



Colac Otway
SHIRE

PLANNING COMMITTEE MEETING

AGENDA

Wednesday 11 August 2021

at 2:00 PM

By videoconference



COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Wednesday 11 August 2021

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COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held by videoconference on Wednesday 11 August 2021 at 2:00 PM.

AGENDA

1 DECLARATION OF OPENING OF MEETING

OPENING PRAYER

Almighty God, we seek your blessing and guidance in our deliberations on behalf of the people of the Colac Otway Shire. Enable this Council's decisions to be those that contribute to the true welfare and betterment of our community.

AMEN

2 PRESENT

3 APOLOGIES AND LEAVES OF ABSENCE

4 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past, present and emerging and welcomes any descendants here today.

Please note: All Council and Planning Committee meetings will be live streamed and recorded (where it is practicably possible to do so), and the meeting location has the required equipment and internet capability. This includes the public participation sections of the meetings. However, matters identified as confidential items in the Agenda will not be live streamed or recorded.

By participating in open Planning meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

As soon as practicable following each open Council and Planning Committee meeting, the live stream recording will be accessible on Council's website. Audio recordings are also taken to facilitate the preparation of the minutes of open Council and Planning Committee meetings and to ensure their accuracy. Live stream and audio recordings will be retained by Council for a period of four years.

As stated in the Governance Rules, other than an official Council recording, no video or audio recording of proceedings of Planning meetings will be permitted without specific approval by resolution of the relevant Planning Meeting.

5 DECLARATIONS OF INTEREST

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

6 CONFIRMATION OF MINUTES

- **Planning Committee Meeting held on 14 April 2021.**

RECOMMENDATION

That the Planning Committee confirm the minutes of the Planning Committee Meeting held on 14 April 2021.

7 VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

The Mayor is to read out the names of those applicants and objectors who have confirmed in writing that they wish to make a verbal submission. These verbal submissions will be made in relation to each respective agenda item and must be directly relevant to the respective agenda item. A time limit of five minutes will apply.

Item: 8.1

PP9/2021 - 288 Sunnyside Road Wongarra - Use and Development of Telecommunications Facility (33.8 metre monopole) and associated works

ADDRESS AND PROPERTY DETAILS	288 Sunnyside Road WONGARRA	APPLICATION NUMBER	PP9/2021-1
PROPOSAL	Use and Development of Telecommunications Facility (33.8m High Monopole) and Associated Works		
PERMIT TRIGGERS	<p>Clause 35.06-1 – use of land for a telecommunication facility (RCZ)</p> <p>Clause 35.06-5 – buildings and works associated with Section 2 (permit required) use (RCZ)</p> <p>Clause 42.03-2 – buildings and works (SLO3)</p> <p>Clause 44.01-1 – buildings and works (EMO1)</p> <p>Clause 52.19-2 – building and works for a Telecommunications Facility</p>		
TRIGGER FOR DETERMINATION BY COMMITTEE	<p>The proposal is considered to be of community interest.</p> <p>This application is exempt from public notice and associated appeal rights for interested parties, as it is part of the ‘Mobile Black Spot program’. However, as there has been significant interest from the public in the proposal, it is considered appropriate for Planning Committee to determine the application.</p>		
ZONE	Rural Conservation Zone	OVERLAYS	<p>Significant Landscape Overlay, Schedule 3 (SLO3) – Apollo Bay Coastal Valley and Hills Precinct)</p> <p>Erosion Management Overlay, Schedule 1 (EMO1)</p> <p>Bushfire Management Overlay (BMO)</p>
COVENANTS	S173 agreement (14/04/2010), preventing habitable or commercial use of shed		

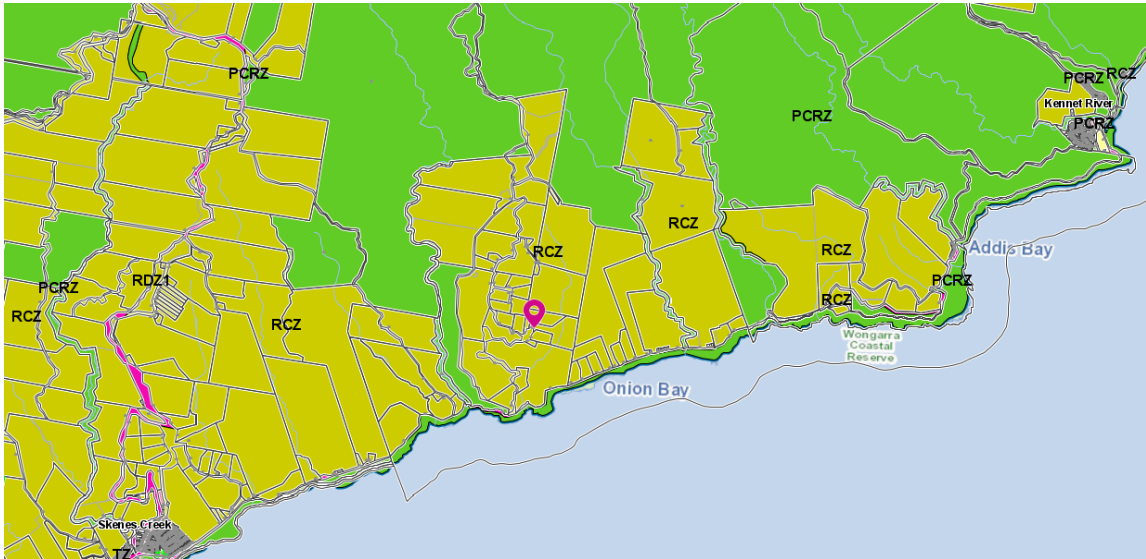
Item: 8.1

PP9/2021 - 288 Sunnyside Road Wongarra - Use and Development of Telecommunications Facility (33.8 metre monopole) and associated works

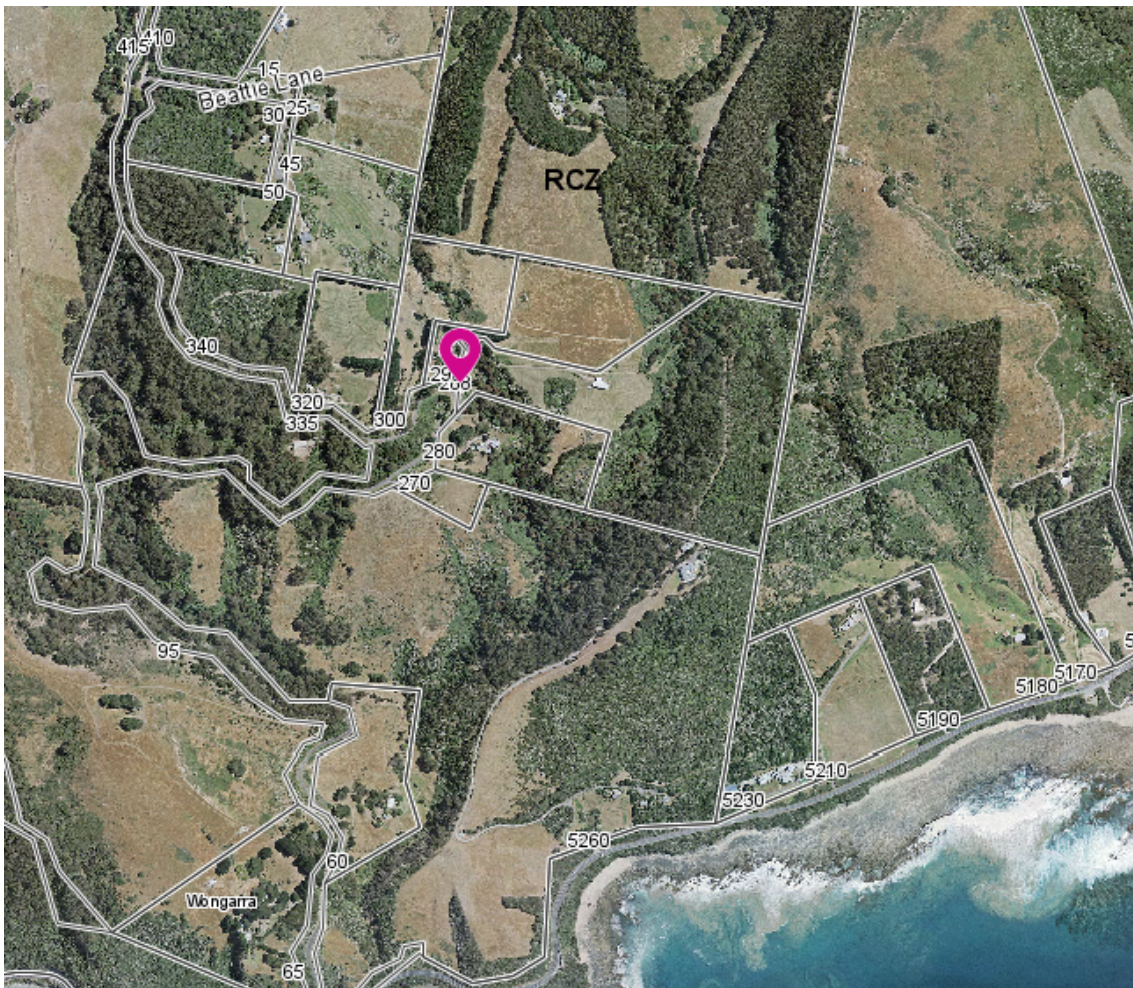
CULTURAL HERITAGE	The site is partially within an area of cultural heritage sensitivity: however, the proposed works would be outside this area.		
OFFICER	Helen Evans	GENERAL MANAGER	Ian Seuren
DIVISION	Development & Community Services		
ATTACHMENTS	<ol style="list-style-type: none">1. PP9/2021 - 288 Sunnyside Road Wongarra - Application Form - Redacted [8.1.1 - 3 pages]2. PP9/2021 - 288 Sunnyside Road Wongarra - Plans [8.1.2 - 8 pages]3. PP/92021 - 288 Sunnyside Road Wongarra - Application documents - Redacted [8.1.3 - 17 pages]4. PP9/2021 - 288 Sunnyside Road Wongarra - Drone Photos [8.1.4 - 13 pages]5. PP/92021 - 288 Sunnyside Road Wongarra - response to submissions by Telstra - Redacted [8.1.5 - 14 pages]6. PP9/2021 - 288 Sunnyside Road Wongarra - Additional site photos [8.1.6 - 6 pages]7. PP9/2021 - 288 Sunnyside Road Wongarra - Applicant Response to Further Submission re survey - Redacted [8.1.7 - 4 pages]8. PP/92021 - 288 Sunnyside Road Wongarra - Telstra survey - Redacted [8.1.8 - 1 page]		

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN



AERIAL PHOTO



2. RECOMMENDATION

That the Planning Committee resolves to Grant a Permit for the use and development of a telecommunications facility (33.8m high monopole) and associated works at 288 Sunnyside Road Wongarra (Lot 13 LP128817 Parish of Wongarra, Volume 09931 Folio 869), subject to the following conditions:

Endorsed Plans

- 1. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*

Compliance with Geotechnical Assessment

- 2. The approved development must be carried out on the site in accordance with the recommendations of the Geotechnical Site Investigation by Intrax (reference: Site Number 140606, dated 15/2/2021) and Form A (dated 10/3/2021) or any Geotechnical Practitioner engaged to review the assessment submitted with the application.*

Access and Parking

- 3. Prior to the commencement of development, the internal access must be constructed in accordance with the endorsed plans.*
- 4. Prior to the commencement of use, the parking area must be constructed to an all-weather standard in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.*

Stormwater

- 5. The site must be developed and managed to ensure there is no stormwater pollution through the contamination of runoff by chemicals, sediments, wastes or pollutants in accordance with 'Best Practice Environmental Management Guidelines for Stormwater Management and Construction Techniques for Sediment Pollution Control' (EPA) at any time during construction and/or operation, to the satisfaction of the Responsible Authority.*

Amenity

- 6. The nature and colour of building materials employed in the construction of the monopole and associated structures hereby permitted must be non-reflective, to the satisfaction of the Responsible Authority.*
- 7. The telecommunications facility and associated development hereby permitted must be maintained in good condition to the satisfaction of the Responsible Authority.*

Removal of Facility

- 8. In the event that the telecommunications facility hereby permitted ceases to be operational, the facility must be decommissioned and removed from the site in its entirety within 12 months of the use ceasing, and the land must be re-instated, all to the satisfaction of the Responsible Authority.*

CFA condition

Defendable space

- 9. An area of defendable space for 10mts (or to the property boundary) must be provided around the facility where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:*
 - Grass must be short cropped and maintained during the declared fire danger period.*
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.*
 - Flammable objects must not be located close to the vulnerable parts of the building.*

- *Shrubs must not be located under the canopy of trees.*
- *Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.*
- *Trees must not overhang or touch any elements of the building.*
- *The canopy of trees must be separated by at least 5 metres.*
- *There must be a clearance of at least 2 metres between the lowest tree branches and ground level.*

Expiry

10. This permit will expire if one of the following circumstances applies:

- *The development is not commenced within two years of the date of this permit.*
- *The development is not completed and the use has not commenced within four years of the date of this permit.*

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Notes

- 1. At least seven (7) days before any works start, an Asset Protection Permit must be obtained from Council. Council infrastructure must be maintained in a safe condition during the construction period. Any damage caused by these works to Council assets must be reinstated to the satisfaction of the Council prior to the completion of works.**
- 2. All deliveries by oversized vehicles must have a National Heavy Vehicle Regulator (NHVR) permit.**

3. PROPOSAL

Whilst the submitted application seeks permission for buildings and works only, it is considered that a permit is required for both the use and development of a telecommunications facility i.e., a 33.8 metre monopole with associated antennae, equipment cabinet and works.

