

1 Preliminary

1.1 Introduction

Planning Solutions acts on behalf of Service Stream Mobile Communications (**SSMC**) for its Client, Telstra Corporation Ltd (**Telstra**). Telstra has been contracted to deploy and manage the Western Australian State Government's Royalties for Regions funded Regional Mobile Communications Project (**RMCP**). Planning Solutions has prepared the following report in support of an Application for Approval to Commence Development for a telecommunications facility to form part of the RMCP in Western Australia.

An assessment by Planning Solutions under the provisions of the *Telecommunications (Low-Impact Facilities) Determination 1997* (**the Determination**) determined the proposed facility not to be 'low-impact' for the purposes of the Determination. Telstra has supported the assessment by Planning Solutions.

The fact that the proposed facility has been determined not to be 'low-impact' requires the proponent to apply for, and receive, Approval to Commence Development under State planning laws, in accordance with Part 2 of the Determination.

The site selection process undertaken by Telstra, and the design of the facility proposed to achieve the network solutions required to obtain the necessary coverage, has incorporated the following considerations:

- Radio coverage objectives.
- Low-impact and co-location opportunities.
- Surrounding land uses.
- Planning, environmental and heritage considerations.
- Facility construction and treatments.

The facility proposed by Telstra involves the installation of a new telecommunications guyed mast, an equipment cabinet at ground level, and ancillary cabling, access and safety equipment. Specifically, it is proposed to accommodate three (3) Telstra panel antennas mounted on the proposed guyed mast, together with provision for Police and Emergency Services communications infrastructure to be co-located on the facility. The proposed facility is to be located at Lot 33 (33) Heath Street, Boxwood Hill and is the most appropriate solution to facilitate the RMCP network in this locality, with minimum impact upon the amenity of the area.

1.2 Background

The following section provides a summary of the approach to, and issues surrounding, the deployment of the RMCP network in Western Australia.

The proposed telecommunications infrastructure will facilitate the Western Australian State Government's RMCP network, which has been established to deliver terrestrial mobile, voice and high speed wireless data broadband to improve highway and town-to-town coverage in regional, rural and

remote communities of the State. The project is being administered by the Department of Commerce in consultation with the Department of Regional Development and Lands.

In selecting network base station sites, Telstra will endeavour to utilise existing mobile network sites as extensively as possible, or share other forms of existing infrastructure to build the network. In addition to the utilisation of existing infrastructure, the use of 'low-impact' facilities is the preferred solution, where possible, to achieve the network deployment. It is considered that this approach will lead to the least possible impact on the local environment and community.

Detailed investigations of the locality revealed no other opportunities to co-locate telecommunications infrastructure, or utilise existing buildings, which would satisfy the coverage objectives for the facility.

The proposal involves the installation of telecommunications infrastructure on reserve land in the Boxwood Hill locality within of the Shire of Jerramungup. The site selection process has been influenced by the objective of avoiding community sensitive locations.

2 Site details

2.1 Land description

Refer **Appendix 1**, Certificate of Crown Land Title.

Table 1 – Lot details

| Lot | Plan/Diagram | Volume | Folio | Area (ha) |
|-----|--------------|--------|-------|-----------|
| 33 | Plan 209381 | LR3018 | 512 | 6.5671 |

2.2 Location

The subject site is located on reserve land within the locality of Boxwood Hill, adjacent to the Boxwood Hill townsite. Border - Bremer Bay Road and South Coast Highway intersect some 750 metres south east of the site.

2.2.1 Regional context

Refer **Figure 1**, Regional context.

2.2.2 Local context

Refer **Figure 2**, Local context.

2.3 Land use and topography

The subject site is reserve land utilised for recreation and open space.

The surrounding land comprises unallocated crown land, reserves for public purposes, rural land and the Boxwood Hill townsite

The subject site and surrounding topography is lightly undulating.

Photos 1 to 3 depict the subject site and surrounds.

Refer **Figure 3**, aerial photo.

