



20/08/2026

John Elliot
Planning Officer
Shire of Wyndham East Kimberley

Sent via: Planning@swek.wa.gov.au, John.Elliot@swek.wa.gov.au and nickkearns1@gmail.com

Dear John,

Re: Town planning application for use and development of the land for the purposes of telecommunications infrastructure (fixed wireless facility) at 34 Durack Road, Wyndham WA 6740 (Lot 1252 on DP20977171) – Response to Submissions

I am writing in response to the summary of public submissions provided on 31/07/2026 regarding the above development application.

Submissions 3-7 have raised concerns with the proposal and are directly responded to below.

Submission 3

No address has been provided by this objector. Therefore, general responses are provided to the concerns raised in the headings below.

Proximity of this infrastructure to homes and workplaces.

The proposed NBN fixed wireless facility is proposed to provide internet coverage to the locality of Wyndham.

In order to achieve this purpose, the facility requires line of sight (LoS) to residents and businesses in the town.

The proposed facility is situated within a Council infrastructure reserve and is separated from land zoned for residential purposes by light industrial zoned land.

Therefore separation to residential zoned land, whilst still achieving the purpose of the facility, has been achieved.

It is now understood that there are residents living within low industry land zone. Whilst every effort is made to identify surrounding land uses in scoping and site design visits, early consultation with council and utilising online resources, it was not evident that surrounding light industrial properties were being used for residential purposes. It is noted that the objective of the light industrial zone is to provide for industrial uses and service industries.

The proposal is consistent with relevant State and Local Planning policy, and consistent with land zoning context of the area.

Perceived health impacts

All **nbn** telecommunications facilities are designed and operated in accordance with Australian Government regulations and the safety standards administered by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

These standards are established to protect public health and incorporate significant safety margins. It is the assessment of ARPANSA that there is no credible health risk from exposure to the low level electromagnetic energy exposure associated with telecommunication and wireless technology below the limits set in the Australian Safety Standard.

Investigate the possibility of relocating the proposed to a site further from residential areas.

As explained above, the facility requires LoS to the residences and businesses it is intended to serve properties within the town of Wyndham.

The proposed location strikes an appropriate balance between achieving this operational requirement and protecting the amenity of land within residential zones. The facility is located on the edge of the town, within a Council infrastructure reserve and surrounded by land zoned for light industry.

Where residences are located within a light industrial zone, some interface impacts and potential land use conflicts with industrial activities are reasonably anticipated. The amenity expectations applying to these locations are therefore different from those applying to land specifically zoned for residential purposes.

Relocating the facility further from the town would compromise the proposal's ability to provide the required service to properties in Wyndham, while providing limited additional amenity benefit given the existing zoning and surrounding land-use context.

Details on alternative locations that have been considered

The site selection process involved a comprehensive technical, engineering and planning assessment to identify a location capable of meeting network coverage requirements while also satisfying access, power, environmental and planning considerations.

Council was consulted during this site selection process and, as indicated in the planning report Council were not supportive of Candidate A, B, C and D due to their proximity to residentially zoned land and recreation reserves. Lot 1252 was identified as the most suitable location as it is within land zoned infrastructure, away from residential zoned land, with existing access and power availability and is capable of delivering the required fixed wireless coverage outcomes for the Wyndham community.

Submission 4

No address has been provided by this objector. Therefore, general responses are provided to the concerns raised in the headings below.

Site selection /Existing infrastructure

Section 3.3 of the planning report submitted with the development application provides an assessment of potential co-location on existing facilities and new sites for the proposal. This includes the existing 22.9m

high lattice tower at 66-70 Koolama Street, Wyndham: RFNSA Site No 6740003 (Candidate G)¹, which was investigated for potential co-location. The existing structure is not listed as having any carrier equipment or antennas in RFNSA; however, transmission dishes have been identified on the structure. The achievable height on this structure would not provide the required for radio frequency (RF) outcome and this co-location could not proceed.

Radio Hill is several kilometres out of town and would not meet nbn requirements to provide fixed line coverage to properties in the town of Wyndham.

Land identified behind the Shire Depot (identified as south of the Council depot) is land locked, with no access and significant vegetation removal would be required.

If co-location on an existing structure could meet the nbn service requirements, nbn would embrace the opportunity to save significant investment in a new structure and time to avoid a development application. In this instance, any viable co-location opportunities are too far from properties in the town of Wyndham.

Telecommunications coverage

The proposed facility is not for mobile telecommunications coverage. It is to provide reliable internet coverage directly to businesses and residents in Wyndham and must have LoS to these properties.

