

Supplementary Information

2.5 P&P -27/10/2025 DA051/24 Telecommunications Tower - 35-43 Coerwull Road Bowenfels – Determination Report

Application Clarification:

The proposal is for the compound area, and the 30m monopole and headframe. This proposal with Council does not seek approval for any antennas or ground based electrical equipment.

Future equipment to be installed on the pole (antennas or ground based electrical equipment) would utilise the provisions of the Telecommunications Act 1997, whereby the Low-Impact Facilities Determination allows certain infrastructure to be installed without Local Council approval. Typically, Carrier antennas, electrical units, and associated safety infrastructure fall under the Low-Impact Facilities Determination. Carriers are required to notify Council and consult with the nearby community when they intend on installing and/or upgrading mobile telecommunications equipment.

The Applicant has advised that as an infrastructure owner and provider, it will not build the structure until a carrier elects to locate on it. The Applicant advises that there is specific Carrier interest in improving the mobile telecommunications services in this area.

Alternate Locations for the Telecommunications Facility

The applicant also provided the following information on facility location options considered during the site selection process phase. See Figure SI01 below.

Option 1: This proposal was on the subject property itself, however, was subsequently not proceeded with as it was in proximity to Rail assets, and a location that provided distance separation from rail assets (and additional separation from residences) was found on the property.

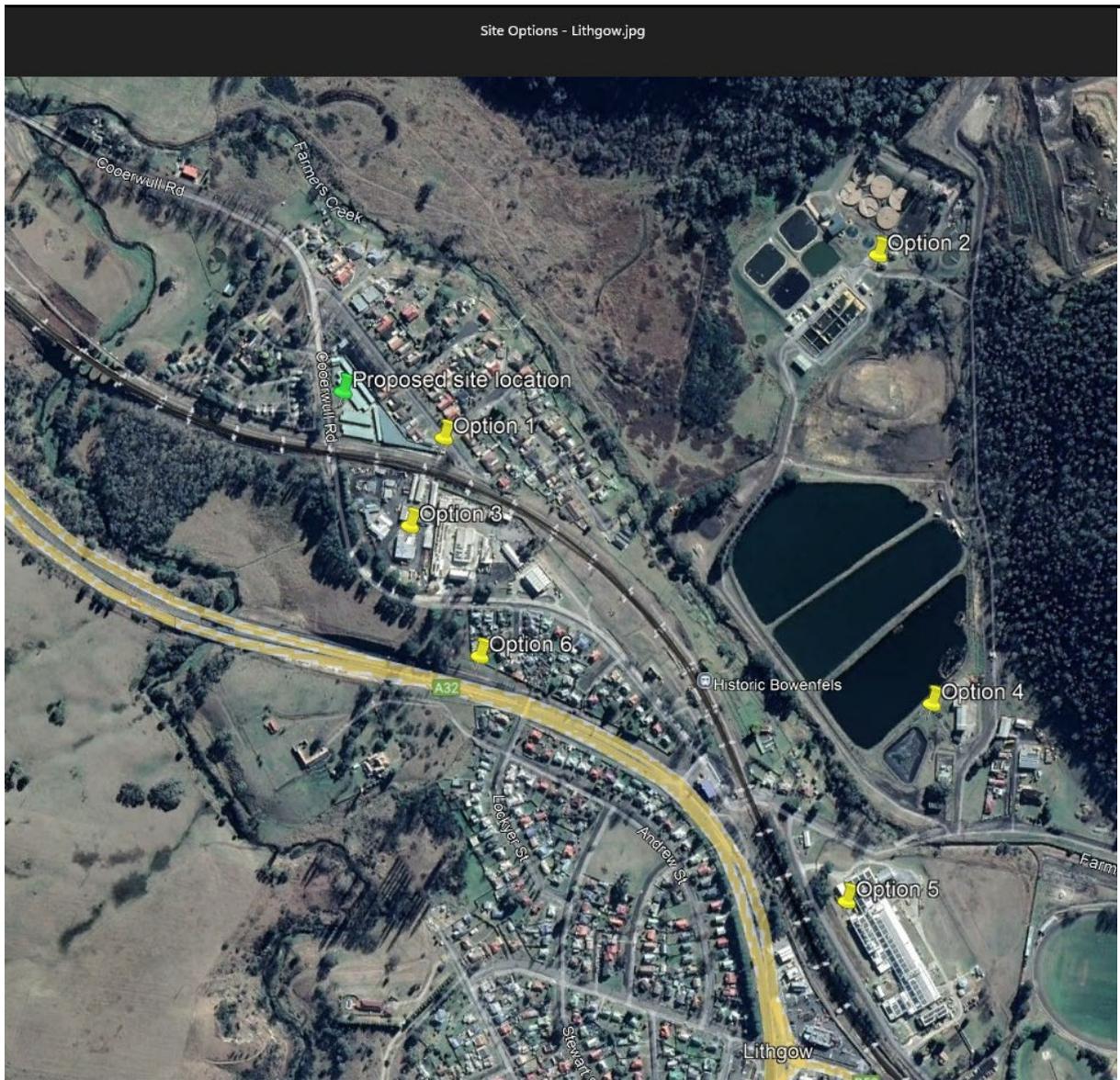
Option 2 and 4: These locations are on Council owned land at the Sewerage treatment. Ultimately these were not progressed as the locations would not be optimal for a telecommunications facility to provide improved coverage to the area. As a telecommunications facility commonly utilises 3 sectors (each around 120 degrees), a site in this area with the immediate backdrop of a hillside would not be appropriate.

