




REPORTS WITH DISCUSSION

9.5 PROPOSED LEASE OF PORTION OF NO. 41 (LOT 31) BRITANNIA ROAD, LEEDERVILLE AT BRITANNIA RESERVE FOR A TELECOMMUNICATIONS FACILITY

- Attachments:
1. Options 1 and 2 tower locations 
 2. Location Plan & Drawings - Telecommunication Facility 
 3. ATN response to SPP5.2 
 4. Market Valuation - Britannia Reserve (14 Sept 2022) - Confidential

RECOMMENDATION:

That Council:

1. APPROVES giving public notice and inviting submissions under the provisions of section 3.58(3) of the *Local Government Act 1995* for the proposed lease of a portion of the land located at No. 41 (Lot 31) Britannia Road, Leederville at Britannia Reserve with Indara Corporation Pty Ltd (ACN 643 875 165) subject to the following key terms:
 - 1.1 Initial Term: Ten (10) years
 - 1.2 Option Term: Two x Five (5) year terms
 - 1.3 Rent: \$48,000 per annum (plus GST)
 - 1.4 Rent Review: CPI on 1 July annually
 - 1.5 Market Rent Review: as per Administration's recommendation but not agreed by Indara:

Market rent review at each Option Term which is to be undertaken 6 – 9 months before commencement of each Option Term.
 - 1.6 Outgoings: Lessee's responsibility
 - 1.7 Rates & Taxes: Lessee's responsibility
 - 1.8 Permitted Use: For the purpose of constructing, maintaining and operating a telecommunications network and telecommunications service including but not limited to accessing, installing, storing, operating, repairing, maintaining, altering, removing, adding and replacing telecommunications equipment consistent with the evolving nature of telecommunications services
 - 1.9 Maintenance of leased area: Lessee's responsibility
 - 1.10 Redevelopment clause: City will have ability to require Indara to relocate after ten (10) years provided the City provides Indara with twenty four (24) months' written notice;
2. If no submissions are received as a result of public notice period in Recommendation 1. above, AUTHORIZES the:
 - 2.1 Chief Executive Officer to enter into the lease in Recommendation 1. above, and
 - 2.2 Mayor and Chief Executive Officer to affix the common seal and execute the lease in accordance with the Execution of Documents Policy;
3. NOTES that if any submissions are received as a result of the public notice period in Recommendation 1. above, the Chief Executive Officer will provide the submissions to Council for consideration and Council will determine whether to proceed with the proposed lease.

Moved: Cr Loden, Seconded: Cr Wallace

That the recommendation be adopted.

AMENDMENT

Moved: Cr Loden, Seconded: Cr Hallett

That a recommendation be added as follows:

That Council:

- 4. APPROVES the rent from the lease relating to the telecommunications facility of portion of Lot 41 (31) Britannia Road, Leederville to be applied to the Public Open Space Reserve.**

REASON:

The revenue from the telecommunications tower over the next 10 years is significant exceeding half a million dollars. Given the impact from the telecommunications tower occurs in public open space it is appropriate that the revenue generated should be spent on public open space. Allocating these funds into the public open space reserve will allow this to occur. This will also provide an ongoing funding source for public open space without the need to sell other parcels of land within the city.

ADMINISTRATION'S COMMENT:

The report currently states that the rent received will be held in Municipal Funds, this is consistent with the City's usual approach to lease income.

The City's Finance team have advised that the inclusion of funds within the POS reserve can be considered as part of the Annual Budget process if the lease is approved and the commencement of the lease term and payment is more certain and imminent.

AMENDMENT CARRIED (6-1)

For: Cr Gontaszewski, Cr Castle, Cr Loden, Cr Worner, Cr Hallett and Cr Wallace

Against: Cr Alexander

(Mayor Cole was on approved leave of absence for the Meeting.)

(Cr Ioppolo was an apology for the Meeting.)

COUNCIL DECISION ITEM 9.5

That Council:

1. APPROVES giving public notice and inviting submissions under the provisions of section 3.58(3) of the *Local Government Act 1995* for the proposed lease of a portion of the land located at No. 41 (Lot 31) Britannia Road, Leederville at Britannia Reserve with Indara Corporation Pty Ltd (ACN 643 875 165) subject to the following key terms:
 - 1.1 Initial Term: Ten (10) years
 - 1.2 Option Term: Two x Five (5) year terms
 - 1.3 Rent: \$48,000 per annum (plus GST)
 - 1.4 Rent Review: CPI on 1 July annually
 - 1.5 Market Rent Review: as per Administration's recommendation but not agreed by Indara:

Market rent review at each Option Term which is to be undertaken 6 – 9 months before commencement of each Option Term.
 - 1.6 Outgoings: Lessee's responsibility
 - 1.7 Rates & Taxes: Lessee's responsibility
 - 1.8 Permitted Use: For the purpose of constructing, maintaining and operating a telecommunications network and telecommunications service including but not limited to accessing, installing, storing, operating, repairing, maintaining, altering, removing, adding and replacing telecommunications equipment consistent with the evolving nature of telecommunications services
 - 1.9 Maintenance of leased area: Lessee's responsibility
 - 1.10 Redevelopment clause: City will have ability to require Indara to relocate after ten (10) years provided the City provides Indara with twenty four (24) months' written notice;
2. If no submissions are received as a result of public notice period in Recommendation 1. above, AUTHORIZES the:
 - 2.1 Chief Executive Officer to enter into the lease in Recommendation 1. above, and
 - 2.2 Mayor and Chief Executive Officer to affix the common seal and execute the lease in accordance with the Execution of Documents Policy;
3. NOTES that if any submissions are received as a result of the public notice period in Recommendation 1. above, the Chief Executive Officer will provide the submissions to Council for consideration and Council will determine whether to proceed with the proposed lease.
4. APPROVES the rent from the lease relating to the telecommunications facility of portion of Lot 41 (31) Britannia Road, Leederville to be applied to the Public Open Space Reserve.

CARRIED (6-1)

For: Cr Gontaszewski, Cr Castle, Cr Loden, Cr Worner, Cr Hallett and Cr Wallace

Against: Cr Alexander

(Mayor Cole was on approved leave of absence for the Meeting.)

(Cr Ioppolo was an apology for the Meeting.)

9.5	PROPOSED LEASE OF PORTION OF NO. 41 (LOT 31) BRITANNIA ROAD, LEEDERVILLE AT BRITANNIA RESERVE FOR A TELECOMMUNICATIONS FACILITY
------------	--

- Attachments:**
1. Options 1 and 2 tower locations
 2. Location Plan & Drawings - Telecommunication Facility
 3. ATN response to SPP5.2
 4. Market Valuation - Britannia Reserve (14 Sept 2022) - Confidential

RECOMMENDATION:**That Council:**

1. **APPROVES** giving public notice and inviting submissions under the provisions of section 3.58(3) of the *Local Government Act 1995* for the proposed lease of a portion of the land located at No. 41 (Lot 31) Britannia Road, Leederville at Britannia Reserve with Indara Corporation Pty Ltd (ACN 643 875 165) subject to the following key terms:
 - 1.1 **Initial Term:** Ten (10) years
 - 1.2 **Option Term:** Two x Five (5) year terms
 - 1.3 **Rent:** \$48,000 per annum (plus GST)
 - 1.4 **Rent Review:** CPI on 1 July annually
 - 1.5 **Market Rent Review:** as per Administration's recommendation but not agreed by Indara:
Market rent review at each Option Term which is to be undertaken 6 – 9 months before commencement of each Option Term.
 - 1.6 **Outgoings:** Lessee's responsibility
 - 1.7 **Rates & Taxes:** Lessee's responsibility
 - 1.8 **Permitted Use:** For the purpose of constructing, maintaining and operating a telecommunications network and telecommunications service including but not limited to accessing, installing, storing, operating, repairing, maintaining, altering, removing, adding and replacing telecommunications equipment consistent with the evolving nature of telecommunications services
 - 1.9 **Maintenance of leased area:** Lessee's responsibility
 - 1.10 **Redevelopment clause:** City will have ability to require Indara to relocate after ten (10) years provided the City provides Indara with twenty four (24) months' written notice;
2. **If no submissions are received as a result of public notice period in Recommendation 1. above, AUTHORISES** the:
 - 2.1 **Chief Executive Officer to enter into the lease in Recommendation 1. above, and**
 - 2.2 **Mayor and Chief Executive Officer to affix the common seal and execute the lease in accordance with the Execution of Documents Policy;**
3. **NOTES** that if any submissions are received as a result of the public notice period in Recommendation 1. above, the Chief Executive Officer will provide the submissions to Council for consideration and Council will determine whether to proceed with the proposed lease.

PURPOSE OF REPORT:

To consider a proposal from Indara Corporation Pty Ltd (Indara) (ACN 643 875 165) to lease a portion of No. 41 (Lot 31) Britannia Road, Leederville (Premises) at Britannia Reserve, Leederville for the purpose of a telecommunications facility (Telecommunications Facility).

