

DEVELOPMENT NO.:	22020320
APPLICANT:	Axicom Pty Ltd
ADDRESS:	LOT 100 BRIGHTON RD GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Telecommunications facility in the form of a 30.9 metre monopole located in the northwestern corner of Glenelg Oval adjacent to the car park.
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Recreation Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Building Near Airfields • Heritage Adjacency • Hazards (Flooding - General) • Local Heritage Place • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development
LODGEMENT DATE:	17 Jun 2022
RELEVANT AUTHORITY:	Council Assessment Panel of Holdfast Bay Council
PLANNING & DESIGN CODE VERSION:	2022.10
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos - Development Planner
REFERRALS STATUTORY:	(Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996
REFERRALS NON-STATUTORY:	Heritage Centre

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies
ATTACHMENT 1:	Application Documents
ATTACHMENT 2:	Representations
ATTACHMENT 3:	Response to Representations
ATTACHMENT 4:	Adelaide Airport Referral Response
ATTACHMENT 5:	Heritage Sheet

DETAILED DESCRIPTION OF PROPOSAL:

Axicom are seeking planning consent for a new telecommunications facility located at Glenelg Oval, Lot 100 Brighton Road, Glenelg East SA 5045. The facility will provide improved Vodafone and Optus 3G and 4G mobile and data services, and establish 5G services in Glenelg East and the surrounding areas. The pole is located in the north-western corner of the oval and will replace an existing light tower.

The proposal involves:

- The removal of an existing light tower;
- The installation of a new 30.9m monopole to replace the removed light tower;
- The installation of a new triangular headframe atop the proposed monopole;
- The installation of fifteen new panel antennas at the following centreline heights:
 - Three new panel antennas at a centreline height of 30.3m
 - Three new panel antennas at a centreline height of 29.3m
 - Nine new panel antennas at a centreline height of 28m
- The installation of twenty-four new remote radio units mounted on the proposed headframe;
- The installation of a new 6-bay thermocab outdoor unit on a concrete slab;
- The reinstatement of sixteen existing training lights (to be replaced as per original light tower design); and
- The installation of ancillary equipment associated with the safety and proper function of the facility, including a group meter panel, submains, conduits, cabling, antenna mounts, security fencing and safety bollards.

The monopole and associated equipment will be finished in a pale grey colour, while equipment shelters will be a beige or pale green colour. The ground equipment which will be located in the car park and will result in the loss of two parking spaces.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: LOT 100 BRIGHTON RD GLENELG EAST SA 5045

Title ref.: CT 5869/949 **Plan Parcel:** D46662 AL100 **Council:** CITY OF HOLDFAST BAY

The subject land is a large rectangular allotment fronting Rugless Terrance, Williams Avenue and Brighton Road. The land has a 220-metre frontage to Rugless Terrace and 193m frontage to Williams Avenue and Brighton Road. The site contains an area of approximately 40,000sqm.

The image overleaf is of the existing light tower that is to be replaced with the telecommunications pole. The two parking spaces where the ground equipment will be located is highlighted in yellow.



The land comprises Glenelg Oval which hosts a number of sporting events throughout the calendar year. There are a variety of different administrative buildings located on the western side of the site along with stands for viewing sporting events. To the east of the site are a series of tennis courts associated with Holdfast Tennis Club. The Glenelg air raid shelter is also located on the subject land.

Glenelg Oval is listed as a Local Heritage Place. The extent of the listing is shown below:

Glenelg Oval; overall area of the oval and its associated sporting facilities including entrance gates, and the air raid shelter.

The subject land is located within the Recreation Zone pursuant to the Planning and Design Code. It is surrounded predominantly by residential land uses to the north east and west. The properties located on the western side of Brighton Road are located in the Housing Diversity Zone and those to the north and east in the Established Neighbourhood Zone. Directly adjoining the site to the south is Glenelg Primary School.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **ELEMENT:**
Telecommunications facility: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- REASON**

Table 5 - Procedural Matters (PM) - Notification part 8 of the Recreation Zone requires the application to be notified as the telecommunications facility is adjacent land to a site used for residential purposes in a neighbourhood zone.