Option 3: Located within the commercial precinct, was not progressed due to space constraints and proximity to the rail assets.

Option 5: This location was discounted due to its proximity to a further proposed telecommunications facility that would (ideally) be providing improved coverage to areas further south.

Option 6: Council owned road reserve/nature strip, which was discounted due to space constraints and immediate proximity to residential properties.

Figure SI01 Alternate Locations Considered for Monopole telecommunications tower



Additional Maps

BOWENFELS

Lithgow Tourist
and Caravan Park

Residential
Dwellings and Motel

Proposed
Development Site and
Storage Units

Roads and Traffic
Authority

Lithgow Sewerage Works
and Waste Facility

Railway Line

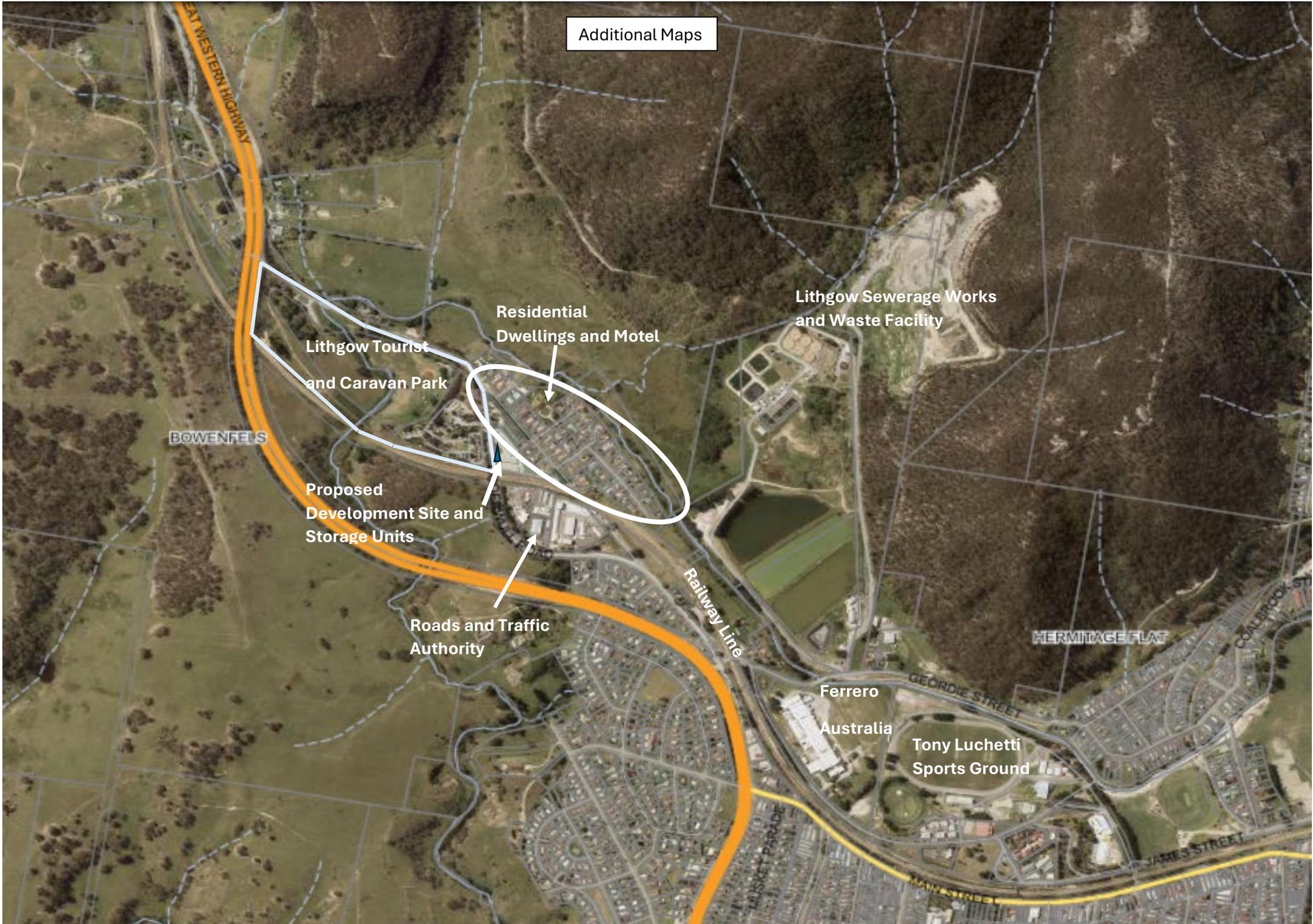
Ferrero
Australia

Tony Luchetti
Sports Ground

HERMITAGE FLAT

GEORDIE STREET

JAMES STREET





Residential
Dwellings and Motel

Lithgow Tourist
and Caravan
Park

Proposed Development
Site and Storage Units

Roads and Traffic Authority

Railway Line

BOWENFELS

LITHGOW

FARMERS CREEK

COOPERWILL ROAD

GREAT WESTERN HIGHWAY

FARMERS CREEK





PROPOSED SITE ACCESS

EXISTING U/G PIPES
(APPROX ROUTE)

