

ADDENDUM

11.2.1 TELECOMMUNICATIONS INFRASTRUCTURE (PHONE TOWER) - 95 (LOT 3947) LATCH ROAD, DEEPDENE

This Item was deferred at the 14 November 2018 Ordinary Council Meeting as follows:

PROCEDURAL MOTION / COUNCIL DECISION

CR GODDEN, CR MCLEOD

That the item be deferred to the 28 November 2018 to allow the proponent to clarify the information around why this site was selected as opposed to the other options.

CARRIED 4/3

CRS EARL, SMART AND LANE VOTED AGAINST

This addendum provides the proponent's response to matters raised in Deputations at the Shires Ordinary Council Meeting on 14 November 2018, together with a more detailed summary of candidate assessments.

HAMELIN BAY / DEEPDENE COMBINED

DEPUTATION COMENTS

MATTERS RAISED	BY WHOM	RESPONSE
<p>SPP5.2</p> <ul style="list-style-type: none"> • should not be prominently visible from scenic routes • should not compromise Environmental, cultural and visual landscape values • should avoid detracting from significant views, vistas or panoramas both private and public 	<p>Robyn Dennis</p>	<p>SSP5.2:</p> <p>Clause 5.1 of SPP5.2 acknowledges: <i>For telecommunications infrastructure to be effective, structures are generally located prominently, at high points in the landscape or on top of buildings, where they are more likely to be visible to the public.</i></p> <p>However, Clause 5.1.1 provides;</p> <p><i>The benefits of improved telecommunications services should be balanced with the visual impact on the surrounding area and</i></p> <p><i>i) Assessment of the visual impact of development proposals for telecommunications infrastructure should be made on a case by case basis;</i></p> <p><i>ii) Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible (emphasis added):</i></p> <p><i>a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;</i></p> <p><i>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;</i></p> <p><i>c) not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised.</i></p>

		<p>In this case, the proposed facility is to be located on and surrounded by cleared grazing land, well removed from the high point in the landscape, being the environmentally sensitive conservation area comprising the Leeuwin-Naturalise Ridge and Leeuwin-Naturaliste National Park further west, in order to reduce the visual impact.</p> <p>The facility is located on rural land well removed from major arteries, travel routes and scenic routes thereby mitigating the impact on the visual amenity for the majority of residents, tourists and travellers in the area, while still <i>providing essential infrastructure for business, personal and emergency reasons</i> in accordance with policy objectives of SPP5.2</p>
LNRSSP Land Use (LUS 14.10) provides conserving productive agricultural potential and rural landscape values will be the main criterion used in assessing applications		The proposed facility will not impact on the productive agricultural potential. In fact, creating opportunities for rural landowners to generate additional sources of income, without compromising the agricultural use of the land, will assist in conserving the productive agricultural potential of the land. LUS14.10 provides criteria for assessing subdivision applications only.
LNRSSP identifies the main development corridor incorporating new town – sites, villages and hamlets along Bussell Highway, which will undoubtedly create additional demand for mobile coverage and reliable internet.		<p>Noted.</p> <p>The subject site was selected to provide coverage along Caves Road, and to Hamelin Bay and Deepdene under the Federal Government Black Spot program, which aims to address existing gaps in telecommunications coverage. While planning for future growth is necessary and appropriate, and is certainly an objective of Telstra, the specific objective of this project is to address existing deficiencies in the network.</p> <p>The facility addresses the Leeuwin Naturaliste Sub-regional Planning Strategy key infrastructure consideration for <i>increased investment in regional telecommunications to facilitate greater mobile coverage and high speed internet access</i>.</p>
Travel Route Corridors - “prevention of any proposal which would adversely affect the amenity and rural character of landscape value of the area”.		The location of the facility complies with the Shire’s Travel Route and Landscape policies and the objectives of the LNRSSP. A 60m development setback applies for proposals adjacent to Travel Route Corridor and in this case the tower is proposed to be setback 120m from the identified travel route.

