

DATE: 19-03-2014
REC: IPA14394
FILE: A50730



Our Ref: Jacup

15 March 2014

Chief Executive Officer
Shire of Jerramungup
PO Box 92
JERRAMUNGUP WA 6337

Dear Sir/Madam,

**Development Application for a Proposed CCA Communications Facility
situated at 26893 South Coast Highway, Jacup WA 6337
(legally known as Lot 1623 on Plan 208453)**

Western Australia Police (WAPOL) has engaged Crown Castle Australia (CCA) to build a number of communications facilities which will form part of the Community Safety Network. CCA has in turn engaged Daly International to prepare this Development Application.

WAPOL has identified the need to expand and improve emergency services communication across the regional, rural and remote communities. The proposed telecommunications facility is an integral element of the Regional Radio Network Project WAPOL is establishing in Western Australia.

In order to enable the expansion and improvement of these services, WAPOL has undertaken a thorough analysis of potential site alternatives and during this process has attempted to select the most appropriate site. Factors such as the ability to meet the required coverage and technical objectives, the surrounding landscape and community needs have all been carefully considered as part of this selection process.

As part of this final assessment, it was determined that in relation to the Regional Radio Network, a new facility at the above address would be required so as to upgrade and enhance mobile digital radio coverage in the Jacup area and to provide radio links to nearby WAPOL facilities in Fitzgerald and Jerramunup.

Please find enclosed an application for development approval and supporting information for a proposed CCA owned telecommunications facility comprising a 70 metre high guyed mast along with ancillary components at the above address which forms part the Regional Radio Network Project.

The application is accompanied by:

- completed development application form;
- development application (planning report);
- copy of title (included in the planning report);
- site photos (included in the planning report);
- three (3) copies of the preliminary drawing pack;
- prescribed application fee.

We trust that you have all the necessary information to commence your assessment of this application. Should you require any additional information regarding this application, please do not hesitate to contact the undersigned.

Yours faithfully



Maria Engelbrecht
Senior Project Manager

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SCHEDULE 6 – FORM OF APPLICATION FOR PLANNING APPROVAL

APPLICATION FOR PLANNING APPROVAL

OWNER DETAILS:

Name: TREVOR ALLAN ROSS Box 136 JERAMUNQUP
Address: 27301 STH. COAST HWY Post Code: 6337
Phone (work): 9835 5023 (home): 9835 5023 Fax: 9835 5047 E-Mail: PINEPLACE@BORDERNET.COM.AU
Contact Person: TREVOR ROSS
Signature: J. Ross Date: 8.4.14

Signature: _____ Date: _____
The signature of the landowner(s) is required on all applications. This application will not proceed without that signature.

APPLICANT DETAILS:

Name: Daly International
Address: PO Box 1215, West Perth Post Code: 6872
Phone (work): (08) 6318 6607 (home): 0407 110 997 Fax: (08) 6318 6699 E-Mail: wengelbrecht@dalyinternational.com.au
Contact Person for correspondence: Maria Engelbrecht
Signature: M Engelbrecht Date: 15/05/2014

PROPERTY DETAILS:

Lot No: 1623 House/Street No: _____ Location No: _____
Diagram or Plan No: 208453 Certificate of Title No: _____ Folio: 660
Diagram or Plan No: _____ Certificate of Title No: _____ Folio: _____
Title Encumbrances (e.g., easements, restrictive covenants): _____
Street Name: 26893 Suburb: South Coast HWY
Nearest Street Intersection: _____
Existing Building/Land Use: Farming
Description of proposed development and/or use: 70m guyed mast (telecommunications)
Nature of any existing buildings and/or use: Farming
Approximate cost of proposed development: \$200,000
Estimated time of completion: December 2014

OFFICE USE ONLY	
Acceptance Officer's Initials: _____	Date Received: _____
Local Government Reference No: _____	



DEVELOPMENT APPLICATION

Proposed Communication Facility

**26893 South Coast Highway, Jacup 6337
(Lot 1623 on Plan 208453)**

For Crown Castle Australia

**15 May 2014
Project No: Jacup**

Daly International
PO Box 1215
West Perth WA 6872
Tel: (08) 6318 6600
Fax: (08) 6318 6699



1 INTRODUCTION

Western Australia Police (WAPOL) has engaged Crown Castle Australia (CCA) to build a number of communications facilities which will form part of the Community Safety Network. CCA has in turn engaged Daly International to prepare this Development Application, seeking Development Approval for the installation of a new telecommunications base station, being a 70m guyed mast at 26893 South Coast Highway, Jacup.