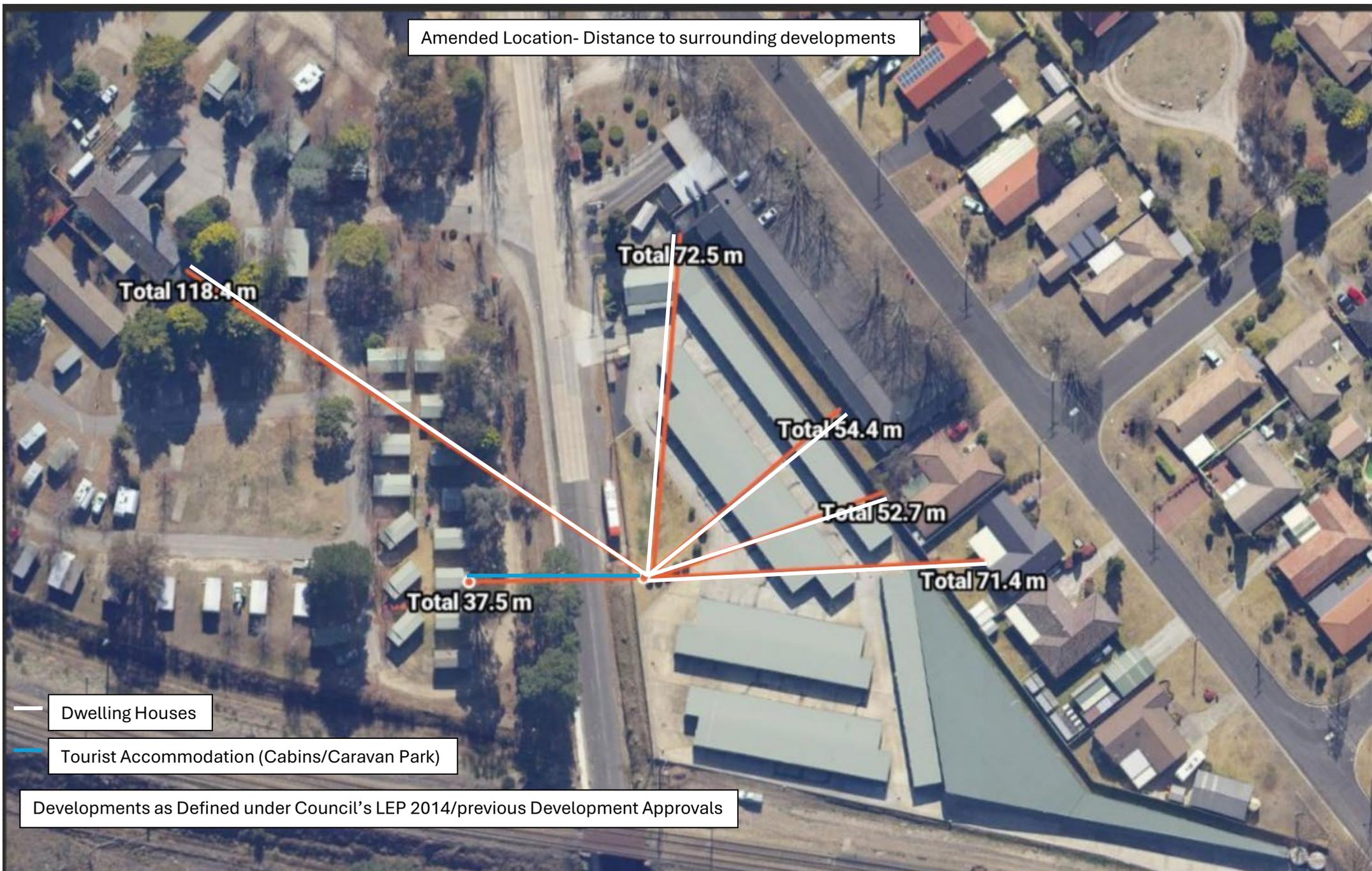
PROPOSED INSTALLATION
AND LEASE AREA
(HATCHED)

PROPERTY BOUNDARY

EXISTING O/H POWER LINES

Original Proposed Location

Amended Location- Distance to surrounding developments



*Measurements taken from Council's mapping system via Council's Development Assessment Officer,

Originally Proposed Location- Distance to surrounding developments



*Measurements taken from Council's mapping system via Council's Development Assessment Officer,