<p>Indicative coverage of the proposed tower on Location 3947. Advice from Telstra engineers is that buildings and hills will interrupt service. We believe the area to the west of the Leeuwin Naturaliste Ridge cannot be satisfactorily serviced by this tower, the Leeuwin Naturaliste Ridge is more than a hill and presents a formidable barrier.</p>		<p>Based on the predicted coverage plots prepared by Telstra, Hamelin Bay Caravan Park/beach will receive mobile phone coverage from this facility. Provision of coverage to this area was a prime consideration under the Black Spot program and was a major factor in the design and height of the facility.</p>
<p>Figure 5 Existing Base Station Locations. This map clearly indicates a gap in communication infrastructure east of Bussell Highway between Karridale and Kudardup.</p>		<p>The subject site was selected to provide coverage to Caves Road, Hamelin Bay and Deepdene under the Federal Government Black Spot rollout. Coverage east of Bussell Highway is not part of this program.</p>
<p>Figure 6 shows that 44 sites were 'approached' in their investigations. Our property is shown as having 2 possible sites, yet we have never been approached or consulted, likewise for our adjoining neighbours. Figure 6 confirms a complete lack of investigation east of the development corridor of Bussell Highway</p>		<p>Telstra identified 44 potential candidates but did not contact all 44 candidates.</p> <p>Most of the potential candidates were eliminated based on desktop analysis (i.e: distance to power, fibre, construction cost, build ability, ground elevation and non-compliance with the Shire's planning scheme and local and state planning policies). Site visits were to selected candidates and some locations were checked from the public roads.</p> <p>Of the 44 candidates only three were assessed as suitable and one as potentially suitable (see attached list). The subject site was deemed to be the best candidate due to minimal impact on the visual amenity and environment, availability of fibre and power, and the ability to obtain tenure.</p> <p>The subject site was selected to provide coverage to Caves Road, Hamelin Bay and Deepdene under the Federal Government Black Spot rollout. Coverage east of Bussell Highway is not part of this program.</p>
<p>Why is there a need to locate a tower where the bulk of coverage is focussed on the sparsely populated Leeuwin Naturaliste Ridge.</p> <p>The growth area east of Bussell Highway which is in need of reliable mobile reception includes the Leeuwin Naturaliste Ridge as well as Karridale, Kudardup, Alexandra Bridge and farming and winery populations in between.</p>		<p>The subject site was selected to provide coverage to Caves Road, Hamelin Bay and Deepdene under the Federal Government Black Spot rollout as the area has been identified under the programme as having ineffective and inadequate coverage.</p> <p>Coverage east of Bussell Highway is not part of this program but may be separately considered in any future rollout.</p>

Location 3947 is part of the Turner Brook Wetlands and has high conservation and cultural values.		The location within Lot 3947 is on cleared grazing land approximately 1.2 kilometres east of the Turner Brook Wetlands, and approximately 15 metres higher. Accordingly, there is not anticipated to be any impact on the conservation and cultural values of the wetlands
Latch Road directly adjoins the greatly valued Wadandi Track offering isolated walking, cycling and scenic panoramas. It is not acceptable to construct infrastructure of this magnitude beside this highly regarded community and future tourism feature given that there are alternative sites available.		The tower is proposed to be setback 120m from the affected boundary. Mature vegetation within the corridor and along the landowner's boundary will substantially reduce the impact on the visual amenity. The predominant view from the track in the vicinity of the tower is of open grazing land, not natural scenic panoramas.
The Report appears to downplay or minimize the impact a 243 foot telecommunications tower will have on protecting landscape, cultural amenity and visual values of the site.		The planning assessment by the Shire's planning staff is considered to comprehensively and objectively address the various values in accordance with its Scheme and State and local policies.
Will a 243 foot telecommunications tower enhance or protect Landscape and Conservation Values"		The facility will be located on cleared grazing land, not requiring the removal on any vegetation or disturbance to local flora or fauna. Accordingly, it is considered it will not impact on the conservation values of the area and the impact on the landscape has been balanced against the benefits of improved telecommunications services to the community
Location can be revisited by the proponent		The proponent has undertaken substantial investigation and assessment of a large number of candidates and is confident that the selected location, compliant with State and Local policies, provides the best outcome to achieve the coverage objectives
	Carolyn Maxwell	
Towers are an eyesore that clash with rural landscape - particularly to closest neighbours and users of 'Rails to Trails' Wadandi track		The tower is proposed to be setback 120m from the track at its nearest point. Mature vegetation within the track area and along the landowner's boundary will substantially reduce the impact on the visual amenity. The predominant view to the west from the track in the vicinity of the tower is of open grazing land, not natural scenic panoramas.
Selected landowner least affected and furthest away and will receive monetary compensation		Commercial arrangements are confidential and not a valid planning consideration. The location on the lot was agreed based on considerations of a range of factors, including impacts on the surrounding area, access to services, and Shire policy objectives.