WAPOL has identified the need to expand and improve emergency services communication across the regional, rural and remote communities. The proposed telecommunications facility is an integral element of the Regional Radio Network Project WAPOL is establishing in Western Australia.

This application seeks planning consent for:

- a 70m high CCA guyed mast;
- WAPOL radio transmission equipment;
- WAPOL prefabricated equipment shelter;
- main switchboard.

The current proposal is subject to the provisions of the *Planning and Development Act 2005* and accordingly, the provisions of the *Shire of Jerramungup Local Planning Scheme No 2*. Consequently, this Development Application has been prepared for the CCA proposed mast including WAPOL equipment to the Shire of Jerramungup.

This submission will provide assessment in respect of the relevant planning guidelines, and demonstrates site selection on the basis of the following.

- The site is appropriately located and sited so as to minimise visual impact on the immediate and surrounding area.
- The site will achieve the required coverage objectives for the area.
- The proposal operates within the regulatory framework of Commonwealth, State and Local Government.
- The facility operates within all current and relevant standards and is regulated by the Australian Communications and Media Authority.

2.3 Consideration of alternative sites

In this instance, two alternative site was examined for their potential to accommodate the WAPOL proposal, namely:

- Co-operative bulk handling LTD: located north and adjacent to south coast Highway. This candidate however was discarded as not enough space available to located the proposed guyed mast without impacting on the existing operations
- Road reserve : discounted as this will prohibit road expansion, limited space available, major vegetation removal required and will have a higher visual impact

The proposal at Lot 1623 on Plan 208453 was selected in this case because of the following reasons.

- A facility at this location meets coverage objectives: digital radio coverage for emergency services in the area and line of site to link nearby WAPOL facilities.
- CCA endeavour to avoid residential areas and potentially sensitive land uses where it is possible to do so, though this must be weighed against build implications and coverage feasibility provisions. In this case, the proposal is located on a rural property screened from the highway by vegetation.
- The property owner is happy to proceed, power is available and the site is easy accessible.



Figure 1: Contours showing elevation in search area (source: Landgate)

A facility at 26893 South Coast Highway, Jacup was deemed the most suitable option based on radiofrequency objectives, planning and environmental issues, potential community sensitive uses and engineering criteria. This site was therefore nominated as the only and preferred location.



Figure 3: View from the proposed compound area towards the north

3..2 Surrounding area

Surrounding land is zoned Rural and contains very limited residential dwellings. Only one dwelling is located within a 1km radius from the proposed site location: 550m to the north east on the opposite side of South Coast Highway. The subject property falls within the Shire of Jerramungup local government area. The proposed facility will be setback approximately 180m from the South Coast Highway to the north, with a dense vegetation road reserve.

Where possible, WAPOL endeavours to co-locate with existing telecommunications facilities if it is feasible to do so. In this instance, co-location could not be achieved as there were no suitable options. As per data from the Mobile Carriers Forum (MCF) National Site Archive, there are no telecommunications sites close to the proposed facility. The 60.45m Telstra guyed at Fitzgerald Exchange (27km north-east of the proposed site along Great Northern Highway) does not provide the required height, elevation and location to meet WAPOL's coverage objectives and line of sight requirements.



Figure 4: Existing firebreak and location of proposed access gate

4..3 Access and parking details

The CCA compound can be accessed via the existing gravel track (main roads fire break) off Jacup Road South. The site access is considered to be appropriate given the CCA facility will not be a significant generator of traffic. Once operational, the facility will require once annual maintenance visits, but will remain unattended at all other times. As the facility generates minimal trips per year, it is considered that traffic interference will be negligible.

During the construction phase, a truck will be used to deliver the equipment and a crane will be utilised to lift most of the equipment into place. 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.

Construction of the state-wide WAPOL network commenced in 2012 and will be rolled out over a five year implementation schedule. For the Jacup facility, a total construction period of approximately ten weeks (including civil works and network integration and equipment commissioning) is anticipated. Once operational, the facility will function on a continuously unstaffed basis and will typically only require maintenance works once a year, for approximately one day per year.