This facility is proposed to provide an improved telecommunications network in an area identified as a telecommunications blackspot and is supported by the Federal Government, under the Federal Government Mobile Black Spot Program.

The proposed facility would comprise a 33.8m high monopole with associated antennae, equipment shelter cabinet, access driveway and infrastructure. The overall height of the facility would be 39.3m, including the antennae proposed on the top of the monopole. The facility would be within a fenced compound measuring 11m x 7m, located on the northern boundary of the site, with the centre of the monopole set back 7.25m from the boundary.

The proposed Telstra facility would be close to the property boundary and aims to utilise the existing pine trees that would help to mitigate views on the broader landscape to the north, and would provide a back drop to reduce visual impact when viewing the structure from the south. This cluster of the pine trees is predominantly located on 290 Sunnyside Road; however some of the pines are located on the subject site.

This location would provide reliable coverage, particularly within the southern areas of Wongarra currently experiencing patchy coverage and extending south to the Great Ocean Road, the major

transport and tourist route in the region. The closest communications sites to the north west and north east are both Telstra sites (at Tanybryn and Kennett River) over 5km away. In addition there is an NBN site at Skenes Creek, also over 5km from the target coverage area. The proposed works would provide the community with reliable 3G/4GX access, which in turn would support the various rural, transport and tourist industries in the region, and form part of a wider plan to ensure reliable and accessible coverage during emergency situations such as bushfires.

The proposed telecommunications facility would comprise the following infrastructure:

- A 33.8-metre-high steel monopole.
- An attachment to the top of the pole of a cross arm accommodating four (4) omni antennae, two upright and two inverted, and two (2) twin tower mast amplifiers, giving a total structure height of 39.3 metres.
- Two (2) Telstra equipment cabinets used to house electrical equipment associated with the facility.
- Ancillary items including feeders which would run vertically inside the monopole.
- An 11m by 7m fenced compound containing the cabinets and monopole.
- One GPS antenna installed on the equipment shelter.
- Installation of an underground and fibre and power route to existing connections close by.

The monopole and associated equipment would be pale eucalypt in colour.

The site would be accessed via the existing rural access off Sunnyside Road and internally via the existing access track for a length of 180m. A parking area would also be constructed on the opposite side of the access track. The installation of an underground and fibre and power route to existing connections close by is also proposed. It is not considered that noise levels from the facility would be significant.

4. SUBJECT LAND & SURROUNDINGS

The lot has an area of 15.74ha, with a frontage to Sunnyside Road. The site is located on the east side of Sunnyside Road and is around 120m from the nearest dwelling not in the same ownership. The shape of the lot is quite irregular. The ground level AHD where the facility is proposed is around 190m AHD. The region is undulating to steep, with many hills and ridgelines. The site is currently used for rural residential purposes and the majority of the site, and especially the most eastern section, is covered in native vegetation. A shed is located at the entry to the site and a dwelling is located 160m to the east of the location of the proposed monopole.

Surrounding land is used for rural residential living purposes, with some minor animal grazing and hay cutting to control the cleared sections of surrounding properties and the subject site. There are multiple dwellings in the vicinity of the site, namely on Beattie Lane with views over the subject site toward the ocean.

The adjoining property at 290 Sunnyside Road is also an irregularly shaped land parcel, with a dwelling located approximately 120m west of the proposed monopole site, and land extending north and bending to the east to form the northern boundary with the subject site. The dwelling fronts Sunnyside Road and is orientated to the south (including the balcony) to capture the ocean views. There is an existing tall cluster of pine trees that is partially on both 288 and 290 Sunnyside Road, immediately to the northwest of the site of the proposed monopole.

To the south is 280 Sunnyside Road, which is currently operating as 'A Room with a View B&B'. It is located approximately 150m south of the proposed site. There is a large cluster of vegetation between the dwelling and the proposed monopole. The dwelling at 280 Sunnyside is also orientated to obtain ocean views.

Further to the northwest of the subject site are a number of dwellings on small rural residential lots along Beattie Lane.

5. PLANNING SCHEME PROVISIONS

PLANNING POLICY FRAMEWORK

It is considered that the proposal generally meets the relevant objectives, strategies and policies of the Local Planning Policy Framework, notably clauses:

- 02.01 - Context
- 02.02 - Vision
- 02.03 - Strategic Directions
- 02.04 - Strategic Framework Plans
- 11.03-5S - Distinctive Areas and Landscapes
- 11.03-5R - The Great Ocean Road Region
- 13.02-1S - Bushfire Planning
- 13.04-2S and 13.04-2L - Erosion and Landslip
- 17.04-1S and 17.04-1L - Facilitating Tourism
- 19.03-04S - Telecommunications

Clause 19.03-4S states that a planning scheme should ensure that the use of land for a telecommunications facility is not prohibited in any zone. The strategies seek to facilitate the upgrading and maintenance of telecommunications facilities, ensuring that modern telecommunications facilities and communications technology are widely accessible to ensure the needs of business, domestic, entertainment and community services are met.

The proposal is considered to accord with the principles of the Planning Policy Framework. It is considered that the applicant has provided appropriate and reasonable justification for the selection of the subject site. It is acknowledged that the proposed monopole would be tall and therefore prominent from some vantage points. However, on balance, given the need for the facility and the topography, it is considered there would not be an unreasonable adverse visual impact to the environment as a result of this proposal.

Rural Conservation Zone

The subject site is located within the Rural Conservation Zone (RCZ). A key purpose of this zone is to encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality. A planning permit is required for use and development associated with telecommunications facilities when Clause 52.19 (Telecommunications Facility) requirements are not met.

Overlays

Significant Landscape Overlay (Clause 42.03) SLO3

Schedule 3 - Apollo Bay Coastal Valley and Hills Precinct

The site is covered by Significant Landscape Overlay, Schedule 3 (SLO3). A key purpose of this overlay is to identify significant landscapes, and to conserve and enhance the character of those landscapes. A planning permit is required to construct a building or construct or carry out works under Clause 42.03-2 of this overlay. The key elements of the landscape which are to be conserved are:

“1.0 Statement of nature and key elements of landscape

The Apollo Bay Coastal Valley and Hills Precinct is distinctive as a location where a number of different landscape elements intersect in a dramatic manner: low sea coast, bayside townships, topographic edge of the Otway Ranges sweeping down to the narrow coastal strip, edge of the forest, and the incised, vegetated creek valleys. The edges and interrelationships between these elements create a landscape setting of national significance.

The ‘preferred character’ of this precinct is the retention of the dramatic intersection of landscape ‘edges’ within the precinct, which could be further emphasised by increasing indigenous planting for subtle emphasis. Ribbon development and inappropriate development on hill faces should be limited, and township edges have the potential to be further defined.”

Erosion Management Overlay (44.01) EMO1

The site is covered by the Erosion Management Overlay, Schedule 1 (EMO1). A key purpose of this overlay is to protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development. A planning permit is required to construct a building or construct or carry out works under Clause 44.01-1 of this overlay.

Bushfire Management Overlay (44.06) BMO

The site is covered by the Bushfire Management Overlay (BMO). A key purpose to this overlay is to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire, and to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level. A small portion of the proposed access track would be located with the area affected by the BMO. A permit is not required for works associated with telecommunications facilities under the provisions of this overlay.

Particular Provisions

Clause 52.19 - Telecommunications Facility

The purpose of this provision is to ensure that telecommunications infrastructure and services are provided in an efficient and cost-effective manner to meet community needs, and to encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.

Under the provisions of Clause 52.19-2, a permit is required to construct a building or construct or carry out works for a Telecommunications Facility which is not a *Low Impact Facility*. The proposed facility is not identified as a Low Impact Facility or other exempt facility listed under Clause 52.19-1.

The decision guidelines of Clause 52.19 and the principles in the ‘*Code of Practice for Telecommunications Facilities in Victoria*’ are relevant to the consideration of this application.

Clause 62 (General Exemptions) provides exemptions to permit requirements for Telecommunications Facilities when the requirements of Clause 52.19 are met. In this instance, Clause 52.19 requirements have not been satisfied and therefore a planning permit is required.

It is considered that the proposal generally meets the relevant decision guidelines at Clause 65 (Decision Guidelines) of the Colac Otway Planning Scheme.

OTHER RELEVANT PROVISIONS

A Code of Practice for Telecommunications Facilities in Victoria, July 2004.

RELEVANT PLANNING SCHEME AMENDMENTS

Not applicable

6. REFERRALS

INTERNAL REFERRALS

The application was referred to Council's Environment, Infrastructure and Building Units, none of which raised any concerns with the proposal. The Infrastructure Unit recommended conditions and notes relating to access and asset protection, which have been included in the recommendation above.

EXTERNAL REFERRALS

Comment was sought from the CFA, as discussed further below. The Department of Environment, Land, Water and Planning (DELWP) was also notified of the application under the provisions of SLO3; however no response was received.

7. PUBLIC NOTIFICATION & RESPONSE

COMMUNICATION

As an application made under the 'Mobile Black Spot Program', this application was exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987* under Clause 52.19-3 (Telecommunication Facility). This means that public notification of the application should not be undertaken by Council and there are no rights of appeal to the Victorian Civil and Administrative Tribunal (VCAT) for anyone other than the applicant.

Although this is a 'black spot' application, it is noted that the applicant engaged with the community by undertaking some community consultation prior to the lodging the planning application. Eleven submissions were received by the applicant. The applicant responded direct to the submissions and provided a copy to Council. Council also received correspondence expressing concerns about the proposal from nearby property owners. The concerns raised can be summarised as follows:

1. Requested telephone coverage maps from the proposed site, and other potential sites.
2. Site selection process and alternative candidates - location further north. Concern that Telstra has not undertaken assessments on either of the properties that residents previously advised would now consider this tower, or the site at 415 Sunnyside Road.

3. Visual impact and amenity impacts on neighbouring properties, specifically Sunnyside Road and Beattie Lane.
4. Advised that the pine trees on 290 Sunnyside Road, which it was stated Telstra would use as the so-called screening for this tower from the north, will be removed shortly as they have been assessed as dangerous and some have already fallen.
5. Noted that the proposed site is adjacent to/in front of the vast majority of housing up Sunnyside Road, Beattie Lane and Kenneadys Road, and the proposal would severely impact their visual amenity. Suggested tower placed higher up behind the property line, or at roughly the same level in a less exposed location on one of the other properties who have now agreed to consider it.
6. Issue relating to location of site boundary and trees.
7. If these towers have to have line of site to each other, requested that Council advise where these towers are currently located and confirm the proposed site would meet the relevant criteria.
8. Electromagnetic radiation (EMR) emissions.
9. Requested copy of Cultural Heritage Management Plan (CHMP).
10. Devaluation of land.

These matters, other than points 8 and 9, are discussed below in the assessment section of this report. A CHMP is not required for this proposal, and it is also noted that the proposed facility would be outside the area of cultural heritage sensitivity on the lot. The devaluation of land is not a material planning consideration.

Given the community interest in this application, and although the application has been submitted under the Mobile Black Spot Program, it is considered important that the nature of the concerns raised be understood as part of the decision-making process by Council. The interested persons that lodged submissions have been invited to address the Planning Committee to discuss their concerns, but have also been advised of the state-wide process for 'black spot' applications and that objections received can have no formal status or convey rights to appeal any decision made by Council.

TIMELINE

The timing for the implementation of the permit, if issued, would be a matter for the applicant. The recommendation is that two years are allowed for the commencement of development and four years from the date of the issue of the permit for completion. As noted above, as there are no rights of appeal for people opposed to the proposal, the implementation of any permit issued would not be delayed by a VCAT appeal. Whilst the applicant would have appeal rights, no objection has been raised by the applicant to any of the conditions in the recommendation above.

