



# Town Planning Report

Proposed 20m Telstra Steele Monopole with Telecommunications Facility as part of the Telstra Remote Connectivity Program.



Site name: Kununurra Durack Drive SC.

Address: Frank Wise Research Station, Lot 530 Research Station Road, Kununurra WA 6743

This Town Planning Report has been prepared by Site Logic for and on behalf of Genus and Telstra Corporation Limited.

**22 December 2023**

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## Document Control

<b>Document description</b>	This Town Planning Report has been prepared by [REDACTED] in care of Genus for and on behalf of Telstra Corporation.		
<b>Site No.</b>	367217	<b>Site name</b>	Kununurra Durack Drive SC

	<b>Name</b>	<b>Date</b>
<b>Prepared by</b>	Site Logic c- Genus.	20.12.2023
<b>Review</b>	Site Logic c-Genus	21.12.2023
<b>Final review</b>	Site Logic c- Genus	22.12.2023

Summary of Proposal	
<b>Address of Site:</b>	Frank Wise Research Station, Lot 530 Research Station Road, Kununurra WA 6743. Coord. -15.65385, 128.70663
<b>LOT/ DP:</b>	LOT 530 DP 416950
<b>Tower Owner:</b>	Telstra Corporation.
<b>Consent Authority:</b>	Shire of Wyndham East Kimberley.
<b>Zoning:</b>	Rural pursuant to the Shire of Wyndham-East Kimberley Local Planning Scheme no. 9.
<b>Proposal:</b>	Proposed 20m monopole with telecommunications facilities (Remote Connectivity Program). See Section 2.2 of this Town Planning Report for details of the proposal.

Prepared for:	Prepared by:
GenusPlus Group ABN 86 620 283 561 C/- Telstra Corporation ABN 33 051 775 556.	[REDACTED]

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# Contents

1.0	Introduction.....	5
2.0	Background to The Application.....	6
	<b>2.1 Telstra's Coverage Objectives .....</b>	<b>6</b>
	<b>2.2 Details of The Proposal .....</b>	<b>7</b>
	<b>2.3 Subject Site.....</b>	<b>8</b>
	<b>2.4 Approvals Sought .....</b>	<b>10</b>
3.0	Legislative Context .....	11
	<b>3.1 Commonwealth Regulatory Framework.....</b>	<b>11</b>
	<b>3.2 The Environment Protection and Biodiversity Conservation (EPBC) Act 1999 (Cth) .....</b>	<b>12</b>
	<b>3.3 Communications Alliance Ltd Industry Code.....</b>	<b>12</b>
4.0	Planning and Development Act 2005 .....	14
	<b>4.1 Shire of Wyndham-East Kimberley Local Planning Scheme no. 9.....</b>	<b>14</b>
	<b>4.1.1 Land Use Definition .....</b>	<b>14</b>
	<b>4.1.2 Zoning and Permissibility.....</b>	<b>14</b>
	<b>4.1.3 Zoning Objectives.....</b>	<b>15</b>
	<b>4.1.5 Heritage Conservation .....</b>	<b>17</b>
4.2	Communication Antennae Policy .....	18
5.0	Likely Impacts on the Environment .....	21
	<b>5.1 Public Safety .....</b>	<b>21</b>
	<b>5.2 Visual Impact.....</b>	<b>22</b>
	<b>5.3 Access.....</b>	<b>22</b>
	<b>5.4 Servicing.....</b>	<b>22</b>
	<b>5.5 Erosion and Sediment Control.....</b>	<b>22</b>
	<b>5.6 Flood Hazard.....</b>	<b>23</b>
	<b>5.7 Social and Economic Impact .....</b>	<b>23</b>
	<b>5.8 Site Suitability .....</b>	<b>23</b>
	<b>5.9 Public Interest .....</b>	<b>23</b>
6.0	Conclusion.....	24

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## 1.0 Introduction

Site Logic acts for and on behalf of GenusPlus Group ("Genus") and Telstra Corporation. Telstra will be the owner of the tower in which Telstra will install its equipment on the proposed tower. The purpose of the proposal supports Telstra's deployment of the 4G network to regional and metropolitan Australia.

Telstra has identified the need to introduce digital mobile telephone coverage and performance to the 4G mobile phone network in the Waterbank area. The proposed telecommunications facility is an integral element of the digital mobile telephone network that Telstra is establishing in Australia. This site has been identified as a blackspot area, which has been flagged by local residents of the Local Government Area. As such Telstra stress that the purpose of the proposal is in support of the **Federal Government's Mobile Black Spot Programme** and will not only support local businesses and residents but will also function as an emergency tower for mobile phone users. For details of the Telstra's Mobile Black Spot Programme in allegiance with the Federal Government see **Attachment 5**.

Telstra radio frequency engineers, town planning, engineering and property consultants have undertaken intensive investigations within the area. Following these investigations, Telstra identified a suitable opportunity to propose a telecommunications facility at Frank Wise Research Facility, LOT 530 at Durack Drive, Kununurra WA 6743. See Section 2.2 of this Town Planning Report for details.

