



ATTACHMENTS

Planning and Development Committee Meeting

30 November 2016

6.00pm

City of Albany Council Chambers

PLANNING AND DEVELOPMENT COMMITTEE
ATTACHMENTS – 30/11/2016

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OPTUS

DALY
INTERNATIONAL

Our Ref: P0681 Gledhow

23/09/2016

Planning Manager
City of Albany Council
PO Box 484, ALBANY, WA 6331

Dear Sir/Madam,

Lodgement of Development Application for new Telecommunications Facility at 43 Bottlebrush Road GLEDHOW WA 6330 (Lot 14 on Plan 222500).

I am writing on behalf of Optus Pty Ltd, who are seeking to install a new telecommunications facility supporting Optus communications infrastructure at the above address.

The works will involve installation of one (1) 35m monopole, three (3) panel antennas, one (1) 1200mm parabolic (dish) antenna, one (1) new prefabricated equipment shelter and ancillary equipment associated with operation of the facility.

The proposal does not constitute 'Low Impact Development' under the *Telecommunications (Low Impact Facilities) Determination 1997* and therefore requires Development Approval.

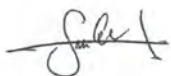
Please find attached the following documents:

- Development Application Report and Appendices; and
- Application Form with landowner's signature

A cheque of \$800 will be issued to the City of Albany in the coming days.

Thank you for your assistance with this application. Should you have any enquiries regarding this application, or require more information to assist in your assessment, please feel free to contact me on the details listed below.

Yours sincerely,



Stuart Coles | Town Planner
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OPTUS

**Planning Application
Proposed New Telecommunications
Facility**

**43 Bottlebrush Road, Gledhow,
WA, 6330.**

**(Lot 14 On Deposited Plan
222500)**

Prepared on behalf of Optus
by Daly International Pty Ltd
September 2016





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- Appendix 1 Preliminary Plans**
- Appendix 2 Environmental EME Report**
- Appendix 3 Certificate of Title**



DA for New Telecommunications Facility at
43 Bottlebrush Road, Gledhow, WA, 6330 (Lot 14 On Deposited Plan 222500)

EXECUTIVE SUMMARY

Proposal	<p>Optus Mobiles Pty Ltd (Optus) proposes installation of a new telecommunications facility at 43 Bottlebrush Road, Gledhow, WA, 6330. The proposal is part of a nationwide rollout to improve mobile coverage and access to enhanced services via the Optus mobile network in metropolitan, regional and rural areas across Australia. The proposed works involve installation of:</p> <ul style="list-style-type: none"> • one (1 no.) new 35m tall monopole; • three (3 no.) new 12 port panel antennas, to be mounted at the top of the tower on a triangular headframe (36m Centre Line); • one (1 no.) new 1200mm parabolic transmission antenna; • one (1) new equipment shelter coloured 'Paper Bark', with a floor area of 7.5m², located adjacent to the new monopole; and; • ancillary equipment associated with the operation of the facility. <p>The new facility will be wholly contained within a compound enclosed by a 2.4m tall chain link fence.</p> <p><i>**1 x 12 port antenna may have the outward appearance of two separate antennas. For this reason works involve the installation 3 x 12 Port antennas which equal a total of 6 x panel antennas**</i></p>	
Purpose	To provide coverage and capacity to the Gledhow, McKail, Lockyer and Mt Elphinstone areas, including Cunderdin-Wyalkatchem Rd, Great Eastern Hwy, and Cunderdin-Quairading Rd.	
Property Details	Property Description: Lot 14 on DP 222500 Street Address: 43 Bottlebrush Road, Gledhow, WA 6330	
Town Planning Scheme	Council: City of Albany Scheme: City of Albany Local Planning Scheme No.1 Zone: General Agriculture Definition: Telecommunications Infrastructure	
Metropolitan Region Scheme	N/A	
Planning Considerations	Referrals	N/A
Planning Considerations	State Planning	SPP 5.2 (Telecommunications Infrastructure) SPP 2.5 (Land Use Planning in Rural Areas)
Planning Considerations	Local Policies/Strategy	City of Albany Local Planning Strategy (6.4.4 Telecommunications)
Application	Development and use of the land for the purpose of a new mobile telecommunications base station.	
Application	Daly International Level 5, 97 Pirie St ADELAIDE, SA 5000 Contact: Stuart Coles 0401789219 SColes@dalyinternational.com.au Ref: Gledhow RFNSA Ref: 6330022	

REPORT ITEM PD149 REFERS



DA for New Telecommunications Facility at
43 Bottlebrush Road, Gledhow, WA, 6330 (Lot 14 On Deposited Plan 222500)

Applicant	Report prepared by: Stuart Coles
Quality and Assurance Check	

1 INTRODUCTION

This Development Application has been prepared by Daly International Pty Ltd, acting on behalf of Optus Mobile Pty Ltd ('Optus') for the deployment of mobile telecommunications facilities. This application seeks approval for the construction of a new mobile phone base station at 43 Bottlebrush Road, Gledhow, WA, 6330 (Lot 14 On Deposited Plan 222500).

Optus regularly tests the efficiency of its existing network and has identified shortcomings in coverage around the Gledhow area. In particular, improvements in coverage are sought to address network capacity issues and coverage to the Gledhow, McKail, Lockyer and Mt Elphinstone areas, including Cunderdin-Wyalkatchem Rd, Great Eastern Hwy, and Cunderdin-Quairading Rd.

The proposed facility comprises installation of:

- one (1 no.) new 35m tall monopole;
- three (3 no.) new 12 port panel antennas, to be mounted at the top of the tower on a triangular headframe (36m C/L);
- one (1 no.) new 1200mm parabolic transmission antenna;
- one (1) new equipment shelter coloured 'Paper Bark', with a floor area of 7.5m², located adjacent to the new monopole; and;
- ancillary equipment associated with the operation of the facility.

The facility is to be located within a 77.52m² leased compound, enclosed by a new 2.4m high chainlink security fence. Access to the site is to be via an existing gate from Bottlebrush Road.

All mobile carriers are bound by the operational provisions of the Telecommunications Act 1997 and the Telecommunications Code of Practice 1997. While some works can be carried out under the Telecommunications (Low Impact Facilities) Determination 1997 without development approval, this proposal is not defined as 'Low Impact' and therefore requires Council approval to proceed.

This report supports an application for development and use of the leased area within the subject site for a new telecommunications facility servicing the wider Gledhow area including McKail, Lockyer and Mt Elphinstone areas. Optus considers the proposed facility and its impacts would be appropriate and acceptable in the proposed location and respectfully requests favourable consideration by the City of Albany.

2 BACKGROUND.

2.1 *Benefits of Mobile Technologies*

Mobile telecommunications play a central role in society and are becoming more deeply integrated into our day to day lives. Mobile communications networks shape how and when people communicate and how we access information on a daily basis. Today, improved connectivity means that mobile devices are used for everything from

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43 Bottlebrush Road, Gledhow, WA, 6330 (Lot 14 On Deposited Plan 222500)

commerce and research to location-based services and social media. Individuals, families, businesses and society are all benefiting from the improved connectivity facilitated by mobile technologies.

In addition to its personal and social value, the evolution of mobile technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement. Since its introduction, mobile technology has played a key role in stimulating labour productivity growth by allowing employees to be more efficient, with more productive use of time. According to Deloitte (2016), the Australian economy is approximately \$34 billion larger in 2015 than it would have been otherwise due to the long-term productivity of mobile technologies.

Mobile technology's economic contribution is not limited to improving productivity. It improves connectivity and participation in the workforce. Mobile technology also provides employees with the flexibility to work from home, promoting sustainable commuting and reducing traffic congestion. According to the Australian Mobile Telecommunications Association (AMTA), two decades ago only 4% of Australians owned a mobile device. According to the Australian Bureau of Statistics (ABS), there are now over 21 million subscribers with internet access connections via a mobile handset in Australia (ABS, 2015). Mobile technology's continual development has allowed it to become the preferred channel to access the internet for most people in Australia and the rest of the world.

2.2 Purpose of the Proposal

To cater for the growing demand for mobile services, Optus has embarked on a nationwide rollout to deliver an improved, reliable telecommunications network to the Australian public. The rollout will provide improved mobile coverage and enhanced services in metropolitan, regional and rural areas throughout Australia. The rollout consists of the upgrade of existing telecommunications facilities and, where required, the installation of new mobile base stations to expand the coverage footprint and offer seamless mobile services.

Additional base stations are required where surrounding facilities cannot provide sufficient coverage to a target area. New facilities are also required where existing base stations are fully utilised and cannot service additional uses in the area. Optus has undertaken analysis of their mobile network in the Gledhow area and has identified that coverage and network quality need to be improved. If this investment is not made, the following main issues will arise:

- Users may have difficulty connecting to the mobile network or the call may drop out. This impacts businesses, residents, visitors to the area and the ability of the user to contact emergency services.
- Users may experience reduced data transfer speeds, longer download times and poor network performance at busy times of the day with data intensive and time sensitive applications (e.g. newscasts, social media, mobile banking, weather forecasts, sports highlights etc.).

Optus has undertaken investigations into the use of other Carrier and broadcast facilities within the area. In this case there are no existing facilities that meet the criteria for Optus' improvements, as discussed in more detail below. As such, it is concluded that the deployment of a new Optus mobile phone base station in the Gledhow area is the only viable solution.

2.3 Network Coverage Objectives

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

Recently, the network has experienced significant and growing demand for mobile broadband. As usage of smart phones, tablets and other wireless devices continues to rapidly expand, further demand is placed on the network. Optus is aware that their customers are sensitive to network dropouts and poor speed and wants to provide services that meet the expectations of the Australian community.

In this case, Optus has identified significant demand for coverage by users in and around the target area of Gledhow.

Figure 1 demonstrates the approximate area Optus intends to service through the installation of the new facility. *'Note that actual coverage may vary as the coverage footprint can be affected by many factors including terrain and the number of users at any one time.'*

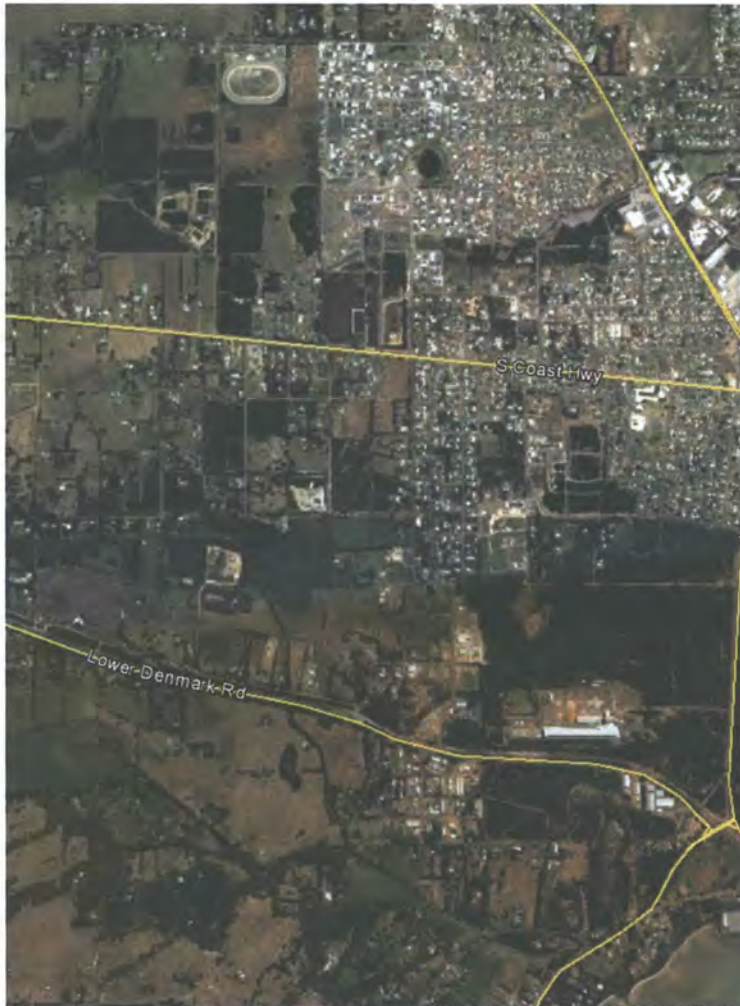


Figure 1: Optus' intended target coverage area (Google Earth)

3 SITE SELECTION

3.1 Site Selection Process

Optus carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility located at 43 Bottlebrush Road would be the most appropriate solution.

Optus commenced the site selection process with a search of potential sites that meet the network's technical requirements, with a view to also having the least possible impact on the surrounding area. Optus applies and evaluates a range of criteria as part of this site selection process.

Optus assesses the technical viability of potential sites through the use of computer modelling tools that produce predictions of the coverage that may be expected from these sites, as well as from the experience and knowledge of radio engineers.

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There are also a number of other important criteria that Optus uses to assess and select potential site options. These take into account factors other than the technical performance of the site, and include:

- The potential to upgrade existing Optus facilities within the region;
- The potential to co-locate on an existing telecommunications facility;
- The potential to locate on an existing building or structure;
- The ability to minimise environmental, visual and heritage impacts;
- Proximity of the site to community sensitive locations;
- Regulatory compliance and the potential to obtain relevant planning approvals;
- Proximity to community sensitive locations and areas of environmental heritage;
- Impacts on the existing use of the site;
- The ability to secure tenure with landowner; and
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

During the site selection process for the new facility, Optus carefully considered all of the above criteria. This analysis is detailed in the following sections.

3.2 Co-location Opportunities

The Communications Alliance Industry Code – Mobile Phone Base Station Deployment promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. A number of existing facilities were identified within proximity to the Gledhow area.