8. OFFICER'S ASSESSMENT

Use of the land

Whilst the application only seeks permission for "buildings and works for the development of a Telecommunications Facility pursuant to clause 52.19 of the Colac Otway Planning Scheme", it is considered that a permit is also required for the use of the land for this purpose.

As has been the case with other applications for telecommunication facilities, the applicant has provided comment and legal advice from Telstra relating to the 'use' component. Whilst this is noted, more recent VCAT cases have concluded that a use permit is required and it is therefore recommended

that any permit issued also allow the use of the land for the purpose proposed. Those VCAT cases include *NBN Co Ltd v Yarra Ranges Shire Council* [2019] VCAT 892; *NBN Co Ltd v Macedon Ranges SC* [2019] VCAT 708; *Optus Mobile Pty Ltd v Macedon Ranges SC* [2018] VCAT 168; *Vodafone Hutchinson Australia Pty Ltd v Greater Geelong CC* [2019] VCAT 1729; *Caroline North and Others v Macedon Ranges SC* [2020] VCAT 21, in all of which cases a use permit was required.

It is therefore considered that, where the use is not already established on the land, a planning permit is required for both the use and development of the land.

The key issues with this application, as with most telecommunications facilities, is the potential visual impact of the telecommunications facility in the location proposed.

The applicant has provided details of the site selection criteria applied, with ten locations considered by Telstra for the mobile base station. Analysis by Telstra engineers found the location chosen is expected to provide the best possible coverage improvements to the area, as well as fulfil Telstra's contract obligations with the Federal and State Governments. Nine (9) alternative candidates were assessed by Telstra and were discounted due to either lack of landowner interest, environmental impacts, or the location not meeting the coverage objectives of the Mobile Black Spot Project. A further two (2) locations were reviewed in October 2020, in response to a request by the Colac Otway Shire Planning Department. The candidate sites and the reason they were rejected are summarised below.

Table 1 – Summary of the investigated alternative site candidates

Candidate	Address and reason for elimination
Candidate A	Address: 270 SUNNYSIDE ROAD WONGARRA 3234 Reasons for its elimination: owner rejected
Candidate B	Address: 5260 GREAT OCEAN ROAD WONGARRA 3234 Reasons for its elimination: Owner rejected (2019)
Candidate C	Address: 320 SUNNYSIDE ROAD WONGARRA 3234 Reasons for its elimination: owner rejected. This is also the location of a Telstra Exchange.
Candidate D	Address: 415 SUNNYSIDE ROAD WONGARRA 3234 Reasons for its elimination: Owner selling property and rejected after initial site visit.
Candidate F	Address: 280 SUNNYSIDE ROAD WONGARRA Reasons for its elimination: Owner did not respond.
Candidate G	Address: 50 KENNEADYS ROAD WONGARRA Reasons for its elimination: Owner did not respond.
Candidate H	Address: 300 SUNNYSIDE ROAD WONGARRA Reasons for its elimination: Owner did not respond
Candidate I	Address: 25 KENNEADYS ROAD WONGARRA Reasons for its elimination: Failed metrics and has access issues.
Candidate J Option 1 and 2	Address: 35 KENNEADYS ROAD WONGARRA Reasons for its elimination Failed Metrics, owner not approached.
Candidate K	Address: 435 SUNNYSIDE ROAD WONGARRA Reasons for its elimination: Failed metrics, owner not approached.
Council Option 1 2020	Address: 595 SUNNYSIDE ROAD WONGARRA Reasons for its elimination Failed Metrics, owner not approached.
Council Option 2 2020	Address: 5260 GREAT OCEAN ROAD WONGARRA 3234 Reasons for its elimination: Owner rejected (2019), however Council advised Telstra in October 2020 that on the advice from a resident, this owner may reconsider. Telstra reviewed the property and found that the site would need to be at the highest elevation on the property which fronts Sunnyside Road. This is the same location as Candidate B. The site is 40m lower than the selected candidate and would have a greater visibility on the approach from the Great Ocean Road, and also the property to the north with direct views to the ocean in this viewshed.

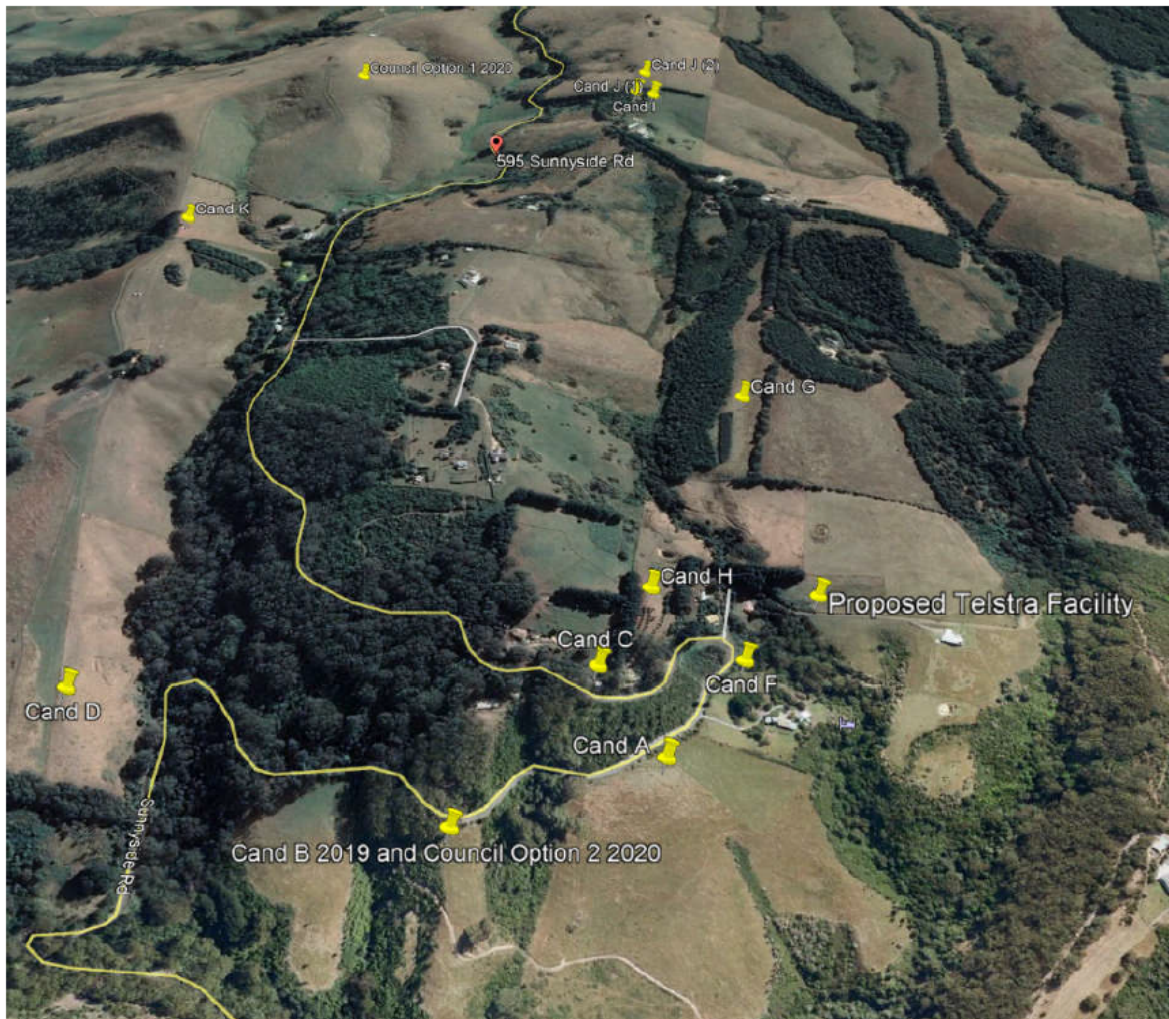


FIGURE 2 MAP OF CANDIDATES SOURCE: GOOGLE EARTH

A submission was received early May 2021, advising Council that the ownership of 415 Sunnyside Road had changed and that the new owners were willing for the telecommunications facility to be on their land. Given the community interest in this application, the applicant was advised of the change of ownership and, in turn, advised that this property had previously been considered at the candidate selection stage, but unfortunately was unable to be progressed due to an explicit rejection from the property owner at the time. The applicant advised that, whilst the new property owners may be willing to host a facility, unfortunately this property was not viable to progress at the time of candidate selection. As such, the many additional factors to be considered for candidate selection were not explored. The applicant advised that:

“While the viability of a facility siting at 415 Sunnyside Road could now be re-visited in theory, this is something of a moot point. At this juncture it is untenable for the project to commence a prolonged acquisition of an alternate candidate.”

The applicant recently provided further clarification about this, advising as follows:

“...415 Sunnyside Road was not viable to progress at the time of candidate selection, over 18 months ago.

.... I also confirm that whilst this candidate was initially visited, many of the further investigations that would confirm its viability were not progressed as the Land Owner rejected the proposal at this time. This includes, and is not limited to:

- Telstra's Radio Frequency Engineers assessment and approval of the final location
 - Comment: On the initial site visit to 415, the owner at the time indicated a preferred location to the north of the property (close to Telstra's Candidate K listed in 2.3.2 Candidate Selection of the Planning Report). This Candidate (K) failed the coverage metrics. It is likely the location on 415 would too.
- The environmental impacts and costs of construction were not assessed for this site, including access roads to the site, the provision of underground/overhead power and underground fibre connecting to the Telstra Exchange to the east, cultural heritage management plans and vegetation impacts.
- Whilst a land owner may show initial interest, they may not agree with Telstra's lease conditions or tenure. This usually takes many months to resolve with an owner, and an agreement may not always be reached."

Code of Practice for Telecommunications Facilities in Victoria

The applicant has submitted an assessment against the Code of Practice for Telecommunications Facilities in Victoria. The following is a summary:

Principles in the Code of Practice for Telecommunications Facilities in Victoria

1. A telecommunications facility should be sited to minimise visual impact

With regard to the visual impact of the proposed structure, Principle 1 of 'A Code for Telecommunications Facilities in Victoria' (the Code) states that "a telecommunication facility should be sited to minimise visual impact". In the VCAT case, *Murdoch v Greater Bendigo CC* [2013] VCAT 1899 (11 November 2013), the Tribunal Member considered this requirement and stated that:

"Principle 1 in the Code does not require that telecommunications facilities be invisible, rather that they be sited to minimise visual impact."

Where there are competing planning policies, consideration should also be given to whether the proposal would present a net community benefit for present and future generations.

The applicant has proposed to paint the monopole in 'pale eucalypt'. It is noted that it can be difficult to determine what an appropriate colour would be for the monopole in order to reduce its visibility, and whether a darker green may be appropriate. The applicant has advised that, if recommended by Council, an alternate colour could be agreed. If Council were to require a colour other than pale eucalypt, an amended plans condition would need to be imposed to require the plans to be amended to show a different colour. Pale eucalypt, wilderness or cottage green could potentially be acceptable colours to ameliorate the impact of the structure on the surrounding natural landscape setting. It is considered acceptable for the equipment kiosk to be constructed/painted in pale eucalypt within the SLO3 area.

The proposed siting would be at approximately 193m AHD and, whilst the 33.8m monopole could clearly not be fully screened and would be visible on the landscape, it is considered that the visual impact would be reduced from most public visible points due to topography and existing vegetation. To assist the determination of the application, the applicant flew a drone at the height of the proposed tower whilst Council officers assessed the likely visibility of the telecommunications facility from a number of locations:

a) Just outside the kitchen window of 290 Sunnyside Road

Comment – visible but would be located behind a deciduous tree and therefore partially screened. The facility would be approximately 125m from the dwelling.



b) Coming up and down the road adjacent to 290 Sunnyside Road

Comment - a photomontage has also been provided to demonstrate the No. 2 view point (Sunnyside Road adjacent to 290 Sunnyside Road, coming down or up the road when looking in that direction). It would only be for a short distance of around 50m that the tower would be visible and the narrowness of the road would direct vision to the road.



Before



After

c) The end of Beattie Lane

Comment - the top section of the monopole would be visible from the end of Beattie Lane and likely also the surrounding dwellings on Beattie Lane. Whilst it would be visible, the area in question is 505m from the proposed facility and it would only be a small section of the pole. When having regard to the panoramic view, it is not considered that the monopole would be a significant blight on the landscape, such as to warrant refusal.

Below is the drone view at 35m looking toward Beattie Lane, noting the dwellings along the ridgeline.