Telstra, as a licensed telecommunications carrier, must operate under the provisions of the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 1997*. The 1997 Act exempts carriers from the requirements of State and or Territory environmental and planning laws in certain circumstances. This includes where a proposed facility falls within the definitions of the *Telecommunications (Low-impact Facilities) Determination 1997 (as amended)*. However, the current proposal is not defined as a low impact facility pursuant to the *Telecommunications (Low-impact Facilities) Determination (as amended)*. Therefore, the proposal is subject to the provisions of Shire of Wyndham-East Kimberley Local Planning Scheme no. 9 and accordingly to the provisions of the *Communication Antennae Policy*.

This Town Planning Report is supported by the following documents and reports as listed below.

**Attachment 1** - Telstra - W110365 - Durack Drive SC – PD

**Attachment 2** - LOs Consent -Application-for-DA Approval \_ Kununurra Durack\_signed

**Attachment 3** - Land Registry Copy -location 203 Crown Land Record

**Attachment 3A** - Land Registry Copy -Vesting order for location 203

**Attachment 4** - Environmental EME Report-6743047\_Kununurra Durack Drive SC

**Attachment 5** - Purpose of the Proposal (Mobile Blackspot Programme)

**Attachment 6** - Communication\_Antennae CONTROLS ASSESSMENT

## 2.0 Background to The Application

### 2.1 Telstra's Coverage Objectives

Telstra regularly undertakes detailed assessments of the performance and coverage of its digital mobile telephone network to ensure the system is reliable and achieving the required objectives. Reference to customer demand also provides an indication of areas of poor performance or where coverage does not exist.

During these assessments, Telstra identified that new mobile telephone coverage is required to provide 4G mobile coverage and traffic capacity in the Kununurra area. Although the area may have intermittent Telstra mobile telephone coverage, the level of service is poor, and Telstra's customers experience call 'drop-outs' and slower mobile broadband experiences. This is due to the capacity problems with the surrounding base stations and the lack of Telstra wireless services in the Kununurra area. The number of calls a mobile telephone base station can transmit and receive at any one time is limited. Therefore, when customer demand exceeds a base stations capacity, an enhancement of the network is required.

Further, the proposal also seeks to introduce 4G mobile phone network to the local area. The new network will be operated in the 700 MHz and 2600 MHz frequency bandwidth and is a high-speed broadband service that allows for greater range of mobile phone services such as transmission for live video footage and faster data speeds for uploading and or downloading information between the internet and smart phones.

The proposed installation of Telstra's telecommunications facility at Kununurra is an integral element of the digital mobile telephone network that Telstra is establishing in Australia.

For details of the Telstra's Mobile Black Spot Programme in allegiance with the Federal Government see **Attachment 5**.

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## 2.2 Details of The Proposal

The proposal has been designed by Genus and Site Logic in care of Telstra and will include the following elements.

