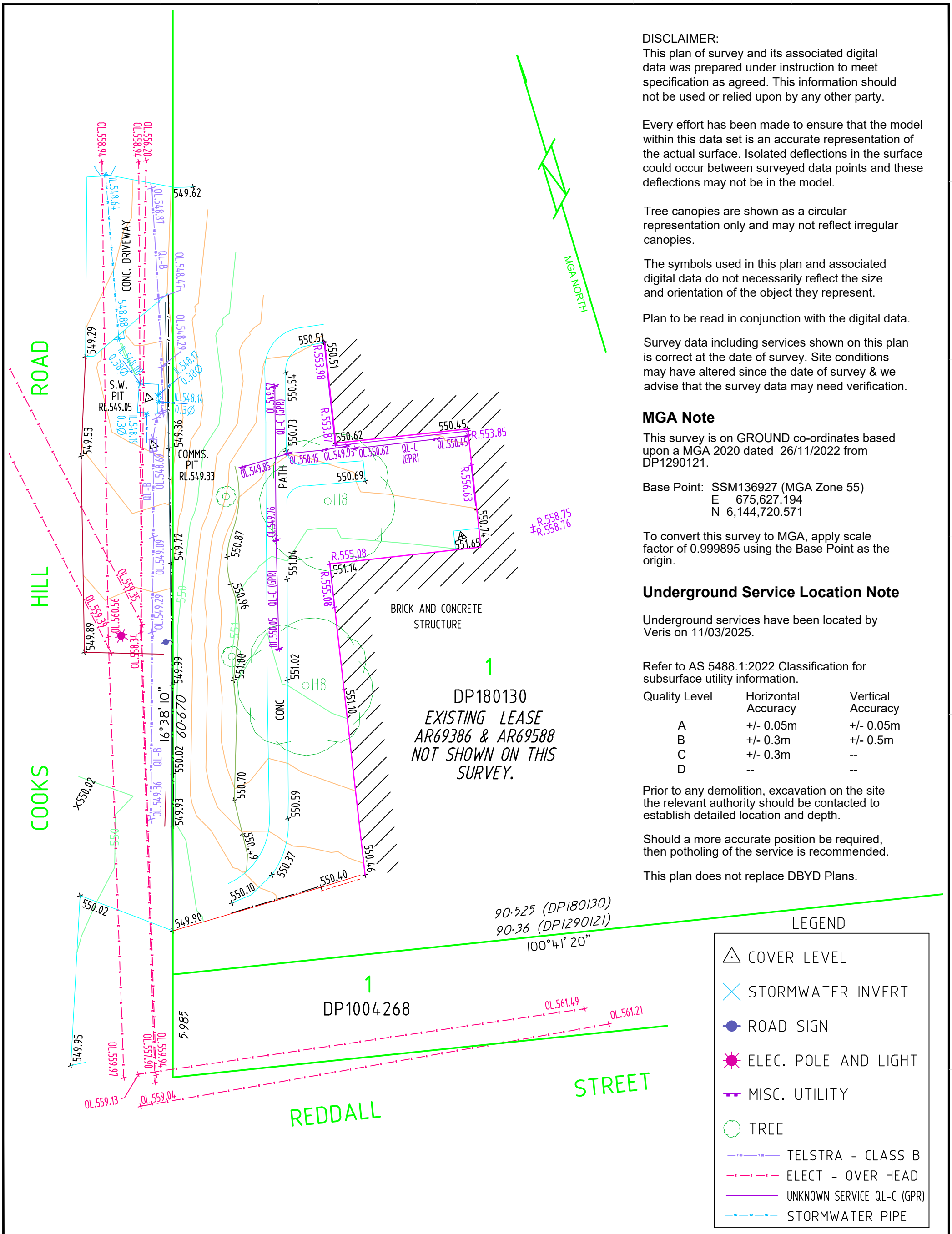
Telstra

MOBILE NETWORK SITE 383424
YASS 24 COOKS HILL RD
ANTENNA CONFIGURATION TABLE
ADJ 24 COOKS HILL RD, YASS, NSW 2582

DWG NO. N112168 | SHT NO. S3-1

Cad file: NSW100864.dwg A3V



DISCLAIMER:
This plan of survey and its associated digital data was prepared under instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

Every effort has been made to ensure that the model within this data set is an accurate representation of the actual surface. Isolated deflections in the surface could occur between surveyed data points and these deflections may not be in the model.