EME concerns		<p>Local Government is not responsible for the monitoring and control of Electromagnetic Radiation (EMR) that emanates or could potentially emanate from telecommunications infrastructure. All telecommunications carriers are required to comply with EMR standards outlined by relevant Federal Government agencies, such as the Australian Communications and Media Authority (ACMA), and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).</p> <p>Issues relating to EMR levels are not valid planning considerations when assessing applications for telecommunications infrastructure and cannot be considered by Council</p>
Property values		<p>The potential impact of a proposed development (telecommunications infrastructure included) on property prices is speculative and not a valid land use planning consideration, and cannot be considered by Council</p>
Lack of Shire telecommunications policy		Noted
Coverage will not extend into Hamelin Bay beachfront		<p>Based on the predicted coverage plots prepared by Telstra, Hamelin Bay Caravan Park/beach will receive mobile phone coverage. Provision of coverage to this area was a prime consideration under the Black Spot program and was a major factor in the design and height of the facility.</p>



HAMELIN BAY / DEEPDENE COMBINED

LIST OF POSSIBLE ALTERNATIVE CANDIDATES

#	Address / Lot Details	Property Owner	Suitability of candidate	General Comment
Nominal	Reserve NP	DBCA	Not suitable	-34.222330 115.039658 Class A National Park Telecommunication not a permitted activity, low elevation and tall trees (discounted from the final candidate options)
Original Prime	2 Colyer Drive Hamelin Bay WA 6288 CT Vol XXX folio XXX Lot 51 on Plan 24011 Land ID XXX	Robert Steven Shenstone	Not suitable	-34.227180 115.052303 No Longer Available – Shire – Covenant – Council unwilling to remove. Property Owner advised of Shire decision on Covenant.
Original Back-up	Reserve NP	DBCA	Not suitable	-34.225879 115.052010 Class A National Park Telecommunication not a permitted activity
1	9562 Caves Road, Hamelin Bay WA CT Vol 2006 Folio 502 Lot 12 on Diagram 86818 Land ID 1306133	Terry Pain	Not suitable	-34.226466 115.059662 Rural Lifestyle / Development Block. Extensive clearing is required and away from the power and fibre
2	115 Colyer Drive, Hamelin Bay WA CT Vol 2185 Folio 772 Lot 60 on Plan 24014 Land ID 1811962	Montali Holdings Pty Ltd	Not suitable	-34.220868 115.062105 Development Block. Extensive clearing is required and away from the power and fibre