The photos below are from the end of Beattie Lane, looking toward the monopole siting:



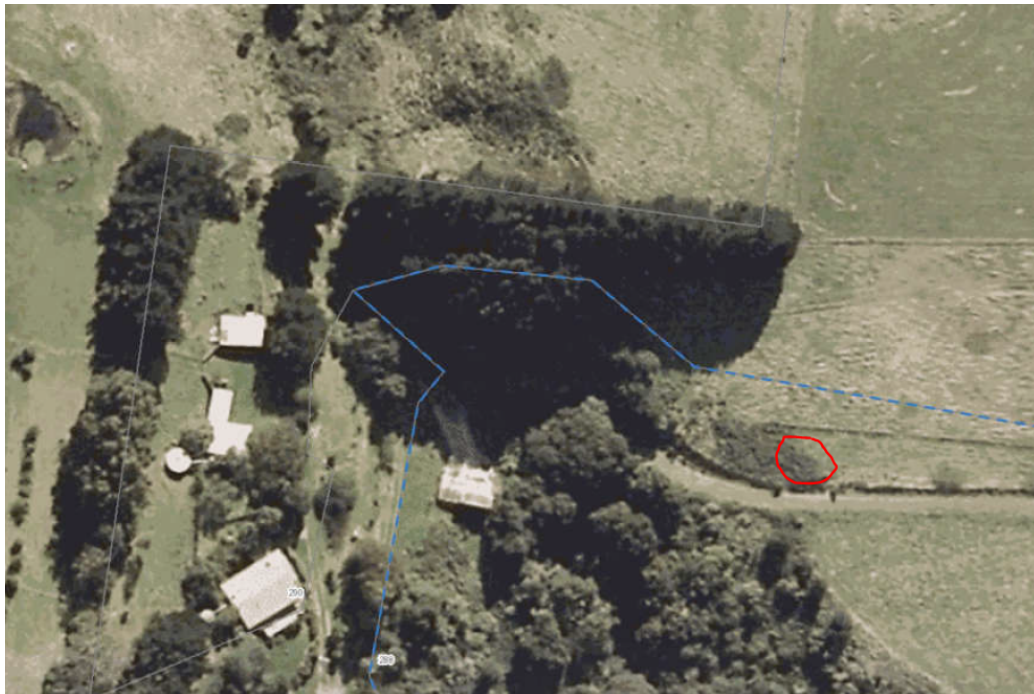
From the end of Beattie Lane



From the end of Beattie Lane

As already noted, a number of the pine trees shown in the above photo are on the neighbouring land at 290 Sunnyside Road, whilst some trees are located on the subject site - refer to the plan below showing the lot boundary in blue and the proposed tower location marked in red provided by the applicant. The owner of 290 Sunnyside Road questioned the location of the boundary between 288 and 290 Sunnyside Road as shown on the submitted plans, and more particularly, the number of trees located on 288 Sunnyside Road. That owner provided Council with a recent survey indicating that the blue line showing the boundary on the aerial image below is not correctly located.

The applicant was informed of the concern raised by the neighbour and advised that Telstra surveyed the land close to the proposed facility east of the trees, but not the location of the boundary questioned by the neighbour. It was noted that the response with the aerial image below showing the boundary, which the applicant had provided in relation to the pine trees and the lot boundary, relied on VicPlan Mapping services rather than a survey plan. Telstra has been advised of the concerns raised by the neighbour about the boundary location and accepts that the boundary location shown below is not accurate, as do Council officers.



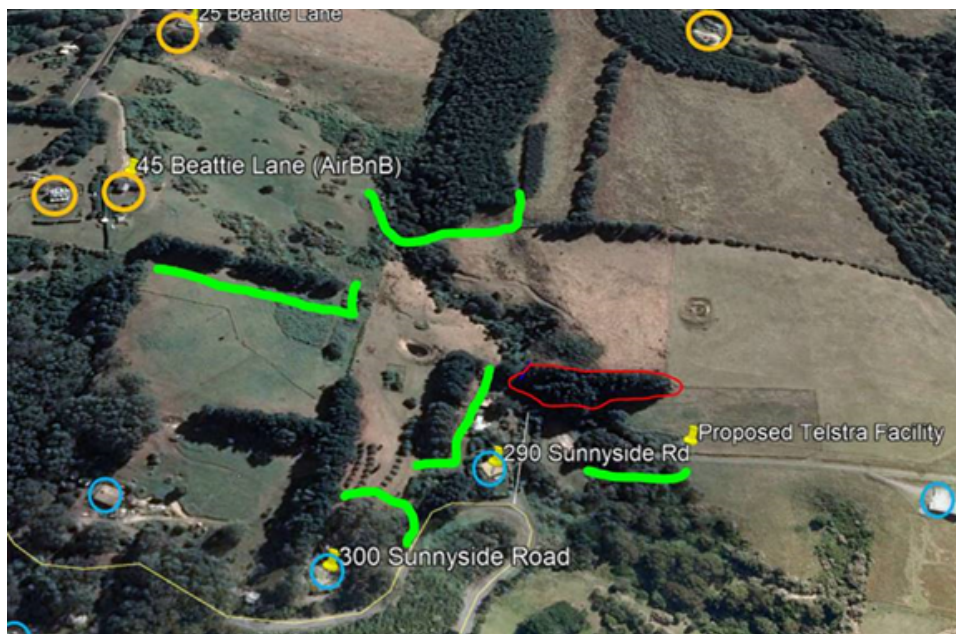
The applicant submits that the response was general in nature in relation to the trees and that it is acknowledged that the bulk of the trees are located on 290 Sunnyside Road.

Whilst it is acknowledged that the plan above is not correct, the advice from the applicant is that the height of these trees is 29m relative to the ground level at the monopole location. As shown above, the trees would provide a visual screen to the majority of the monopole (4m higher than the tree line) when viewed from a number of dwellings located along Beattie Lane. It should be noted, however, that the owner of 290 Sunnyside Road has advised that *“the screening [is] from vegetation on my property, not the property on which it is situated. The current screening is an old pine plantation which will need to be removed, already one tree has fallen”*. In the event that the trees at 290 Sunnyside Road are removed, arguably the trees on 288 Sunnyside Road would still assist with some form of screening to neighbouring properties to the northwest (i.e. Beattie Lane), notwithstanding the removal of trees located on 290 Sunnyside Road. Upon review of the neighbour’s survey plan, it is considered that there would be likely to be minimal screening of the facility from the dwellings at the end of Beattie Lane (45 and 50) and no screening from the top of Beattie Lane (15 and 25) without the

trees. In summary, it is acknowledged that the monopole would be partially visible with the trees and more visible if the surrounding trees are removed.

Council needs to consider whether the visual impact of the monopole would be acceptable, either with or without the nearby trees. The principle states that *“a telecommunications facility should be located so as to minimise any interruption to a significant view of a heritage place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land”*.

The applicant is not relying solely on the existence of the pine trees when assessing potential visual impact. The location of the proposed site is mid-way up a rise, which avoids ridgelines, and the undulation and topography of the surrounding land also restricts the visual prominence of the site, along with other clusters of vegetation to the west north west and south (as highlighted below by the applicant). The structure would also be viewed from the south against the hill face which rises 30m north, minimising skyline protrusion from these view sheds. Below highlighted in green refers to other stands of vegetation that also provide screening to the site from various viewpoints.



Having reviewed the above photos and assessed the potential visibility of the monopole, it is considered that if the pine trees on 290 Sunnyside Road are removed and not replaced, the monopole would be left predominantly with a green bush backdrop within the panoramic landscape, and would be located between two dwellings that are also visible on the landscape from Beattie Lane.

d) From Cape Paton along Great Ocean Road

Comment – although the drone photo below shows Cape Paton being visible, it is considered that the monopole would not be visible from Cape Paton, and would be not situated on a ridgeline given its location and the surrounding topography.



e) Further down Sunnyside Road adjacent to 60 Sunnyside Road

Comment - it is considered that the monopole would be visible in the distance, but that it would be predominantly screened by roadside vegetation.



Looking up Sunnyside Road around 60 Sunnyside road

Photos of these sites, from zoomed and natural perspectives are available in the attachments to this report.

Given the level of roadside vegetation, and established vegetation around the site, it is considered that the proposed tower would not be materially detrimental to the natural landscape character of the immediate and surrounding area. The height of the antennae and the need for these to be free from obstruction does not allow for the proposed structure to be completely hidden. It is considered that the proposed location would strike an acceptable balance between visual impact and net community benefit. The proposal is considered to meet the requirements of Principle 1.

It is considered that the proposed monopole would be consistent with the purpose of the zone and would not negatively impact on existing surrounding mixed land uses of rural residential living, vegetated land and agricultural land. The proposal would also assist in providing improved telecommunications to the Wongarra area and the surrounds. The proposed monopole would occupy a small area of land (77m²). The balance of the lot would continue to be used as it is currently, which would remain consistent with the decision guidelines of the zone.

2. Telecommunications facilities should be co-located wherever practical

Other candidate sites in the locality (as detailed within the application) were examined to establish whether they would meet the coverage requirements and network objectives. In this particular instance, no co-location opportunities were deemed to be viable and, as such, a new structure would be required to provide coverage for the service.

The closest telecommunications sites to the north west and north east are both Telstra sites, over 5km away. An NBN site exists at Skenes Creek, also over 5km from the target coverage area. It is considered that the applicant has considered the option of co-location and Principle 2 has been addressed.

3. Health standards for exposure to radio emissions will be met

There is a clear regulatory standard to protect the health or safety of those who may be affected by the operation of a telecommunications network or facility from the potential impacts of electromagnetic radiation. The standard has been effectively incorporated into the Victorian planning framework through clause 52.19 of all Victorian planning schemes and the requirements of 'A Code of Practice for Telecommunications Facilities in Victoria'.

As part of the application submission, the applicant has included an Electromagnetic Energy (EME) Report. The report demonstrates that the proposed facility would comply with the standard, with the maximum predicted EME equating to 0.12% of the maximum public exposure limit. This is considered to be substantially less than the 1% of the minimum allowable exposure limit (where 100% of the limit is still considered to be safe). In view of the above, it is considered that Principle 3 has been addressed.

4. Disturbance and risk relating to siting and construction should be minimised
Construction activity and site location should comply with State environment
protection policies and best practice environmental management guidelines

Given the nature of the works, it is considered that any disturbance to the site would be minimal and limited to the proposed compound area, the power line and the access track. The installation of the facility could be undertaken at any time and it is not anticipated it would affect the use of the site or the surrounding area for agricultural purposes. The construction of the facility is designed to be carried out in accordance with relevant Occupational Health and Safety Guidelines. In view of this, it is considered that Principle 4 has been addressed.

It is considered that the proposal has satisfactorily addressed the principles for design, siting, construction and operation of 'A Code of Practice for a Telecommunications Facility'.

Overlays

A permit is required for the proposed works under the Significant Landscape Overlay covering the site (SLO3). Under the requirements of SLO3, the '*landscape character objective*' seeks to ensure that "*development that occurs on hill faces or in other prominent locations is not highly visible and has been sensitively designed*" and "*to protect the clear sweeping views to and from the ocean available from the precinct*".

As noted above, whilst DELWP was notified of the application no response was received. Whilst a landscape plan was submitted by the applicant, it is not considered appropriate to require this landscaping to be undertaken given that it would conflict with defensible space requirements and, in any event, would only be likely to screen the lowest section of the facility.

It is considered that the main issue is to ensure that an appropriate balance is struck between any visual impacts and the overall community benefits from modern communications infrastructure. It would be ideal to site a tower in a position where it would not be visible but, in order to be able to function and service the community, the applicant has advised that the subject site is the only viable option. As noted above, when 415 Sunnyside Road was raised as a potential location late in the processing of the application, the applicant advised that an agreement has been reached with the owner of 288 Sunnyside Road and that the proposal has progressed to the extent that it would be untenable to commence a prolonged acquisition of an alternate candidate site.

Under the provisions of EMO1, a planning permit is required for the buildings and works. In accordance with the requirements of this overlay, the applicant has submitted a Geotechnical Site Investigation by Intrax (reference: Site Number 140606, dated 15/2/2021) and Form A (dated 10/3/2021). The report concluded that the proposal could be allowed as the calculated risk is low. As such, it is considered that the proposal is acceptable from a landslip risk perspective.

Although a permit is not required in the BMO for the construction of a telecommunications facility, it is considered appropriate to ensure that the facility would be able to maintain its functionality during a bushfire event and provide the necessary telecommunications to keep persons in the area informed. The applicant submitted a bushfire assessment and the CFA recommended that a condition regarding defensible around the facility be included in any permit issued. The CFA also advised that it supports any increased capacity for communicating, particularly during emergencies.

Allowing this proposal would improve telecommunications service coverage in this part of the Shire. The proposal is considered generally consistent with the Planning Policy Framework, the zoning and overlay provisions, and the particular provision for telecommunications facilities.

Having given due regard to the matters discussed above, it is considered that the application could reasonably be allowed, subject to conditions.

9. OFFICER DIRECT OR INDIRECT INTEREST

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.