Tree canopies are shown as a circular representation only and may not reflect irregular canopies.

The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Plan to be read in conjunction with the digital data.

Survey data including services shown on this plan is correct at the date of survey. Site conditions may have altered since the date of survey & we advise that the survey data may need verification.

MGA Note

This survey is on GROUND co-ordinates based upon a MGA 2020 dated 26/11/2022 from DP1290121.

Base Point: SSM136927 (MGA Zone 55)
E 675,627.194
N 6,144,720.571

To convert this survey to MGA, apply scale factor of 0.999895 using the Base Point as the origin.

Underground Service Location Note

Underground services have been located by Veris on 11/03/2025.

Refer to AS 5488.1:2022 Classification for subsurface utility information.

Quality Level	Horizontal Accuracy	Vertical Accuracy
A	+/- 0.05m	+/- 0.05m
B	+/- 0.3m	+/- 0.5m
C	+/- 0.3m	--
D	--	--

Prior to any demolition, excavation on the site the relevant authority should be contacted to establish detailed location and depth.

Should a more accurate position be required, then potholing of the service is recommended.

This plan does not replace DBYD Plans.

LEGEND

- COVER LEVEL
- STORMWATER INVERT
- ROAD SIGN
- ELEC. POLE AND LIGHT
- MISC. UTILITY
- TREE
- TELSTRA - CLASS B
- ELECT - OVER HEAD
- UNKNOWN SERVICE QL-C (GPR)
- STORMWATER PIPE

Contour Interval 0.25m
Datum A.H.D
BM PM 14054
RL 534.804 (SCIMS 11/03/25)

Scale 1:200 0 2 4 8

Surveyed	SB, JW	11/03/25
Drawn	JT, IS	20/03/25
Checked	SG	20/03/25
Approved	.....	

Surveyor, Registered under the Surveying and Spatial Information Act 2002 No.83.

veris
CANBERRA
11-13 Lawry Place,
Macquarie, ACT. 2614
Phone 02 6202 7600

Client: SERVICE STREAM
DETAIL & SUI SURVEY OVER PART
LOT 1 DP 180130
24 COOKS HILL ROAD, YASS

Project No. 203968 **Rev**

Sheet No. 1 of 1 203968_DT_001.dwg

 A3

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/180130

SEARCH DATE	TIME	EDITION NO	DATE
25/2/2025	12:57 PM	3	12/6/2021

LAND

LOT 1 IN DEPOSITED PLAN 180130
LOCAL GOVERNMENT AREA YASS VALLEY
PARISH OF YASS COUNTY OF KING
TITLE DIAGRAM DP180130

FIRST SCHEDULE

YASS VALLEY COUNCIL (R AB55958)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 B531073 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
2 AR69386 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN HATCHED AND MARKED "WORKS AREA" IN PLAN WITH AR69386. EXPIRES: 28/8/2023.
3 AR69588 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN HATCHED AND MARKED "WORKS AREA" IN PLAN WITH AR69588. COMMENCES: 29/8/2023. EXPIRES: 28/8/2028.

NOTATIONS

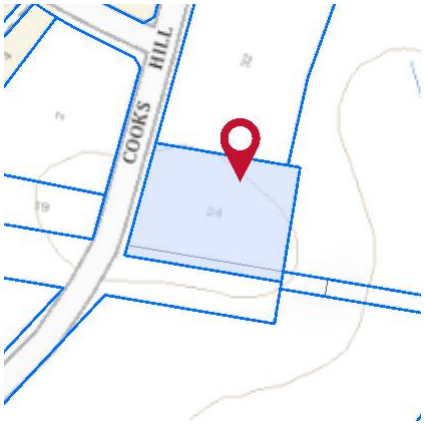
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

dda0060020 PRINTED ON 25/2/2025

Property Report

24 COOKS HILL ROAD YASS 2582



Property Details

Address:	24 COOKS HILL ROAD YASS 2582
Lot/Section /Plan No:	1/-/DP1004268 1/-/DP180130
Council:	YASS VALLEY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Yass Valley Local Environmental Plan 2013 (pub. 17-7-2020)
Land Zoning	SP2 - Infrastructure: (pub. 20-10-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Groundwater Vulnerability	Groundwater Vulnerability