BACKGROUND:Land

No. 41 (Lot 31) Britannia Road, Leederville (Land) is owned in freehold by the City and comprised in Certificate of Title Volume 1769 Folio 075. The Land forms part of Britannia Reserve.

Optus' existing facility

Optus currently maintains an existing telecommunications facility at No. 7 Lynton Street, Mount Hawthorn on land which is owned by FES Ministerial body (State Emergency Services). The lattice tower structure on which Optus and other telecommunications companies have installed equipment is also owned by the State Emergency Services. Although, the carriers have received notice to vacate the site by January 2023 due to potential redevelopment of the land, Optus is currently on a month to month tenancy at No. 7 Lynton Street, Mt Hawthorn. Optus has not advised the City of their forthcoming status with the tenancy.

Optus is seeking an alternate location within the area to ensure continuous service delivery of the telecommunications network with improvements to the network coverage along the Mitchell Freeway and residences within proximity to Britannia Reserve and Lake Monger.

In the interim, until a permanent site can be secured, Optus has instigated a separate project to find a suitable temporary location for a Cell on Wheels (CoW) to ensure continuous delivery of the telecommunications network within this area once the 7 Lynton Street property is decommissioned. Unfortunately, the CoW will only offer partial relief in network coverage holes within the Mount Hawthorn and Leederville areas as the network provided by these temporary facilities are considerably shorter than a permanent facility. Given that Telstra, Optus and Vodafone are all reliant on the existing facility at No.7 Lynton Street, if the tower is decommissioned the area will have network coverage holes from all mobile carriers until a new permanent telecommunications facility is in operation.

Proposal

The City has received a request from the Optus project team (Optus) acting on behalf of Indara to construct and operate a Telecommunications Facility on a portion of the Land.

22 June 2021 (Item 9.5), Ordinary Council Meeting

In June 2021, Council approved carrying out community consultation on the draft Britannia Reserve Development Plan, which included a proposed Telecommunication Tower in the north west corner of Britannia Reserve and a *second potential location* on the proposed lighting structure in the north west corner of Britannia Reserve'.

Council considered the results of community consultation in November 2021 and endorsed the Britannia North West Development Plan (Development Plan) which identified the proposed two tower locations circled in red at **Attachment 1** as:

- a) Option 1 location (Option 1) – towards the North West of the reserve (nearer to mulch pile); and
- b) Option 2 location (Option 2) – to the South East of the Floreat Athena clubrooms.

The Council report included the results from the City's pop-up sessions and community consultation (as part of the Development Plan's consultation period). This included six responses. Three responders preferred Option 1 and three preferred Option 2.

Concerns were raised regarding:

- a) Option 1, requiring an additional standalone tower to the new floodlighting towers, which would further diminish the visual appeal of neighbouring residents.
- b) Option 2 could be incorporated onto the existing sports lighting tower, concerns were raised regarding the proximity of Option 2 to the sporting fields and children's playground.

Kordia Solutions (Optus project team) drop-in session

- The feedback results from the City's initial consultation were provided to Kordia Solutions, who also carried out drop-in community consultation on behalf of Optus to determine a preferable location of the tower.
- During Kordia's drop-in session held in 2021, 19 residents attended, with 11 supporting the Option 1 location and 5 supporting the Option 2 location.

Proptel

In January 2022, the City was advised by Proptel that it had been appointed by Optus as the new property services consultants in place of Kordia Solutions.

As per Council's instructions on 22 June 2021, Proptel provided:

- (a) preliminary drawings of the telecommunications tower being added to the lighting structure; and
- (b) proposed key terms for the lease arrangement for the tower.

The key terms proposed at the time were not considered appropriate by Administration as they did not align with the City's independent valuation.

The City also received a number of comments from the community regarding the proposed location of the Telecommunications Facility, which were communicated to Proptel.

DETAILS:

In January 2023, Indara, a Telecommunication Facility provider, proposed a Telecommunications Facility in a different location, this time immediately to the south of the Floreat Athena Clubroom leased area, as shown in the proposed tower location plans in **Attachment 2**.