Planning Enquiries
 Phone: (03) 5232 9400
 Email: inq@colacotway.vic.gov.au
 Web: www.colacotway.vic.gov.au

Office Use Only

VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

Postcode:

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit? *

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information **i**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email:
Mobile phone:	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date:	
	day / month / year	

Information requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?


Yes No

Declaration

This form must be signed by the applicant *


I consent to Council making the submitted application, including any personal information contained within the application, available to the general public for inspection on its website, to address the public notification requirements of Section 52 of the Planning and Environment Act 1987.

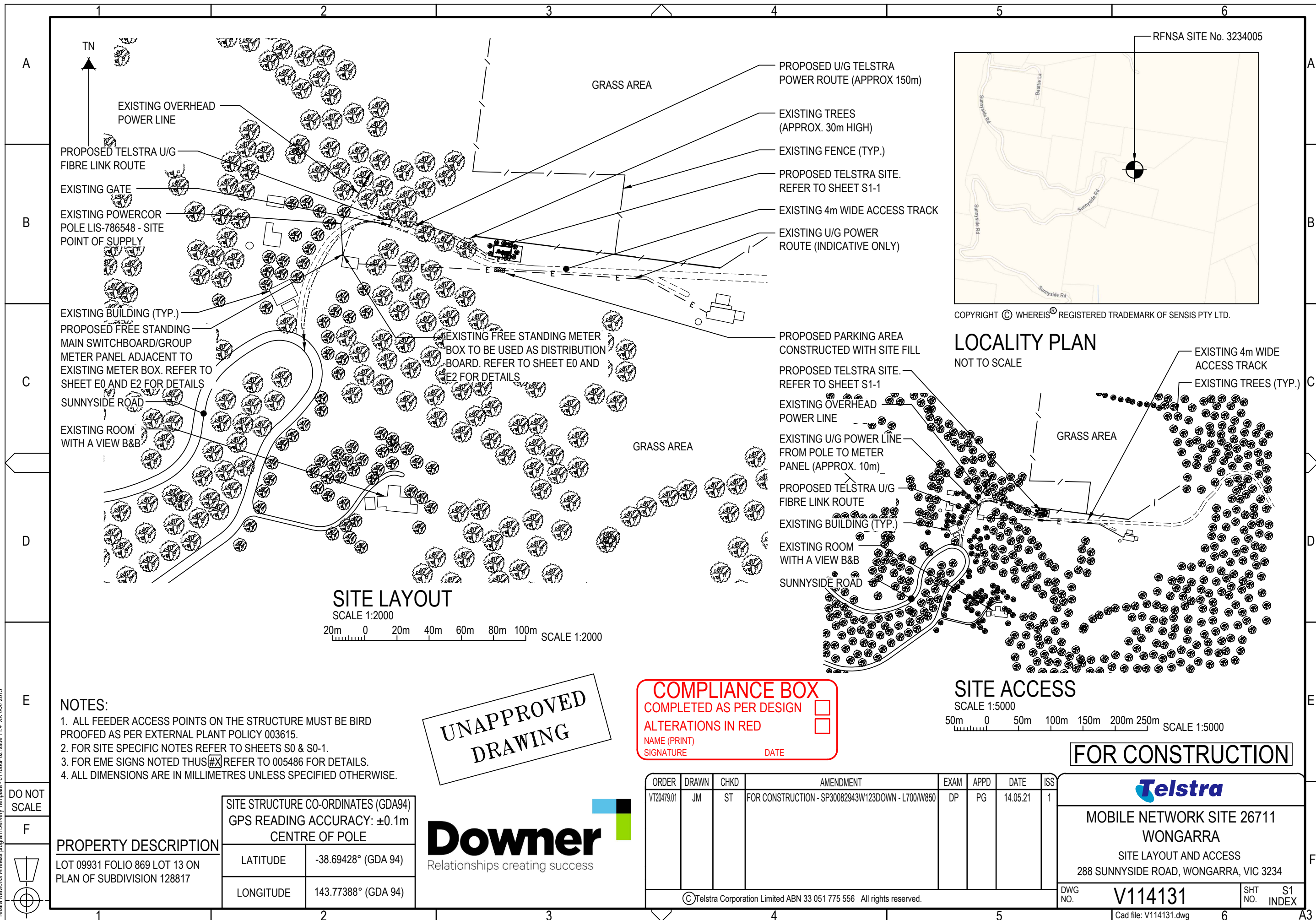
Yes No

 This consent is requested to address the requirements of Part 10A, Section 205(2) of the COVID-19 Omnibus (Emergency Measures) Act 2020

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: [Redacted]	Date:
	day / month / year

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.



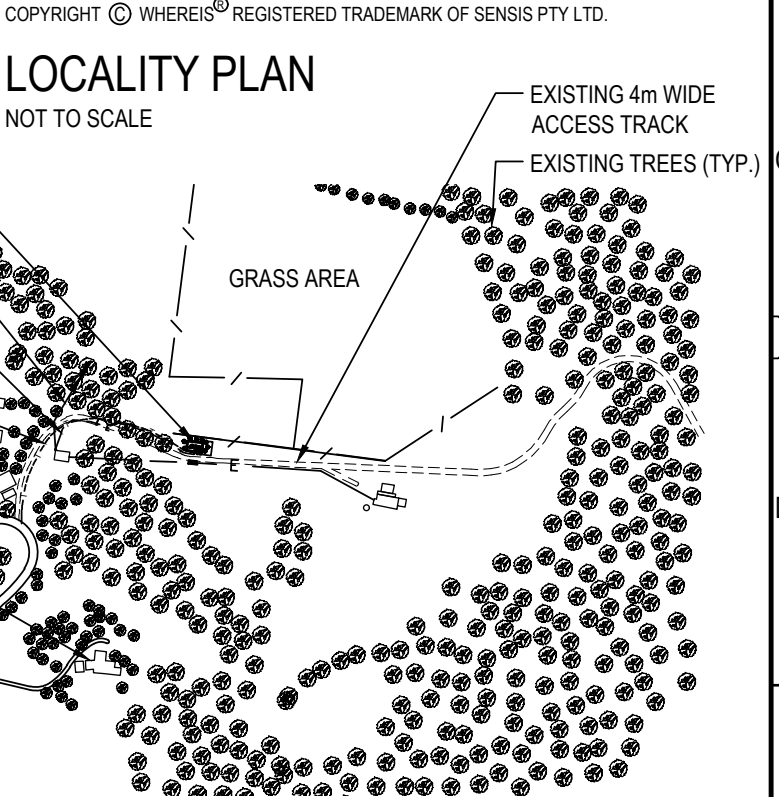
EXISTING OVERHEAD POWER LINE
 PROPOSED TELSTRA U/G FIBRE LINK ROUTE
 EXISTING GATE
 EXISTING POWERCOR POLE LIS-786548 - SITE POINT OF SUPPLY

EXISTING BUILDING (TYP.)
 PROPOSED FREE STANDING MAIN SWITCHBOARD/GROUP METER PANEL ADJACENT TO EXISTING METER BOX. REFER TO SHEET E0 AND E2 FOR DETAILS
 SUNNYSIDE ROAD
 EXISTING ROOM WITH A VIEW B&B

GRASS AREA
 EXISTING TREES (APPROX. 30m HIGH)
 EXISTING FENCE (TYP.)
 PROPOSED TELSTRA SITE. REFER TO SHEET S1-1
 EXISTING 4m WIDE ACCESS TRACK
 EXISTING U/G POWER ROUTE (INDICATIVE ONLY)
 EXISTING FREE STANDING METER BOX TO BE USED AS DISTRIBUTION BOARD. REFER TO SHEET E0 AND E2 FOR DETAILS

PROPOSED U/G TELSTRA POWER ROUTE (APPROX 150m)
 EXISTING TREES (APPROX. 30m HIGH)
 EXISTING FENCE (TYP.)
 PROPOSED TELSTRA SITE. REFER TO SHEET S1-1
 EXISTING 4m WIDE ACCESS TRACK
 EXISTING U/G POWER ROUTE (INDICATIVE ONLY)

PROPOSED PARKING AREA CONSTRUCTED WITH SITE FILL
 PROPOSED TELSTRA SITE. REFER TO SHEET S1-1
 EXISTING OVERHEAD POWER LINE
 EXISTING U/G POWER LINE FROM POLE TO METER PANEL (APPROX. 10m)
 PROPOSED TELSTRA U/G FIBRE LINK ROUTE
 EXISTING BUILDING (TYP.)
 EXISTING ROOM WITH A VIEW B&B
 SUNNYSIDE ROAD



- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
 3. FOR EME SIGNS NOTED THUS $\#X$ REFER TO 005486 FOR DETAILS.
 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.

UNAPPROVED DRAWING

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

FOR CONSTRUCTION

PROPERTY DESCRIPTION		SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ±0.1m CENTRE OF POLE	
LOT 09931 FOLIO 869 LOT 13 ON PLAN OF SUBDIVISION 128817		LATITUDE	-38.69428° (GDA 94)
		LONGITUDE	143.77388° (GDA 94)

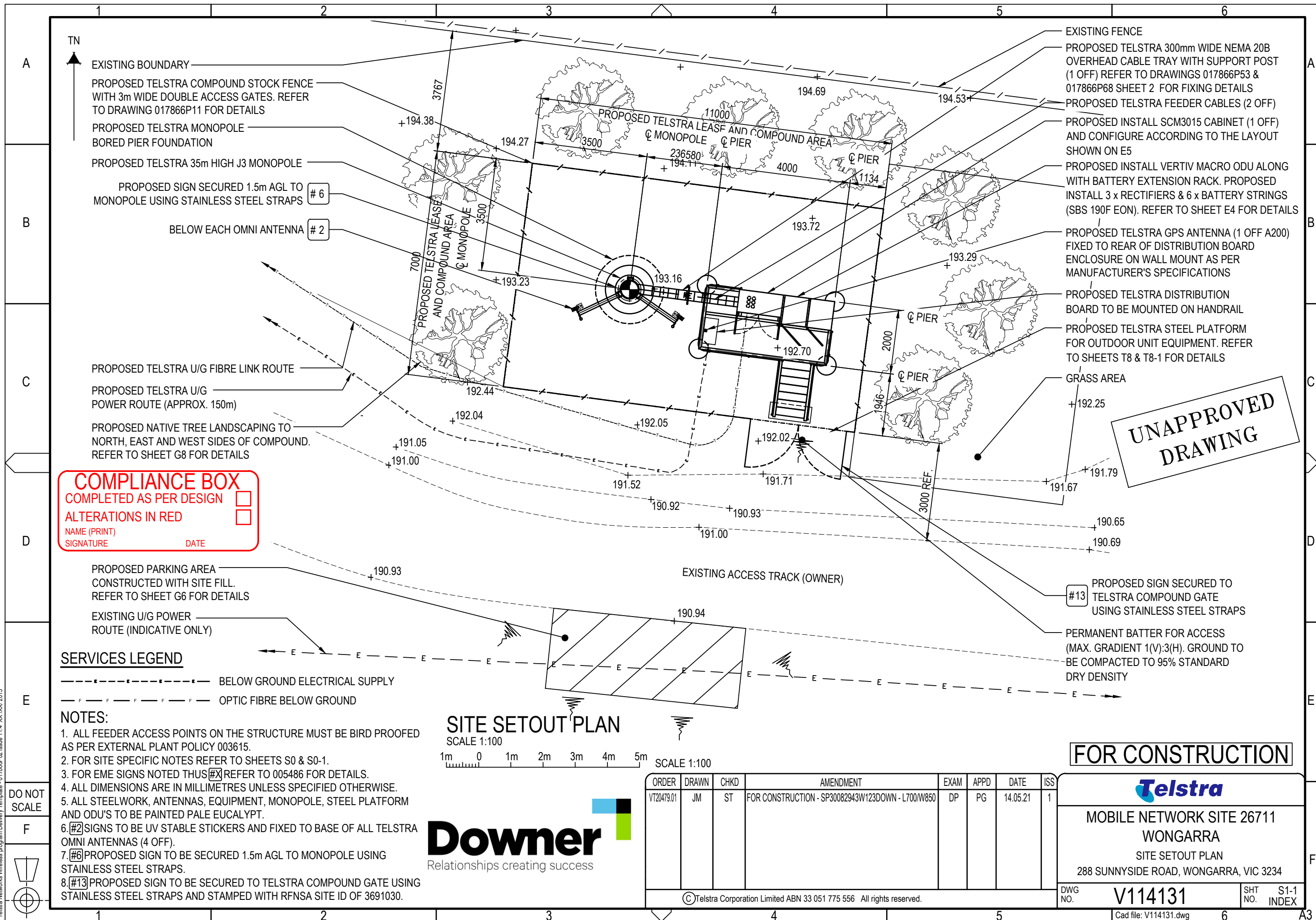


ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT20479.01	JM	ST	FOR CONSTRUCTION - SP30082943W123DOWN - L700/W850	DP	PG	14.05.21	1

Telstra
 MOBILE NETWORK SITE 26711
 WONGARRA
 SITE LAYOUT AND ACCESS
 288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

DWG NO. **V114131** SHT NO. S1 INDEX

Telstra Networks Wireless program Delivery Template - 017668P02 issue 11.4 XX.XXX/2015



UNAPPROVED
DRAWING

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT) _____

SIGNATURE _____ DATE _____

SERVICES LEGEND

- BELOW GROUND ELECTRICAL SUPPLY
- OPTIC FIBRE BELOW GROUND

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
3. FOR EME SIGNS NOTED THUS (#X) REFER TO 005486 FOR DETAILS.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
5. ALL STEELWORK, ANTENNAS, EQUIPMENT, MONOPOLE, STEEL PLATFORM AND ODU'S TO BE PAINTED PALE EUCALYPT.
6. (#2) SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF).
7. (#6) PROPOSED SIGN TO BE SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS.
8. (#13) PROPOSED SIGN TO BE SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS AND STAMPED WITH RFNSA SITE ID OF 3691030.