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Bushfire Prone Land	Vegetation Category
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	ONERWAL
Regional Plan Boundary	South East and Tablelands

(02) 6226 1477
council@yass.nsw.gov.au

yass valley council
the country the people

209 Comur Street Yass
PO Box 6 YASS NSW 2582

Doc ID: 653399

18 December 2023

Property Management Team

Telstra ref: JDE31736400

Sent by Email to:

TelstraProperty@team.telstra.com

F0901953@team.telstra.com

Dear Property Management Team

ATTN: Lisa Thomas

CMTS Lease between Yass Valley Council (Council) and Telstra Corporation (Telstra) – Relocation of Communication Equipment

Yass Valley Council is progressing the upgrade of Yass Water Treatment Plant (WTP) to improve the water supply and is finalising the business case for the Yass WTP Upgrade Project. As part of this upgrade, the Old Water Treatment Plant building needs to be demolished to make way for additional water treatment and water storage facilities. The Old WTP Building is 95 years old and is not fit for occupation. Yass FM which occupied this building for its operations had to vacate in 2021.

Communication equipment owned by Telstra is currently located on the roof top of the Old WTP building currently under a lease agreement between Council and Telstra. The current lease will expire on 28 August 2028 and there is no provision for extension. With this letter, Council provides notice that lease will not be extended or renegotiated at the current location.

Council would like to commence discussing options for the relocation of the communication equipment and construction of a new tower within the WTP premises, recognising the strategic location for such equipment in Yass. Ideally, the relocation will occur as soon as practicable, but the relocation ultimately needs to be accomplished on or before the expiry of the lease in August 2028, to ensure continuity of critical water supply to the growing population in Yass, Murrumbateman, Bowning and Binalong and of course critical telecommunication services.

To discuss this further, please contact Nathan Cooke, ncooke@yass.nsw.gov.au or 6226 9250.

Yours faithfully

Chris Berry

Chris Berry
Chief Executive Officer

Created on 20/12/2023 7:24 PM

- Boundaries
  - LGA
  - State Forest
  - NPWS Reserve
- Sewer Assets
  - Sewer Air Valve
  - Sewer Manhole
  - Sewer Misc Point
  - Sewer Pump Station
  - Sewer Scour Valve
  - Sewer Stop Valve
  - Sewer Tie
  - Sewer Main
  - Sewer Tie Line
  - Sewer Main Area
- Stormwater Assets
  - Stormwater Line
  - Stormwater Pit
- Transport Assets
  - Road Safety Barrier
  - Road Centreline
    - Primary Road
  - Railway
- Water Assets
  - Water Pump Station
  - Water Reservoir
  - Water Main
- Property
  - Lot
- Hydrography
  - Named Watercourse
  - Hydro Area

yass valley council
the country the people

Yass Valley Council
PO Box 6
209 Comur Street
YASS NSW 2582
Telephone: 02 6226 1477
Email: council@yass.nsw.gov.au

Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.