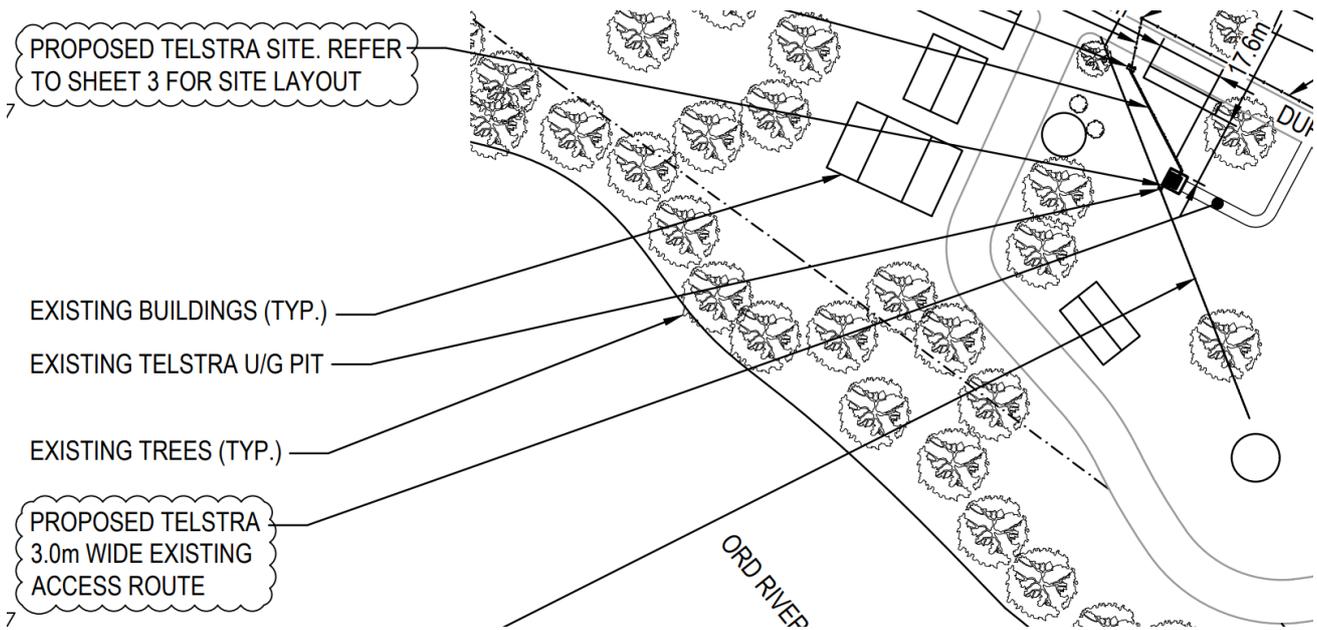
### Proposal

- Proposed 20m monopole.
- Proposed Tongyu omni directional antenna, 9.98m in length, at a height of 20.9m.
- Ancillary works involve the installation of equipment cabinet, GPS antenna top the proposed cabinet, backup battery reserve ODU, feeders' cables, and racks within the proposed cabinet.

### Vegetation Plan

- There are not any trees planned for removal due to it being located on an established research facility where the property is regularly used. Plus, is located on already cleared grass land.

See **Figure 1**, proposal plan.



**Figure 1:** Subject site location is located within already cleared grass lands and does not require tree clearing.

Source: **Attachment 1.**

See **Attachment 1** for details.

The subject site located at Frank Wise Research Station, Lot 530 Research Station Road, Kununurra WA 6743, and is accessed off an internal driveway off Durack Drive. Vehicular car parking is available off the road reserve.

In terms of servicing, a telecommunications facility will only require electricity and is readily available on site and will be supplied by a AGL power supply. However, in case of outage the facility will be backed by a battery reserve pack. See sheet 3 of **Attachment 1**.

## 2.3 Subject Site

The site is located at Frank Wise Research Facility, Frank Wise Research Station, Lot 530 Research Station Road, Kununurra WA 6743 (The "subject site"). The subject site has an irregular shaped lot and has a total land area of 803.339ha. The proposed site installation will be located toward the south western end of the Lot (or coordinates located at -15.65385, 128.70663). The proposed site installation will be accessed off an existing drive off the primary access point at Durack Drive.

In terms of vegetation, the property is located within already cleared grass land. The surrounding area to the subject site features various buildings that support the operation of the Frank Wise Research Facility.

See **Figure 2**, which illustrates context of the subject site location and area.



**Figure 2:** Subject site is located at : -15.65385, 128.70663. Source: Google Earth 20.12.2023

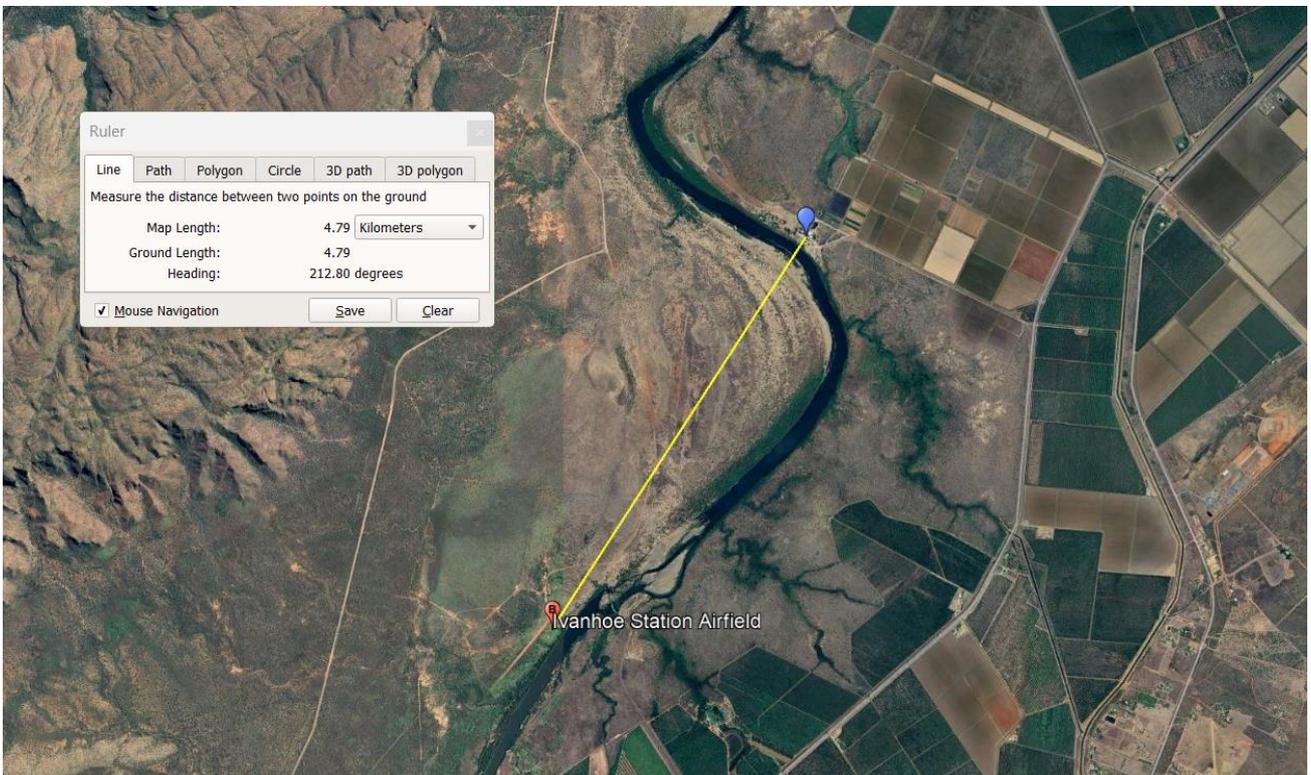
**Figure 2A** illustrates the description of the proposed site and is accessed north off of Durack Drive, which is the primary entrance to the proposed site.

