
SUBMISSION TO:	Health, Building and Town Planning
AGENDA REFERENCE:	10.3.5
SUBJECT:	Proposed Telecommunications Infrastructure
LOCATION/ADDRESS:	Lot 1623 South Coast Highway, Jacup
NAME OF APPLICANT:	Deighton Pty Ltd
FILE REFERENCE:	A50730
AUTHOR:	Planning Officer, Craig Pursey
DISCLOSURE OF ANY INTEREST:	Craig Pursey, Planning Officer
DATE OF REPORT:	9 th February 2017

SUMMARY

Council received an application to add Telstra telecommunications infrastructure to an existing tower at Lot 1623 South Coast Highway, Jacup (opposite CBH). The proposal consists of:

- New antennae; and
- One equipment shelter located at ground level with associated cabling and compound.

The proposal is currently being advertised for comment in accordance with Scheme requirements. No comment is anticipated and approval is recommended.

ATTACHMENT

Attachment 10.3.5(a) - Planning application details

BACKGROUND

Site Description

The subject site is the existing emergency services tower located on a small portion of Lot 1623 South Coast Highway, Jacup located opposite the Jacup CBH facility on the southern side of South Coast Highway.

Access to the property is via an existing fire break from Jacup Road South. The property is used for broad acre farming with little if any remnant vegetation. The closest residential dwelling is 550m away on the opposite side of South Coast Highway.

Zoning & Scheme Requirements

Lot 1623 is zoned 'Rural' under the Shire's Local Planning Scheme No.2 (the Scheme).

Telecommunications Infrastructure is an 'A' use under the Scheme which means that it requires advertising before being determined by Council.

Previous Considerations

- Council approved a 70m high guyed mast and equipment shelter to accommodate Western Australian police radio transmission equipment in July 2014.
- Council approved a second telecommunications tower nearby on Lot 1607 South Coast Highway, Jacup in June 2016. This structure did not progress and is superseded by the current proposal.

CONSULTATION

Public consultation has commenced with letters to adjoining landowners being sent. The advertising period closes on the 23 February 2017.

Previous applications for telecommunication towers in the immediate area have drawn no public comment. The current proposal is minor in nature and highly unlikely to draw comment.

COMMENT

The Proposal

Council received an application from on behalf of Deighton Pty Ltd to construct telecommunications infrastructure at Lot 1623 South Coast Highway, Jacup on the 8 February 2017. The application is summarised below;

- Six (6) Telstra Panel Antennae and associated communication infrastructure attached to the existing tower;
- One equipment shelter located at ground level with associated cabling and compound; and
- Retention of the existing Western Australian Police infrastructure plus space set aside for more emergency services infrastructure.

Assessment

The additional infrastructure proposed is minor in nature and will have less impact on the immediate area by being co-located on the existing emergency services

The Scheme requires advertising of the proposal, however comment is highly unlikely.

It is recommended that appropriate delegation be extended for an approval to be granted subject to no objections being raised in the statutory advertising period.

STRATEGIC IMPLICATIONS

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

1.2.4 - Ensure that new development is well designed and sustainable, where community needs are met while conserving our natural and built environment.

3.4.6 - Reliable and fast telecommunications such as mobile phone, internet/broadband

STATUTORY REQUIREMENTS

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any decision made by the Council.

FINANCIAL IMPLICATIONS

Nil for Council

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council delegate to the Chief Executive Officer the power to issue a planning approval for proposed 'Telecommunications Infrastructure' at Lot 1623 South Coast Highway, Jacup subject to:

1. There being no objections received during the statutory advertising period; and
2. Development shall be carried out in full and fully implemented in accordance with the approved plans and details submitted with the planning application.