N W E S

Projection: GDA94 / MGA zone 55

Date: 20/12/2023

Drawn By: Kuga Kugaprasatham

Map Scale: 1:600 at A4

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Yass 24 Cooks Hill Road

Client Service ID : 968409

John Roelandts

Level 7 2 King Street
Fortitude Valley Queensland 4006

Attention: John Roelandts

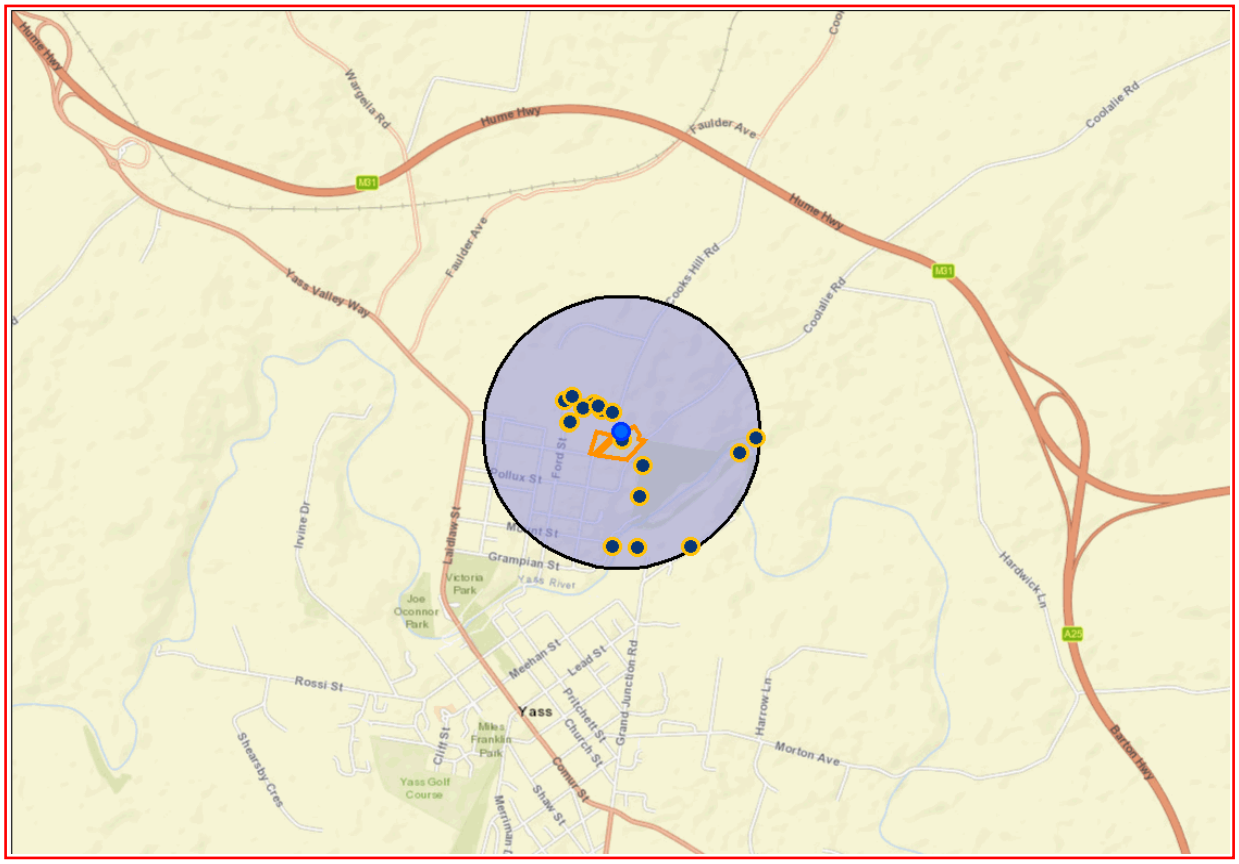
Email: john.roelandts@servicestream.com.au

Date: 23 January 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 24 COOKS HILL ROAD YASS 2582 with a Buffer of 1000 meters, conducted by John Roelandts on 23 January 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

21	**Aboriginal sites are recorded in or near the above location.**
1	**Aboriginal places have been declared in or near the above location. ***

ID	Aboriginal Place Name
123	Oakhill

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

Section 4 - Site Selection, Design and Operation Checklist

Issue Date	29 April 2025	Carrier	Telstra Ltd.	Location	Yass Valley Council Water Treatment Plant - 24 Cooks Hill Road, Yass NSW 2582
Description of Infrastructure	The proposal consists of: • The removal of nine (9) existing panel antennas from the water treatment plant rooftop. • The removal of one (1) existing parabolic radio antenna from the water treatment plant rooftop. • The removal of one (1) existing equipment shelter located at ground level. • The removal of ancillary equipment, including but not limited to, antenna mounts, remote radio units, amplifiers, cable ladders, hybrid cable, feeder cables and signage. • The installation of one (1) new 30m steel monopole. • The installation of one (1) new headframe installed at an elevation of 30m on the proposed monopole. • The installation of six (6) new panel antennas (< 2.8m in length) installed on the new headframe at an elevation of 30m. • The installation of three (3) new panel antennas (< 1.0m in length) installed on the new headframe at an elevation of 30m. • The installation of one (1) new equipment shelter at ground level, adjacent to the base of the proposed monopole, in a fenced compound area; and • The installation of ancillary equipment, including but not limited to, remote radio units, amplifiers, junction boxes, hybrid cable, feeder cables, GPS antenna, and associated electrical works.				

