



3rd November 2023

Planning Department
Collie Shire Council
87 Throssell St
COLLIE WA 6225

Email: colshire@collie.wa.gov.au

Dear Sir/Madam,

Telstra Corporation Limited – Proposed Mobile Phone Base Station

RFNSA Site No: 6225025 Site Name: COLLIE HARRIS RIVER

Site Address: 5129 Collie - Williams Road PALMER WA 6225

ServiceStream acts on behalf of Amplitel, who are the owners and managers of the infrastructure component of Telstra Corporation Limited (Telstra) with respect to the deployment of its mobile phone network.

ServiceStream has prepared the following submission in support of an Application for Approval for Development of a telecommunications facility to form part of the Telstra mobile telephone network in Western Australia.

The proposal is not a Low Impact Facility under the provisions of the Telecommunications (Low-Impact Facilities) Determination 2018. Therefore, the proponent is required to apply for and receive Approval for Development under State Planning laws.

The site selection and design process undertaken by Telstra aims to achieve the required network solutions and necessary coverage, and incorporates the following considerations:

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



The proposed facility involves the installation of a telecommunications guyed mast, antennas, equipment shelter, ancillary equipment and fencing. The tower will cater for current and proposed antennas and future reservations. Specifically, it is proposed to accommodate six (6) new Telstra panel antennas mounted on the guyed mast.

The location has been deemed to be the most appropriate solution to facilitate Telstra's mobile network to service the locality.

We enclose an application for planning approval and supporting development application submission for the installation of a telecommunications facility at the above site. To assist with this application, we enclose the requisite documentation as detailed below:

- Application for Development Approval
- Lodgement authorisation from landowner
- Copy of the relevant Certificate of Title;
- Set of plans, including site locality and proposed layout, site plan with analysis of the site and site elevation.
- EME report demonstrating compliance with the Australian Standard.

The application has regard to the relevant Planning Scheme requirements, as outlined in the accompanying submission.

Applicable Development Application fee to be paid upon request and presentation of an invoice by the Shire of Collie.

Kind regards,

Planning Consultant on behalf of Telstra

Graeme.Lane2@servicestream.com.au

08 7071 9601



ServiceStream

PLANNING REPORT

In support of the Development Application for a new Telstra Mobile Phone Base Station at the

5129 Collie – Williams Road PALMER WA 6225

03/11/2023



Our Reference: COLLIE HARRIS RIVER

Prepared by: **Service Stream**

On behalf of: **Amplitel**

ServiceStream Limited ABN 46 072 369 870

Adelaide Office 535 South Road Regency Park, South Australia 5010 | Mailing Address: PO Box 14570, Melbourne VIC 8001
T +61 3 9677 8888 | F +61 3 9677 8877 | E info@servicestream.com.au | www.servicestream.com.au



Document Quality Control

This Planning Report is prepared by:

Service Stream – Network Construction

Contact: Graeme Lane

535 South Road Regency Park SA 5010

Ph: 08 7071 9601

Graeme.Lane2@servicestream.com.au

www.servicestream.com.au

Document Control				
Rev	Date	Status	Prepared by	Reviewed by
1	20/10/2023	Draft	Graeme Lane	Reece Watt
2	03/11/2023	Final	Graeme Lane	Reece Watt



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SITE DETAILS

Legal description

Table 1 – Lot details

Lot	Diagram	Volume	Folio
2	D24636	2063	695

Refer **Appendix A**, Certificate of Title.