SITE SETOUT PLAN

SCALE 1:100
 1m 0 1m 2m 3m 4m 5m SCALE 1:100



FOR CONSTRUCTION

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT20479.01	JM	ST	FOR CONSTRUCTION - SP30082943W123DOWN - L700/W850	DP	PG	14.05.21	1

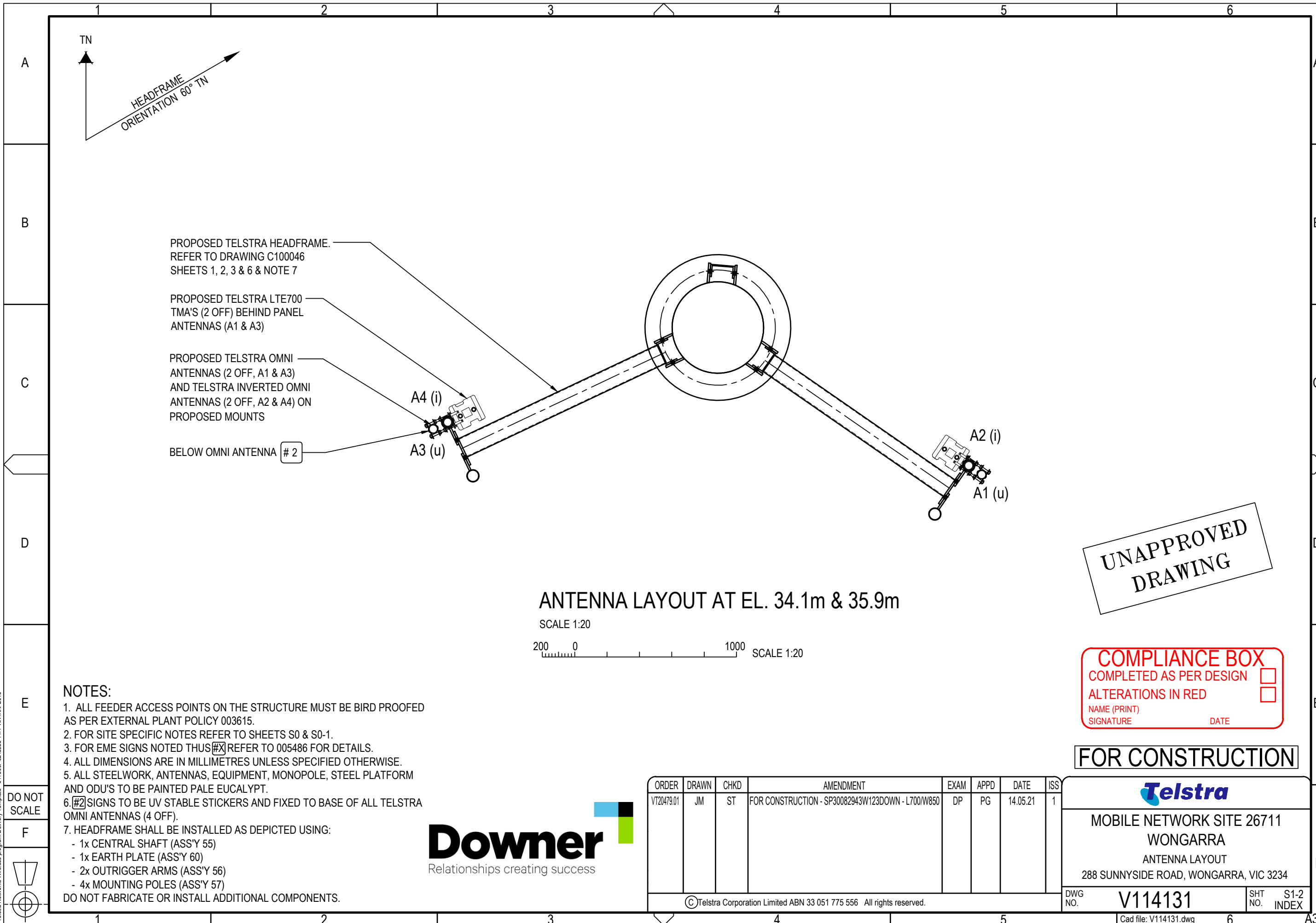
Telstra

MOBILE NETWORK SITE 26711
WONGARRA

SITE SETOUT PLAN
288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

DWG NO. **V114131** SHT NO. S1-1 INDEX

Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11.4 XX XXX/2015



PROPOSED TELSTRA HEADFRAME.
REFER TO DRAWING C100046
SHEETS 1, 2, 3 & 6 & NOTE 7

PROPOSED TELSTRA LTE700
TMA'S (2 OFF) BEHIND PANEL
ANTENNAS (A1 & A3)

PROPOSED TELSTRA OMNI
ANTENNAS (2 OFF, A1 & A3)
AND TELSTRA INVERTED OMNI
ANTENNAS (2 OFF, A2 & A4) ON
PROPOSED MOUNTS

BELOW OMNI ANTENNA # 2

A4 (i)

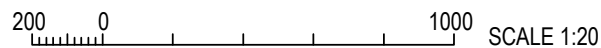
A3 (u)

A2 (i)

A1 (u)

ANTENNA LAYOUT AT EL. 34.1m & 35.9m

SCALE 1:20



**UNAPPROVED
DRAWING**

COMPLIANCE BOX
COMPLETED AS PER DESIGN
ALTERATIONS IN RED
NAME (PRINT) _____
SIGNATURE _____ DATE _____

FOR CONSTRUCTION

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
 3. FOR EME SIGNS NOTED THUS (#X) REFER TO 005486 FOR DETAILS.
 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 5. ALL STEELWORK, ANTENNAS, EQUIPMENT, MONOPOLE, STEEL PLATFORM AND ODU'S TO BE PAINTED PALE EUCALYPT.
 6. (#2) SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA OMNI ANTENNAS (4 OFF).
 7. HEADFRAME SHALL BE INSTALLED AS DEPICTED USING:
 - 1x CENTRAL SHAFT (ASS'Y 55)
 - 1x EARTH PLATE (ASS'Y 60)
 - 2x OUTRIGGER ARMS (ASS'Y 56)
 - 4x MOUNTING POLES (ASS'Y 57)
- DO NOT FABRICATE OR INSTALL ADDITIONAL COMPONENTS.



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT20479.01	JM	ST	FOR CONSTRUCTION - SP30082943W123DOWN - L700/W850	DP	PG	14.05.21	1

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Telstra
MOBILE NETWORK SITE 26711
WONGARRA
ANTENNA LAYOUT
288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

DWG NO. **V114131** SHT NO. S1-2 INDEX

Cad file: V114131.dwg

Telstra Networks Wireless program Delivery Template - 017668P02 Issue 11.4 XX XXX/2015

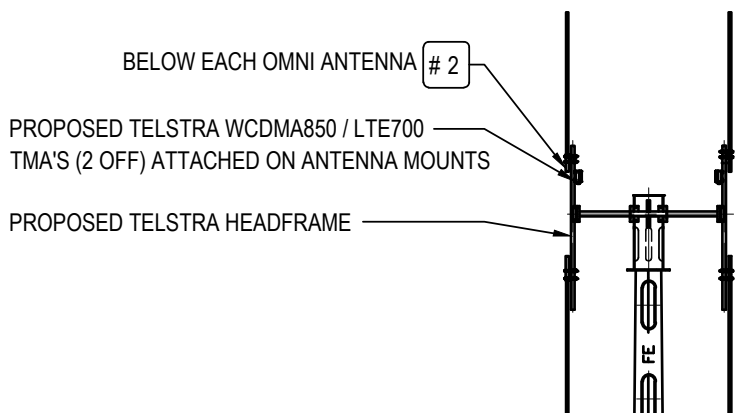
NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
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6. **#6** PROPOSED SIGN TO BE SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS.
7. **#13** PROPOSED SIGN TO BE SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS AND STAMPED WITH RFNSA SITE ID OF 3691030.

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

UNAPPROVED
DRAWING

- ▽ E.L. 39.3m (±100mm)
OVERALL HEIGHT
- ▽ E.L. 35.9m (±100mm)
BASE OF PROPOSED TELSTRA LTE700 / WCDMA850
OMNI ANTENNAS (2 OFF A1 & A3)
- ▽ E.L. 35.8m (±100mm)
C/L PROPOSED TELSTRA WCDMA850/LTE700 TMA'S (2 OFF)
- ▽ E.L. 34.1m (±100mm)
BASE OF PROPOSED TELSTRA LTE700 INVERTED
OMNI ANTENNAS (2 OFF A2 & A4)
- ▽ E.L. 33.8m (±100mm)
TOP OF PROPOSED TELSTRA MONOPOLE



PROPOSED TELSTRA FEEDER CABLES (2 OFF) TO RUN INTERNALLY TO MONOPOLE

PROPOSED TELSTRA 35m HIGH J3 MONOPOLE

PROPOSED NATIVE TREE LANDSCAPING TO NORTH, EAST AND WEST SIDES OF COMPOUND

PROPOSED TELSTRA 300mm WIDE NEMA 20B CABLE TRAY WITH SUPPORT POST (1 OFF)

PROPOSED SIGN SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS **#6**

PROPOSED TELSTRA COMPOUND STOCK FENCE WITH 3m WIDE DOUBLE ACCESS GATES

- PROPOSED INSTALL SCM3015 CABINET (1 OFF) AND CONFIGURE ACCORDING TO THE LAYOUT SHOWN ON E5
- PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) FIXED TO REAR OF DISTRIBUTION BOARD ENCLOSURE ON WALL MOUNT AS PER MANUFACTURER'S SPECIFICATIONS
- PROPOSED TELSTRA DISTRIBUTION BOARD TO BE MOUNTED ON HANDRAIL
- PROPOSED INSTALL VERTIV MACRO ODU ALONG WITH BATTERY EXTENSION RACK. PROPOSED INSTALL 3 x RECTIFIERS & 6 x BATTERY STRINGS (SBS 190F EON). REFER TO SHEET E4 FOR DETAILS
- PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS **#13**

▽ E.L. 3.1m (±100mm)
BASE OF TELSTRA GPS ANTENNA (1 OFF)

▽ E.L. 0.0m
GROUND LEVEL

PROPOSED TELSTRA U/G POWER ROUTE (APPROX. 150m)

PROPOSED TELSTRA U/G FIBRE LINK ROUTE

SOUTH ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

FOR CONSTRUCTION

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT20479.01	JM	ST	FOR CONSTRUCTION - SP30082943W123DOWN - L700/W850	DP	PG	14.05.21	1



MOBILE NETWORK SITE 26711
 WONGARRA
 SOUTH ELEVATION
 288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

DWG NO. **V114131** SHT NO. **S3** INDEX

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Cad file: V114131.dwg 6 A3V

Telstra Networks Wireless program Delivery Template - 017866P02 issue 1.4 XX.IXX.2015

TELSTRA ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT BASE OF OMNI	PHYSICAL ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1 (u)	COMMSCOPE UNA010F-0-V2 Ø56mm x 3414mm	INSTALL	BASE OF OMNI 35.9m	0°	S0: L700 + W850
A2 (i)	COMMSCOPE UNA010FI-0-V2 Ø56mm x 3414mm	INSTALL	BASE OF OMNI 34.1m	0°	S0: L700
A3 (u)	COMMSCOPE UNA010F-0-V2 Ø56mm x 3414mm	INSTALL	BASE OF OMNI 35.9m	0°	S0: L700 + W850
A4 (i)	COMMSCOPE UNA010FI-0-V2 Ø56mm x 3414mm	INSTALL	BASE OF OMNI 34.1m	0°	S0: L700
A200	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	BASE OF GPS 3.1m	0°	-