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**Figure 2A:** Subject site location and primary entry point off Durack Drive (See blue peg).  
Source: Google earth 20.12.2023

For geographic context, the subject site is located 4.79km north east to Ivanhoe Station Airfield in Lake Argyle, Western Australia. See **Figure 3** below.



**Figure 3:** Subject site is located 4.79km north east to Ivanhoe Station Airfield. Source: Google Earth.

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The subject site is located on a land parcel that is 803.339ha, which covers a significant land area. Notwithstanding, the surrounding properties are located on Agriculture – State or Regional Significance zoned land. With reference to the above, it can be acknowledged that the proposed site is located within a rural landscaped area.

## 2.4 Approvals Sought

Our client seeks development consent from the Shire of Wyndham East Kimberley for the proposal as described in Section 2.2 of this Report.

The owner's consent to lodge this Development Application to the Shire of Wyndham East Kimberley is provided with this submission. See **Attachment 2**. Plus see **Attachments 3** and **Attachment 3A** for the proof of land registry details.

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## 3.0 Legislative Context

### 3.1 Commonwealth Regulatory Framework

Telstra, as a licensed telecommunications carrier, must operate under the provisions of the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 2021*. The 1997 Act exempts carriers from the requirements of State and Territory environmental and planning legislation in certain circumstances, including where a proposed facility falls within the definition of the *Telecommunications (Low-Impact Facilities) Determination 2018 (As amended)*.

In 1991, the Commonwealth Government initiated a major reform of the telecommunications industry in Australia. The reforms allowed limited competition until July 1997, at which time full competition was permitted. In July 1997, the *Telecommunications Act 1997 (1997 Act)*, was introduced, replacing the 1991 Act. Under the 1997 Act, the Government established the *Telecommunications Code of Practice 2021 (Code of Practice) (As Amended)*, which sets out the conditions under which a carrier must operate. Telstra, as a licensed telecommunications carrier, must comply with the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 2021 (Code of Practice)* for all telecommunications facilities.

In particular, Subclause (1) of Clause 1A.4 Best Practice of Part 2 of the *Telecommunications Code of Practice 2021 (As amended)* requires carriers to ensure that the design, planning and installation of facilities are in accordance with the industry's 'best practice'. In this, best practice involves the carrier to comply with any relevant industry code or standard that is registered by the Australian Communications and Media Authority (ACMA) made under part 6 of the Act. The planning and siting of the current proposal has taken place in accordance with Section 3 (Planning and Siting) of the Australian Standard, Siting of Radio Communications Facilities (AS 3516.2).

We note that the proposed works seeks to install a 20m steele monopole and associated telecommunications facilities. However, it is understood that the proposed works does not fit into the build criteria specified in the *Telecommunications (Low Impact Facilities) Determination 2018 (As amended)*. Consequently, the proposed works cannot progress as low impact. Telstra is therefore not empowered to undertake the proposed works pursuant to the *Telecommunications Act 1997* and must obtain development consent under the provisions of *Shire of Wyndham East Kimberley* and accordingly to the provisions of the provisions of the Communication Antennae Policy.

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### 3.2 The Environment Protection and Biodiversity Conservation (EPBC) Act 1999 (Cth)

The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* obliges proponents of development, including telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of 'national environmental significance'.

According to the *EPBC Act 1999*, there are eight (8) matters of national environmental significance, which must be considered as part of any application for development. To demonstrate that Telstra has considered these issues, the following outlines compliance:

1. World Heritage Properties
2. Wetlands of International Importance (Ramsar Wetlands)
3. Threatened Species and Ecological Communities
4. Migratory Species
5. Commonwealth Marine Species
6. Nuclear Actions (Including Uranium Mining)
7. National Heritage Places
8. The Great Barrier Reef Marine Park.

With reference to the above, we note that the above environmental issues are inapplicable and is therefore, not impacted by the *EPBC Act 1999*.