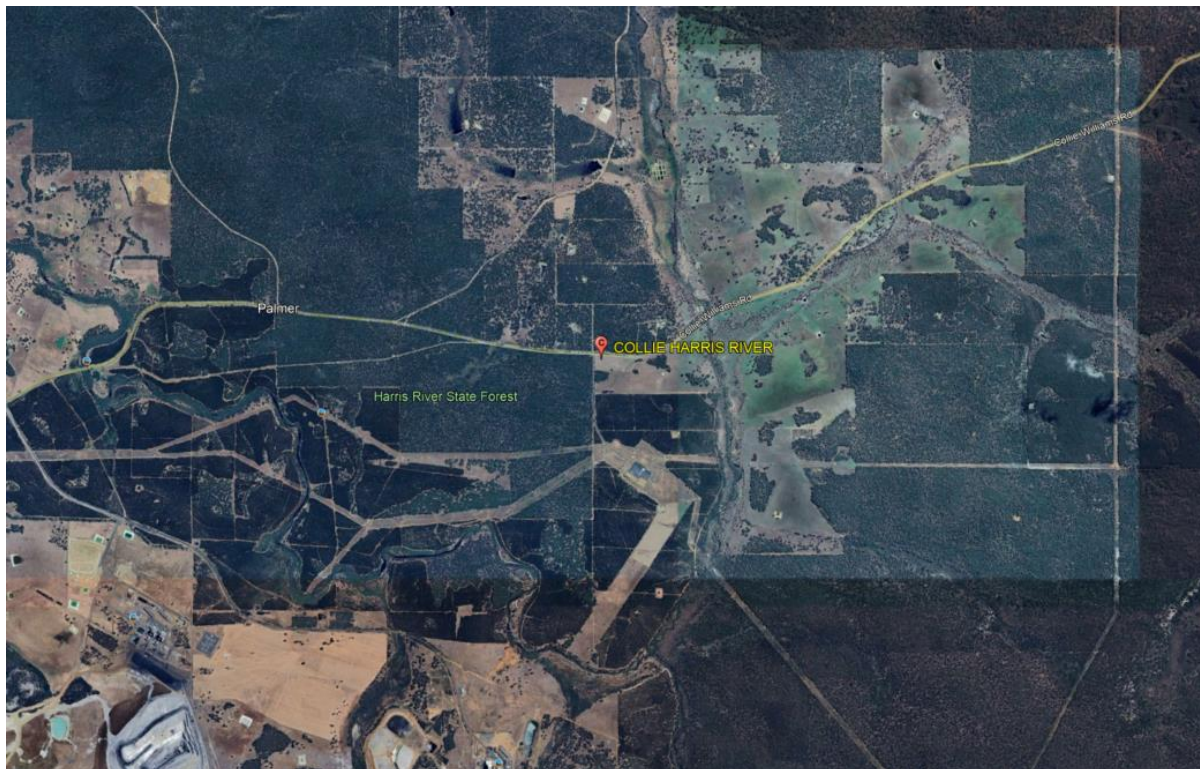
Regional context

The subject site is located within the southwest region of Western Australia, in the municipality of the Shire of Collie. The site is approximately 157 kilometres southeast of the Perth CBD, approximately 60 kilometres east of Bunbury, and approximately 12km northeast of the Collie town centre.