The proposed location has been considered by Administration and the following considerations are relevant:

- The location balances service coverage with minimisation of visual amenity impact to users of Britannia Reserve and owners and occupiers of dwellings adjoining Britannia Reserve. The proposed tower would be purpose built to accommodate more frequency channels and increased network capacity. This would mean that coverage and capacity in the network would improve;
- The Telecommunications Facility would be located approximately 150 metres away from the closest dwellings on Britannia Road;
- The majority of the Telecommunications Facility would benefit from screening from mature trees located at the edge of the reserve adjacent to Mitchell Freeway and the sporting club clubrooms;
- The proposal takes into consideration the policy measures of the State Planning Policy 5.2 Telecommunications Infrastructure. This [Policy](#) outlines a number of different matters for consideration, including visual impact and health concerns. Indara has provided a response to the matters for consideration in **Attachment 3**; and
- The proposed location would be the most appropriate location for the Telecommunications Facility in Britannia Reserve. The proposed location does not impact on current or future areas of useable POS.

Infrastructure

Indara is proposing to install a 36 metre high monopole with a headframe reaching a height of approximately 38 meters with flood lighting located within a fenced area with a ground footprint size of approximately 140 square metres. The monopole would be shared by Optus, Vodafone and Telstra who would all locate their antennas on the monopole. The compound would also contain a concrete pole foundation, six bay outdoor equipment cabinet, a separate equipment cabinet for Telstra, underground cables and other associated infrastructure. Given that electricity is required to be provided to the Premises, Indara would be required to install a separate sub-meter to account for electricity usage.

Access for construction and maintenance

It is anticipated that the Telecommunications Facility (once constructed) would be accessed infrequently for maintenance purposes by Indara contractors and personnel.

Administration would negotiate with Indara as part of the terms of the lease to ensure that Indara's route of access to the proposed location for construction and ongoing maintenance is provided on a plan agreed by the City. Unless the route is changed, accessing the tower compound would not require a separate approval from the City each time.

Public Open Space Strategy (POS Strategy) and Greening Plan

- Locating a telecommunications tower at Britannia Reserve would reduce the POS in this area by approximately 140 square metres, which does not align with the recommendations of the POS Strategy. However, the tower would have minimal impact to the reserve as the proposed tower location is in an area of the POS which has restricted use and is underutilised due to the area being adjacent to the Mitchell Freeway with mature trees on the peripheral.
- The proposed location would result in the removal of three trees. Replacement trees (size and age) would be required as a condition of the lease and development approval.

Lease

It is proposed that the following key terms of the proposed lease with Indara, which are supported by Indara with the exception of the Market Rent Review, be given public notice by Council and that submissions be invited on these from the community:

1	Initial Term	10 years (2023 – 2033)
2	Option Term	Two x Five (5) year options: (a) 5 years (2034 – 2038) (b) 5 years (2039 – 2043)
3	Rent	\$48,000 per annum (plus GST) The current GRV for the Land is \$25,000. The market valuation undertaken on 14 September 2022 is attached as Confidential Attachment 1 .
4	Rent review CPI Increase Market rent review	Rent will be increased by CPI on 1 July annually. CPI increase is consistent with the City's rent review clause for all its leases, including commercial leases. Note that Indara has supported CPI increases subject to there being no market rent review. Market rent review is not agreed by Indara. Despite this, a Market Rent Review prior to the commencement of each option term is recommended by Administration as this term is consistent with the City's commercial leases and ensures the City is receiving the market rent for the Land over the life of the lease: Market rent review is to be undertaken 6-9 months prior to the commencement of each Option Term, and that the date for exercise of the options is 3-6 months prior to the commencement date of the relevant option term. The cost of meeting the market rent review is to be shared equally between the City and Indara.

5	Outgoings	Paid by lessee In accordance with the City's Property Management Framework, Indara will be responsible for paying all outgoings.
6	Rates & taxes	Paid by lessee In accordance with the City's Property Management Framework, Indara will be responsible for paying all rates and taxes.
7	Permitted Use	For the purpose of constructing, maintaining and operating a telecommunications network and telecommunications service including but not limited to accessing, installing, storing, operating, repairing, maintaining, altering, removing, adding and replacing Telecommunications Equipment consistent with the evolving nature of telecommunications services.
8	Maintenance of leased area	Lessee's responsibility.
9	Redevelopment clause	City will have ability to require Indara to relocate after ten (10) years provided the City provides Indara with twenty four (24) months' written notice.

The commencement of the Lease would be conditional upon Indara obtaining development approval in respect of the Telecommunications Facility. This application would require approval by the Western Australian Planning Commission.

Subject to Council approval of the key terms, formal documentation would be prepared by Indara's lawyers and subsequently reviewed by Administration. In accordance with Item 2 of the recommendation, it is proposed that if no submissions are received, that the City's CEO is authorised to enter into the lease on the above lease terms. If any submissions are received during the public notice period, then they would be presented back to Council to considered whether to enter into the lease or not.