### 3.3 Communications Alliance Ltd Industry Code

The Communications Alliance Ltd Industry Code (C564:2020) 'Mobile Phone Base Station Deployment' for the Deployment of Radio Communications Infrastructure supplements the regulatory regime by extending the obligations of Carriers. It provides for greater transparency and accountability of Carriers' activities, standardizes the type of information made available by Carriers and clarifies the consultation methods.

The objectives of the Code are:

- (a) To apply a Precautionary Approach to the deployment of Mobile Phone Radio communications infrastructure;
- (b) To provide best practice processes for demonstrating compliance with relevant exposure limits and the protection of the public;
- (c) To ensure that the exposure of the community to EMR is minimized;
- (d) To ensure relevant stakeholder are informed, consulted and engaged with before Mobile Phone Radio Communications Infrastructure is constructed;
- (e) To specify standards for consultation, information availability and presentation;
- (f) To consider the impact on the wellbeing of the community, physical or otherwise, of Mobile Phone Radio Communications Infrastructure; and
- (g) To ensure Council and community views are incorporated into the Mobile Phone Radio Communications Infrastructure site selection.

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Section 4.1 of the Code requires that a Carrier must have written procedures for site selection for radio communications infrastructure and to adopt a precautionary approach to the design and siting of facilities. In particular, the Code requires the following matters be considered when designing and siting radio communications infrastructure:

- (a) Reasonable service objectives of the Carrier including:
  - (i) the area the planned service must cover;
  - (ii) power levels needed to provide quality of service;
  - (iii) the amount of usage the planned service must handle.
- (b) Minimisations of EMR exposure to the public;
- (c) The likelihood of an area being a community sensitive location. (Examples of sites which sometimes have been considered to be sensitive include residential areas, childcare centres, schools, aged care centres, hospitals and regional icons);
- (d) The objective of avoiding community sensitive locations.
- (e) Relevant state and local government telecommunications policies;
- (f) The outcomes of consultation processes with Councils and Interested and Affected Parties as set out in Section 6.7;
- (g) The heritage significance (built, cultural and natural);
- (h) The physical characteristics of the locality including elevation and terrain;
- (i) The availability of land and public utilities;
- (j) The availability of transmission to connect the Mobile Phone Radio communication Infrastructure with the rest of the network, e.g. line of sight for microwave transmission;
- (k) The radiofrequency interference the planned service may cause to other services;
- (l) The radiofrequency interference the planned service may cause to other services;
- (m) Any obligations, an opportunity, to co-locate facilities; and
- (n) Cost factors.

These objectives are considered during the site selection process by Telstra and its contractor. We note that a collocation opportunity was not possible due to the lack of collocation opportunities in the rural setting of the immediate and surrounding areas. While a new stand-alone tower is not a preferred solution under the Code of Practice the proposed site location offers an appropriate location, which is cited within the predominantly rural area. This means that the visual impacts will be minimized due to the location selected on already cleared grass land and its 150m setback away from the main entrance to the facility (off Durack Drive). See **Figure 2A**. While the proposed facility will be visible from certain vantagepoints within the immediate area nearby the facility. However, due to the proposed tower proposed at 20m, the overall design will help lessen its visual impact given its steel colours will have a neutral effect to its environment. See Section 5.2 of this Town Planning Report for details.

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## 4.0 Planning and Development Act 2005

This application must be assessed by Council against the Shire of Wyndham-East Kimberley Local Planning Scheme no. 9 and Communication Antennae Policy, which are instruments gazetted under the *Planning and Development Act*. The planning scheme sets out procedures for the assessment and determination of development applications.

### 4.1 Shire of Wyndham-East Kimberley Local Planning Scheme no. 9

The site is subject to the provisions of the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9*. These are discussed below.

#### 4.1.1 Land Use Definition

In respect to the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9* the proposed use of the site is as follows:

- ✓ A telecommunications infrastructure.

Under the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9*, the proposed development is defined below:

To accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.