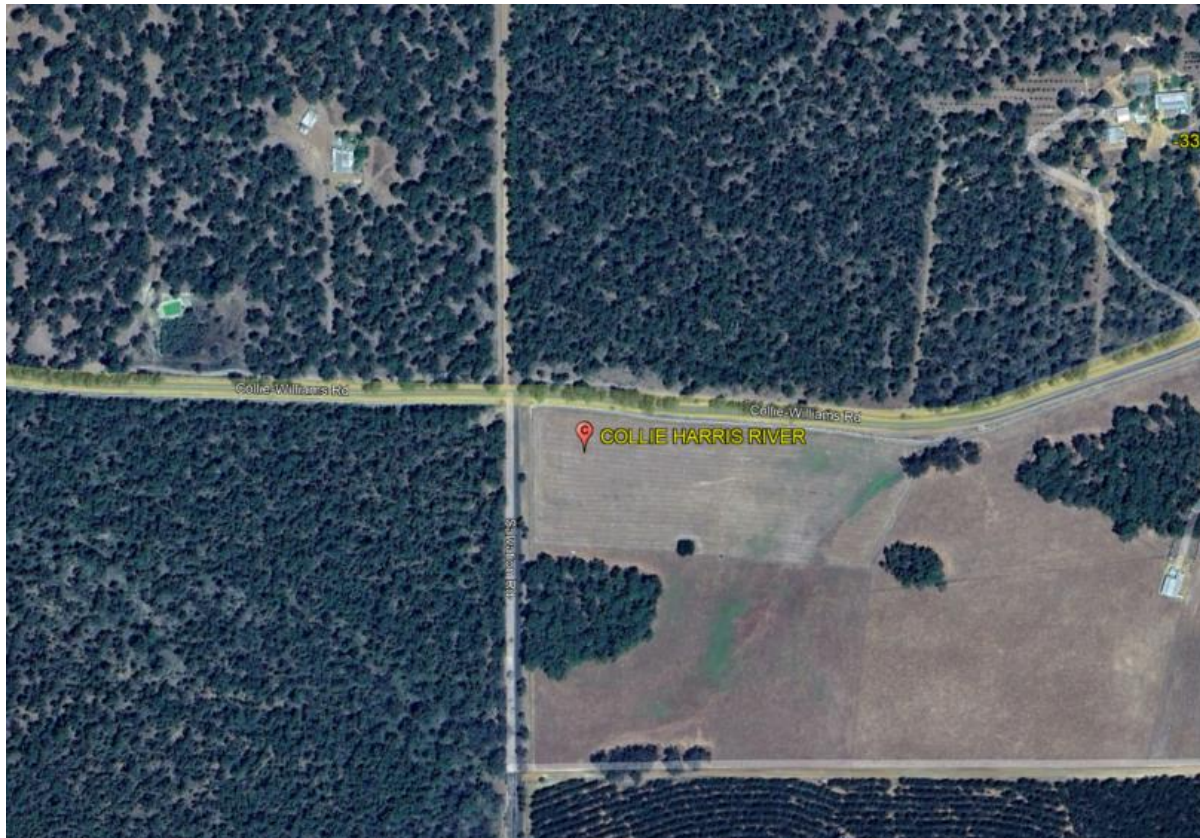
Local context

The subject site is located in the north-western corner of an allotment of approximately 41.7 hectares (Lot 2). The allotment is bound by Collie-Williams Road to the North and a Pine Forest to the south. On the western boundary of the site is Salvation Road, and to the east is the Bingham River. The greater site is mostly cleared and used to agist horses and cattle. A single shed is located centrally and to the east on the allotment.

Photographs 1 – 3, next page show the subject site and surrounding area.



Aerial photograph showing location of the site relative to the greater locality.



Location of site on allotment 2



View of site, looking east from Salvation Road, near the corner of Collie-Williams Road.



PROPOSAL

The proposed facility comprises a 67 metre high guyed mast, six (6) panel antennas on mounting poles at 60m centreline height, one (1) 1200mm diameter parabolic antenna mounted on the tower at 65m height, one equipment shelter to be installed at ground level and one (1) GPS antenna to be installed on the tower, together with cabling and ancillary equipment, including remote radio units, filters, junction boxes and associated equipment.

The components of the proposed facility are summarised as follows:

Table 2 – Proposed facility

Component	Quantity	Dimensions per unit	Height (AGL)
Guyed mast	1	N/A	69.0m
Panel antennas	6	2533mm (L) x 350mm (W) x 208mm (D)	60.0m CL
Parabolic antenna	1	1200m (Ø)	65.0m CL
GPS Antenna	1	96mm (h) x (Ø)68mm	3.5m
Equipment shelter	1	3000mm (l) x 2500mm (w) x 2975mm (h)	Ground level
Guy wires	9	N/A	variable

The facility will be contained within a 10m. x 10m. fenced compound. The guy wires will extend to anchor points, to a maximum distance of 50m from the mast. The lattice tower will be constructed of steel and the equipment shelter finished in Colourbond 'pale eucalypt'.

