

28th February 2014

[REDACTED]

Dear [REDACTED],

**Proposal by Telstra to install a Mobile Phone Base Station at
328 Eureka Street, Ballarat East, Vic, 3350**

Thank you for your feedback, and we acknowledge your objection and have sent this on to our client, Telstra.

We recognise that the property is in a wider residential area, and it is for this reason that demand for extra service on the Telstra network has been generated.

Prior to selecting the proposed site we reviewed the zoning of the land and a "Mixed Use Zone" was deemed to be the most appropriate zone available within the area. As you point out, this land represents a "small industrial pocket" and we have been unable to identify a more suitable site in the area that would also meet Telstra's coverage objectives. No other viable sites have yet been identified by people that have responded to our newsletter.

As you have also identified, the property falls within a precinct heritage overlay. "*A Code of Practice for Telecommunications facilities in Victoria*" which is an incorporated document in the Ballarat Planning Scheme notes that "On, or in the vicinity of a heritage place, a telecommunications facility should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage place". Should we decide to proceed to lodge an Application for a facility in this location then we will endeavour to site and design the facility to comply with this requirement.

We note your concerns about property values. There are many thousands of base stations around Australia, and more than a dozen in the Ballarat area. There is no evidence that the proposal will have a positive or negative impact upon values. Should Telstra decide to lodge an application with Council it is a well-established planning principle that impact on land values as a result of any proposed development is not a relevant ground by which Council considers a proposal. That is, property value is not, in itself, a planning consideration, but amenity is relevant. We will address potential amenity impacts in a planning submission to Ballarat City Council and we believe this will demonstrate that the proposed development is acceptable in the property's planning and physical context.

Finally, we note your comment that the proposal is for a "40-60 metre tower". The newsletter circulated identifies the proposal as a 35m monopole, and the antennas will protrude no more than 1-2 metres above this.

Next Steps

We thank you again for your feedback.

As advised in our letter, Telstra is seeking feedback from the community until 3rd March 2014, after which it will decide on its next steps.

Should Telstra proceed to apply for a Planning Permit, your comments will be forwarded to the City of Ballarat. You will also have the opportunity to provide feedback directly to the Council as part of the Planning Application process.

In the meantime, should you however require any further information please do not hesitate to contact Evans Planning by telephone 03 9937 6336. We also refer you again to the website address <http://www.rfnsa.com.au/3350028> where we have set up a community consultation page. This will be updated when details of any further planned community engagement activities are organised. Obviously, if Telstra does apply for a Planning Permit, you'll need to direct any issues to Council for your comments to be considered as part of their statutory planning process.

Yours sincerely,



Matt Evans

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