PLANNING SOLUTIONS

URBAN & REGIONAL
PLANNING

PERTH
A: 268 Fitzgerald Street Perth WA 6000
T: (08) 9227 7970
F: (08) 9227 7971
P: PO Box 8701 PERTH BC WA 6894

MELBOURNE
A: Level 4, 356 Collins Street Melbourne VIC 3000
T: (03) 9999 1900
F: (03) 9600 1477

E: admin@planningsolutions.com.au
W: www.planningsolutions.com.au
ACN 143 573 184 ABN 23 143 573 184
Planning Solutions (Aus) Pty Ltd



**FIGURE 2: LOCAL CONTEXT
LOT 33 HEALTH STREET
BOXWOOD HILL
WESTERN AUSTRALIA**

SCALE 1:10,000 @ A4
DATE 00 Month 2012
FILE 120000 0000 Fig2Loc.dwg
REVISION 1/XXFirst Draft/00.00.00

Scale Bar (m) 0 250

DISCLAIMER: THIS DOCUMENT IS AND REMAINS THE PROPERTY OF PLANNING SOLUTIONS AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PLANNING SOLUTIONS. ALL AREAS, DISTANCES AND ANGLES ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
BASEPLAN SOURCE: GOOGLEMAPS.COM

PLANNING SOLUTIONS

URBAN & REGIONAL
PLANNING

PERTH
A: 256 Fitzgerald Street, Perth WA 6000
T: (08) 9227 7970
F: (08) 9227 7971
P: PO Box 8701, PERTH BC, WA 68849

MELBOURNE
A: Level 4, 356 Collins Street Melbourne VIC 3000
T: (03) 9989 1900
F: (03) 9980 1477

E: admin@planningsolutions.com.au
W: www.planningsolutions.com.au
ACN: 143 573 184 ABN: 23 143 573 184
Planning Solutions (Aust) Pty Ltd



**FIGURE 3: AERIAL PHOTOGRAPH
LOT 33 HEALTH STREET
BOXWOOD HILL
WESTERN AUSTRALIA**

SCALE 1:5,000 @ A4
DATE 11 June 2012
FILE 120611 2833 Fig3Aer.dwg
REVISION 1/JN/First Draft/11.06.2012

Scale Bar (m)
0 50 100

DISCLAIMER: THIS DOCUMENT IS AND REMAINS THE PROPERTY OF PLANNING SOLUTIONS AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PLANNING SOLUTIONS. ALL AREAS, DISTANCES AND ANGLES ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
BASEPLAN SOURCE: GOOGLEMAP.COM



Photograph 1 – View from sports ground south east towards subject site.



Photograph 2 – View west towards subject site from Dryandra Street.



Photograph 3 – View east north east towards subject site from Border-Bremer Bay Road.

3 Proposed development

To achieve the necessary network coverage requirements, Telstra proposes to install one (1) new guyed mast to accommodate three (3) new panel antennas mounted on the proposed guyed mast. One (1) equipment cabinet is proposed to be located at ground level, together with underground cabling between the equipment and antenna devices and ancillary safety and access equipment.

In summary the proposed development consists of the following:

| | |
|--------------------|---------------------------------------|
| Guyed Mast: | 1 |
| Height: | 60.45m above natural ground level |
| Panel Antennas: | 3 |
| Dimensions: | 3 x 2350mm (h) x 480mm (w) x 80mm (d) |
| Elevation: | 60.00m C/L above natural ground level |
| Equipment Cabinet: | 1 |
| Dimensions: | 1270mm (l) x 750mm (w) x 2025mm (h) |
| Elevation: | Natural ground level |
| Materials: | Colorbond in Stone Beige |

The guyed mast structure will be of a galvanised finish which is considered to be the most unobtrusive option for the proposed infrastructure.

Detailed plans and elevations depicting the subject proposal are attached (refer **Appendix 2**).

4 Strategic planning framework

4.1 Shire of Jerramungup Local Planning Strategy

The purpose of the Shire of Jerramungup Local Planning Strategy (LPS) is to provide strategic planning directions for the Shire.

Clause 3.0 Local Government Policy Context of LPS details the Corporate Objectives of the Council and includes the following:

- *To ensure the shire has efficient and effective Emergency Services operations networks;*
- *To ensure adequate telecommunications services are provided throughout the whole shire.*

It is submitted the proposed development adequately addresses the relevant matters to be considered by Council and is considered to be consistent with the objectives of the Local Planning Strategy.