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



TOWN PLANNING CONSIDERATIONS

Shire of Collie Local Planning Strategy 2020

Shire of Collie Local Planning Strategy 2020 (LPS) sets out the Shire's strategic vision and land use expectations for development within the Shire for the next 15 years.

Clause 12 Telecommunications of the LPS provides the following:

- *Mobile towers are installed at various locations throughout the Shire; however certain areas throughout the Shire do not yet receive reliable mobile phone reception and/or internet.*
- *Mobile towers are upgraded by providers in the future according to demand and their infrastructure upgrade schedule.*
- *The current exchange adequately services the current population and Telstra will adapt infrastructure to meet future demand on the system and adapt the network for any future advances in technology.*

The proposed infrastructure will provide mobile phone and wireless data coverage to the Collie Power Station complex, surrounding roads in the locality and will also provide improved mobile communications for emergency services, improving health, safety, educational and employment for the region.

The proposed facility is entirely consistent with the objectives and strategies of the Local Planning Strategy.

Shire of Collie Local Planning Scheme No. 6 (LPS6)

Zoning

The subject site is zoned 'Rural' under the provisions of the Shire of Collie Local Planning Scheme No.6 (LPS6).

Table 3 lists Zone Objectives within the LPS6 and list the following objectives that for land within the Rural Zone. An assessment against those objectives is presented in the table, next page:



LPS 6 Table 3 – Rural Zone Objectives

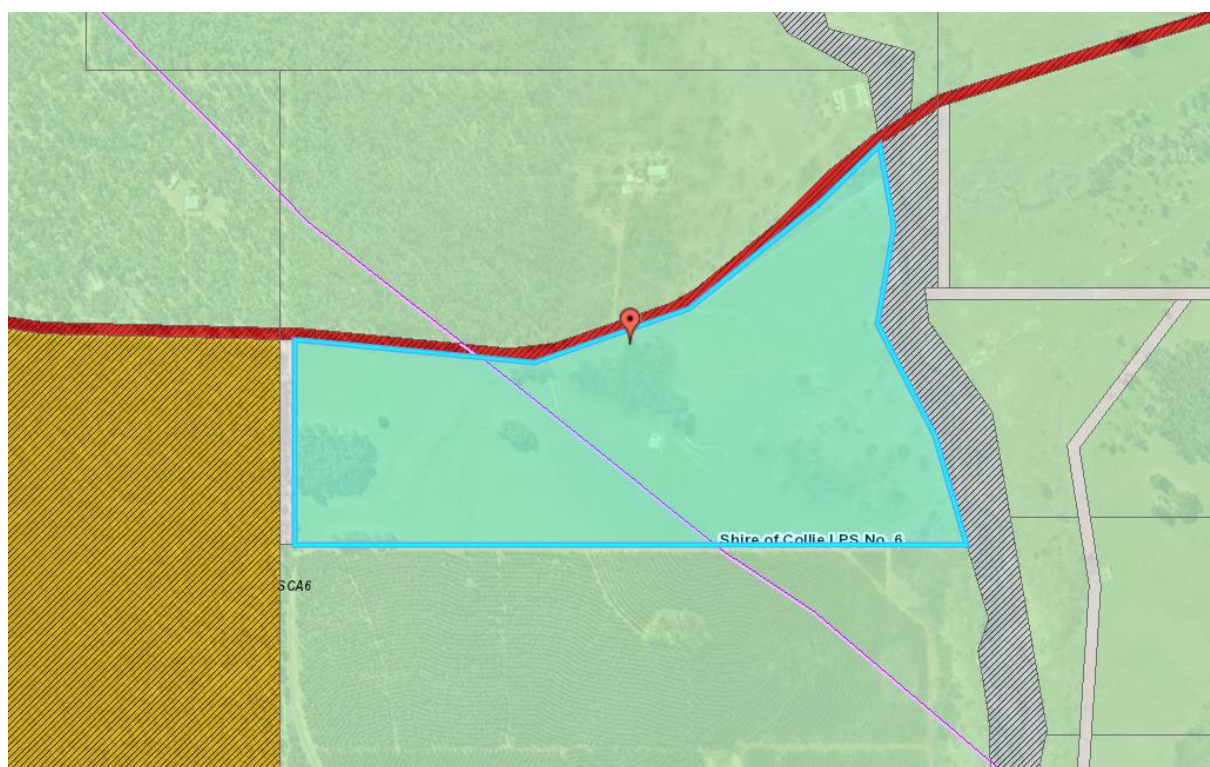
Objective	Assessment
<ul style="list-style-type: none">• To provide for the maintenance or enhancement of specific local rural character.	<p>The locality is characterised by open grazing land, native vegetation and pine forest land uses.</p> <p>Whilst the proposed facility will be a prominent feature, when viewed from Collie-Williams Road, it is a type of structure that is not uncommon in rural areas. In this context, it is considered to maintain the local rural character.</p>
<ul style="list-style-type: none">• To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.	<p>The current use of the site involves agistment and grazing. The nominal footprint of the facility will not disturb this land use to a great degree.</p>
<ul style="list-style-type: none">• To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.	<p>The facility location has been sited approximately 900m to the east of the Bingham River. No vegetation is proposed for removal. It is anticipated that current environmental qualities will not be affected by the installation.</p>
<ul style="list-style-type: none">• To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.	<p>The facility will not be affected by existing and future rural land uses and is not a sensitive use likely to limit the operation of those land uses.</p>
<ul style="list-style-type: none">• To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.	<p>The proposed facility will provide vital mobile telephony services to the rural area. This is essential infrastructure, especially in times of natural disaster.</p>