#### Comments

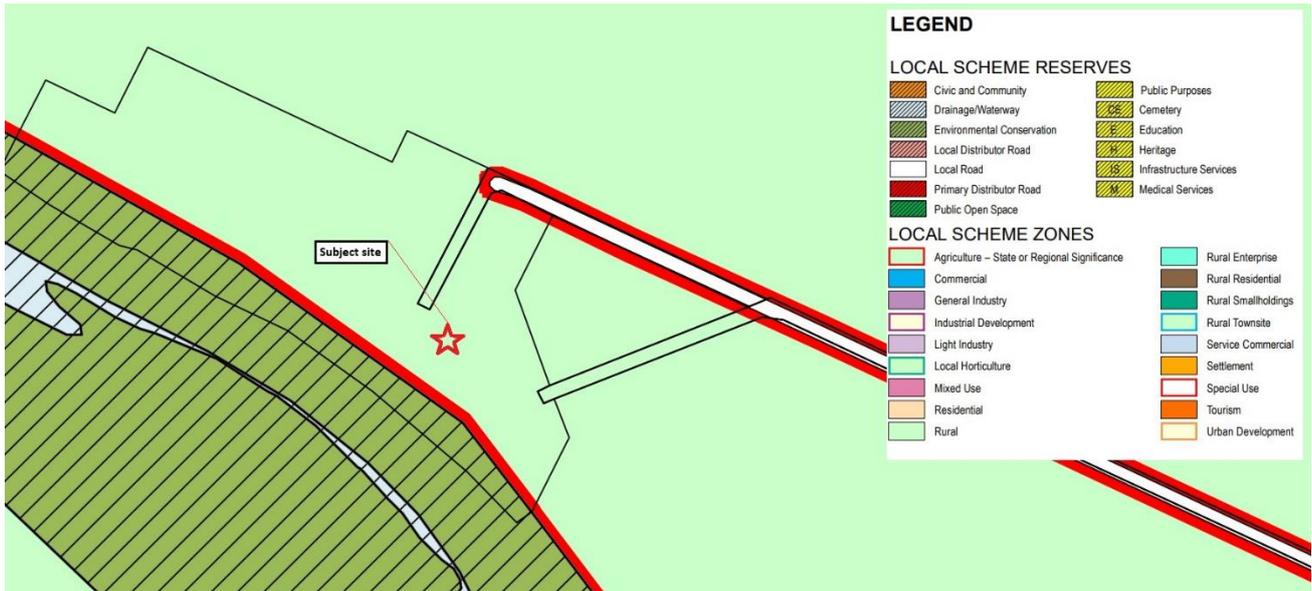
A telecommunications infrastructure is a defined use under the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9*. As such, a telecommunications infrastructure facility can be assessed subject to the consent of the Shire of Wyndham East Kimberley.

#### 4.1.2 Zoning and Permissibility

The subject site is on Agriculture – State or Regional Significance zoned land under the provisions of the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9*.

See the site location indicated in red star outline in **Figure 4** below.

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**Figure 4:** Subject site is on Agriculture – State or Regional Significance land pursuant to the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9*. See red-star outline (Image above^).

A telecommunications facility is a defined use under the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9* and can be carried out by any person with consent on any land. This means, that a telecommunications facility can be accepted for formal town planning assessment by Council.

### 4.1.3 Zoning Objectives

The objectives of Agriculture – State or Regional Significance zoned Land are as follows:

- a) To identify land of State, regional or local significance for agricultural and food production purposes.
- b) To retain priority agricultural land for agricultural purposes.
- c) To limit the introduction of sensitive land uses which may compromise existing, future and potential agricultural production

#### Comments

Zone objective (a) is in place to identify land of State, regional or local significance for agricultural and food production purposes. In reply to zone objective (a), we note that the subject site is located within an established Research Facility and features office buildings, outbuildings and a research station. As such, this objective is not particularly relevant in this instance.

Zone objective (b) is in place to retain priority agricultural land for agricultural purposes. In reply to zone objective (b), we note that this objective is not particularly relevant in this instance. See comments provided in zone objective (a) for details.

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Zone objective ( c) is in place c) To limit the introduction of sensitive land uses which may compromise existing, future and potential agricultural production. In reply to zone objective ( c ), we note that this objective is not particularly relevant in this instance.

Reference to the above, it can be accepted that zone objective (a) to (c) is not particularly relevant given the established use on the land; Research Facility. Nonetheless, the subject site will be located on land that is within the LOT area.

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## 4.1.4 Bushfire Impacts

Reliance on the bushfire prone maps database (Online), we note that the subject site is not located within bushfire prone land. See **Figure 5**.



**Figure 5:** Subject site at Frank Wise Research Station, Lot 530 Research Station Road, Kununurra WA 6743 is not located on bushfire prone land.

## 4.1.5 Heritage Conservation

We advise that the Kimberley Research Station School is registered as a "State Heritage Item". However, the subject site location at coordinates -15.65385, 128.70663 is not impacted by any heritage item or conservation area. As such, the heritage protection laws do not take effect on the land.

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## 4.2 Communication Antennae Policy

The site is subject to the provisions of the Community Antennae Policy pursuant to the *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9*. Below sets out the Table of assessment.

For background, we have relied upon existing assessment guidelines by Wyndham East Kimberley Council and is provided in **Attachment 6** for your reference.