Further investigation into these sites, identified only one possible option for co-location due to Optus occupying the other surrounding structures.

The closest mobile facilities in the area are as follow, also shown in **figure 2**:

- A) RFNSA #6330014. 40m Telstra concrete pole, Lot 203 (9) Locke Street ORANA WA 6330**
This tower is already used by Optus to provide service to Orana and Lockyer areas. It would not provide sufficient coverage for the target area due to distance and existing levels of use of the infrastructure.
- B) RFNSA #6330004. 30.5m Telstra Steel Guyed Mast, Mt Melville Lookout, Melville Drive MOUNT MELVILLE WA 6330**
Similar to above, this tower is used by Optus already and provides coverage for the Mount Melville and Yakamia areas. It would not provide sufficient coverage for the target area due to distance and existing levels of use of the infrastructure.

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C) RFNSA #6330018. 40m NBN.Co Monopole, 241 Robinson Road ROBINSON WA 6330

This facility has yet to be constructed. From a planning perspective co-location is the most favourable option for new mobile base stations. In this case the distance from the Optus target area restricts the coverage required as part of this Optus proposal. As a result this location is not suitable.



Figure 2: Locations of nearest existing telecommunications facilities (RFNSA website)

3.3 New Facility Locations

In addition to there being no suitable telecommunications structures for co-location, there were no tall buildings or structures that could be used as a support structure for the antennas. As no co-location options are suitable, Optus considers that a new telecommunications facility will be required to service the Gledhow area.

3.3.1 General Approach

Optus' site investigations focussed on candidates well separated from built up residential areas, however still close enough to supply the envisaged coverage requirements. Candidates east of Balston Road were considered favourably due to their distance from the built up residential area, lot size, nature of existing development and presence of mature vegetation that can be used for screening and visual mitigation purposes.

3.3.2 Site Identification and Assessment

A large number of potential sites were initially identified through a desk based assessment. A shortlist of the five (5) most suitable candidates was drawn up and a detailed assessment was undertaken. The locations of these are shown in figure 3. Table 1 provides the summary of the assessment of each site.

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Figure 3: Candidates Sites Investigated (Google Earth)

Candidate	Site Details	Facility Type	Description & Comments
A	42 Moortown Road, Gledhow	35m Monopole	<p>Site is zoned 'General Agriculture' with no removal of vegetation required for development.</p> <p>Site is located within large block. Nearest dwelling is located approximately 160m north-west.</p> <p>No heritage or environmental constraints.</p>
B	76 Moortown Road, Gledhow	35m Monopole	<p>Land owner withdrew interest in site</p> <p>Site is zoned 'General Agriculture' with no removal of vegetation required for development.</p> <p>Site is located within large block with owners dwelling in close proximity. Nearest neighbouring residential dwelling 100m east.</p> <p>No heritage or environmental constraints.</p> <p>Land owner withdrew interest in site</p>



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C	191 Cuming Road, Gledhow	35m Monopole	<p>Site is zoned 'Future Urban' with no removal of vegetation required for development.</p> <p>Site is located adjacent to a number of residential dwellings on the side of an incline resulting in this location being highly visible.</p> <p>No heritage or environmental constraints, however land is zoned for future urban.</p> <p>Land owner withdrew interest in site</p>
D	40 Kitson Road, Gledhow	35m Monopole	<p>Site is zoned 'Light Industry' with no removal of vegetation required for development.</p> <p>Site is located adjacent to a number of residential dwellings on a plateau at the bottom of an incline resulting in this location being highly visible.</p> <p>No heritage or environmental constraints.</p> <p>Land owner withdrew interest in site</p>
E	43 Bottlebrush Rd, Gledhow, WA 6330	35m Monopole	<p>Site is zoned 'General Agriculture' with no removal of vegetation required for development.</p> <p>Site is located within large block. Nearest dwelling is located approximately 120m south, well separated by large/dense mature vegetation. Owner dwelling located within the property 220m north-west</p> <p>No heritage or environmental constraints.</p>

Table 1: Summary of candidates investigated.

3.4 Site Selection Conclusion

A thorough assessment of potential telecommunications base-station sites in the surrounding area has been undertaken, however, the majority of these sites have been ruled out for one or more reasons, including:

- Lack of required coverage and network performance;
- Candidate is too far from one of the target transport corridors to meet the coverage objectives for the target area;
- After initial discussions, the landowner was not willing to proceed;
- Candidate is considered to have an unacceptable visual impact on the surrounding area; and
- Candidate is considered to have an unacceptable environmental impact.

As detailed within **table 1**, the candidates identified were located in either a General Agriculture, Light Industry or Future Urban zones. Telecommunications Infrastructure is subject to and must comply with Clause 5.3.3 in future urban areas of the local planning scheme whilst development within General Agriculture or Light Industry is permitted if the Council exercises their discretion in granting approval.

Due to the nature of the area with scattered residential properties, many of the candidates were within 200m of at least one property. There are no schools, child care, sporting or other gathering areas near any of the candidates.

All sites had good access to power and to a sealed road, facilitating construction of the site.

Candidates A, B and E had good levels of existing mature vegetation on site that would provide screening and mitigate some visual impacts of the proposed development. All five candidates scored well on the radiofrequency assessment, meeting Optus' criteria. After further consultation with land owners, all candidates except Candidate E withdrew property interest, leaving Candidate E as the only feasible option. This location was however identified as the most suitable location from a planning viewpoint given the separation from built up residential areas and existing vegetation suitable for mitigating visual impacts. Therefore, on behalf of Optus, we submit this Development Application for a new telecommunications facility to the City of Albany.

4 SITE CONTEXT

4.1 Subject Site and Surrounds

The site is within a predominantly semi-rural agricultural area, with surrounding land divided into large rural allotments used for grazing and some light industrial uses.

Directly south of the site and scattered in the north, east and west are large areas of mature/dense vegetation. There are parcels of land located to the south and south-east zoned as '*Parks and Recreation*' and land located to the north identified as land zoned for '*Public Use Conservation of Flora and Fauna*'.

From the proposed site, the land slopes towards the west, whilst the exact location of the proposed structure is relatively level. The site is closely surrounded by vegetation in the east, whilst the land directly west is open, grazing land. Vegetation borders the southern boundary of the property.

The bordering property to the east is currently used for light industrial uses, whilst the nearest residential dwellings can be found approximately, 110m south, 160m east, 250m west, 260m north-west and 300m north.

Access to the site is to be via Bottlebrush Road through an existing access gate.

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Figures 4-11 illustrate the context and appearance of the proposed site.



Figure 4: Context of proposed Optus Site (Google Earth)



Figure 5: Aerial View of Proposed Optus Site (Google Earth)

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Figure 6: View looking north-west from proposed site.



Figure 7: Relatively flat location of proposed site

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Figure 8: View looking east towards proposed site location



Figure 9: View from existing access gate on Bottlebrush Road

The following **figures 10-13** have been taken from various vantage points within the surrounding area looking towards the proposed facility.

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Figure 10: View from in front of property at 44 Bottlebrush Road.



Figure 11: View looking south from in front of the dwelling at 34 Moortown Road

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Figure 12: View looking south west from outside property at 42 Moortown Road.



Figure 13: View looking west from front of property at 76 Moortown Road.

5 THE PROPOSAL

5.1 Installation details

Optus proposes to construct a new telecommunications facility comprising installation of the following elements:

- one (1 no.) new 35m tall monopole;
- three (3 no.) new 12 port panel antennas, to be mounted at the top of the tower on a triangular headframe (36m C/L);
- one (1 no.) new 1200mm parabolic transmission antenna;
- one (1) new equipment shelter coloured 'Paper Bark', with a floor area of 7.5m², located adjacent to the new monopole; and;
- ancillary equipment associated with the operation of the facility.

The new facility will be wholly contained within a compound enclosed by a 2.4m tall chain link fence.

5.2 Access details

Mobile base stations operate on a continuously unmanned basis and require infrequent maintenance. Accordingly, the proposed facility will not be a significant generator of vehicular or pedestrian traffic and will not adversely impact local traffic flow.

Access to the site is proposed off Bottlebrush Road as can be seen in **figure 14**.



Figure 14: View east into site at access from Bottlebrush Road.

Vehicles and plant involved in the construction will be parked inside the site, away from Bottlebrush Road on the grassed area adjacent to the proposed compound. The exact details of plant location will be finalised once the construction contractor has been selected. No dedicated parking spaces are proposed; the ongoing maintenance will be completed by a single light vehicle visiting the site 1-5 times per year who can park on the access track at the rear of the property.

5.3 Power details

The power will be run underground to the facility from the nearest transformer, located on Bottlebrush Road. The approval process with Western Power has commenced.

5.4 Construction of the Proposed Facility

The construction of a telecommunications facility fundamentally consists of four stages:

1. Site preparation;
2. Facility construction;
3. Equipment installation and commission; and
4. Facility optimisation.

Any traffic impacts associated with construction will be of a short term nature and are not anticipated to adversely impact the surrounding road network. In the unlikely event that a road closure will be required, Optus will request permission from the relevant authorities.

Impacts on the environment and local amenity as a result of the construction by means of noise, dust and vibration will be short term in nature. The distance between the proposal site and any residential or sensitive development will mitigate any detrimental impacts.

Potential impacts of construction and operation are discussed in more detail in section 9 of this report.

6 COMMONWEALTH PLANNING CONTROLS

Licensed telecommunications carriers must operate under the provisions of the *Telecommunications Act 1997* and the following legislation:

- *The Telecommunications (Low Impact Facilities) Determination 1997* (as amended);
- *The Telecommunications Code of Practice 1997*; and
- *The Environment Protection and Biodiversity Conservation (EBPC) Act 1999*.

6.1 Telecommunications Act 1997 & Telecommunications (Low Impact Facilities) Determination 1997



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The Telecommunications Act 1997 has been operative since 1 July 1997. This legislation establishes the criteria for 'Low Impact' telecommunications facilities. If a proposed facility satisfies the requirements of a 'Low Impact' facility, the development is exempt from the planning approval process.

Further clarification of the term 'Low Impact' is provided in *The Telecommunications (Low Impact Facilities) Determination 1997*, which identifies the type of facilities that can be 'Low Impact' and the areas in which these facilities can be installed.

The facility proposed here is not 'Low Impact' under the definitions contained in the Commonwealth Legislation and is therefore subject to State and local planning laws and guidelines. In this case, the provisions of *The Planning & Development Act 2005*, and the City of Albany Local Planning Scheme, together with relevant policies made under these documents, will be applicable to the proposal. The City of Albany will be the determining authority in relation to the proposal.

6.2 Telecommunications Code of Practice

Under *The Telecommunications Act 1997* the Government established *The Telecommunications Code of Practice 1997*, which sets out the conditions under which a carrier must operate.

Section 2.11 of *The Telecommunications Code of Practice 1997* sets out the design, planning and installation requirements for the carriers to ensure the installation of facilities in accordance with industry 'best practice'.

6.3 The Mobile Phone Base Station Deployment Industry Code C564:2011

The Mobile Phone Base Station Deployment Industry Code C564:2011 (the 'Deployment Code') is designed to allow communities and Councils to have greater participation in decisions made by telecommunications carriers when deploying mobile phone base stations, and to provide greater transparency to local communities and councils when a carrier is planning, selecting a site for, installing and operating mobile phone radio communications infrastructure.

Table 2, below, demonstrates how the objectives of the Deployment Code have been met in this case. The terms Electromagnetic Emissions (EME) and Electromagnetic Radiation (EMR) are used interchangeably in the Deployment Code to mean the radiofrequency portion of the electromagnetic spectrum.

Deployment Code Objective	Response
Apply a precautionary approach to the deployment of mobile phone radio communications infrastructure	The site selection process utilised here follows guidance set out at section 4 of the Deployment Code considering environmental and community sensitivities.
Provide best practice processes for demonstrating compliance with	An Environmental EME Report has been produced for the site in accordance with requirements of the



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relevant exposure limits and protection of the public	Deployment Code and following the template shown at Appendix C of the Deployment Code. The site specific report is provided at Appendix B to this report, showing that the maximum EME level calculated as a result of the proposed systems is 0.27% of the public exposure limit.
Ensure that the exposure of the community to EMR is minimised	<p>The environmental EME level is minimised through radio network design. Adaptive power control is the network feature that automatically adjusts the power and hence minimises EME from both the base station and the handset. Another feature, called discontinuous transmission, reduces EME emissions by automatically switching the transmitter off when no speech or data is sent.</p> <p>The site has been designed to restrict public access to any areas that exceed the general public exposure limits.</p> <p>EME exposure to the public will be minimised by:</p> <ul style="list-style-type: none"> • Inherent height of antenna and separation from publically accessible areas; • Site access restrictions – secure fence, locked gates and & signage; • Site access restrictions – restricted ladder access.
To ensure relevant stakeholders are informed, consulted and engaged with before mobile phone radio communications infrastructure is constructed	<p>As per guidance in the Deployment Code, it is expected that public consultation will occur through the Development Application process where one is required.</p> <p>Given the significant distance to any sensitive locations or uses, it has not been considered necessary to undertake any advance consultation in relation to the proposed development.</p>
Specify standards for consultation, information availability and presentation	
Consider the impact on the wellbeing of the community, physical or otherwise, of mobile phone radio communications infrastructure site selection	The preferred site recommended for development maximises separation to any residential and sensitive development. As a result, detrimental impacts on the local community are minimised, while providing a high quality mobile telecommunications service for the benefit of the community.
To ensure Council and community views are incorporated into the mobile phone radio communications infrastructure site selection.	This opportunity will be provided during the Development Application process.

Table 2: Summary of how Optus has addressed the objectives of the Deployment Code.