Table 4 Zoning Table within the LPS6 lists use and development for telecommunications infrastructure within land zoned Rural to be a discretionary use (D), meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

Division 2 – Land Use Terms Used in the TPS6 defines ‘Telecommunications Infrastructure’ as follows:

‘means premises used 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.’



Collie LPS6 Zoning map



Part 4 – General Development Requirements

Assessment against relevant provisions is provided below:

Clause 32.1 (d)

For the purpose of clause 32.1, the building height limits do not apply to a chimney stack, mast, telecommunications infrastructure, signal receiving or transmitting tower, satellite dish (not exceeding a diameter of 4m), pole, wind turbine, silo or grain elevator. Notwithstanding, the proposed development is to be designed, sited and/or treated to ensure that it does not adversely impact the visual amenity of the locality, as determined by the local government.

Telecommunications Facilities operate using radio waves that require a direct line of site between handset and antenna. In this locality, topography and coverage objectives necessitate the tower height of 67m, to allow for the microwave transmission link to the network. This will have some visual impact in this locality.

However, the requirement for a guyed mast does provide some advantages over an alternative lattice tower. Guyed masts are narrower than a lattice tower structure and in this case the mast itself will be no wider than 700 mm at the base, whereas a comparable lattice tower would be approximately 5m in width at the base.

Clause 32.3 Car Parking

Access to the proposed telecommunications facility and compound will be via the secondary road (Salvation Rd.) and internal tracks within the subject property. An area adjacent to the proposed compound will be utilised during construction and once operational, standard maintenance vehicles will visit and park adjacent the Telstra compound. Any loading or unloading of materials will be undertaken within the fenced compound area.



Clause 33.2 Zone Development Standards – Rural Zone Requirements

(a) In considering any rezoning or subdivision within the Rural zone the local government will have due regard to State Planning Policy 2.5 Rural Planning and whether the proposal may prejudice current or potential agricultural activities and production within the zone.

(b) Subdivision will only be considered in accordance with the Western Australian Planning Commission's Development Control Policy 3.4: Subdivision of rural land and there is a general presumption against the further subdivision of land in the Rural zone.