3	Road Reserve Colyer Drive Hamelin Bay WA	Road Reserve Shire of Augusta-Margaret River	Suitable	-34.223204 115.060148 Will be subject to application to Shire – Road Closure – Minister of Land approval. Shire planners suggest this alternative location. Local property are highly likely to object. Long site acquisition process
4	89 Colyer Drive Hamelin Bay WA CT Vol 2185 Folio 771 Lot 59 on Plan 24014 Land ID 1811963	Rodney Cameron Sherwood Gaynor Louise Sherwood	Not suitable	-34.218008° 115.055101 Rural Lifestyle / Development Block. The owners are uncontactable. Discounted from the selection
5	Reserve 8428 Cnr Caves Road and Hamelin Bay Road West (SE Corner) CT Vol LR3159 Folio 801 Lot 306 on Plan 49925 Land ID 3928957	Conservation Commission of WA (DBCA)	Not suitable	-34.228986 115.057070 Telecommunication not a permitted activity, low elevation and tall trees (discounted from the final candidate options)
6	Reserve 8428 Cnr. Caves Road and Hamelin Bay West (SW Corner) CT Vol LR3159 Folio 801 Lot 306 on Plan 9925 Land ID 3928957	Conservation Commission of WA (DBCA)	Not suitable	-34.228859 115.055345 Telecommunication not a permitted activity, low elevation and tall trees (discounted from the final candidate options)
7	Road Reserve Caves Road (Nth of Karridale Cemetery) Hamelin Bay WA	Road Reserve Shire of Augusta-Margaret River	Potentially Viable	-34.229462 115.055205 Will be subject to application to Shire – Road Closure – Minister of Land approval. Shire Planning – 60m setback off Caves Road – Need to be located hard against the west boundary. Subject to survey. Most likely the Shire will be against it.
8	Lot 167 Caves Road (Directly opposite Karridale Cemetery) Hamelin Bay WA CT Vol 1907 Folio 674 Lot 167 on Plan 250866 Land ID 2004429	Shorter Group Pty Ltd	Not suitable	-34.230552 115.057182 Property soon to go on the market and the location is too close to the Caves Road
9	Lot 21 Caves Road (Sth of Karridale Cemetery) Hamelin Bay WA CT Vol 2215 Folio 210 & 211 Lot 21 on Plan 22155 Land ID 1786687	Peter and Manya Wren	Not suitable	-34.234163 115.058455 Property Owner has application to Shire and WAPC for planning rezone and sub-divide. Rural lifestyle block. Not interested.
10	9730 Caves Road (Cosy Corner) Hamelin Bay WA	Joe Fish Pty Ltd	Not suitable	-34.247426 115.057412 Previous Deepdene possible candidate.

	CT Vol 2113 Folio 44 Lot 22 on P 22155 Land ID			Property Owner planning to rezone and sub-divide. Asked for \$25k just as blocker. Not interested. Local knowledge – rural lifestyle development block.
11	9569 Caves Road Hamelin Bay WA CT Vol 1077 Folio 128 Lot 58 on Plan 230883 Land ID	Debra Rose Shorter Bruce Vincent Shorter	Not suitable	-34.229520 115.061776 Farmland - Property may be sold, the owners are not interested.
12	9789 Caves Road (Cosy Corner End) Hamelin Bay WA CT Vol 2657 Folio 556 Lot 28 on P 52375 Land ID	Glen Norman Marina Pesticco Not in White Pages	Not suitable	-34.246099 115.063616 Lifestyle Block. 60m setback off Caves Road The location is away from fibre and power.
13	18 Grosse Road Hamelin Bay WA CT Vol 2820 Folio 155 Lot 31 on P 403657 Land ID	Karen White Not in White Pages	Not suitable	-34.239553 115.062214 Lifestyle Block. 60m setback off Caves Road The location is away from fibre and power.
14	9681 Caves Road Hamelin Bay WA CT Vol 2076 Folio 400 Lot 2 on D 90380 Land ID	Daniel Del Fante Karen Joanne Lowry Not in White Pages	Not suitable	-34.234507 115.061635 Lifestyle Block. 60m setback off Caves Road The location is away from fibre and power, low elevation
15	42 Grosse Road Hamelin Bay WA CT Vol 2197 Folio 19 Lot 61 on P 23748 Land ID	Sue Doust Geoffrey Doust	Suitable	-34.238670, 115.068083 Property Owner Interest subject to meeting onsite and discussing further. Planning comments: Grosse Road – General agriculture – 20m setback – Telco a ‘D’ use - looks very good! Site visit was done and difficult build
16	Lot 601 Grosse Road Hamelin Bay WA CT Vol 2807 Folio 996 Lot 601 on P 72763 Land ID	Darren and Kristy Lewis	Not suitable	-34.236 115.063000 Recently sold – new The location is away from fibre and power. Extensive clearing is required on this location
17	190 Pettit Road Deepdene WA 6290 CT Vol 1845Folio 595 Lot 1931 on 201692 Land ID	Peeky Edith Hall Geoffrey Mark Atkins	Not suitable	-34.236725 115.094998 Farmland. Difficult build away from the power and fibre