Development Application and Building Permit

Prior to construction of the Telecommunications Facility and its infrastructure on the site:

- a) the construction would require development (planning) approval from the WAPC; and
- b) once development approval has been obtained, the applicant would be required to lodge a certified building permit application with the City.

CONSULTATION/ADVERTISING:

- In accordance with section 3.58 of the *Local Government Act 1995* (Act) local public notice of the proposed lease would be provided for a period of at least two weeks. Local public notice would be provided in the following ways:
 - notice in the City's local newspaper;
 - public notice on the City Administration and Civic Centre, Library and Local History Centre notice boards; and
 - notices on the City's website, and social media platforms.
- Consideration of the suitability of the development within the location proposed would be determined by the WAPC through the development application process, including community consultation on the proposal.

LEGAL/POLICY:

Government Act 1995 – S 3.58(3) Disposing of Property:

- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
- (a) it gives local public notice of the proposed*
 - (b) disposition —*
 - 1. describing the property concerned; and*
 - ii. giving details of the proposed disposition; and*
 - iii. inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*
- and*
it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to consider the proposed location within Britannia Reserve to Indara for the use of a Telecommunications Facility. The commercial risks associated with operating and maintaining the Telecommunications Facility and infrastructure would be managed solely by Indara.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and well utilised.

Connected Community

Our community facilities and spaces are well known and well used.

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

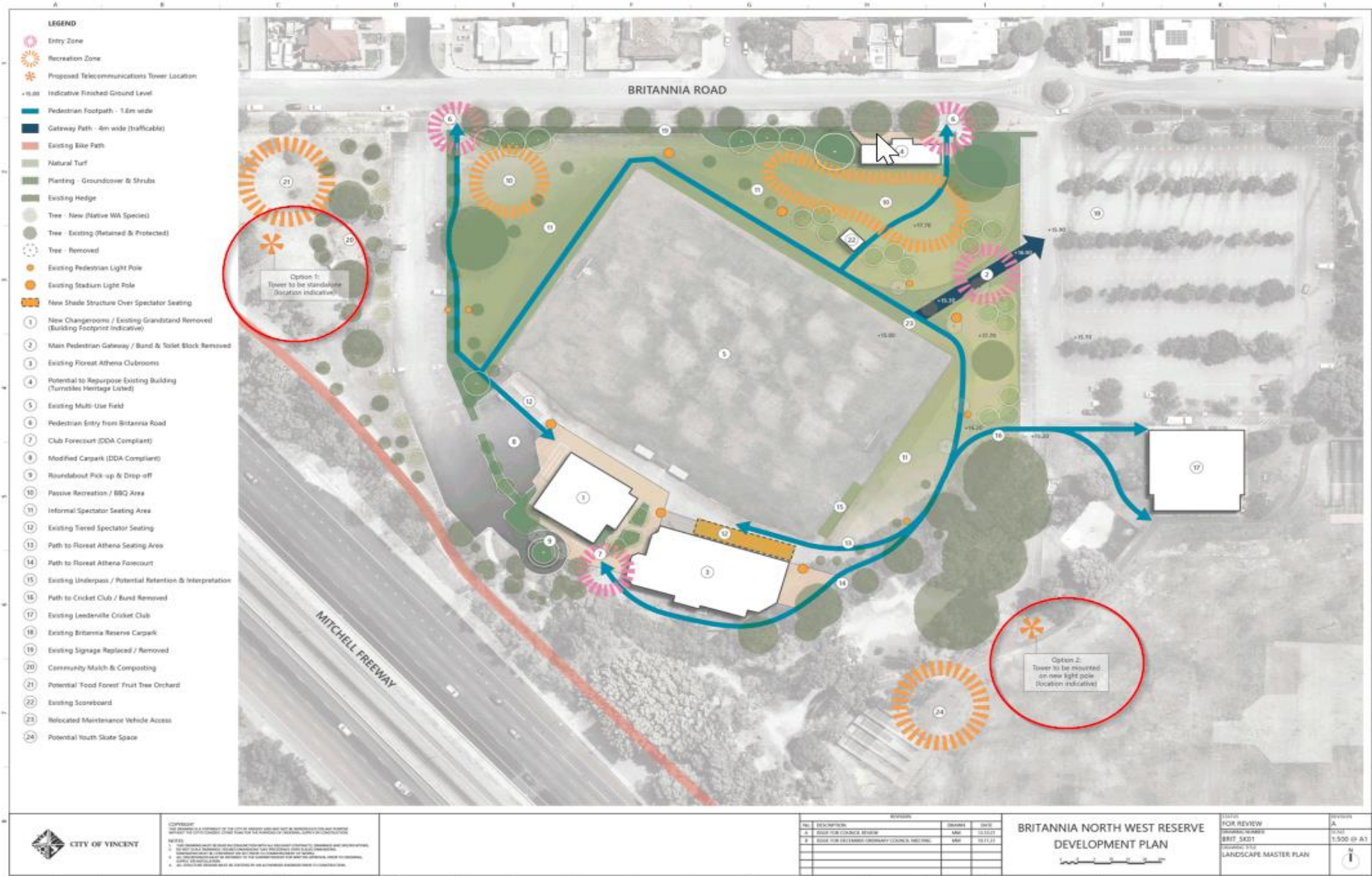
- Should Council consent to the proposed location for the Lease, Administration will proceed with negotiating the terms of the lease.
- Rent received from the Lease would be held in Municipal Funds;
- Council rates would be payable by Indara for the duration of the Lease;
- Fees for publishing local public notice would be payable by the City;
- Construction works and on-going infrastructure upgrades of the lease area would be at the sole cost of Indara; and
- Make good works at the expiration of the Lease would be at the sole cost of Indara.