Site Selection, Site Design and Operational Requirements – Deployment Code 2025		
Section	**For each new site, the Carrier must have regard to:**	**Explain how the Carrier has had regard to each obligation.**
4.1.4 (a)	the mobile coverage and service objectives of the area.	The facility is intended to provide enhanced mobile phone services, such as improved phone call quality, enhanced coverage and better mobile data services to the town of Yass and surrounding areas.
4.1.4 (b)	the likelihood of an area being a community sensitive location.	A review of community sensitive locations both at and surrounding the proposed facility has been undertaken as part of the site selection process. The assessment took account of the community issues that have been identified where an evaluation is made as to whether the proposal is to proceed in its current form.

Section 4 - Site Selection, Design and Operation Checklist

		The site is located within a water treatment facility with adjoining residential area. There are community sensitive locations, establishments, facilities and structures within 500m of the proposed facility, however the area is not likely to be considered a community sensitive location. Nearest residential property - approximately 40m to the west. Nearest community sensitive location - Yass Pre-Kindergarten - approximately 514m to the southwest.
4.1.4 (c)	relevant planning and environmental considerations.	Amplitel has considered all relevant local, state and federal legislation and regulations prior to proceeding with this deployment. The proposal will require a Development Application to be lodged with Yass Valley Council.
4.1.4 (d)	the radiofrequency interference the planned service may cause to other telecommunications services	Radiofrequency propagation analysis has been used to select appropriate coverage requirements while minimising interference to other mobile telecommunications services. The mitigation used include: 1. Transmitters are designed to comply with ACMA regulations which minimise spurious interference to other services. 2. Sufficient antenna separation is maintained at co-located sites. 3. Detailed RF modelling has been performed so that interference mobile telecommunications services are tolerated.
4.1.4 (e)	any obligations to co-locate facilities.	The selected site is a relocation of an existing rooftop telecommunications facility that is to be decommissioned. No other colocation opportunities are existing in the area. The proposed new facility will be able to facilitate future co-location opportunities for other carriers (if required).

Section 4 - Site Selection, Design and Operation Checklist

4.2.1	The Carrier must create an Electromagnetic Energy Report for Mobile Phone Radiocommunication Infrastructure in accordance with the ARPANSA prediction methodology and report format (as referenced in Appendix B).	An EME assessment in accordance with the ARPANSA prediction methodology and report format have been completed and is available on the Radiofrequency National Site Archive website.
4.2.3	The Carrier must be able to demonstrate compliance with the ACMA Regulations regarding maximum human exposure limits for radiofrequency fields.	A site compliance certificate and EME Guide for Site Safety will be created and published to the Radiofrequency National Site Archive website once the site is deployed.
4.2.4 - 4.2.7	Compliance with EME Safety Standard.	1. An EME Guide for Site Safety will be created to satisfy clauses 4.2.4 and 4.2.5. 2. Technical staff who may be involved in activities on or adjacent to Mobile Phone Radiocommunications Infrastructure will receive training by the Carrier. 3. The Carrier will ensure that RF transmission equipment no longer in service does not transmit or is removed.

Electromagnetic energy report

Location	YASS 24 COOKS HILL RD, YASS NSW 2582		
Date	28/08/2025	**RFNSA No.**	2582001

This report contains **calculated** electromagnetic energy (EME) exposure levels from the wireless technology base station listed above.

EME levels for this site have been **calculated** as a percentage of the limit given by the Australian Safety Standard. This report is produced according to a technical methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

EME levels below 100% comply with the Australian Safety Standard and are safe for the public.

Service operators and technology at the site

Telstra				
4G, 5G				

For more information on the infrastructure at this site, such as specific wireless technologies, visit http://www.rfnsa.com.au/2582001.

Calculated EME levels

Areas of interest	Maximum EME level (% of limit)	Safe level (<100%)
Environmental EME Level (*1.5m above ground out to 500m from site*)	5.19%	YES
Kindergarten	0.09%	YES

About electromagnetic energy

Many things in our everyday lives produce electromagnetic energy including natural sources like the sun, and artificial sources like broadcast media, electric power, microwave ovens, and wireless technology like Wi-Fi and mobile phones.

The EME that you are exposed to from mobile phone towers is low, and similar to your exposure from broadcast transmissions such as radio and TV.

It is the assessment of ARPANSA that there is no credible health risk from exposure to the low-level EME associated with telecommunications and wireless technology below the limits set in the Australian Safety Standard.