6.4 The Environment Protection and Biodiversity Conservation (EPBC) Act 1999

The EPBC Act 1999 obliges telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if it has, or is likely to have, an impact on a matter of

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'national environment significance'. There are nine matters of national significance protected under the EPBC that must be considered, classified as:

- World heritage places
- National heritage places
- Wetlands of international importance (listed under the Ramsar Convention);
- Listed threatened species and ecological communities;
- Migratory species protected under international agreements;
- Commonwealth marine area;
- The Great Barrier Reef Marine Park;
- Nuclear actions (including uranium mines);
- A water resource in relation to coal seam gas development and large coal mining development.

The EPBC Act Protected Matters Report identified that within a 250m radius of the proposed site there are 17 listed threatened species, and 6 listed migratory species. Additional to this there is 11 listed marine species, however these have been disregarded due to the location of the facility.

The proposed site is within proximity to a listed State or Territory Reserve, specifically identified as 'Unnamed WA23088'. This area can be seen highlighted in green within **figure 15**.

Whilst the report indicates that there are a number of Listed Threatened Species and Listed Migratory Species in the area, there will be no clearing and no removal of habitat associated with the construction of the facility and therefore these species will not be affected.

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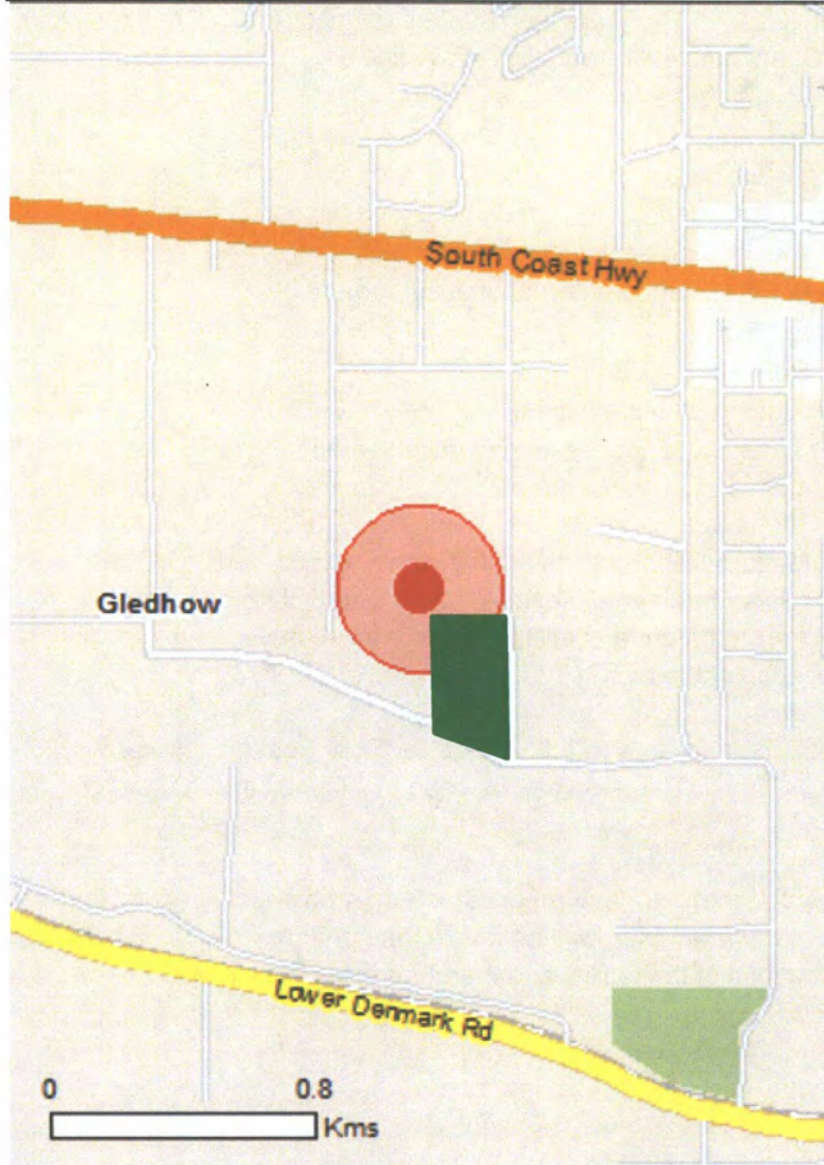


Figure 15: EBPC Protected Matters Search (www.environment.gov.au)

7 STATE PLANNING CONTROLS

7.1 State Legislation

7.1.1 The Planning and Development Act 2005

The Planning & Development Act 2005 is the primary piece of legislation governing development and subdivision in Western Australia. It sets out overarching development controls, in particular the requirement to obtain approval to commence development where it is established in a planning scheme.

7.1.2 The Planning & Development Act (Local Planning Scheme) Regulations 2015

The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) took effect on 19 October 2015, replacing *The Town Planning Regulations 1967*. Amongst other elements, the Regulations introduce a set of deemed provisions that now form part of every local planning scheme in the State.

Under Part 7 of the Regulations (Requirement for development approval), a person must not commence or carry out any works on, or use, land in the Scheme area unless:

- a) The person has already obtained the development approval of the local government; or
- b) The development is of a type referred to in clause 61.

Clause 61 defines types of development for which development approval is not required. As the proposed development of a telecommunications facility does not meet the criteria, it requires development approval under the City of Albany Local Planning Scheme.

7.1.3 The Environmental Protection Act 1986

The Environmental Protection Act 1986 (EP Act) establishes a system where environmental assessment of proposals is required if there is likely to be a significant effect on the environment. This is generally not needed where a determination is made under a Local Planning Scheme because the Scheme provisions will have undergone assessment by the Environmental Protection Authority (EPA) and therefore the impacts of such an approval would have been considered by the EPA.

This proposal does not raise matters not already considered under the EPA's assessment of the Local Planning Scheme. Furthermore, it does not involve major clearing and is not for a 'prescribed class' under the Act. It is therefore not considered that referral to the EPA would be necessary.

7.2 State Statutory Provisions

State Planning Policies (SPPs) are developed under Part 3 of *The Planning and Development Act 2005* and provide the highest level of planning policy control and guidance in Western Australia. Development Control Policies (DCPs) are part of the planning framework, however are more used to guide decision making in relation to subdivision and development applications.

7.2.1 State Planning Policy 2.5 Land Use Planning in Rural Areas (2013) (& draft SPP 2.5)

SPP 2.5 seeks to protect rural land and resources from incompatible uses, in particular protecting land used for agriculture and primary production. In addition, it promotes regional development through the provision of economic opportunities.



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The proposed lease covers an area of 77.52m², set into the eastern corner of the property at 43 Bottlebrush Road. Currently the land is used for grazing with a scattering of mature trees, mostly lining the boundary of the property. The surrounding land is not used for intensive farming purposes, nor are the surrounding properties.

The proposal will provide reliable and high quality mobile telecommunications coverage for the local area, facilitating opportunities for regional economic development and diversification where permitted by the City of Albany.

SPP 2.5 also touches on preservation of rural landscape, however this is dealt with in greater detail in response to other policies.

Based on the above, the proposed development is in compliance with the aims and objectives of SPP 2.5.

7.2.2 State Planning Policy 5.2 – Telecommunications Infrastructure (2015)

Primarily, the policy aims to balance the need for effective telecommunications services and effective roll-out of networks with the community interest in protecting the visual character of local areas. The objectives of the policy are to:

- Facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs;
- Manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure;
- Ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons; and
- Promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.

The site was selected to minimise visual impacts by being away from the developed areas and out of direct line of sight for most people in and passing through the area. **Table 3**, below, sets out the provisions of the policy relating to visual impacts together with the response for this situation.

Policy provision	Response
Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:	
a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites	<p>The proposal is located in a rural area, away from the more built up residential areas to the north and east of the property.</p> <p>In order to achieve the required coverage criteria, a height of 35m is required. While this will be visible from some points in the locality, there are no lookouts or key tourist routes from which the site will be prominently visible. There are also no meeting places or recreation</p>



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	sites located in the area from which the site will be clearly visible.
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	<p>The site has been selected so as not to compromise any significant views, places of significance or local landmarks.</p> <p>Existing vegetation will be retained to assist in screening the development when viewed from the north, east and south. While there are locations from which the site will be visible, the dense vegetation will mitigate visual impacts by providing a backdrop to the development.</p>
c) not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised	<p>A detailed assessment has been carried out and confirms that the site is not impacted by any natural environment or cultural heritage constraints. There are no key buildings, meeting places or other socially valuable locations in the vicinity.</p> <p>The site has been located and designed to minimise visual impact and to maximise distance to any built up residential or sensitive uses.</p>
d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;	<p>The site location has been selected away from residential and other development to minimise visual impact. The antennas will be factory grey colour and the shelter will be 'paper bark' to blend with the colours seen in the rural setting.</p> <p>No landscaping is proposed due to the retention of the existing vegetation which will assist in screening the facility and reduce the visual impact of the facility.</p>

Table 3: Visual Impacts expectations set out in SPP 5.2

In addition to the visual impact assessment addressed in **table 3**, SPP 5.2 highlights that telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improve telecommunications services to the community. As described in more detail in section 2 to this report, in this situation the facility will provide improved coverage and capacity to the Gledhow, McKail, Lockyer and Mt Elphinstone areas, including Cunderdin-Wyalkatchem Rd, Great Eastern Hwy, and Cunderdin-Quairading Rd.

SPP 5.2 goes on to highlight that telecommunications infrastructure should be co-located where possible and preferably within existing infrastructure corridors where existing or proposed buildings are not available. In this case, as set out in section 3, no co-location opportunities were available and there are no buildings or structures that could be used that would be capable of achieving coverage objectives. In order to achieve the network coverage objectives for the target area, the proposed NBN.Co monopole at 241 Robinson Road does not achieve the required coverage and capacity essential for this development.

As set out above, the proposal is in compliance with the aims and objectives of SPP 5.2.

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8 LOCAL PLANNING PROVISIONS

8.1 City of Albany Local Planning Scheme No. 1 (LPS)

8.1.1 Scheme & Zone Provisions

Under the LPS, the proposed use falls within the definition of 'Telecommunications Infrastructure'. The site and surrounding land to the north, east and south-west are zoned as General Agriculture, whilst the land to the south-east is zoned Parks and Recreation as shown in **figure 16**.

The zoning table defines Telecommunications Infrastructure use in the General Agriculture zone as 'D', which means that the use is not permitted unless the local government has exercised its discretion by granting approval.

Table 4 shows the objectives for the General Agriculture zone and the response to each in respect of the proposed telecommunications facility.

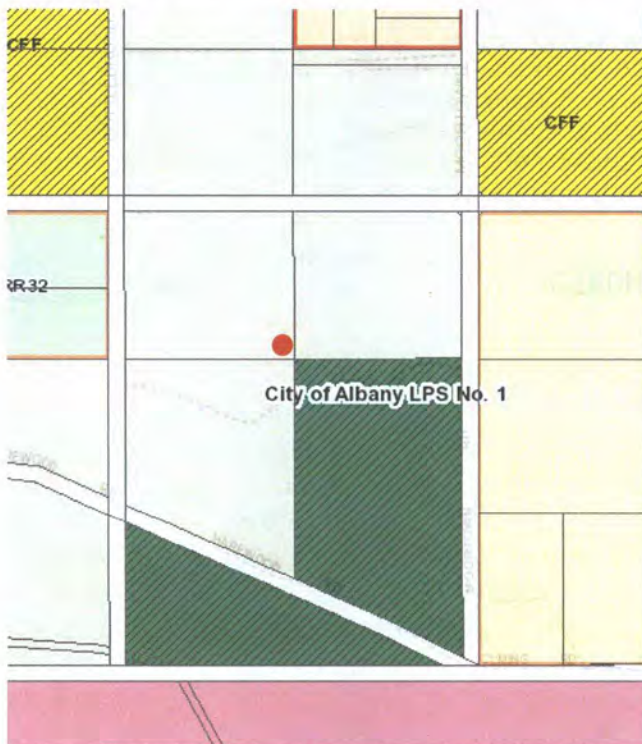


Figure 16: Local Planning Scheme zoning (City of Albany LPS)

Objective	Response
Provide for the sustainable use of land for agricultural and rural activities;	The establishment of the proposed telecommunications facility is not an agricultural or rural activity however its development will not detrimentally impact on the sustainability of the property or surrounding properties identified as 'General Agriculture' as per the LPS zoning provisions.



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	<p>The land is currently utilised as open grazing land with a scattering of mature trees within. There are no intense farming practices currently operating within the vicinity of the site and the formation of this facility will not prohibit any future agricultural uses.</p>
<p>Support complementary land uses where those land uses do not detract from adjoining agricultural and rural activities and are compatible with the character and amenity of the area;</p>	<p>As detailed above, the development of this structure will not detrimentally impact on the current or future agricultural land available for rural activities.</p> <p>Retaining the character and amenity of the rural area has been imperative during the scoping of this site. The location maximises distance from built up residential areas, whilst still capable of issuing the required coverage and capacity Optus desires in the locality.</p> <p>The undulating terrain and surrounding vegetation/trees within the wider locality is advantageous in mitigating the impact of a new 35m monopole from key vantage points within the region. A monopole is the most slimline/less visually intrusive structure capable of facilitating the telecommunication infrastructure for this rural location.</p>
<p>Prevent land uses and development within the zone that may adversely impact on the continued use of the zone for agricultural and rural purposes;</p>	<p>The specific siting of this facility at the eastern edge of the property boundary at 43 Bottlebrush Road allows for the currently open grazing paddock to be used for more intense agricultural uses in the future. The location of the structure does not impact on the ability of neighbouring properties to utilise their land for agricultural uses.</p> <p>No removal of vegetation is required for this development.</p>
<p>Provide for value-adding opportunities to agricultural and rural products on-site; and</p>	<p>Telecommunication services are an important modern infrastructure with impacts that go further than making a phone call.</p> <p>Section 9.11 of this report explains further the social and economic opportunities such infrastructure provides to the community.</p>
<p>Provide for tourism experiences where those developments do not impact upon adjoining agricultural and rural land uses.</p>	<p>As mentioned above, the social and economic benefits of telecommunications infrastructure are addressed in section 9.11 of this report.</p> <p>As per the <i>City of Albany's Local Planning Strategy</i> the impact of telecommunications infrastructure is further investigated in Section 8.2 of this report.</p>

Table 4: Objectives for General Rural zone (City of Albany LPS)

Section 5.5.16 sets out the provisions for development within the General and Priority Agriculture Zones as seen below in **figure 17**.