Accordingly, the proposal warrants Council support and approval.

5 Statutory planning framework

5.1 Shire of Jerramungup Local Planning Scheme No. 2

5.1.1 Zoning

The subject site is contained within the area covered by the Shire of Jerramungup Local Planning Scheme No. 2 (LPS2) and is reserved for 'Recreation and Open Space' under the provisions of LPS2.

Clause 3.4.2 Use and Development of Local Reserves of LPS2 provides;

In determining an application for planning approval the local government is to have due regard to:

- (a) The matters set out in clause 10.2; and*
- (b) The ultimate purpose intended for the Reserve.*

The proposed infrastructure is deemed to be consistent with, and does not compromise the ultimate purpose intended for, the reserve.

5.1.2 Land use

Schedule 1.2 Land Use definitions of LPS2 defines 'Telecommunications Infrastructure' as follows:

"telecommunications infrastructure" means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network.

'Telecommunications Infrastructure' is a use not listed under Table 1 - Zoning Table of Part 4 of LPS2. Under the provisions of Clause 4.4.2 of LPS2:

If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use the local government may:

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- (b) determine that the proposed use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedure of clause 9.4 in considering an application for planning approval; or*
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

Accordingly, it is open to Council to exercise its discretion and grant approval for the proposed 'Telecommunications Infrastructure'.

5.1.3 Development standards

In accordance with Clause 5.11 Telecommunications Facilities of Part 5 General Development Requirements, in determining applications for telecommunications facilities, Council is to consider:

- (a) *the social and economic benefits of affordable and convenient access to modern telecommunications based services for people and businesses throughout the State;*
- (b) *continuity of supply of telecommunications services;*
- (c) *protection of the environment;*
- (d) *safeguarding visual amenity and streetscape;*
- (e) *protection of heritage places;*
- (f) *public safety; and*
- (g) *co-ordination with other services.*

The proposed telecommunications infrastructure will facilitate the Western Australian State Government's RMCP network, which has been established to deliver terrestrial mobile, voice and high speed wireless data broadband to improve highway and town-to-town coverage in regional, rural and remote communities of the State. Accordingly, the infrastructure will provide a service for which there is a demonstrated public demand.

The proposed facility is located within reserve land, is adequately separated from community sensitive sites and is not a place of heritage significance. Accordingly, the development is unlikely to impact on the amenity of the area, or impact adversely on the surrounding environment.

The subject proposal is designed and located such that it achieves network coverage objectives for Telstra whilst minimising the visual impact on residential areas and community sensitive sites.

The proposed development does not involve the removal of any significant or remnant vegetation and is appropriate to the context in which it is located.

Detailed investigations have confirmed there are no co-location opportunities in the vicinity of the subject site which would satisfy the coverage objectives for the facility.

In light of the above, it is clear the proposed development is consistent with the provisions of LPS2 and does not compromise the ultimate purpose intended for the reserve.

5.2 State Planning Policy No. 5.2 – Telecommunications Infrastructure

State Planning Policy No. 5.2 (**SPP5.2**) aims to facilitate the development of an effective state-wide telecommunications network in a manner consistent with the economic, environmental and social objectives and orderly and proper planning.

SPP5.2 is supplemented by Guidelines for the Location, Siting and Design of Telecommunications Infrastructure (**Guidelines**). The following principles, as stated in SPP5.2 and/or the Guidelines, are relevant:

- *Telecommunication facilities should be designed and sited to minimise any potential adverse visual impact on the character and amenity of the local environment, in particular, impacts on prominent landscape features, general views in the locality and individual significant views;*
- *Telecommunication facilities should be designed to minimise adverse impacts on the visual character and amenity of residential areas;*

The proposed facility will be located on reserve land, removed from residential development and sensitive sites. There is no impact on prominent landscape features, general views or individual significant views in the locality.

Accordingly, the proposed development is unlikely to cause significant detrimental visual impact on the amenity of the locality.