Further information

ARPANSA (The Australian Radiation Protection and Nuclear Safety Agency) www.arpansa.gov.au

ACMA (The Australian Communications and Media Authority) www.acma.gov.au/eme-5g-and-you#eme

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 29-Aug-2025

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	4
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	38
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	18
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	4
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)	[Resource Information]
Ramsar Site Name	Proximity
Banrock station wetland complex	700 - 800km upstream from Ramsar site
Hattah-kulkyne lakes	500 - 600km upstream from Ramsar site
Riverland	700 - 800km upstream from Ramsar site
The coorong, and lakes alexandrina and albert wetland	800 - 900km upstream from Ramsar site

Listed Threatened Ecological Communities		[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text
Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community likely to occur within area
Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	Community likely to occur within area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area

Listed Threatened Species		[Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text
BIRD		

Scientific Name	Threatened Category	Presence Text
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
Aphelocephala leucopsis Southern Whiteface [529]	Vulnerable	Species or species habitat likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat likely to occur within area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat likely to occur within area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Lathamus discolor		
Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Melanodryas cucullata cucullata		
South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area
Neophema chrysostoma		
Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area
Polytelis swainsonii		
Superb Parrot [738]	Vulnerable	Species or species habitat known to occur within area
Rostratula australis		
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Stagonopleura guttata		
Diamond Firetail [59398]	Vulnerable	Species or species habitat known to occur within area
CRUSTACEAN		
Euastacus armatus		
Murray Crayfish [81537]	Vulnerable	Species or species habitat may occur within area
FISH		
Bidyanus bidyanus		
Silver Perch, Bidyan [76155]	Endangered	Species or species habitat known to occur within area
Maccullochella macquariensis		
Trout Cod [26171]	Endangered	Species or species habitat may occur within area
Maccullochella peelii		
Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area
Macquaria australasica		
Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area
FROG		

Scientific Name	Threatened Category	Presence Text
Litoria booroolongensis		
Booroolong Frog [1844]	Endangered	Species or species habitat may occur within area
Litoria raniformis		
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat may occur within area
INSECT		
Synemon plana		
Golden Sun Moth [25234]	Vulnerable	Species or species habitat likely to occur within area
MAMMAL		
Dasyurus maculatus maculatus (SE mainland population)		
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area
Nyctophilus corbeni		
Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)		
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area
Pteropus poliocephalus		
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area
PLANT		
Ammobium craspedioides		
Yass Daisy [20758]	Vulnerable	Species or species habitat likely to occur within area
Amphibromus fluitans		
River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat may occur within area
Lepidium aschersonii		
Spiny Peppercress [10976]	Vulnerable	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Leucochrysum albicans subsp. tricolor		
Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area
Prasophyllum petilum		
Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area
Senecio macrocarpus		
Large-fruit Fireweed, Large-fruit Groundsel [16333]	Vulnerable	Species or species habitat may occur within area
Thesium australe		
Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
REPTILE		
Aprasia parapulchella		
Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat likely to occur within area
Delma impar		
Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species		[Resource Information]
Scientific Name	Threatened Category	Presence Text
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus		
White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
Motacilla flava		
Yellow Wagtail [644]		Species or species habitat may occur within area
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Calidris acuminata		
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos		
Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii		
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area
Pandion haliaetus		
Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
Scientific Name	Threatened Category	Presence Text
Bird		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area
Bubulcus ibis as Ardea ibis		
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area
Calidris acuminata		
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area
[Chalcites osculans as Chrysococcyx osculans](#) Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
[Haliaeetus leucogaster](#) White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area
[Merops ornatus](#) Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area
[Motacilla flava](#) Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Myiagra cyanoleuca		
Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area
Neophema chrysostoma		
Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
Pandion haliaetus		
Osprey [952]		Species or species habitat may occur within area
Rhipidura rufifrons		
Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area
Rostratula australis as Rostratula benghalensis (sensu lato)		
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area

Extra Information

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State
Southern RFA	New South Wales

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status
Not controlled action			
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed
Not controlled action (particular manner)			
Aerial baiting for wild dog control	2006/2713	Not Controlled Action	Post-Approval

Title of referral	Reference	Referral Outcome	Assessment Status
Not controlled action (particular manner)			
		(Particular Manner)	
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

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-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

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