COMMENTS:

Administration supports carrying out community consultation on the proposed location of the Lease to Indara as:

- a) the proposed location is largely screened from view due to the surrounding large mature tree canopy and lower level behind the Floreat Athena Clubrooms;
- b) The proposed lease area would not result in the loss of active POS or impact upon the existing functions of Britannia Reserve; and
- c) the Telecommunications Facility would provide improved and enhanced access to essential telecommunications services for individuals, households and community members within the Leederville area.

Telecommunications tower locations (Britannia Reserve Development Plan)





LOCALITY MAP

COPYRIGHT © - GOOGLE MAPS

PROPOSED OPTUS
BASE STATION

EXISTING SHARED PEDESTRIAN
/ BIKE PATH

EXISTING LIGHT POLE

EXISTING RAILWAY TRACK

EXISTING TREES (TYP.)

EXISTING UNSEALED BICYCLE TRACK
(TO BE WIDENED AND RE-ROUTED TO
AVOID PROPOSED INDARA COMPOUND
BY COUNCIL FOR VEHICLE ACCESS)

PROPOSED MODIFICATION TO
EXISTING GRAVEL TRACK

EXISTING TREE LOGS (TO BE REMOVED)

EXISTING WP POWER POLE

BRITANNIA ROAD

MITCHELL FREEWAY

1
P2

- EXISTING BUILDINGS (TYP.)
- EXISTING SITE MAIN SWITCH BOARD TO CONNECT PROPOSED OPTUS SITE (TBC)
- EXISTING SECURITY FENCE (TYP.)
- PROPOSED OPTUS U/G SUBMAINS. APPROX. 300m TO FOLLOW EXISTING UNSEALED TRACK AND VERGE (TBC)
- EXISTING FLOREAT ATHENA FOOTBALL CLUB (FAFC)
- EXISTING GRAVEL PEDESTRIAN PATH
- EXISTING CAR PARKING
- EXISTING LEEDERVILLE CRICKET CLUB ROOMS
- EXISTING ACCESS PATH

EXISTING TREE NEAR THE COMPOUND (APPROX. 3.5m FROM FENCE/ TO BE TRIMMED PRIOR TO CONSTRUCTION)

PROPOSED INDARA LEASE AREA

PROPOSED OPTUS INSTALLATION

EXISTING GRAVEL TRACK

EXISTING GARDEN

BRITANNIA RESERVE

DRAFT

OVERALL SITE PLAN

SCALE 1:2000

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	22.12.22	ISSUED FOR APPROVAL	VENTIA	SRS	KG	AT	ME