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5.5.16 General and Priority Agriculture Zones

5.5.16.1 Notwithstanding any symbol in 'Table 1: Zoning Table' or any other provision in the Scheme, the Local Government may exercise its discretion by granting planning approval for a maximum of two (2) grouped dwellings on a lot within the General Agriculture or Priority Agriculture zones provided that the lot is equal to or greater than 20 hectares in size.
AMD 13 GG 10/06/16

5.5.16.2 The Local Government may grant planning approval for Farm Worker's Accommodation to be developed on land zoned General Agriculture or Priority Agriculture subject to the following requirements:

- (a) The applicant demonstrating the need for the accommodation based upon the existing approved agricultural use operating on the premises;
- (b) Occupation of the accommodation is restricted to a person directly employed by the proprietor/manager of the business or activity carried out on the lot and their immediate family;
- (c) In the case of seasonal workers engaged in horticulture, there is no suitable alternative accommodation available (such as a caravan park) in close proximity to the farm; and
- (d) The accommodation is clustered around the Single House or other farm buildings on the land to minimise the impacts on adjoining properties and to enable the sharing of infrastructure servicing.

5.5.16.3 The Local Government may grant planning approval for Chalet/Cottage Units or Holiday Accommodation to be developed on land zoned General Agriculture or Priority Agriculture subject to the following requirements:

- (a) Despite anything contained in the Zoning Table, Chalet/Cottage Units and Holiday Accommodation are not permitted on any lot zoned General Agriculture or Priority Agriculture less than five hectares in area.
- (b) The number of Chalet/Cottage Units and/or Holiday Accommodation shall be determined in accordance with the capability of the land as illustrated by a Land Capability Study. The maximum number of units/guest bedrooms shall be limited as shown in the following table:

Lot Size	Units	Guest Bedrooms
Less than 5 hectares	Nil	Nil
5 – 10 hectares	5	10
Greater than 10 hectares	8	16

Note: The above table stipulates a maximum number of two bedrooms per Chalet/Cottage Unit and/or Holiday Accommodation.

- (c) To minimise impacts on agriculture, flora and fauna values, and the risk to life and property from bushfires, Chalet/Cottage Units and Holiday Accommodation shall be:
 - (i) Incidental and subordinate to the principal use of the land for agricultural purposes;
 - (ii) Sited to avoid conflict with agricultural uses on the subject or surrounding land;
 - (iii) Where possible (i.e. where the lot accommodates cleared areas) sited in existing cleared areas; or
 - (iv) Where the lot does not accommodate sufficient cleared land, sited to form a cluster.

5.5.16.4 Subdivision within the General and Priority Agriculture zones will not be supported by the Local Government unless it is in accordance with one of the exceptional circumstances outlined in the Western Australian Planning Commission's *Development Control Policy 3.4 – Subdivision of Rural Land*.
AMD 13 GG 10/06/16

Figure 17: Local Planning Scheme Zoning (City of Albany LPS)

As the proposed development does not include the establishment of 'Farm Workers Accommodation, Chalet/Cottage Units or Holiday Accommodation' many of the provisions of development are not specific to the proposed application. With regard to subdivision, the 77.52m² section of land which will house the facility will be leased to Optus by the lessor, without the requirement of subdivision.

8.2 City of Albany Local Planning Strategy

The City of Albany Local Planning Strategy provides strategic guidance to the sustainable planning and approach required by council to cater for the growing population and employment in the region as well as the unique natural environment. Importantly for this proposed development, the strategy eludes to the importance of infrastructure services including telecommunications provisions.

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As part of the City of Albany's LGSS strategy objectives it specifically identifies as part of its regional infrastructure objectives to *"provide high quality telecommunications infrastructure and services"*.

Furthermore under Section 6.4 Infrastructure Servicing, explicitly section 6.4.4 Telecommunications, states its planning objective as *"to encourage the extension and maintenance of high-quality telecommunications for the whole City of Albany district"*.

As previously alluded to at the start of this report, Optus regularly tests the efficiency of its existing network and has identified shortcomings in coverage around the Gledhow area. In particular, improvements in coverage are sought to address network capacity issues and coverage to the Gledhow, McKail, Lockyer and Mt Elphinstone areas, including Cunderdin-Wyalkatchem Rd, Great Eastern Hwy, and Cunderdin-Quairading Rd.

Without the addition of this infrastructure the local community will continue to be susceptible to interference and lack of coverage in the wider Gledhow area. In addition, this development will provide the community with significant upgrades in mobile data coverage (4G), which has become incredibly beneficial for accessing such applications as newscasts, social media, mobile banking, weather forecasts etc.

The development of this facility at 43 Bottlebrush road will support and assist the City of Albany's "Action" to *'Encourage service providers to upgrade and extend telecommunications infrastructure and services, in particular services to rural and coastal communities, and the improvement of VHF radio capability in coastal areas (Telstra, Optus)'*.

Whilst the ALPS identifies Telecommunication Infrastructure as an important objective, the protection of zoned agricultural land is also of great importance to this strategy. As identified within the strategy, General Agricultural land is suitable to a wide range of agricultural activities including animal husbandry, grazing, cropping, tree farming and other rural pursuits.

The LGSS Strategy Objectives state that 'Agriculture and farm forestry' should, 'facilitate the sustainable management of the agricultural industry, maximise opportunities for diversification of agriculture and manage the impact of salinity'.

In addition to these points, section 5.5 of the ALPS alludes to the need to *"protect and manage agriculture land for economic, environmental landscape, social and tourism values"*. Specific to the property zone, section 5.5.1 Priority and General Agriculture, details that the planning objective shall *"identify and protect rural land of State and regional significance as Priority Agricultural and the balance of rural land that is not priority agriculture or identified for closer settlement as General Agricultural"*.

When scoping for this new Optus facility, due regard was placed on situating the structure in a location which best met the objectives of the agricultural landscape. The location of the site within a 'General Agricultural' zone removes any detrimental impact

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which may be placed on land which has been identified as 'priority agricultural', land that must be protected for sustaining the regions finite resources.

As previously identified, the establishment of this facility will not detrimentally impact on the current land use nor significantly impact on future agricultural uses. The location of the facility also reduces the impact on built up residential areas to the north and east whilst the utilisation of existing vegetation mitigates visual bearing from surrounding vantage points.

9 ENVIRONMENTAL CONSIDERATIONS

This section assesses the proposal against the following environmental areas of relevance:

- Visual Impacts
- Flora and Fauna
- Bushfire Requirements
- Health & Safety
- Flood Proneness
- Acid Sulphate Soils
- Utility Services
- Noise
- Social and Economic Impact

9.1 Visual Impact

Mobile base stations are relatively commonplace in today's landscape – thousands of mobile telecommunications facilities are in operation across Australia, over a variety of land uses and environments.

Mobile telecommunications facilities are required to protrude above the surrounding landscape in order to function correctly and this site, at a height of 35m, will be visible from surrounding perspectives. Optus has identified that the size of the facility is the lowest height capable of providing a feasible level of service to the area. In order to provide coverage for users, sites are often required in or near built up areas to address the demand created by users. In this situation, Optus has found a site located away from any sensitive uses or landscapes, while still close enough to provide coverage for the local community.

A monopole provides the most slimline/less visually intrusive structure for a facility of this height. **Figures 10-13** provide good perspective of the existing vegetation which will help mitigate visual impact concerns from various vantage points in the surrounding region.

9.1.1 Land Form

The site is located on the eastern edge of the property at 43 Bottlebrush Road. The land slopes from the eastern boundary towards to the west/north-west boundaries of the property, approximately 10m over a distance of 250m. The majority of the property is utilised for grazing with a scattering of medium/large trees.

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9.1.2 Land Uses

The predominant land use is agricultural (grazing) with some areas of thick, mature vegetation surrounding. No vegetation is to be removed for these works. The land directly adjacent to the east is zoned as 'General Agriculture' and since 2002 has had a significant amount of vegetation removed for light industry works as seen in **figure 18**. There are two blocks to the west zoned as rural residential, whilst land directly south-east zoned for parks and recreation.



Figure 18: Change in land from 2002-2015 (Google Earth)

9.1.3 Significant Views

It is acknowledged that the site, by virtue of its scale and location, will be visible from certain perspectives in the proximity of the property. As previously detailed the existing vegetation will provide valuable screening from vantage points within the region, whilst the monopole provides the most slimline structure for a facility of this height.

Figure 19, identifies the surrounding residential properties which are within 300m of the proposed site. **Figures 10-13** provide examples of views from various vantage points listed in **figure 19**.

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Figure 19: Residential dwellings surround the proposed site (Google Earth)

It is considered that the siting of the facility is in line with the aims and objectives of 'Visual Landscape Planning in Western Australia' – a planning manual that, inter-alia, provides guidance on siting for telecommunications structures.

9.2 *Flora and Fauna*

The subject site does not hold any state or local ecological significance. The site has extensive vegetation on it, however the location has been selected to avoid the need for any clearing. The facility will not adversely impact on local flora or fauna as it will not result in habitat destruction or otherwise damage local ecological values.

9.3 *Bushfire Requirements*

The proposed facility is located within bushfire prone land. The facility will not increase risk of bushfire as it will not emit undue heat, sparks or open flame and it will not provide fuel for bushfires that may start in the area. The shelter and structure have

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2003, was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is the same as that recommended by ICNIRP (International Commission for Non-Ionising Radiation Protection), an agency associated with the World Health Organisation (WHO). Mobile carriers must comply with the Australian Standard on exposure to EME set by the ACMA.

The Standard operates by placing a limit on the strength of the signal (or RF EME) that Optus can transmit to and from any network base station. The general public health standard is not based on distance limitations, or the creation of "buffer zones". The environmental standard restricts the signal strength to a level low enough to protect everyone at all times. It has a significant safety margin, or precautionary approach, built into it.

In order to demonstrate compliance with the standard, ARPANSA created a prediction report using a standard methodology to analyse the maximum potential impact of any new telecommunications facility. Carriers are obliged to undertake this analysis for each new facility and make it publicly available.

Importantly, the ARPANSA-created compliance report demonstrates the maximum signal strength of a proposed facility, assuming that it's handling the maximum number of users 24-hours a day.

In this way, ARPANSA requires network carriers to demonstrate the greatest possible impact that a new telecommunications facility could have on the environment, to give the community greater peace of mind. In reality, base stations are designed to operate at the lowest possible power level to accommodate only the number of customers using the facility at any one time. This design function is called "adaptive power control" and ensures that the base station operates at minimum, not maximum, power levels at all times.

Using the ARPANSA standard methodology, Optus has undertaken a compliance report that predicts the maximum levels of radiofrequency EME from the proposed installation. The maximum environmental EME level from the site, once it is operational, will comply with the ACMA mandated exposure limit (see Appendix B). Optus complies with the public health and safety standard by a significant margin.

Optus relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) for overall assessments of health and safety impacts. The WHO advises that all expert reviews on the health effects of exposure to radiofrequency fields have concluded that no adverse health effects have been established from exposure to radiofrequency fields at levels below the international safety guidelines that have been adopted in Australia.

Optus has strict procedures in place to ensure its mobile phones and base stations comply with these guidelines. Compliance with all applicable EME standards is part of Optus's responsible approach to EME and mobile phone technology.

SPP 5.2 recognises that the use of mobile telephones has raised public concern about possible health issues associated with exposure to EME. It goes on to acknowledge that it is beyond the scope of the policy to address health and safety matters on the basis that these are better controlled by compliance with the standards set by ARPANSA.

9.5 Traffic Generation

Although some additional traffic will be generated during construction of the facility, this will be only of a temporary nature. Once constructed, the facility will only require periodic visits for maintenance purposes, generally 1-5 times per year. The facility will otherwise operate on a continuously unmanned basis. There is sufficient land available in the site adjacent to the facility to provide space for parking and plant during construction without affecting Bottlebrush Road.

As a result, the traffic generation will be minimal and will not create any adverse impacts in this regard.

9.6 Flood Proneness

The facility is not located on flood prone land.

9.7 Acid Sulphate Soils

The geotechnical report will confirm the soil conditions. It is not anticipated that acid sulphate soils are present or that the development will create issues in this regard.

9.8 Utility Services

All services required for the construction and ongoing operation of the base station are capable of being provided to the facility without impacting on the supply or reliability of these services to existing consumers in the locality.

The facility will be connected to electricity but, due to its unmanned nature, will not be connected to potable water or sewerage.

Given the small footprint of the facility and limited amount of hardstand introduced into the area, drainage onsite will not be affected.

9.9 Noise

The facility is not considered to be a significant noise generator; the only noise produced by the facility while operating is low level noise from the air conditioning equipment in the equipment shelter. Noise emanating from this unit is at a level comparable to a domestic air conditioning installation and will comply with the

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background levels prescribed by Australian Standard AS1055. This will not be audible from any development in the area.