UNAPPROVED
DRAWING

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT) _____

SIGNATURE _____ DATE _____

FOR CONSTRUCTION

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT20479.01	JM	ST	FOR CONSTRUCTION - SP30082943W123DOWN - L700/W850	DP	PG	14.05.21	1

Telstra

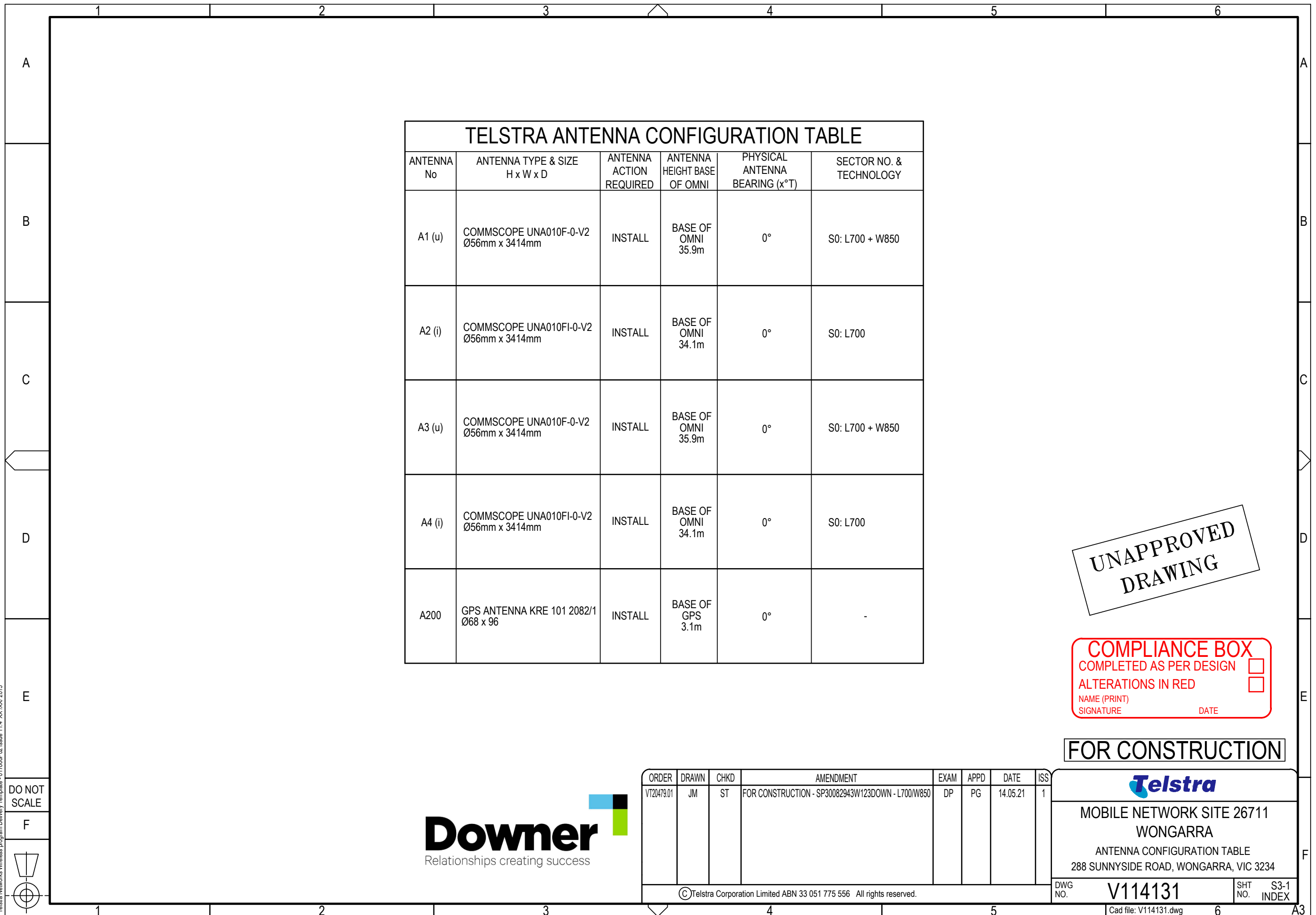
MOBILE NETWORK SITE 26711
WONGARRA

ANTENNA CONFIGURATION TABLE
288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

DWG NO. V114131	SHT NO. S3-1 INDEX
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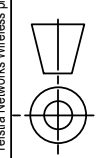
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Telstra Networks Wireless program Delivery Template - 017668P02 issue 11.4 XX XXX/2015

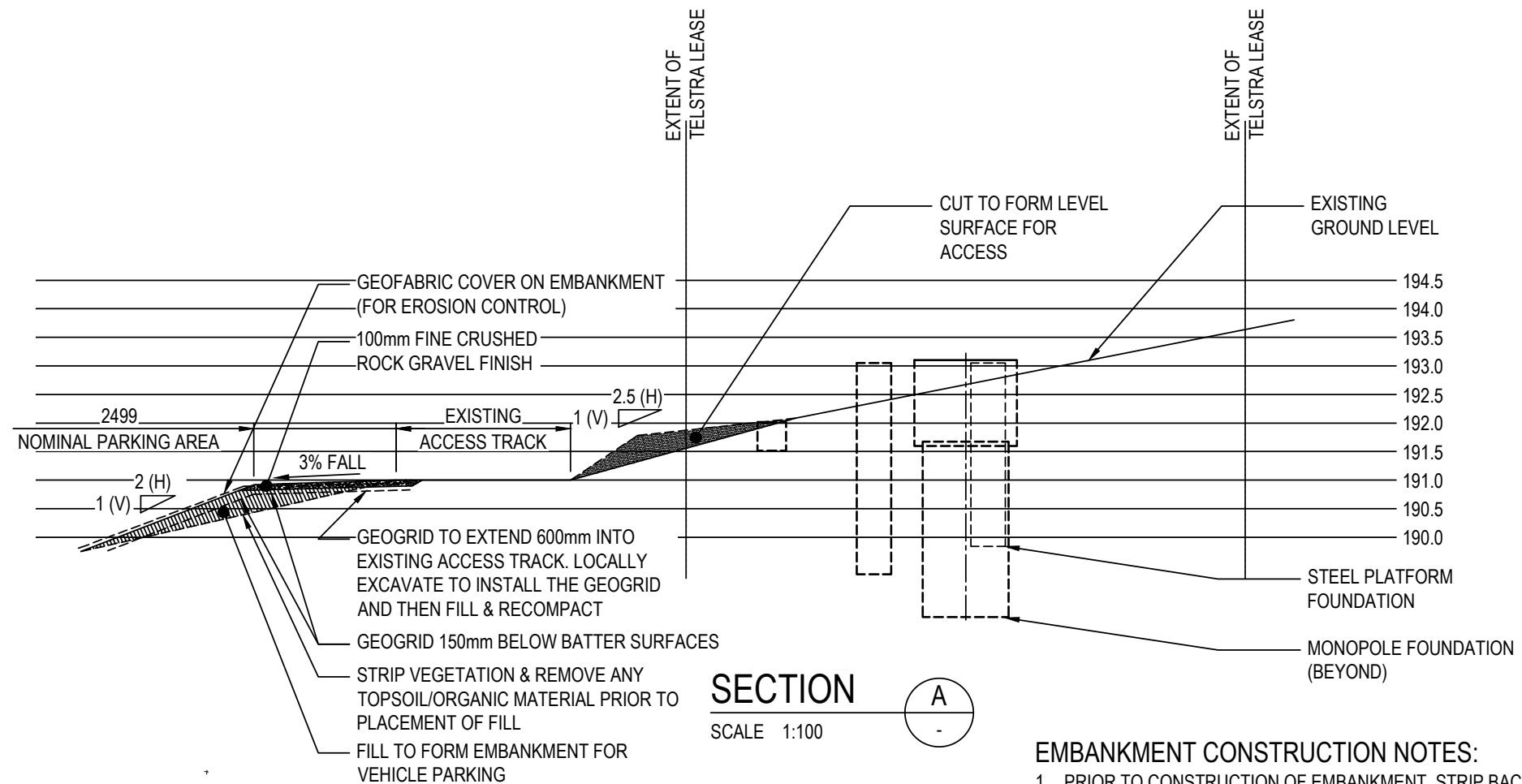
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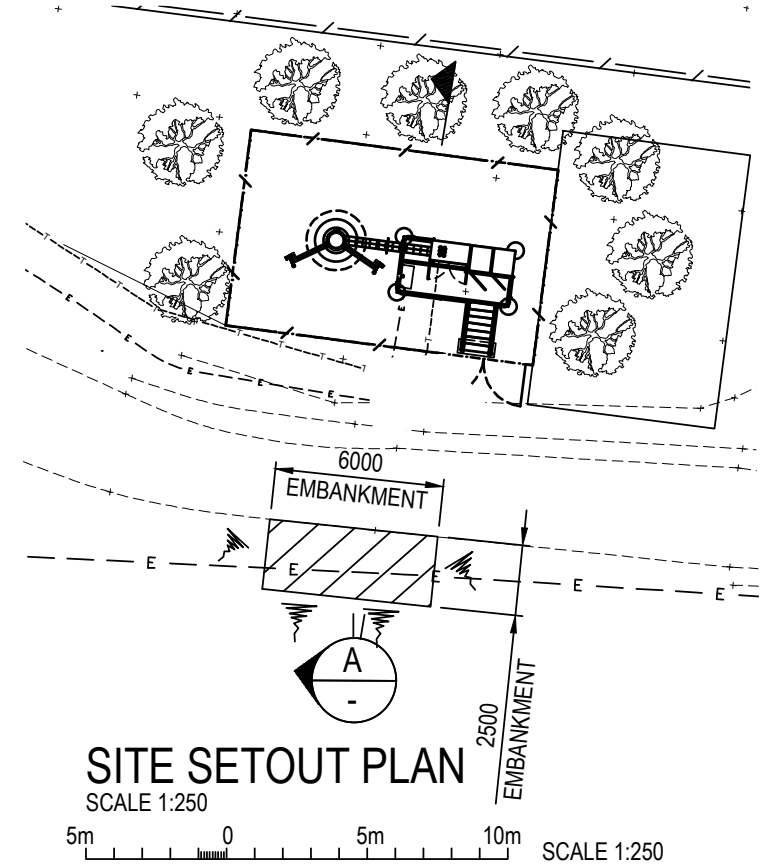


**UNAPPROVED
DRAWING**

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____



- EMBANKMENT CONSTRUCTION NOTES:**
1. PRIOR TO CONSTRUCTION OF EMBANKMENT, STRIP BACK THE GROUND SURFACE TO REMOVE ANY TOPSOIL AND ORGANIC MATERIAL. SURFACE SHALL BE CLEAN, NATURALLY CONSOLIDATED CLAYS AND FREE OF LOOSE MATERIAL.
 2. EMBANKMENT SHALL BE CONSTRUCTED USING CLEAN SPOIL FROM SITE EXCAVATIONS. SPOIL SHALL BE FREE OF ANY ORGANIC MATERIAL OR WASTE.
 3. BUILD UP EMBANKMENT IN MAX. 150mm THICK LAYERS. EACH LAYER SHALL BE COMPACTED TO 98% STANDARD DRY DENSITY (TO STANDARD COMPACTION TEST AS1289.5.1.1) PRIOR TO PLACEMENT OF THE NEXT LAYER.
 4. BIAXIAL & FREE DRAINING GEOGRID SHALL BE PLACED 150mm BELOW SURFACE OF EMBANKMENT.
 5. LAYERS SHALL NOT BE PERMITTED TO DRY OUT OR CRACK DURING CONSTRUCTION. IF THE PREVIOUSLY PLACED SURFACE DRIES OUT, THE SURFACE LAYER SHALL BE SACRIFICED, MOISTURE CONDITIONED AND THEN RE-PLACED.
 6. GEOFABRIC COVER SHALL BE PLACED ON SURFACE OF BATTER & BETWEEN THE GRAVEL WEARING COURSE AND THE TOP FILL SURFACE, TO PREVENT EROSION OF THE EMBANKMENT.