Client:
OPTUS

Project:
MOBILE NETWORK AUSTRALIA
SITE No:- P0925
GLENDALOUGH SOUTH
BRITANNIA ROAD, LEEDERVILLE

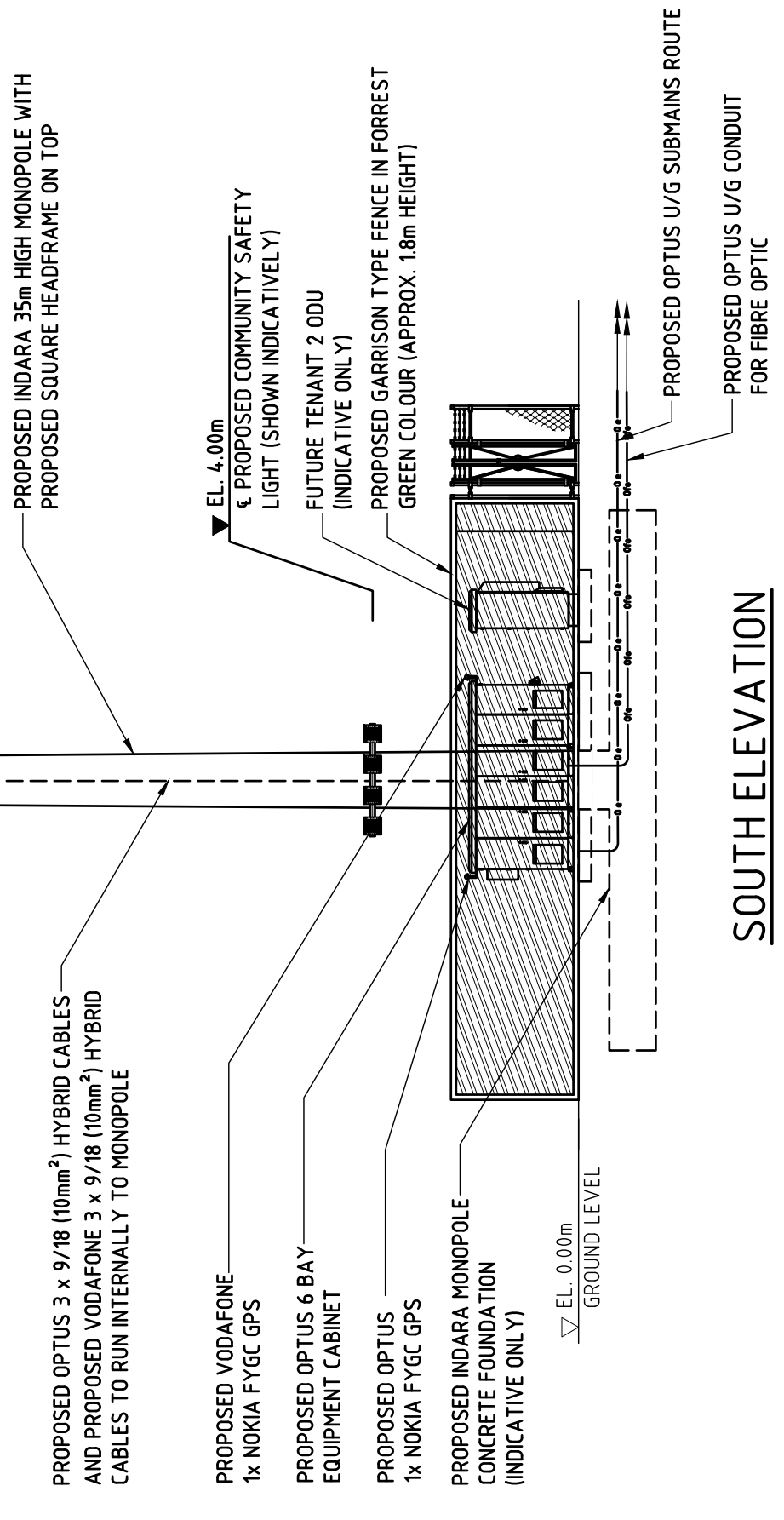
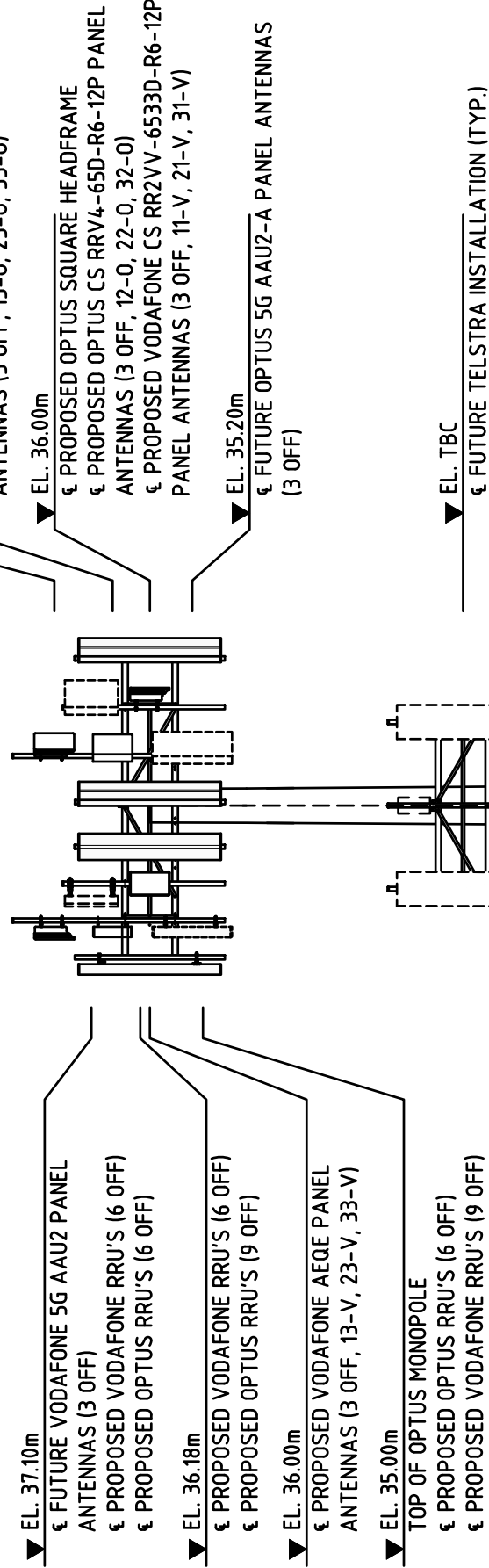
Drawing Title:
DRAFT SITE LAYOUT - SHEET 1 OF 2