- LIST OF REPRESENTATIONS**

Summary of Representors			
Address of Representor	Position	Wish to be heard	Concerns
<i>Glenn Edwards of 31 Fortrose Street Glenelg East</i>	<i>Does not support development</i>	<i>No</i>	<ul style="list-style-type: none"> - <i>Health and safety impacts from EME emissions</i> - <i>Decrease in property values</i> - <i>Visual impact of the structure</i> - <i>The structure is in close proximity to another telecommunications pole</i>
<i>Delyth Owen of 22 Williams Avenue Glenelg East</i>	<i>Does not support development</i>	<i>No</i>	<ul style="list-style-type: none"> - <i>Too close to residents and Glenelg Primary School</i> - <i>Concerns raised regarding EME emissions</i> - <i>Long term effects of 5G are unknown</i> - <i>Look at incorporating the structure with the existing tower on the corner of Jetty and Brighton Roads</i>

The Aerial overleaf shows the representors land marked "R".



• SUMMARY

The applicant provided a detailed response to the concerns raised by the representors, refer to attachment 3. The response provides a discussion around the potential health risks of 5G deployment and the justification regarding the selection of Glenelg Oval as an appropriate site.

AGENCY REFERRALS

Schedule 9 (3)(1) Airports Building Heights Overlay

- (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996

Adelaide Airport Limited has no objection to the above proposal subject to the following advisory notes:

The Owner/Developer need to be advised of the following:

- a) The development as described at an approximate height of RL 36.700m Australian Height Datum (AHD) does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.*
- b) Crane operations associated with construction shall be the subject of separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).*
- c) Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.*

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Building Height

The planning and Design Code does not specify any prescribed maximum height for telecommunication monopoles. The height of the tower will match that of the existing light pole that will be replaced therefore resulting in a minor change to the visual appearance of the site. The application was referred to the Adelaide Airport as the height of the building exceeded the height specified in the Airport Building heights (regulated) Overlay. There were no objections raised in the referral response.

Location of Tower

Infrastructure and Renewable Energy Facilities Assessment Provisions

PO 6.1

The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.

PO 6.1 seeks to minimise the proliferation of telecommunications facilities by either co-locating or attaching to another structure. Due to the existing layout of the Vodafone and Optus networks, there is sufficient coverage throughout the Jetty Road precinct. The applicant confirmed there are coverage inadequacies located primarily within Glenelg East and parts of Glenelg South and Glengowrie. A co-location with the Amplitel facility located on the corner of Jetty Road and Brighton Road would not be able to address this coverage deficiency.

PO 6.2

Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.

The support structures are located at the base of the antennae and therefore satisfies PO 6.2

PO 6.3

Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:

- (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following:*
- (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications service*
- (c) using materials and finishes that complement the environment*
- (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.*

As previously mentioned, the pole will be replacing an existing light tower resulting in a negligible change in visual appearance. The tower is located in excess of 50m from the nearest dwelling providing an ideal amount of spatial separation. The documentation states that the pole will be painted a pale grey colour with the intention of matching the existing light towers located on the oval. Therefore, the proposal is considered to satisfy PO 6.3.

Heritage

Glenelg Oval is listed as a Local Heritage Place. The extent of the listing is shown below:

Glenelg Oval; overall area of the oval and its associated sporting facilities including entrance gates, and the air raid shelter.

The material impacts to the overall heritage status of the site will be negligible. As the structure contains a simple built form the scope to change the design of the poles is limited in order to minimise its visual scale. There will be very little change in the overall built form on the subject land as the existing light tower is going to be replaced by the telecommunications pole. The supporting equipment is located in the carpark well away from any buildings resulting in inconsequential impacts.

Traffic Impact, Access and Parking

The implementation of the supporting equipment located in the parking lot will result in the loss of two parking spaces. There are in excess of 100 parking spaces located in the western car park. The loss of two spaces will still allow for sufficient on-site vehicle parking including accessible car parking. Adequate parking will be available for the events that are hosted on the site and there will not be an increased demand in on-street parking as a result of the two space loss.

CONCLUSION

It is acknowledged that telecommunications infrastructure can cause significant concern for nearby residents, when located in adjacent a Neighbourhood Zone. In this instance, the proposal is to be located in a Recreation Zone, adjacent to Neighbourhood Zone. The applicant has demonstrated that the infrastructure is required for the locality. Given that an existing light tower is to be replaced there will be minor visual impacts to the immediate locality.

RECOMMENDATION

Planning Consent

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22020320, by Axicom Pty Ltd is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or

- ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent Notes

The Owner/Developer need to be advised of the following:

- a) The development as described at an approximate height of RL 36.700m Australian Height Datum (AHD) does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.
- b) Crane operations associated with construction shall be the subject of separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).
- c) Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

OFFICER MAKING RECOMMENDATION

Name: Alexander Stamatopoulos

Title: Development Planner

Date: 27/07/2022