Coverage is to be provided by a direct link to properties.

Flood risk

The equipment shelter is to be built on a raised steel platform to provide flood protection.

Once operational, the facility will function on a continuously unstaffed basis and will typically only require maintenance works around three times a year. Only emergency maintenance will occur during flood times.

Environmental concerns

All **nbn** telecommunications facilities are designed and operated in accordance with Australian Government regulations and the safety standards administered by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

These standards are established to protect public health and incorporate significant safety margins. It is the assessment of ARPANSA that there is no credible health risk to humans or animals, from exposure to the low level electromagnetic energy exposure associated with telecommunication and wireless technology below the limits set in the Australian Safety Standard.

Community consultation

nbn[™] consulted with council early, to provide background information on available sites and local circumstances.

¹ Radio Frequency National Site Archive 6740003 <https://www.rfnsa.com.au/6740003/site-detail>

Submission 5

No address has been provided by this objector. Therefore, the responses provided above address the concerns raised in this objection.

Submission 6

The submission was lodged by the owner of 7 Kimberley Street, Wyndham. The property is within the Light Industry zone under the Shire of Wyndham East Kimberley Local Planning Scheme.

The objectives of the Light Industry zone are to provide for industrial uses and service industries that are generally compatible with urban areas but cannot be located within commercial zones. Dwellings are not permitted in this zone (caretaker dwelling for site supervisors are allowed provided they are subservient to the primary industrial use on the land). It is unclear if the residence here is a caretaker's dwelling.

It is highlighted the subject site is also within a reserve for infrastructure services purposes, and is also within a Special Control Area - Infrastructure - SCA3, the purpose of which is:

To provide an appropriate separation distance between sewer treatment infrastructure and potentially sensitive land uses.

The planning framework expressly recognises the area as an infrastructure and light-industrial setting in which sensitive land uses may experience impacts that would not ordinarily arise within a residential zone.

Existing and future activities in the locality may include industrial operations, service industries and sewerage infrastructure, with associated vehicle movements, operational noise and potential off-site emissions such as odour. Given this planning context, there is little residential amenity provided in this area, including the potential for further sewer infrastructure (and offsite odours) being constructed adjoining the submitters property.

In contrast, the proposed telecommunications facility will not generate any significant noise, odour, dust, traffic or other ongoing off-site emissions. Whilst the upper section of the monopole may be visible from the submitter's property, visibility alone does not establish an unacceptable amenity impact. The relevant consideration is whether the scale, location and appearance of the facility would cause an unreasonable effect having regard to the character, zoning and intended use of the locality. For the reasons outlined in the planning assessment, no such impact is anticipated.

Comments in relation to power upgrades on the site do not breach any planning controls.

The site is outside of the bushfire prone area of the State planning policy mapping. That is what the comments in the planning report refers to. It is also noted the site is largely free of vegetation.

The **nbn™** rollout is an upgrade to Australia's existing telecommunications network.

It is designed to provide Australians with access to fast, affordable and reliable internet. **nbn™**'s fixed wireless network is designed to offer service providers with wholesale access speeds of up to 50Mbps for downloads and 20Mbps for uploads. This will provide a cost effective internet option for properties within LoS of the facility.

Property value is a complex issue, with fluctuations in price being subject to several factors. Many of these are subjective and may be as diverse as aspect, views, condition of the property, local amenity and access to services including high quality communications.

The presence of telecommunication services is now regarded as an essential service, particularly in urban areas. It is considered complementary to modern living. Rural connectivity is not a luxury or convenience – it is essential economic, social and personal and property infrastructure.

Since the mid-1990s, thousands of telecommunication facilities have been installed throughout Australian metropolitan and regional areas. During this period, property values have continued to increase, showing no clear signs of deterioration as a result of the location of communications facilities. NBN and Service Stream are not aware of any credible evidence that directly links the siting of telecommunications facility to a decrease in property prices.

Please refer to earlier responses on site selection, health impacts and flooding.

Submission 7

This objection is from the landowner of 9 Kimberley Street Wyndham. This property is also within the light industrial zone within which the objective is to provide for industrial uses and service industry.

Responses above address the concerns raised in this submission.

In addition, the proposed 8m by 10m compound for a static land use with only around 3 maintenance visits per year is not anticipated to create any existing or future land use conflict with other infrastructure service on the land.

We trust this addresses concerns raised by objectors, and the proposal can proceed to the next council meeting with a recommendation of approval.

If you or your office would like more information in relation to the proposal, please do not hesitate to contact me on 0455 214 172 or via scott.sibly@servicestream.com.au.

Yours sincerely,



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