Some noise and vibration emissions may be produced during the construction phase of the project. Due to distance to the nearest residential property, it is not expected that this will cause any detrimental impacts for local residents, however in the interests of preserving local amenity, construction times will be limited to activity between 07:00 and 18:00 or such times as the Council sees fit to control by condition.

9.10 Social and Economic Impact

Expansion of mobile infrastructure is a reflection of required utility services in modern society. As new technologies arise and the demand for this service grows, so does the demand for improved telecommunications infrastructure and reliable services.

One of Optus' main goals is to ensure that telecommunications infrastructure deployment keeps pace with expanding residential, commercial and transport infrastructure development in the area.

According to the ACMA, the number of mobile service (voice and data) subscriptions in Australia exceeds the Australian population, with 31.77 million voice and data service subscriptions current at June 2015. Between June 2014 and June 2015, the number of subscriptions increased by 2.5% against a reduction of fixed line telephone subscriptions of -1.1% over the same period¹. These Australian Government statistics demonstrate that consumers have an increasing expectation for reliable and cost effective mobile phone network services across all areas of Australia.

The previous decade has also seen a significant rise in use of the wireless network for smart devices. Australia has one of the highest penetrations of "smartphone" usage in the world. With reliance on technology increasing. The above-mentioned ACMA study estimated 74% of Australian adults were using smartphones at May 2015, against 67% in May 2014.

Smart device design is geared towards mobility, with lightweight, high performance devices now becoming more affordable and accessible to the community. Smartphones allow users not only to talk but to check emails, browse the internet and engage in e-commerce and social networking on a mobile device. The amount of data downloaded via mobile phone is greatly increasing on a monthly basis. For example, according to the Australian Bureau of Statistics, the volume of data downloaded from mobile handsets increased by 35.69% between December 2014 and June 2015 and by another 26.71% again between June 2015 and December 2015 – an increase of 72.45% over just a single year².

¹ ACMA Communications report 2014-15

<http://www.acma.gov.au/~media/Research%20and%20Analysis/Report/pdf/ACMA%20Communications%20report%202014-15%20pdf.pdf>

² Mobile Handset subscriber downloads, ABS

<http://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/8153.0Main%20Features5December>

The mobile network also supports a variety of other wireless capable devices, such as tablets and laptop computers, which have also been designed for increased mobility (in terms of their size and weight) and accessibility.

The sheer uptake and mobility of smart devices has significantly increased the need for a reliable, Australia wide telecommunications network. This has also increased the imperative for Optus to eliminate mobile 'blackspots' – that is, areas with compromised service.

Mobile services provide a community with strong social advantages by enabling residents and visitors to communicate, join social networks and carry out essential daily tasks, such as banking, with more convenience. High quality mobile services are particularly beneficial for education and entertainment and can allow geographically or socially isolated residents to connect with their community, regularly seen in rural /edge of metropolitan settings.

Aside from these social benefits, there are also significant economic benefits for business. These manifest themselves in cost and time savings, as well as through enabling new ways of conducting business (for example, by enabling telecommuting or video conferencing). ACMA data indicates that mobile broadband has significant for commerce and industry, as noted at their research snapshot 'Utilities, transport and finance lead mobile productivity'³.

Lastly, high quality telecommunications services significantly benefit community safety by providing a vital 'first response' tool for emergency services. A strong mobile network is highly beneficial in an emergency situation or natural disaster.

Optus believes that it is in the public interest to provide a strong, resilient mobile network that, in turn, provides a high quality of services to local communities across Australia. Given the demand for the service, and the benefits noted above, we believe there is a strong justification for a new telecommunication site in this location.

10 Conclusion

Optus proposes to install a new telecommunications facility at the rear of the property at 43 Bottlebrush Road. The facility is necessary to address coverage issues and provide capacity to the Gledhow, McKail, Lockyer and Mt Elphinstone areas, including Cunderdin-Wyalkatchem Rd, Great Eastern Hwy, and Cunderdin-Quairading Rd.

The facility will form an integral component in the Optus mobile phone network and will provide an important community benefit by providing improved and reliable communications to the users of the transport network and the local community.

%202015?opendocument&tabname=Summary&prodno=8153.0&issue=December%202015&num=&view=

³ <http://www.acma.gov.au/theACMA/engage-blogs/engage-blogs/Research-snapshots/Utilities-transport-and-finance-lead-mobile-productivity>

As described in this report, the proposed facility will be appropriate in its proposed location and complies with the aims and objectives of the planning framework and guidance in force in the area. In particular:

- The proposal is technically feasible in this location and can achieve Optus' network objectives for the area, resulting in significant improved telecommunication services in the wider Gledhow region.
- The proposed facility is on land zoned General Agriculture. Telecommunications Infrastructure is foreseen to be compatible development on land in this zone where the Council exercises their discretion in granting approval.
- There is good access to the site and to power, with Optus upgrading both.
- There is appropriate separation between the site and sensitive locations.
- Visual impact has been minimised by the strategic siting of the structure and the presence and retention of existing vegetation.
- The site is not subject to any environmental, heritage or flood constraints. While the site is in a bushfire prone area, the proposal will not increase the risk of bushfire, nor will it increase the consequences of a bushfire if one does start.
- There are no specific sensitive uses such as schools, child care centres, aged care facilities within 1km of the site
- The proposed development will contribute to achieving the goals of the City of Albany Local Planning Strategy by providing a high quality level of mobile telecommunications infrastructure. This will facilitate the delivery of the economic aims by improving access to mobile services and facilitating a flexible approach to employment and business in the local area as well as providing visitors with a high quality and reliable service.

The proposal is in compliance with the aims and objectives of the relevant Commonwealth, State and Local planning framework in force in the area. There is a demonstrated need for the facility and the impacts on the environment and visual amenity are considered to be acceptable. Accordingly, Optus respectfully requests favourable consideration of this development application by the City of Albany.



Environmental EME Report 43 Bottlebrush Road, GLEDHOW WA 6330

This report provides a summary of Calculated RF EME Levels around the wireless base station

Date 27/9/2016

RFNSA Site No. 6330022

Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 43 Bottlebrush Road GLEDHOW WA 6330 . These levels have been calculated by Huawei using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.47% of the public exposure limit.

The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all mobile phone antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

Results

The maximum EME level calculated for the proposed systems at this site is 3.56 V/m; equivalent to 33.69 mW/m² or 0.47% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Optus	WCDMA900 (proposed), LTE700 (proposed), WCDMA2100 (proposed), LTE2600 (proposed), LTE2100 (proposed), LTE1800 (proposed)

Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

Distance from the antennas at 43 Bottlebrush Road in 360° circular bands	Maximum Cumulative EME Level – All carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				2.75	20.013	0.27%
50m to 100m				2.3	14.056	0.18%
100m to 200m				3.31	29.035	0.42%
200m to 300m				3.56	33.69	0.47%
300m to 400m				3.15	26.32	0.36%
400m to 500m				2.39	15.21	0.21%
Maximum EME level				3.56	33.69	0.47
				227.79 m from the antennas at 43 Bottlebrush Road		

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
No locations identified				

RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m²), microwatts per square centimetre (μW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 μW/cm² = 1000 mW/m².

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m = 3.75 W/m ² = 375 μW/cm ² = 3750 mW/m ²
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m ² = 900 μW/cm ² = 9000 mW/m ²
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²

Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, <http://www.arpansa.gov.au>, including:

- Further explanation of this report in the document “Understanding the ARPANSA Environmental EME Report”
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; “Radio Frequency EME Exposure Levels - Prediction Methodologies”
- the current RF EME exposure standard
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, ‘Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz’, Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.
[Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9760]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au>

The Communications Alliance Ltd Industry Code C564:2011 ‘Mobile Phone Base Station Deployment’ is available from the Communications Alliance Ltd website, <http://commsalliance.com.au> .

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <http://www.rfnsa.com.au>.

WESTERN



AUSTRALIA

REGISTER NUMBER 14/DP222500	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 3/1/2014

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1732** FOLIO **878**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 14 ON DEPOSITED PLAN 222500

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DANIEL PAUL MEADE
CHRISTINE ANN MEADE
BOTH OF PO BOX 1590, ALBANY
AS JOINT TENANTS

(T M501022) REGISTERED 19 DECEMBER 2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- 1. M509416 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30.12.2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1732-878 (14/DP222500).
PREVIOUS TITLE: 115-50A.
PROPERTY STREET ADDRESS: 43 BOTTLEBRUSH RD, GLEDHOW.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF GLEDHOW SUBURBAN LOT 14 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 14 ON DEPOSITED PLAN 222500 ON 02-AUG-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

CADASTRE

▼ **LAND PARCEL** ◀ 1 OF 1 ▶

PIN 586908

Legal Area 29063.49m²

Plan and Lot P222500 17

Nearest Child Care Facility YMCA Albany Early Learning Centre

Nearest Shopping Centre NORTH ROAD SHOPPING CENTRE

▼ **SYNERGY PROPERTY DETAILS** ◀ 1 OF 1 ▶

Assess No A31972

Lot No 17

Address 1 58 BOTTLEBRUSH ROAD

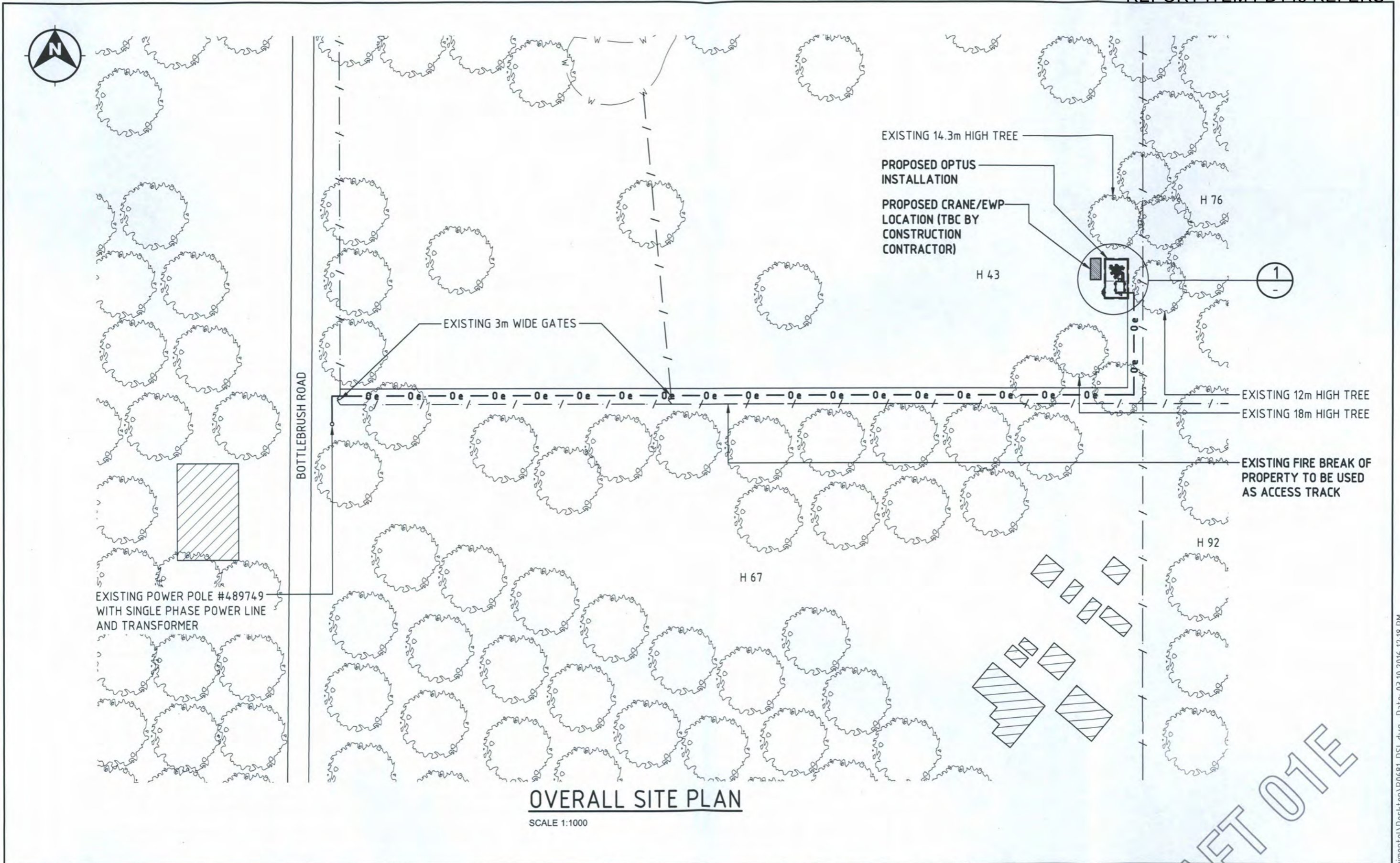
Address 2 GLEDHOW WA 6330

Ward Name VANCOUVER

Certificate Of Title 1414/478

▶ **SYNERGY OWNER DETAILS** ◀ 1 OF 1 ▶

▶ **SYNERGY RATES SERVICES** YES (1)



Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	27.05.16	ISSUED FOR APPROVAL	DALY	HC	JF	DI	KM

HUAWEI

HUAWEI TECHNOLOGIES (AU) PTY LTD
 ABN 49 103 793 380

SYDNEY
 LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
 CHATSWOOD NSW 2067
 TEL: +61 2 9928 3888 FAX: +61 2 9411 8533

MELBOURNE
 LEVEL 24 459 COLLINS STREET
 MELBOURNE VIC 3000
 TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:

OPTUS yes

Project:

MOBILE NETWORK AUSTRALIA

SITE No:- P0681 - F

GLEDHOW

43 BOTTLEBRUSH RD

Drawing Title:

OVERALL SITE LAYOUT

Drawing Status:

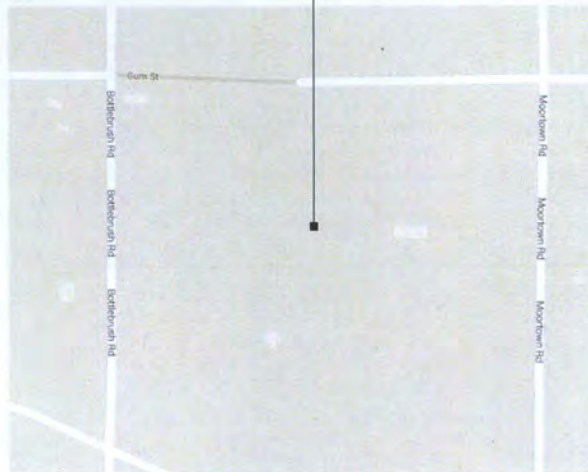
FOR APPROVAL

Drawing No. **P0681-P3**

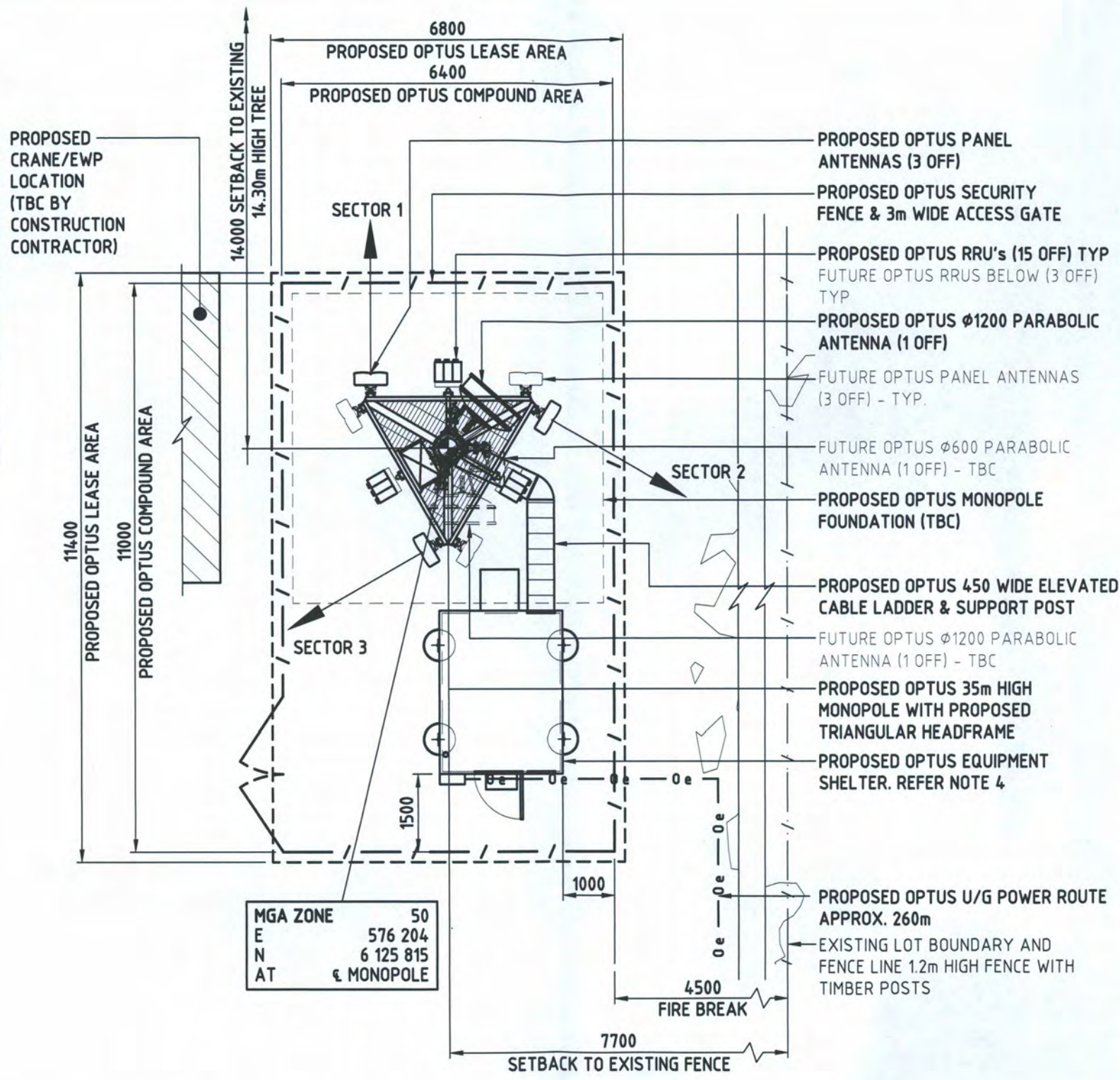
Revision **01**



PROPOSED OPTUS
BASE STATION



LOCALITY MAP
COPYRIGHT © GOOGLE MAPS



MGA ZONE 50
E 576 204
N 6 125 815
AT ϵ MONOPOLE

NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY
AND SHOULD NOT BE SCALED.
DIMENSIONS, COORDINATES, AND LEVELS
SHOWN ARE NOMINAL AND SUBJECT TO
CONFIRMATION BY SURVEYOR.

SITE ADDRESS:

43 BOTTLEBRUSH RD,
GLEDHOW, WA 6330

NOTES:

1. BASIS OF DESIGN
 - > SITE INSPECTION 12/05/2016
2. PANEL ANTENNAS
 - > 1-OFF PER SECTOR (EACH 2.495m LONG) AT EL 36m & 1-OFF PER SECTOR (FUTURE)
 - > SECTOR 1 - 0°, SECTOR 2 - 120°, SECTOR 3 - 240°
 - > MOUNTED ON TRIANGULAR HEADFRAME
3. TRANSMISSION
 - > PROPOSED ϕ 1200 PARABOLIC ANTENNA AT EL 25m - TBC & FUTURE ϕ 1200 PARABOLIC ANTENNA AT EL 32m - TBC & FUTURE ϕ 600 PARABOLIC ANTENNA AT EL 32m - TBC
 - > LINK SITE: LOWER KING (P8082)-TBC
 - > TO BE CONFIRMED BY OPTUS
4. EQUIPMENT SHELTER
 - > VOS 1.3 EQUIPMENT SHELTER (3.15m x 2.38m) SANDWICH PANEL SHELTER, COLOURED "PAPER BARK". SHELTER TO BE FIRE RATED
 - > SUPPORTED ON BORED PIERS
5. OPTUS MONOPOLE
 - > 35m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME AT EL 36m
6. FEEDER CABLES
 - > 3 OFF 9/18 MLEH ALL SECTORS
 - > LENGTH: 45m ALL SECTORS
 - > 450mm WIDE HORIZONTAL CABLE LADDER
7. SITE ACCESS
 - > ACCESS FROM BOTTLEBRUSH RD VIA EXISTING EARTH TRACK ALONG PROPERTY FENCE LINE
8. ANTENNA ACCESS
 - > STEP-PEGS & 'LAD-SAF' PROVIDED ON MONOPOLE
9. POWER SUPPLY
 - > SINGLE-PHASE SUPPLY IS AVAILABLE FROM EXISTING WESTERN POWER POLE#489749 WITH REQUIRED UPGRADE
 - > DETAILS TO BE CONFIRMED BY WESTERN POWER
10. OTHER (PAINTING, LANDSCAPING, SCREENING)
 - > PROPOSED 4.5m WIDE FIRE BREAK

DETAIL 1
SCALE 1:100 P1

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	27.05.16	ISSUED FOR APPROVAL	DALY	HC	JF	DI	KM

HUAWEI TECHNOLOGIES (AU) PTY LTD
ABN 49 103 793 380
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9928 3888 FAX: +61 2 9411 8533
MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:

Project:

MOBILE NETWORK AUSTRALIA
SITE No:- P0681 - F
GLEDHOW
43 BOTTLEBRUSH RD

Drawing Title:

DRAFT SITE LAYOUT

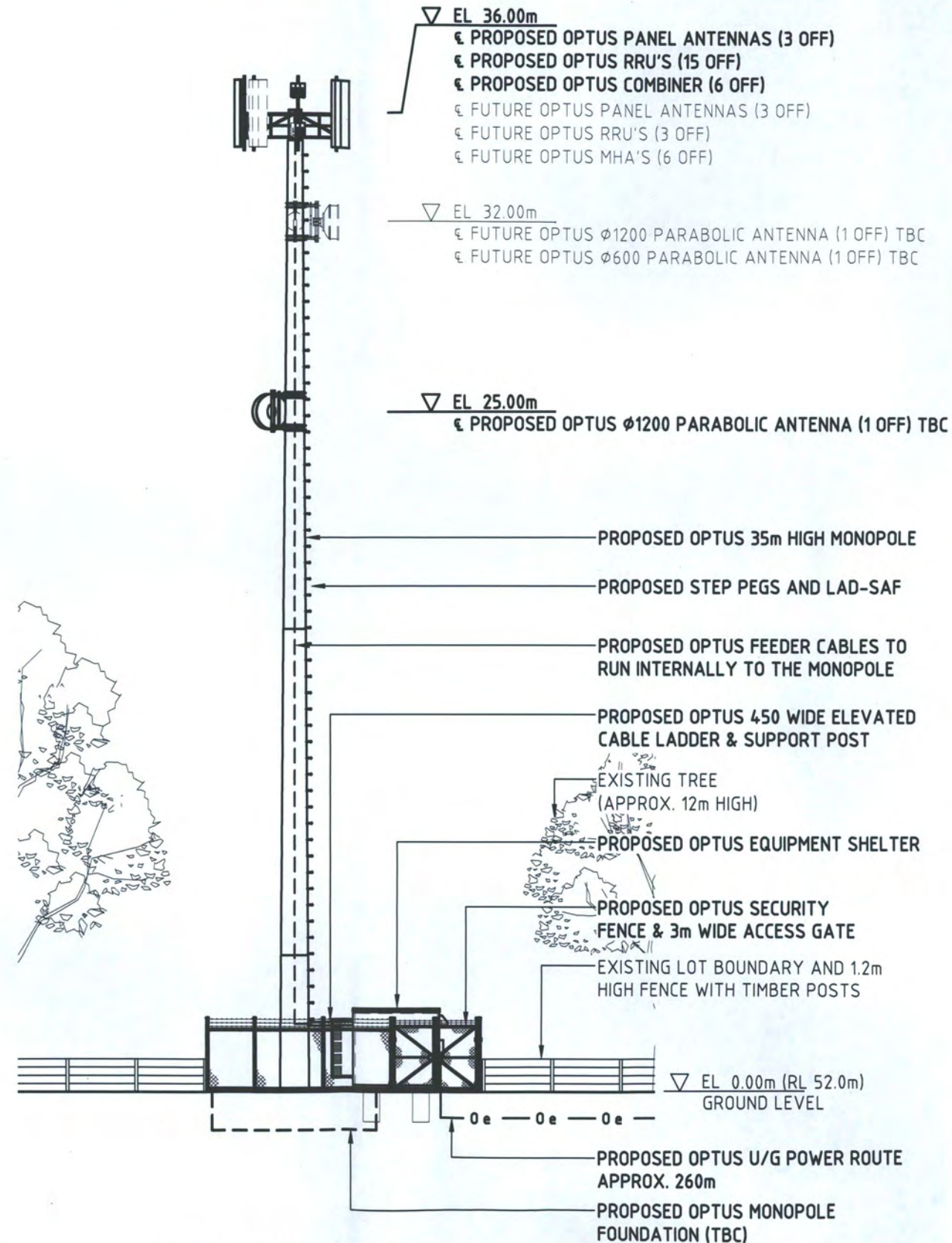
Drawing Status:

FOR APPROVAL

Drawing No. P0681-P1
Revision 01

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NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY
AND SHOULD NOT BE SCALED.



WEST ELEVATION
SCALE 1:200

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	27.05.16	ISSUED FOR APPROVAL	DALY	HC	JF	DI	KM



HUAWEI TECHNOLOGIES (AU) PTY LTD
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MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:



Project:

MOBILE NETWORK
AUSTRALIA
SITE No:- P0681 - F
GLEDHOW
43 BOTTLEBRUSH RD

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:
FOR APPROVAL

Drawing No.
P0681-P2

Revision
01

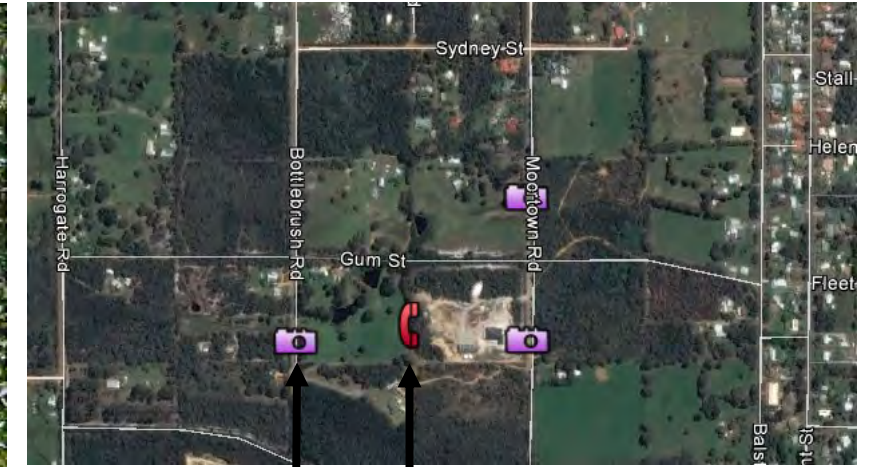


Image taken for
photomontage from
Bottlebrush Road

Proposed Optus Facility

VIEW LOOKING EAST TOWARD PROPOSED OPTUS SITE FROM
BOTTLEBRUSH RD.