(c) The existence of a second dwelling on a rural lot is not considered a justification for subdivision.

(d) The local government will not recognise the existing historic pattern of subdivision in a locality as justification to support further subdivision.

(e) No more than one single house may be developed on a lot.

(f) When considering a development application for the development and use of land for tourism related uses including tourist development reception centre, winery, brewery, camping ground, restaurant/cafe, shop and holiday accommodation, the Local Government may require a Local Development Plan to be prepared in accordance with Part 4 cl. 48 of the Deemed Provisions.

The proposal does not require the division of land or erection of a dwelling.



PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

Clause 67 *Matters to be considered by local government of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* provides:

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

The following response is provided, relevant to the Telstra proposal:

The proposed telecommunications infrastructure is deemed an essential service providing continuous mobile network coverage and improved telecommunications services to local businesses, residents, tourists, medical, education, safety and emergency services organisations.

The proposed facility's location within the rural zone, adjacent to extensive natural and planted vegetation will provide effective coverage to the surrounding area without excessive impact upon the amenity of the area.

The subject site is within land zoned Rural for the purposes of farming, with the land utilised for grazing and agistment. The proposed telecommunications infrastructure will not impact adversely on the environment, the character of the locality nor have any detrimental social impact.

The rural character and amenity of the surrounding locality will not be adversely impacted by the proposal. No clearing of native vegetation will be required.

There is sufficient area within the works area to accommodate loading, unloading manoeuvring and parking of vehicles during construction.

Post construction, site visits to the facility will be generally one to two visits per year for maintenance. There is sufficient space adjacent the fenced compound to accommodate a service vehicle. Accordingly, there is no requirement for specific vehicle parking to be provided within the subject property, and the effect on traffic flow and safety is negligible.

The proposed infrastructure is required due to the pending relocation of an existing telecommunications facility installed at the neighbouring power station. The new facility will assist to provide mobile phone and wireless data coverage to the power station industrial area and improve coverage to traffic corridors and the surrounding locality. The facility will provide communications for workers, health, safety and emergency services.



State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

Department of Fire and Emergency Services mapping identifies the subject site lies within a Bush Fire Prone Area.

State Planning Policy No. 3.7 (**SPP3.7**) and Guidelines for Planning in Bushfire Prone Areas (**Guidelines**) provide objectives and guidelines on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a bushfire prone area. Where required, SPP3.7 states that a Bushfire Attack Level (**BAL**) assessment is required as part of a planning application.

In accordance with Clause 5.8.4 of the Guidelines, a non-habitable building does not require a BAL assessment. Furthermore, Clause 5.7 of the Guidelines refers to telecommunications facilities as “unavoidable development,” *where full compliance with SPP3.7 would be unreasonable.*

For the above reasons, a BAL assessment for the subject proposal is not required.

Asset Protection Zone

Although protection of telecommunications facilities is not specifically addressed by State Policy or guidelines, and as above, a BAL assessment is not required, it is acknowledged the Shire considers that telecommunications infrastructure is critical in times of emergency and therefore should be provided all available opportunities to defend in the case of bushfire.

The proposed facility will be contained within a cleared fenced compound, within lot 2, which is mostly void of vegetation.

State Planning Policy 5.2 – Telecommunications Infrastructure

State Planning Policy No. 5.2 (**SPP 5.2**) seeks 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.

Clause 4 (c) Policy Objectives of SPP5.2 states:

The objectives of this policy are to ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons.

The following principles, as stated in SPP 5.2 are relevant and responses provided:



Clause 5.1.1

- ii) *Telecommunications facilities should be sited and designed to minimise visual impact and wherever possible; and*
 - a) *be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;*
 - b) *be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;*
 - c) *not be located on sites where environmental cultural heritage, social and visual landscape values maybe compromised and;*

To achieve Telstra's coverage objectives, a 69 metre guyed mast is required.