- *Unless it is impractical to do so telecommunication towers should be located within commercial, business, industrial and rural areas outside identified conservation areas;*

The subject site is within a reserve in a rural area, and is not identified as a conservation area. It is therefore submitted the site selection is entirely consistent with the requirements of SPP5.2.

- *Co-location of telecommunications facilities should generally be sought, unless such an arrangement would detract from local amenities or where operation of the facilities would be significantly compromised as a result;*

Detailed investigations have confirmed there are no co-location opportunities in the vicinity of the subject site which would satisfy the coverage objectives for the facility.

The proposed facility is necessary in order to provide coverage to an area not adequately serviced by co-located infrastructure. Further, there are no existing structures within the vicinity of the subject site suitable for accommodating low-impact telecommunications infrastructure.

- *Design and operation of a telecommunications facility should accord with the licensing requirements of the Australian Communications Authority, with physical isolation and control of public access to emission hazard zones and use of minimum power levels consistent with quality services;*

The proposed infrastructure described in this document will operate in compliance with the Australian Communication and Media Authority (**ACMA**) Electromagnetic Emissions (**EME**) regulatory arrangements. A summary report of the predicted Radiofrequency EME Levels for the proposed facility has been assessed. This assessment was undertaken in accordance with the ARPANSA prediction methodology and report format. The assessment confirms that the proposed installation operating at full power complies with the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003*.

A copy of the EME Report pertinent to the subject site is attached (refer **Appendix 3**).

Further, it is a condition of telecommunications carriers' licences that they must comply with the Telecommunications Act 1997 and the Telecommunications Code of Practice 1997. The Code of Practice further requires carriers to comply with the Communications Alliance Industry Code C564:2011 – Mobile Phone Base Station Deployment (**DC Code**). The DC Code imposes site specific obligations on carriers, including, inter alia, the requirement to have regard to guidelines established within the DC Code to facilitate a Precautionary Approach to site selection and infrastructure design. In accordance with the conditions of its licence, Telstra has, in selection of the subject site and design of the proposed infrastructure, applied the Precautionary Approach mandated by Sections 4.1 and 4.2 of the DC Code. It is therefore submitted that the subject site and design of the proposed infrastructure are appropriate, and warrant approval.

As demonstrated above, the proposed development complies with the spirit and intent of SPP5.2 and warrants Council support and approval.

The proposed site has been selected and designed in accordance with the precautionary approach required of Carriers. In accordance with Section 7 of the WAPC Guidelines for the Location, Siting and Design of Telecommunications infrastructure, applications that comply with the Guiding Principles set out in SPP5.2 need not be advertised for public comment.

Accordingly, the Shire is requested not to advertise the proposal on the basis it is considered unnecessary to do so, for the reasons outlined above.

6 Conclusion

The proposal presented is permissible under the provisions of the Shire of Jerramungup Local Planning Scheme No. 2 and is consistent with the objectives and provisions of the applicable statutory planning instruments.

The proposal is consistent with the principles of orderly and proper planning as outlined in preceding sections.

In summary, the proposal is justified for the following reasons:

1. The proposed development is consistent with the Scheme provisions of the Shire of Jerramungup Local Planning Scheme No. 2;
2. The proposed development is consistent with the objectives of the Shire of Jerramungup Local Planning Strategy;
3. The proposal is consistent with the Western Australian Planning Commission's State Planning Policy No. 5.2 – Telecommunications Infrastructure, and the Guidelines for the Location, Siting and Design of Telecommunications Infrastructure, which encourage siting to minimise potential adverse visual impact on the character and amenity of the local environment;
4. The proposal is adequately separated from sensitive sites and residential development;
5. The infrastructure associated with the telecommunications facility will be contained within the existing site, and will not involve the removal of any significant vegetation; and
6. Works associated with the development are minor, and are not anticipated to detrimentally affect the amenity of the area.

The proposal is consistent with planning principles derived from state and local levels, and given the minimal impact on the amenity of the area and the locality generally, the Application warrants support from the Shire of Jerramungup. In light of the proposal's demonstrated compliance with the applicable statutory planning instruments, the Shire is respectfully requested to approve the subject application.