PHOTOMONTAGE FOR ILLUSTRATIVE
PURPOSES ONLY

FOR
REFERENCE

DALY INTERNATIONAL
Level 5 – 97 Pirie Street
ADELAIDE, SA 5000

Client:
OPTUS

Project:
43 Bottlebrush Road GLEDHOW
WA 6330

Drawing
PHOTOMONTAGE
SHEET 1 OF 3

Drawn: SC
Date:
17/11/2016
Scale: NTS

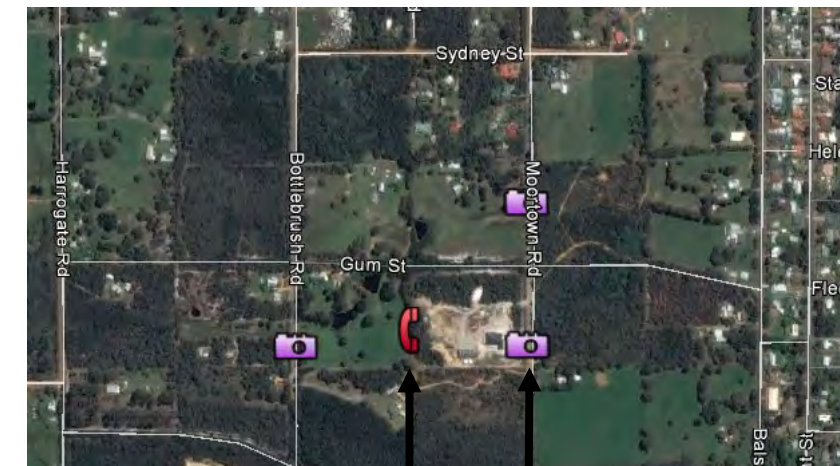


Image taken for
photomontage from
Bottlebrush Road

Proposed Optus Facility

VIEW LOOKING WEST TOWARD PROPOSED OPTUS SITE FROM MOORTOWN RD.

PHOTOMONTAGE FOR ILLUSTRATIVE PURPOSES ONLY

FOR REFERENCE

DALY INTERNATIONAL
Level 5 – 97 Pirie Street
ADELAIDE, SA 5000

Client:
OPTUS

Project:
43 Bottlebrush Road GLEDHOW
WA 6330

Drawing
PHOTOMONTAGE
SHEET 2 OF 3

Drawn: SC
Date:
17/11/2016
Scale: NTS



VIEW LOOKING SOUTH-WEST TOWARD PROPOSED OPTUS SITE FROM MOORTOWN RD.

PHOTOMONTAGE FOR ILLUSTRATIVE PURPOSES ONLY

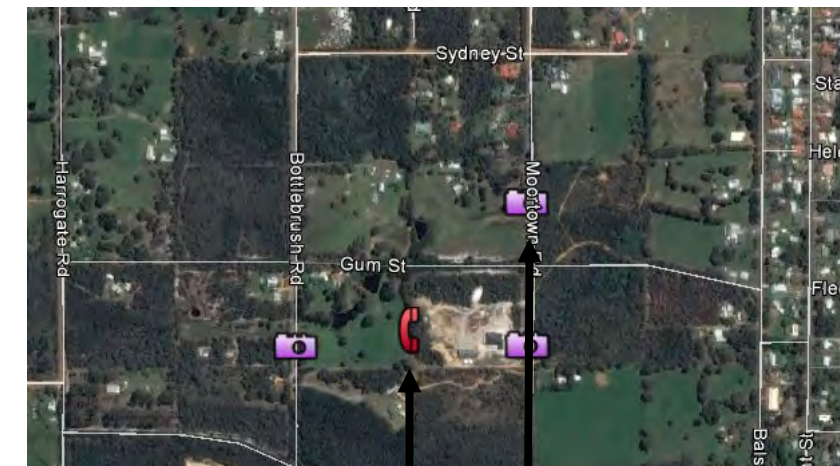
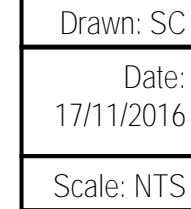
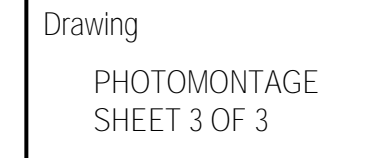
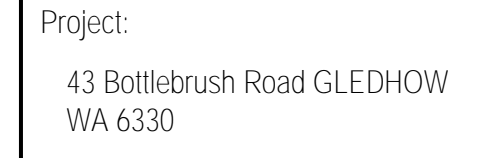
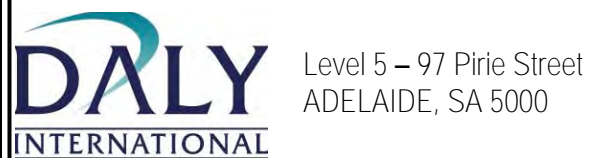


Image taken for photomontage from Bottlebrush Road

Proposed Optus Facility

FOR REFERENCE

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1

AMENDMENT No. 21

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF LOCAL PLANNING SCHEME:	LOCAL PLANNING SCHEME No. 1
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL No. OF AMENDMENT:	AMENDMENT No. 21

PROPOSAL:

To rezone Lots 16, 17 & 541 Mercer Road and Lots 38, 371 & 372 Catalina Road Lange from the General Agriculture zone to the Future Urban Zone.

LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 21

CONTENTS

1. RESOLUTION
2. REPORT
3. EXECUTION

REPORT ITEM PD150 REFERS

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF ALBANY

LOCAL PLANNING SCHEME No. 1

DISTRICT SCHEME

AMENDMENT No. 21

RESOLVED that the local government pursuant to Section 72 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

Rezoning Lots 16, 17 & 541 Mercer Road and Lots 38, 371 & 372 Catalina Road Lange from the General Agriculture zone to the Future Urban Zone.

The amendment is **BASIC** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason.

It is an amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan.

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1

AMENDMENT NO. 21

**YAKAMIA – LANGE STRUCTURE PLAN
NORTHWEST PRECINCT**

PLANNING REPORT

INTRODUCTION

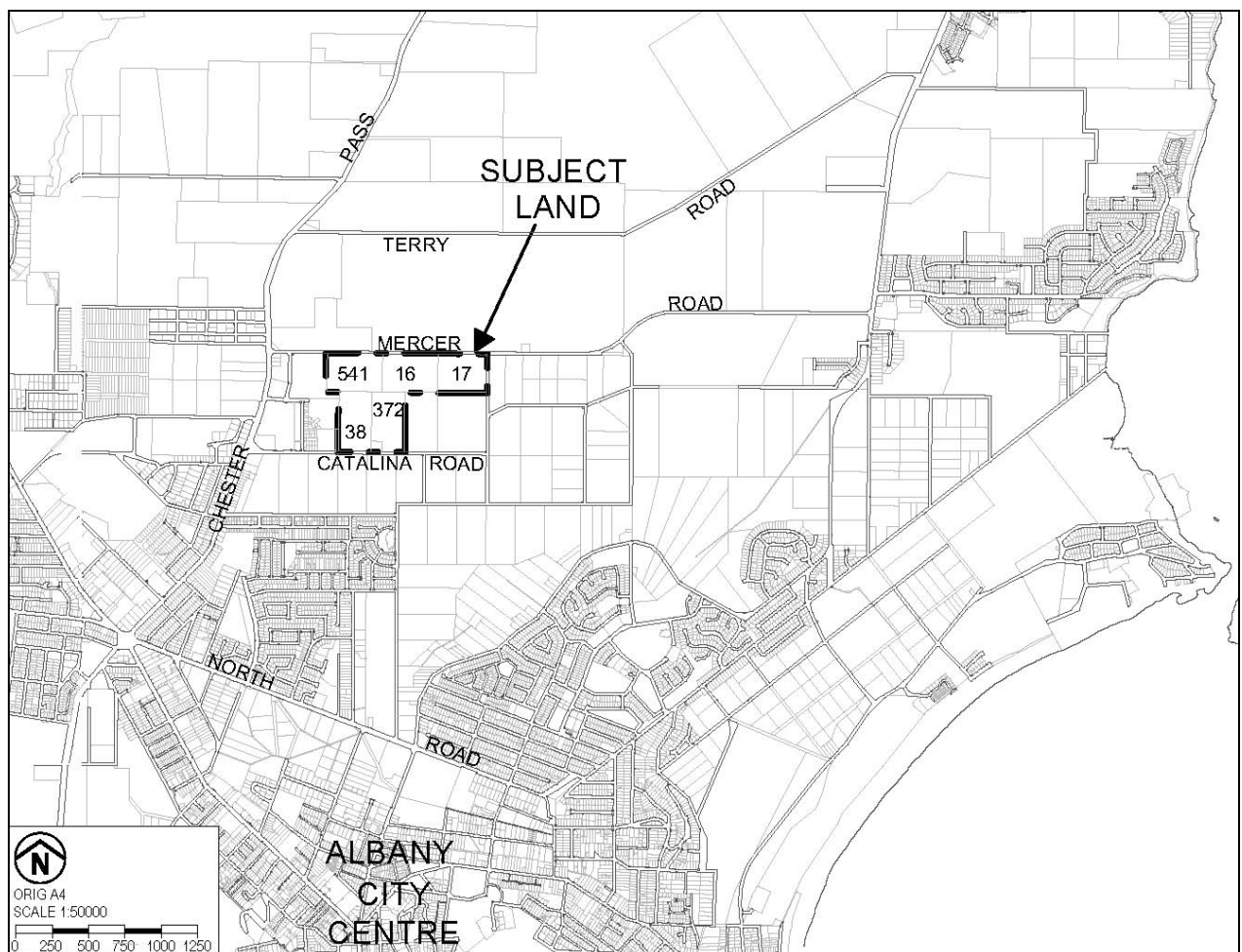
Background & Location

Following recent local and state endorsement of the Yakamia – Lange Structure Plan (YLSP) it is proposed to rezone the northwest precinct to Future Urban.

The subject land comprises Lots 16, 17 & 541 Mercer Road and Lots 38, 371 & 372 Catalina Road Lange as shown on the plan below.

The land is currently under the General Agriculture zone per Local Planning Scheme No. 1.

The boundaries of the precinct are Mercer Road to the north, Catalina Road to the south, Dragon Road and the Western Power/Energy Networks Lot 36 to the east and the developing Brooks Garden Estate and Lifestyle Village to the west. Further west (350m) is the Catalina Neighbourhood Activity Centre and the Chester Pass Road service commercial and light industrial employment areas (650m).



Location Plan

Land Characteristics (see plan overleaf)

In terms of base land qualities, the land is predominantly gently to moderately sloping cleared pasture accommodating hobby farm and small scale grazing activities. Most lots are developed with a single dwelling and associated rural outbuildings/improvements. All Lots are under 10ha in size.

A sporadic creek/drain bisects the land running to the east in the minor or shallow valley. This drains west then south continuing on into the Yakamia Creek/drainage system.

Landform and soils are outlined in the YLSP and other background documentation as gravelly yellow duplex on crests (higher land), with predominantly deep leached sands and podzols on slopes grading to yellow duplex and humus podzols in the valley floor drainage line itself.

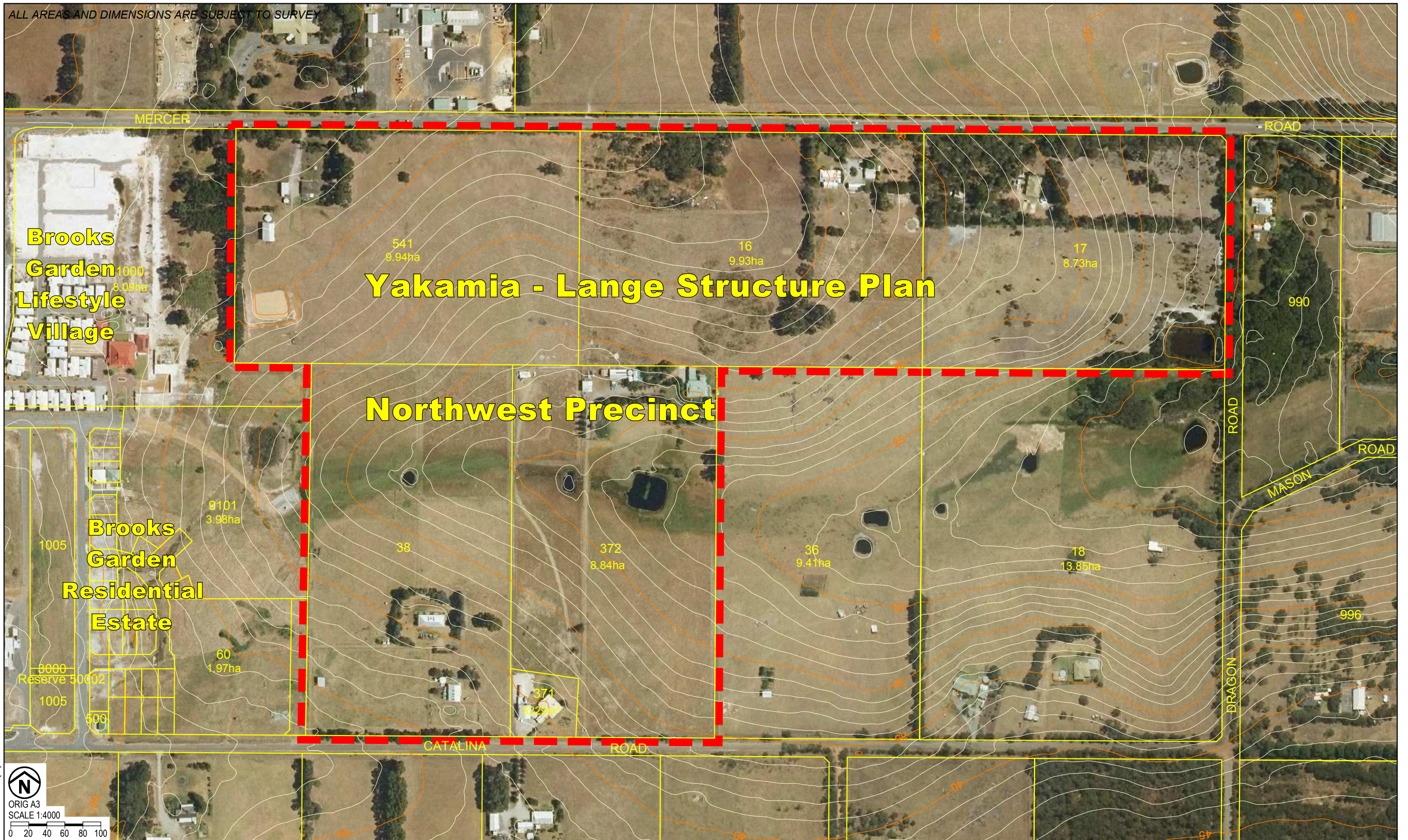
These landform and soil types are found in many other areas of Urban Albany and are managed through conventional and well established engineering and site preparation practices.