It is acknowledged that this new tower will be a visible addition to views along parts of the Collie-Williams Road. However, the area is not heavily populated and views from the road will be mostly obscured by roadside native vegetation, especially when travelling from west to east.

Views of the facility from the easterly direction are more pronounced, due the lack of vegetation on the subject allotment. However, the site has been designed to have as little visual bulk as possible. Importantly, views from the road will be mostly from vehicles travelling at high speed, meaning views will be fleeting.

It is concluded that the proposed base station will not have a significant negative impact on the landscape character of the local area, within the context of this part of the rural zone, when weighed against the improvements in vital telecommunications infrastructure.

(refer **Appendix C Site Photographs**)

The site is not an area of cultural heritage, and the impact of the facility on the environmental, social and visual values is minimal.

- d) *Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape.*

The guyed mast is to be constructed of steel, which will dull over time, once weathered. This open weave is considered to be the most unobtrusive option for the proposed infrastructure in this location and the equipment shelter is to be of a 'pale eucalypt' finish to compliment the natural vegetation.

Accordingly, it is deemed the proposed location complies with Clause 5.1.1 (ii) which provides; *Telecommunications facilities should be sited and designed to minimise visual impact .*

- iv) *Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improve telecommunications services to the community;*



The proposed infrastructure will facilitate improved mobile phone and wireless data coverage to the Collie Power Station Industrial area and along traffic corridors in the wider area to service the local community.

v) *Telecommunications infrastructure should be co-located...*

Telstra is already utilising all co-location opportunities in the surrounding areas, including its facilities at:

- RFNSA 6225023 - Lot 5263 Plan 183431 Gibbs Rd, Collie WA 6225
- RFNSA 6225007 - Premier Mine Workshop, Off Shott Road South, Shotts WA 6225
- RFNSA 6225014 - Premier Mine, Premier Rd, Off Centaur Rd, 17 km East of Collie WA

Detailed investigations of the locality revealed no other opportunities to co-locate telecommunications infrastructure which would achieve the coverage objectives for this locality.

TELECOMMUNICATIONS LEGISLATION

The installation and operation of telecommunications infrastructure is regulated by the *Telecommunications Act 1997* (Commonwealth), in addition to state planning legislation where applicable.

It is a condition of telecommunications carriers' licences that they must comply with the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 2018*. The Code of Practice further requires carriers to comply with the Communications Alliance Industry Code C564:2020 – Mobile Phone Base Station Deployment (**DC Code**). The DC Code imposes site specific obligations on carriers, including the requirement to have regard to guidelines established within the DC Code to take 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.

The proposed infrastructure 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 Australian Radiation Protection and Nuclear Safety Agency (**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 is attached (refer **Appendix D**).



CONCLUSION

The proposal presented is permissible under the provisions of Shire of Collie Local Planning Scheme No 6, is consistent with the objectives and provisions of the applicable statutory planning instruments and is also consistent with the principles of orderly and proper planning as outlined in the preceding sections.

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

1. The proposal is consistent with the Shire of Collie Local Planning Strategy 2020
2. The proposed development is consistent with the Scheme objectives and provisions of the Shire of Local Planning Scheme No 6.
3. The proposal is consistent with the Western Australian Planning Commission's State Planning Policy No. 5.2–Telecommunications Infrastructure.
4. The proposal is adequately separated from sensitive sites and residential development.
5. Works associated with the development 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 requirement for a replacement facility, minimal impact on the amenity of the area and the locality, the application warrants support from the Shire of Collie.

Considering the proposal's demonstrated compliance with the applicable statutory planning instruments, we respectfully request approval of the subject application.

We trust that the information contained is sufficient for you to favourably determine the application.

However, should you require any additional information or wish to discuss this matter further then please do not hesitate to contact me via phone on 08 7071 9601 or via email at Graeme.Lane2@servicestream.com.au.



Attachments:

DA Submission Application Form

Appendix A – Title Documents

Appendix B – Preliminary Plans

Appendix C – Photographs

Appendix D - EME Report