**Table 1** – Community Antennae Policy.

Type	Control	Compliance (Y/N)	Comments and Interpretations
2.2	<p>In considering applications for communication antennae which fall outside the requirements for exemption as provided for above, applicants shall be required to address the following criteria, which shall be the basis for assessment and determination:</p> <p>The impact on the amenity of the area in which the communication antennae is to be erected, with particular reference to visual impact, including:</p> <ul style="list-style-type: none"> <li>i. Justifying the size of the proposed structure and how it responds to the scale of the premises and surrounding buildings;</li> <li>ii. Demonstrating how the proposed structure has been located so as not to be visually obtrusive; and</li> <li>iii. Demonstrating how the proposed structure has been designed to integrate with the building or development onsite.</li> </ul>	<ul style="list-style-type: none"> <li>i). Yes.</li> <li>li). Yes.</li> <li>iii). Yes.</li> </ul>	<p>i). Yes. Proposed is for a new 20m monopole and is considered a low-level height in contrast to many 40m towers that is sighted within rural areas. As such, this control will be satisfied.</p> <p>li). Yes. The proposed tower will be located to towards the rear of the property and will be out of sight at the main entrance off Durack Drive. See Figure 2A as reference. As such, this control will be satisfied.</p> <p>ii). Yes. The proposed tower will be coloured grey and will have a neutral effect on the environment. As such, this control will be satisfied.</p>
2.2	(b) The potential impact on the reception of telecommunication signals by other owners and occupiers in the vicinity of the site; and	Yes	Yes. The area of Kununurra is a blackspot area. Approval of the facility will facilitate that void and allow occupants and visitors with mobile phone reception. Further, the proposed site will improve services in case of emergency. As such, this control will be satisfied.

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2.2	(c) The comments of any adjacent owners or occupiers in response to notification of the application.	Noted.	Noted.
2.3	<p>Approval of communication antennae applications will generally be on the following conditions:</p> <p>a). It is located so as not to be visually obtrusive.</p> <p>b). It has been designed to integrate with the building or development onsite.</p> <p>c). Free standing structures are located at the rear of a building and screened from public view by existing development, fence and/or appropriate landscaping.</p> <p>d). Structures attached to a building are located to minimise the visual impact of the structure against the building and within the streetscape.</p> <p>e). The colour of the communication antennae is integrated with the roof, building and/or surrounding environment in order to minimise the appearance of the structure.</p> <p>f). The overall height of an antennae or mast does not exceed that of the building to which it is attached or with which it is associated.</p> <p>g). The location of the structure should not affect vehicle sight lines, nor detrimentally affect views from surrounding properties.</p> <p>h). Fencing or landscaping is proposed to screen the structure if required.</p> <p>i). The local government may limit a site to a maximum of one communication antennae.</p>	<p>a). Yes.</p> <p>b). Yes.</p> <p>c). Yes.</p> <p>d). N/A.</p> <p>e).Yes.</p> <p>f). N/A.</p> <p>g). Yes.</p> <p>h). N/A.</p> <p>i). Noted.</p>	<p>a). Yes. The proposed tower will be located at the rear end of the LOT. The parcel land is 803.339ha in area and the new tower facility will be located towards the rear and will not be visible at the main entry of the site. As such, this standard will be satisfied.</p> <p>b). Yes. The subject site will be low level at 20m in height (Approx) and incorporates steele colours, which will have a neutral grey effect on its environment during any season during the year. As such, this standard will be satisfied.</p> <p>c). Yes. Proposed site will be located towards the rear of the site. It should be noted that the proposed location has been agreed upon with the landowner and managers of the land and have endorsed the proposal. As such, this standard will be satisfied.</p> <p>d). N/A. Proposal will not be attached to any building because it will be a standalone structure. As such, this standard will be satisfied.</p> <p>e).Yes. Proposed will be steele materials and will have a neutral effect on its environment. As such, this standard will be satisfied.</p> <p>f). N/A. Proposed is a new</p>

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			<p>standalone tower and will not be located on the roof. Note that the existing buildings on the property will not facilitate the 20m height requirement.</p> <p>g). Yes. The proposed sighting and location will not impact on existing vehicle access, including established operations on the land. The proposed tower will be located on a dead and isolated area and will enhance surveillance because the dead area will be regularly maintained by Telstra staff and contractors. effect views from surrounding properties. As such, this standard will be satisfied.</p> <p>h). N/A. Not required as endorsed by landlord (Property owners).</p> <p>i). Noted.</p>
2.4	<p>An application may be refused where the proposed structure is considered by the local government to adversely impact upon any of the following;</p> <p>a). Architectural or historic features of the building and/or surrounding buildings,</p> <p>b). The aesthetics and amenity of the building and/or surrounding buildings;</p> <p>c). The amenity of the streetscape,</p> <p>d). The obtrusive nature of the structure because of its prominent location.</p>	Noted.	<p>Noted. Will await councils feedback during DA assessment.</p>

Comments

With reference to the above, when tested against the controls listed in the above table, the proposed sighting and design will satisfy the controls relevant to the proposal.

## 5.0 Likely Impacts on the Environment

### 5.1 Public Safety

There has been debate within the general community regarding the possible health risks of Electromagnetic Energy (EME). The health and safety of the public, customers and employees is of paramount importance to Telstra. Having reviewed relevant research on EME to date, Telstra believes that mobile base stations do not pose a risk to human health.

Radio telecommunications technology has been in use for over 100 years. Radio frequencies and electromagnetic energy has been the subject of many scientific studies. The overwhelming majority indicate there are no negative health effects, while a small number indicate that more research is needed. No scientific study has found conclusive evidence of negative health effects. Telstra encourages people to obtain more information about EME if they are at all concerned.