18	19 Grosse Road Hamelin Bay WA CT Vol 2807 Folio 997 Lot 602 on P 72763 Land ID	Brendon Phillip Booth	Not suitable	-34.235655 115.065366 Sculpture Park, Site visit was done, limited area to install a 70m mast, limestone ground condition, difficult build
19	Legal Road Hamelin Bay Road West Road Hamelin Bay WA (Opposite Colyer Drive Hamelin Bay WA)	Shire Augusta –Margaret River	Not suitable	-34.228 115.052 Shire of Augusta-Margaret Rive has a 60m setback to highways, main roads and travel routes. The location is on the ridgeline and shire is not happy anything on ridgeline
20	9671 Caves Road Hamelin Bay WA CT Vol 1687 Folio 85 Lot 1 on D 67406 Land ID	Thomas Joseph Higgins Carmel Bernadette Higgins	Not suitable	-34.232884 115.062503 Looking to sub-divide in.
21	9507 Caves Road Hamelin Bay WA CT Vol 1926 Folio 586 Lot 200 on P 31604 Land ID	Jeffrey Glance	Not suitable	-34.226754 115.068803 Farmland Location is close to Caves road and away from the fibre, expensive build
22	9548 Caves Road Hamelin Bay WA CT Vol 2763 Folio 59 Lot 1 on P 68007 Land ID	Peter Charles Warrilow Robyn Patricia Dennis	Not suitable	-34.226000 115.063807 Rural Lifestyle Block Location is close to Caves road and away from the fibre, expensive build This land is in Leeuwin Naturaliste Ridge Conservation area with a R12 Restricted Use forbidding clearance of flora outside the building envelope
23	9496 Caves Road Hamelin Bay WA CT Vol 2763 Folio 60 Lot 2 on P 68007 Land ID	Belinda Kate Vodicka	Not suitable	-34.225033 115.065963 Rural Lifestyle Block Location is close to Caves road and away from the fibre, expensive build
24	Lot 42 Caves Road Hamelin Bay WA CT Vol 2191 Folio 600 Lot 42 on P 24035 Land ID	Heli Miram Donaldson	Not suitable	-34.218000 115.070000 Extensive clearing required, expensive build, close to Caves Road
25	9310 Caves Road Hamelin Bay WA CT Vol LR3135 Folio 307	State of WA - DPLH Interests: Shire of Augusta-Margaret River	Not suitable	-34.211360 115.071112 Management Order Outdoor Education