Drawing Status:
FOR APPROVAL

Drawing No.
P0925-P1

Revision
01

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



SOUTH ELEVATION
SCALE 1:125

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	22.12.22	ISSUED FOR APPROVAL	VENTIA	SRS	KG	AT	ME



Client:
OPTUS

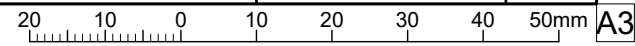
Project:
MOBILE NETWORK AUSTRALIA
SITE No:- P0925
GLENDALOUGH SOUTH
BRITANNIA ROAD, LEEDERVILLE

Drawing Title:
DRAFT SITE ELEVATION

Drawing Status:
FOR APPROVAL

Drawing No.
P0925-P3

Revision
01



File note

From:	Laurie Chantry	Job No:	8007
		Date:	23 September 2022
Subject:	TELECOMMUNICATIONS DEPLOYMENT - BRITANNIA RESERVE LEEDERVILLE		

As requested by the City, below is an assessment of the proposal against the requirements of State Planning Policy 5.2 - Telecommunications Infrastructure. As is standard practice, a full assessment against the state and local planning framework will be submitted for the City's assessment with the Development Application.

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

The objectives of this policy are to:

- a) *facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs;*
- b) *manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure;*
- c) *ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons; and,*
- d) *promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.*

Visual Impact

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;*

To be effective, a base station has to be of sufficient height to achieve the coverage requirements. Accordingly, it will be visible to the surrounding area as indicated in the photomontages provided. However in this instance, it is not visible from significant viewing locations such as scenic routes or lookouts. The impact of the sports field lighting on 'recreational views' will be comparable to the proposed monopole and antennas.

- 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;*

The proposed location is on the western edge of Britannia Park within existing mature vegetation which will minimise the visual impact. Views in the locality will include the sports field lighting infrastructure, freeway lighting infrastructure, and overhead rail infrastructure, which will mitigate the impact of the telecommunications facility. There is no significant view of a heritage item or place, or landmark, streetscape, vista or panorama that will be adversely impacted by the proposal.

- c) *not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised and*

Views in the locality will include the sports field lighting infrastructure, freeway lighting infrastructure, and overhead rail infrastructure, which will mitigate the impact of the telecommunications facility. There are no cultural heritage or visual landscape values to be compromised by the location, and no significant environmental impact.

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

The facility will be painted to a colour of the City's preference and of a non-reflective finish to be sympathetic to the surrounding landscape

Perceived Health Concerns

The proposed infrastructure will operate in compliance with the Australian Communication and Media Authority (ACMA) Electromagnetic Emissions (EME) regulatory arrangements. A summary report of the predicted Radiofrequency EME Levels for the proposed facility has been assessed. This assessment was undertaken in accordance with the ARPANSA prediction methodology and report format. The assessment confirms that the proposed installation operating at full power complies with the Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2014.


Health concerns are not a planning consideration.

SPP 5.2 also identifies for a report demonstrating compliance with the Mobile Phone Base Station Deployment Industry Code (C564:2011) to be submitted as part of a DA.

The DA will address compliance with the applicable clauses of the Deployment Code.

Conclusion

In light of the above, it is considered the siting and design of the facility satisfies the requirements of SPP5.2.



BEN DOYLE
DIRECTOR