Future Urban Zone

The purpose of the Future Urban zone is twofold. Firstly, the development controls of the zone protect the land from inappropriate development or development that may make the Structure Plan more difficult to implement. In addition to this, the Future Urban zone signals clearly to local and state agencies and authorities that urban subdivision and development (in accord with the YLPS) is the preferred future for the land. This also gives landowners/developers the certainty required to invest in the downstream detailed planning processes needed to fulfil the vision provided by the Structure Plan.

Transferring the land to the Future Urban zone via an amendment to Local Planning Scheme No. 1 (LPS1) is the necessary first step in implementing the objective of the Yakamia – Lange Structure Plan.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



15-36-Base(b)
 ORIG A3
 SCALE 1:4000
 0 20 40 60 80 100

LOCAL PLANNING SCHEME AMENDMENT CATEGORY

Rezoning from General Agriculture to Future Urban will fall under the 2015 Regulations. This amendment to LPS1 meets the requirements of the regulations Part 5 cl 34(g) to be classified as a **Basic Amendment** as it would be *“an amendment to the scheme map that is consistent with a structure plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan”*.

Summary of **Basic Amendment** process:

1. Review of Basic Amendment & Council Adoption.
2. Concurrent EPA & WAPC Referral.
3. EPA Conditions, Adoption Resolution, Amendment Documentation and any other relevant info submitted to WAPC.
4. WAPC reports to Minister.
5. Ministerial Endorsement.
6. Gazettal.

YAKAMIA – LANGE STRUCTURE PLAN

Within the Albany Local Planning Strategy, this area of the YLSP is identified for Future Urban purposes. The area is identified as a High Priority area; Priority 1 or 2.

The Yakamia – Lange Structure Plan (YLSP), as approved by the WA Planning Commission on 10 June 2016, identifies the precinct as a standalone cell for residential development and POS provision (see following plan).

The YLSP shows the potential for a mix of open space and future urban subdivision. The north west precinct is also described as relatively unconstrained and likely to come under near term subdivision pressure. However, prior to any further planning or development work can proceed, the land needs to be rezoned from General Agriculture to Future Urban under the City’s Local Planning Scheme No. 1.



The YLSP and the Appendix 4 Issues and Background Paper notes or requires:

- General Agricultural zoned land to be rezoned Future Urban prior to subdivision and following that the land may be subdivided and/or developed in accord with the plan.
- Future residential to R25 and R30 design codes along with a large area of open space centred on the valley with design and layout to be determined at subdivision.
- The Western Power/Energy Networks site bordering to the south east is to be retained for public purposes or future urban dependant on authority planning.
- At the time of subdivision, assessments are required including traffic impact, geotechnical, urban water management, water, sewer electrical plans/servicing, retaining & easement provision strategies, NBN provision and bushfire planning.
- Contributions to Range Road upgrading and school site provision are also required at the time of subdivision.

Yakamia – Lange Structure Plan: Vision & Objectives

The Structure Plan vision and objectives are reproduced below:

The vision for the structure plan is to establish an integrated and environmentally sustainable urban form that achieves balance between residential subdivision and development; and retention and enhancement of environmental values.

Objectives of the structure plan to achieve the vision are:

- 1. Facilitate an urban form that provides for housing and associated infrastructure that is responsive to the character of the site and the locality, as depicted on the Structure Plan Map (Figure 2);*
- 2. Provide for fully serviced urban development, ranging from higher density housing adjacent to the Catalina commercial precinct, through to medium density on steeper slopes and adjacent to public parkland, private conservation areas and fire risk areas;*
- 3. Provide safe and convenient vehicle and pedestrian access to the activity centres at Catalina Road and the Central Business District;*
- 4. Provide a range of public parkland catering for recreational, sporting and nature activities by the local community;*
- 5. Provide an integrated urban water management system that minimises risk to public health and amenity, protects the built environment from flooding and water logging, and enhances the quality of water flowing to Oyster Harbour; and*
- 6. Protect, manage and enhance the environmental values of the area, including vegetation, flora and fauna, waterways, wetlands and foreshores.*

Yakamia – Lange Structure Plan: Structure Plan Map

Regarding the structure plan map, the report outlines that *“Designations are indicative and based on the major planning influences outlined in Section 1.4 of the structure plan. Specific land use boundaries (including delineation of different categories of public parkland such as foreshores or active and passive recreational areas) and the location of infrastructure will be refined through detailed investigation and design by proponents at the time of rezoning, subdivision and/or development, as appropriate.”*

Yakamia – Lange Structure Plan: General Agriculture

The Structure Plan states that for land zoned General Agriculture *“Areas within the structure plan that are zoned General Agriculture require rezoning to the Future Urban zone via an amendment to the Local Planning Scheme, prior to urban development in accordance with the provisions of this structure plan.”*

Yakamia – Lange Structure Plan: Public Parkland

The area is bisected by an area of Public Open Space. This is centred on the creek/drainage line and widens in the west.

Relating to the subject land the YLSP states *“The Structure Plan Map indicates the preferred locations, size and configuration of active recreation areas. At the time of subdivision, developers shall provide an open space schedule detailing the amount, distribution and staging of the delivery of open space, in accordance with the structure plan. Where required, rehabilitation of public parkland areas shall occur as a condition of subdivision and/or development, in accordance with a suitable management plan.*

No development will be permitted in 'Public Parkland' areas other than for conservation, recreation or stormwater management.

As a result, in developing the detailed layout and at the time of subdivision Public Open Space areas will be defined based on the guidance and proposals in the Structure Plan. In accord with the YLSP, POS Schedules can then be used by Council in calculating POS Cash in Lieu arrangements.

CONCLUSION

This amendment to Local Planning Scheme No. 1 is a simple one involving moving the land into the Future Urban zone. This will protect the land for redevelopment as favoured by Council and as outlined and promoted within Council’s Yakamia – Lange Structure Plan. Following the implementation of the Future Urban zone, the other more detailed measures of the structure plan apply to guide and manage subdivision, development and ongoing use.

REPORT ITEM PD150 REFERS

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

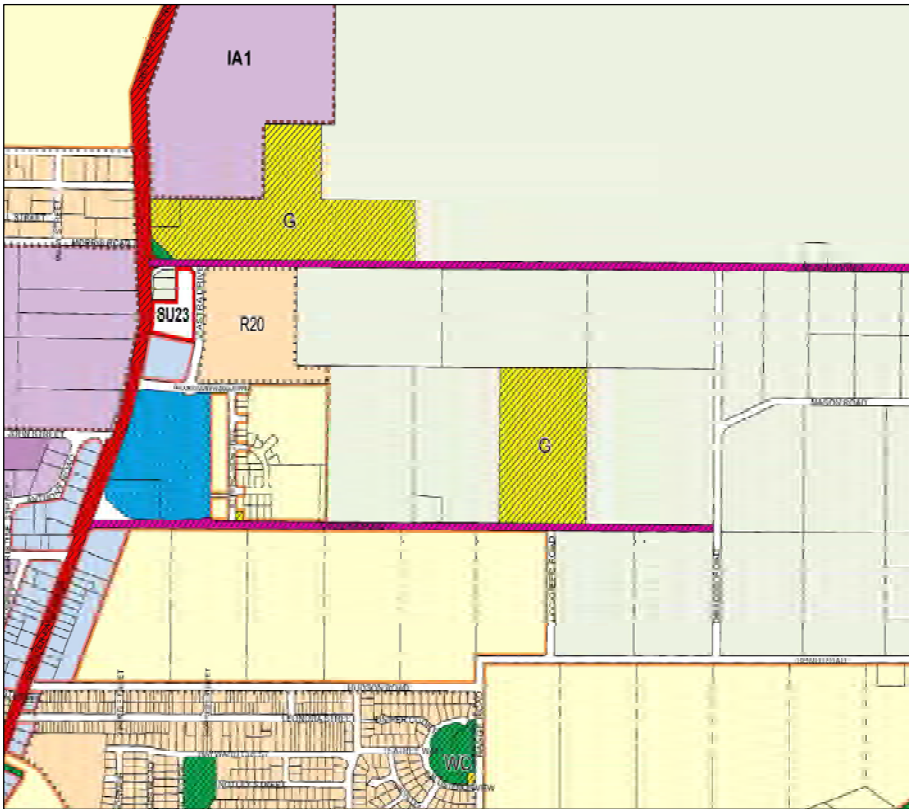
LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 21

The City of Albany under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

Rezoning Lots 16, 17 & 541 Mercer Road and Lots 38, 371 & 372 Catalina Road Lange from the General Agriculture zone to the Future Urban Zone.

Existing Zoning



LEGEND

LOCAL SCHEME RESERVES

(see scheme text for additional information)

- Local road
- Major road
- Parks and recreation
- Priority road
- Public use
- G Public use : Government

LOCAL SCHEME ZONES

(see scheme text for additional information)

- Future urban
- General agriculture
- General industry
- Highway commercial
- Light industry
- Neighbourhood centre
- Residential
- Special use

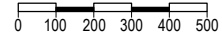
OTHER CATEGORIES

(see scheme text for additional information)

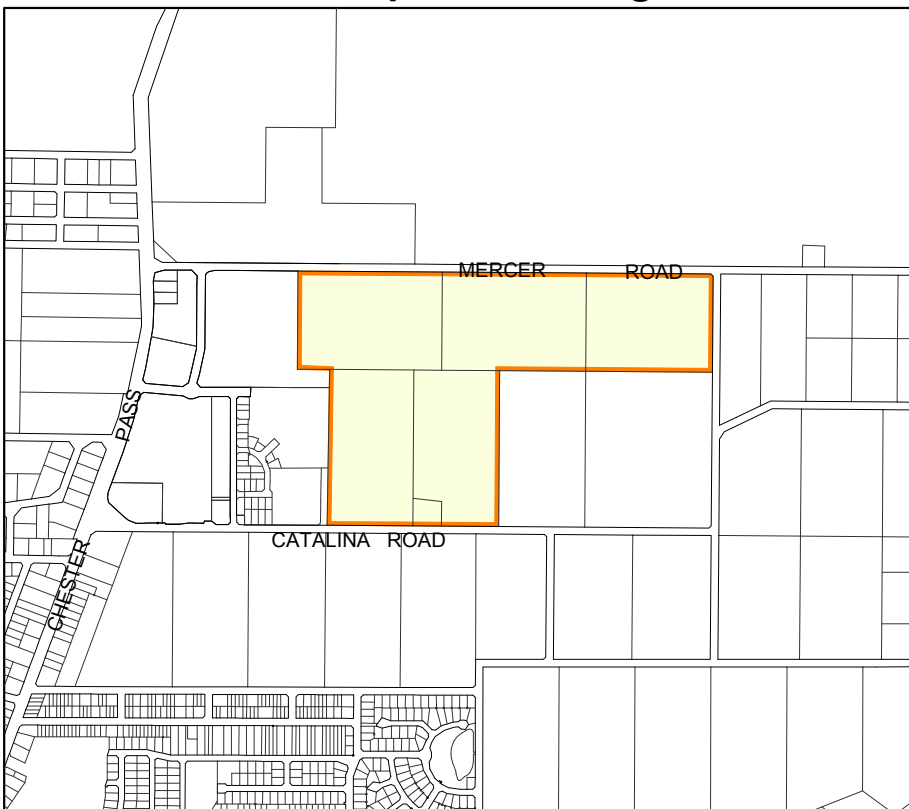
- R20 R Codes
- SU1 Special use area
- IAZ Industrial area



ORIG A4
SCALE 1:20,000



Proposed Zoning



REPORT ITEM PD150 REFERS

ADOPTION

Adopted by resolution of the Council of the City of Albany at the Meeting of the Council held on the _____ day of _____ 20_____

Mayor

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the _____ day of _____ 20_____ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for Final Approval

Delegated Under S.16
of the PD Act 2005

Date

Final Approval Granted

Minister for Planning

Date