	Lot 301 on P 43196 Land ID	Phone: +61 8 XXX Mobile: Email:		Telecommunication not a permitted activity
26	194 Chapman Road Karridale WA CT Vol 1856 Folio 183 Lot 5 on D 76910 Land ID	Patrick John Noone Leonie Rae Higgins Noone	Not suitable	-34.224374 115.070827 Too close to Caves road and Chapman road, the location is away from fibre and power
27	126 Chapman Road Karridale WA CT Vol 1515 Folio 535 Lot 1938 on P 201692 Land ID	Rebecca Carmel Rodney Higgins	Not suitable	-34.219712 115.086140 Farmland Too far from the Blackspot coverage area and away from the fibre, expensive build
28	Lot 228 Chapman Karridale WA CT Vol 1300 Folio 228 Lot 228 on P 250858 Land ID	Philip Bairstow Christine Nita Bairstow	Not suitable	-34.225 115.074 Farmland The location is away from the power and fibre, expensive build
29	50 Latch Road Deepdene WA CT Vol 1238 Folio 297 Lot 3947 on P 201692 Land ID	Jeffrey Douglas John Kennedy Griffith John	Available	-34.233739, 115.085080 Farmland Prime candidate, best location, close to fibre and power
30	50 Latch Road Deepdene WA CT Vol 1238 Folio 297 Lot 1934 on P 201692 Land ID	Jeffrey Douglas John Kennedy Griffith John	Not suitable	-34.223185 115.082575 Farmland Site visit was done from the road and location is not suitable for mast construction due to the water table issue
31	53 Chapman Road Karridale WA CT Vol 2191 Folio 233 Lot 1935 on 201692 Land ID	Steven Robert Latch	Not suitable	-34.224478 115.091602 Too close to Bussell Hwy and expensive build, away from the main search area
32	Karridale Exchange (SCAX) CT Vol XXXX Folio XXXX Lot on Land ID	Telstra Phone: +61 8 XXX Mobile: Email:	Not suitable	-34.200646 115.099551 Small land area, existing Telstra exchange. Land size is too small for 70m structure. away from the main search area
33	Lot 1936 Chapman Road Karridale WA CT Vol 2191 Folio 234 Lot 1936 on P 201692 Land ID	Steven Robert Latch	Not suitable	-34.221000 115.097000 Farmland Too close to Bussell Hwy, away from the main search area

34	12796 Bussell Highway Karridale WA CT Vol 1845 Folio 594 Lot 1932 on P 201692 Land ID	Stephen James Hogan Sylvester Robert Rzep	Not suitable	-34.231843 115.102678 Farmland Site visit was done and to close to Bussell Hwy, away from the main search area
35	Karridale Cemetery Reserve Land ID	State of WA Interest; Shire of Augusta- Margaret River	Not suitable	-34.230926 115.056207 Not a permitted purpose
36	Lot 1933 XXX XXX WA CT Vol 1433 Folio 602 Lot 1933 on P 201692 Land ID	Noel David Maxwell	Not suitable	-34.231233 115.088016 Farmland Too close to the existing farmhouse and away from power
37	Lot 25 Cosy Corner Road Deepdene WA CT Vol XXXX Folio XXXx Lot 25 on P 22154 Land ID	Peter and Manya Wren	Not suitable	-34.252284 115.053266 Previous Deepdene candidate. Property Owner offered the land for a 40m monopole. Shire planning prohibits telecommunication on the ridgeline.
38	Lot 1930 Pitit Road Karridale WA CT Vol 1317 Folio 968 Lot 1930 on P 201692 Land ID	Warren Mance	Not suitable	-34.237000 115.088658 Farmland The location is too close to homestead
39	Lot 1926 Gosse Road Hamelin Bay WA CT Vol 1317 Folio 968 Lot 1926 on P 201692 Land ID	Warren Mance	Not suitable	-34.238216 115.071545 Farmland Access via Gosse Rd Site visit was done, the location is not suitable for mast construction
40	Lot 233 Gosse Road Hamelin Bay WA CT Vol 1936 Folio 660 Lot 233 on P 250864 Land ID	Frank Tomasi Attalia Tomasi	Not suitable	-34.241400 115.071600 Farmland Access via Gosse Rd The location is not suitable for mast construction
41	260 Stockdill Road Deepdene WA CT Vol 1778 Folio 107	Raymond John McDonald	Not suitable	-34.250176 115.078218 Farmland

	Lot 4077 on P166162 Land ID			The owners are not contactable
42	128 Stockland Road Deepdene WA CT Vol 1936 Folio 659 Lot 1502 on P 210616 Land ID	Frank Tomasi Attalia Tomasi	Not suitable	-34.252841 115.088157 Farmland The owners are uncontactable
43	20 Stockdill Road Kudardup WA CT Vol 1023 Folio 145 Lot 1501 on P 201616 Land ID	Lester Ashley Mullins Estelle Muriel Mullins	Not suitable	-34.241811 115.102141 Farmland The owners are uncontactable