The Australian Communications and Media Authority (ACMA), under s.376(2) of the *Telecommunications Act 1997* and s.162(3) of the *Radiocommunications Act 1992* sets standards that limit human exposure to EME. The ACMA adopted a technical standard, prepared by ARPANSA (Australian Radiation Protection and Nuclear Safety Agency), called Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard (2003). This sets the mandatory standard with which Telstra's base station must comply. The ACMA standard is consistent with the standard recommended by the World Health Organisation (WHO).

Listed below are estimates of the maximum levels of EME, which could be experienced from the Telstra antenna, at the distances specified in the ARPANSA methodology. Note that these strengths have been calculated with the assumption that there are no buildings, trees, wind or structures surrounding the facility. Therefore, these levels are higher than what the actual levels would be. The levels mentioned below are estimated at 1.5m above ground level. See **Table 2** below:



**Table 2:** Predicted EME Levels around the proposed telecommunications facility at Frank Wise Research Station, Lot 530 Research Station Road, Kununurra WA 6743. (Source: **Attachment 4**).

As shown above, the maximum safety to EME exposure is 100%, however, the predicted maximum EME levels will be less than **0.02%** of the maximum level specified under the relevant mandatory **Australian safety standard** for such facilities set by the ARPANSA and regulated by ACMA and are well below the ACMA mandatory standard. Due to the non-ionizing energy exposure Council can be assured that the facility would always operate well within this standard. See **Attachment 4** for more details.

## 5.2 Visual Impact

Given that the proposed pole height will be 20m above natural ground level, surrounded by mature vegetation and setback towards the rear of the subject site that has a land area of 803.339ha; it is anticipated that the visual impacts will have a negligible effect to the surrounding area. See view facing east towards the proposed site off Durack Drive. See **Figure 6**.



**Figure 6:** View facing south towards the proposed site will not be visible at entry point off Durack Drive.  
Source: Google street view, n.d. See **Figure 2A** for reference to this standing location.

## 5.3 Access

The subject site located at Frank Wise Research Station, Lot 530 Research Station Road, Kununurra WA 6743. Vehicular access and car parking is available off the road reserve off an existing drive off Durack Drive.

## 5.4 Servicing

In terms of servicing, a telecommunications facility will only require electricity and is readily available on the land and will be supplied AGL power supply. However, in case of outage the facility will be backed by a battery reserve pack. See sheet 3 of **Attachment 1**.

## 5.5 Erosion and Sediment Control

Erosion and sediment control measures will be installed in accordance with the requirements of Council.

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## 5.6 Flood Hazard

There are not any flood prone maps under the council planning scheme. However, should this be the case at post issuance of the *Determination*, then Telstra and its associates will adjust the cabinet floor height accordingly.

## 5.7 Social and Economic Impact

Reliable mobile phone coverage is important to ensure the economic growth of communities in rural and rural-residential areas. There are not expected to be any adverse social or economic impacts as a result of the development. Indeed, it is anticipated that there would be positive impacts as a result of the mobile telephone coverage, and the proposed facility could also be utilized in the event of an emergency with reference to mobile phone and internet use. Further, Telstra stress that the purpose of the proposal is in support of the **Federal Government's Mobile Black Spot Programme** and will not only support local businesses, residents, and tourism economy but will also function as an emergency tower for all mobile phone users. This site has been identified as a blackspot area, which has been flagged by local residents to facilitate them with mobile phone and internet services.

The proposed development is essential to enable carriers to remain competitive and increase the choice of mobile telephone services to consumers. Additional competition in the market will have economic benefits for individual consumers and the community as a whole. The development is consistent, with the objectives of the *Telecommunications Act 1997*, namely:

- ✓ To promote "the efficiency and international competitiveness of the Australian telecommunications industry" (s.3 (1)); and
- ✓ To ensure that telecommunications services "are supplied as efficiently and economically as practicable" (s.3 (2) (a) (ii)).

## 5.8 Site Suitability

The proposed works seeks to facilitate the effective delivery of infrastructure across the State and has demonstrated that the proposed works poses 'minor' impacts when tested against Community Antennae Policy for Telecommunications Infrastructure. Therefore, there is no matter which should preclude the approval of the proposed development.

## 5.9 Public Interest

Public consultation will be undertaken as part of this Assessment process.

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## 6.0 Conclusion

This Town Planning Report demonstrates that the proposed telecommunications infrastructure facility is an appropriate and suitable development when tested against the relevant heads of considerations under Communication Antennae Policy and *Shire of Wyndham-East Kimberley Local Planning Scheme no. 9*.

This Town Planning Report has identified all key issues associated with the proposal and demonstrated that it can be developed appropriately and will make an ancillary contribution to the already established uses located on the land.

This Town Planning Report has demonstrated that the proposal will satisfy the statutory based planning considerations and poses minor impacts to the environment. Given the findings of this Town Planning Report it is considered that there is no matter which should preclude the planning permit of the proposed development.

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