FOR CONSTRUCTION



MOBILE NETWORK SITE 26711
 WONGARRA
 SITE EARTHWORKS
 288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

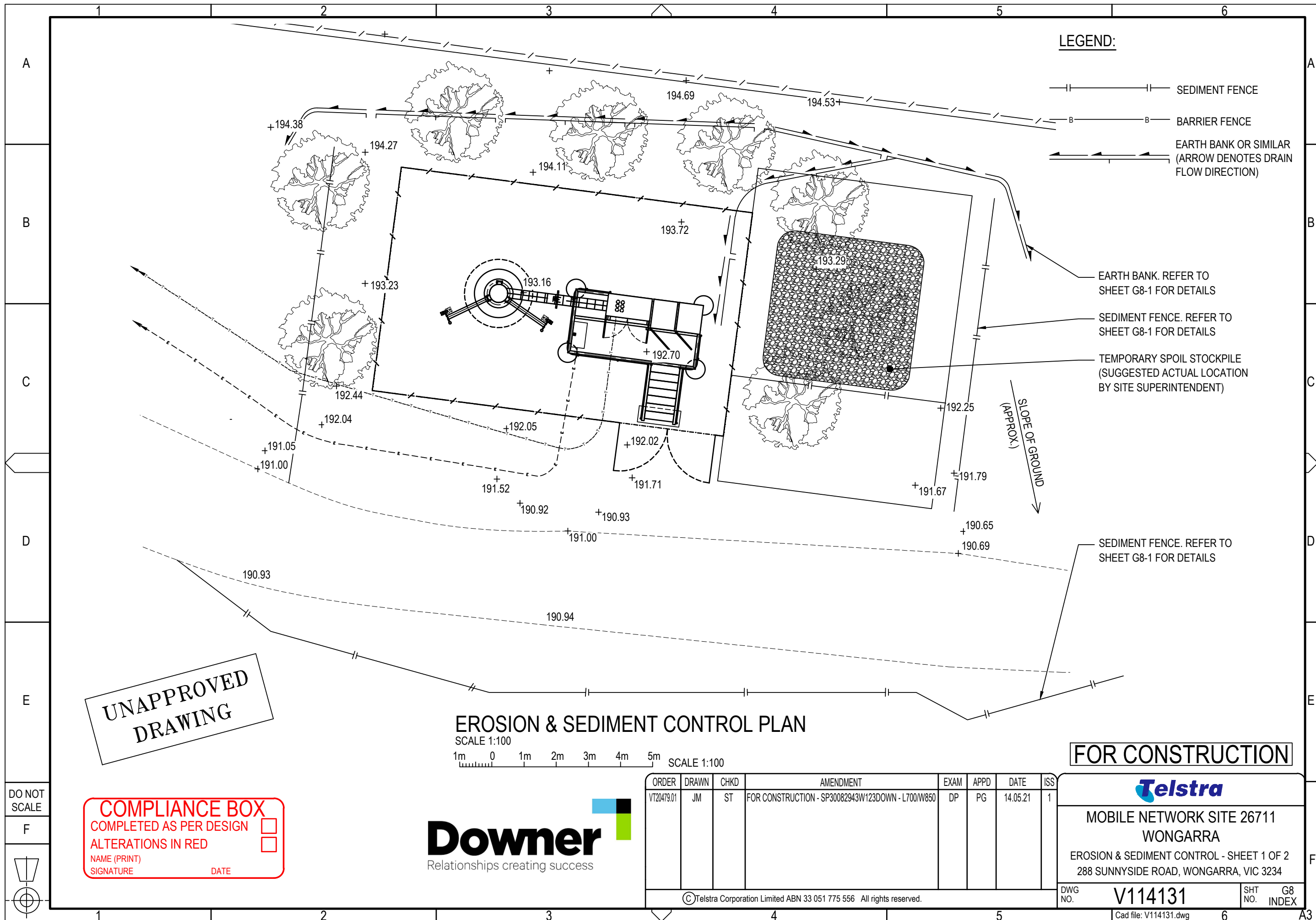
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DWG NO. **V114131** SHT NO. **G6** INDEX

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UNAPPROVED DRAWING

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ALTERATIONS IN RED
NAME (PRINT) _____
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Downer
Relationships creating success

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT20479.01	JM	ST	FOR CONSTRUCTION - SP30082943W123DOWN - L700/W850	DP	PG	14.05.21	1

FOR CONSTRUCTION

Telstra

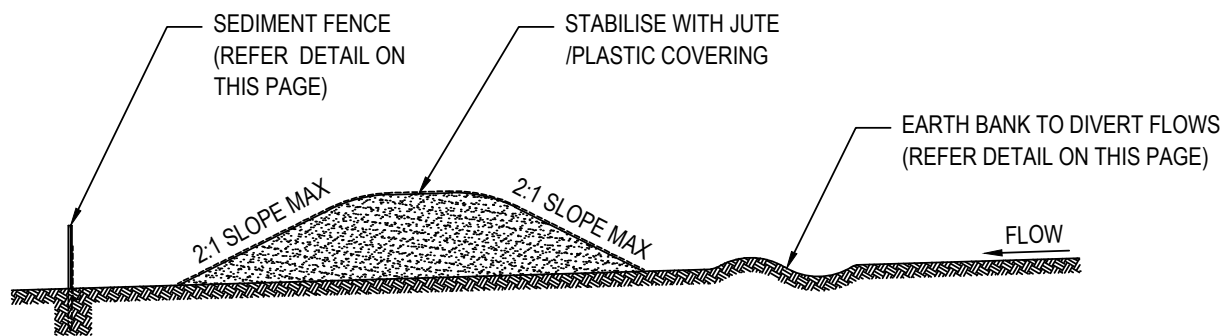
MOBILE NETWORK SITE 26711
WONGARRA

EROSION & SEDIMENT CONTROL - SHEET 1 OF 2
288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

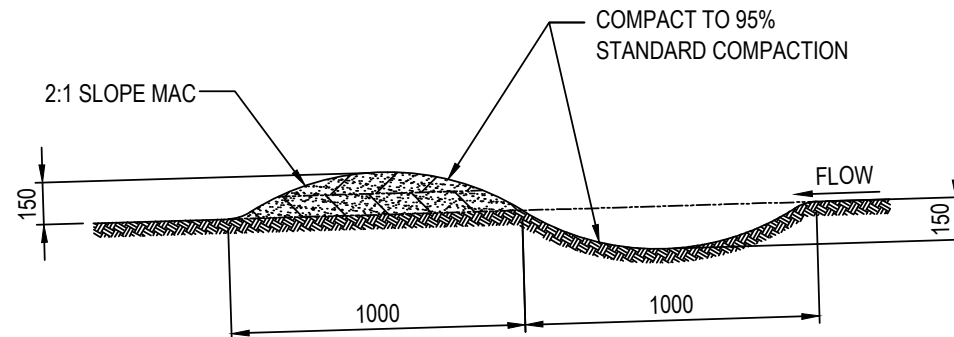
DWG NO. **V114131** SHT NO. G8 INDEX

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Cad file: V114131.dwg

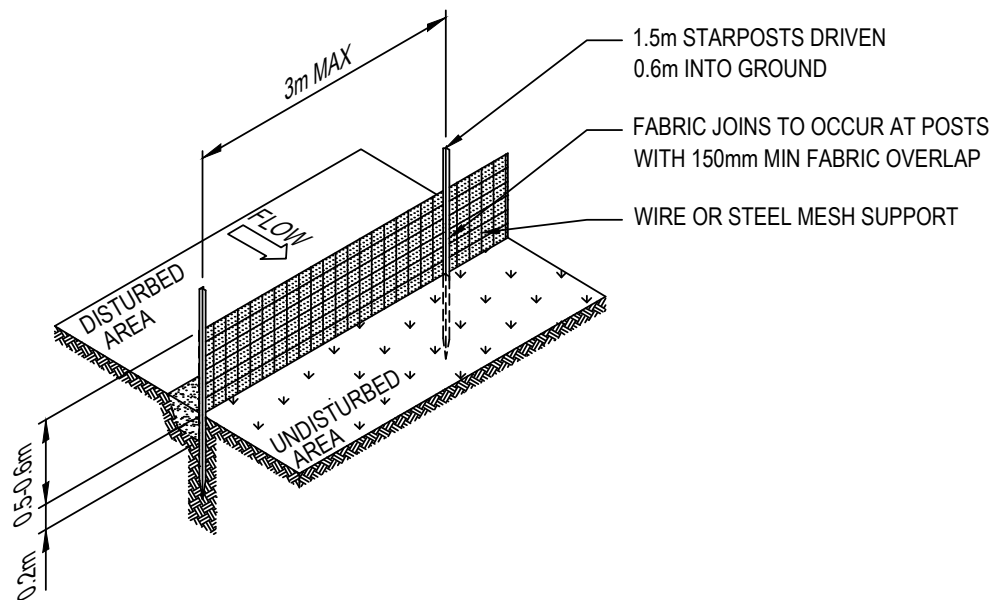


STOCKPILE
NOT TO SCALE



EARTH BANK

SCALE 1:10
100 0 500 SCALE 1:10



SEDIMENT FENCE
NOT TO SCALE

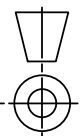
**UNAPPROVED
DRAWING**

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

FOR CONSTRUCTION

DO NOT SCALE

F



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT20479.01	JM	ST	FOR CONSTRUCTION - SP30082943W123DOWN - L700/W850	DP	PG	14.05.21	1

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Telstra
 MOBILE NETWORK SITE 26711
 WONGARRA
 EROSION & SEDIMENT CONTROL - SHEET 2 OF 2
 288 SUNNYSIDE ROAD, WONGARRA, VIC 3234

DWG NO. **V114131** SHT NO. G8-1 INDEX

Cad file: V114131.dwg



LEGEND:

 Location of Photomontages


 Location of Base Station

Photo Locations

								Site Address TBA Wongarra VIC 3234		BTS Site Name : Wongarra		Approved :			
				4/35 Morton St Wollstonecraft NSW 2065 P: +61 2 9460 2919 F: +61 2 9460 1673 www.pixelwise.com.au		Acquirecomm Pty Ltd Shop 3, 157 Martin Street Brighton 3186		Document title Photo Locations Map		Site Number : TBA				Date : 25.02.20	
A	25.02.20	ZV	Preliminary	Copyright The information on this drawing is subject to copyright and is not to be copied in whole or in part without the written approval of Pixelwise Pty Ltd.				Document No. : L01		REV. A					
Rev.	Date	Created	Revision Description												

PROPOSED
TELSTRA FACILITY



Before



After

This is a representation only. The final installation may vary slightly in size, shape and/or colour.

				Copyright © 2019 The information on this document is subject to copyright and is not to be copied in whole or in part without the written approval of Pixelwise Pty Ltd.	 4/35 Morton St Wollstonecraft NSW 2065 P: +61 2 9460 2919 F: +61 2 9460 1673 www.pixelwise.com.au	 Acquirecomm Pty Ltd Shop 3, 157 Martin Street Brighton 3186	Site Address TBA Wongara VIC 3234 Drawing title Photomontage View 1	Site Name : Wongara Site Number. : TBA Drawing No. : M01		Approved : Date : 25.02.20 REV. A
Rev.	Date	Created	Revision Description							
A	25.02.20	ZV	Preliminary							

PROPOSED
TELSTRA FACILITY



Before



After

This is a representation only. The final installation may vary slightly in size, shape and/or colour.

Copyright © 2019 The information on this document is subject to copyright and is not to be copied in whole or in part without the written approval of Pixelwise Pty Ltd.				 4/35 Morton St Wollstonecraft NSW 2065 P: +61 2 9460 2919 F: +61 2 9460 1673 www.pixelwise.com.au		 Acquirecomm Pty Ltd Shop 3, 157 Martin Street Brighton 3186		Site Address TBA Wongara VIC 3234		Site Name : Wongara Site Number. : TBA				Approved : Date : 25.02.20	
A	25.02.20	ZV	Preliminary			Drawing title Photomontage View 2		Drawing No. : M02		Checker :		REV. A			
Rev.	Date	Created	Revision Description												



outs and slower data rates can occur when too many users are connected to a facility at once. Thirdly, the depth of coverage (which affects the ability to make calls inside buildings), may be insufficient in some local areas.

2.3 Site Selection

Telstra commences 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. Telstra applies and evaluates a range of criteria as part of this site selection process.

Telstra 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 the radio engineers. There are also a number of other important criteria that Telstra uses to assess options and select sites that may be suitable for a proposed new facility. These take into account factors other than the technical performance of the site, and include:

- The potential to co-locate on an existing telecommunications facility.
- The potential to locate on an existing building or structure.
- Visual impact and the potential to obtain relevant town planning approvals.
- Proximity to community sensitive locations and areas of environmental heritage.
- The potential to obtain tenure at the site.
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

In addition to the above criteria, Telstra is also contracted to meet objectives of the Federal Government Mobile Black Spot Program.

In deciding upon the location of a new facility for Wongarra, Telstra has carefully assessed all of the above criteria. This analysis is detailed in the next section.

2.3.1 Co-location Opportunities

As noted above co-location on existing infrastructure and the upgrading of existing telecommunications facilities are the first option Telstra examine when new infrastructure is required. This focus on the utilisation of existing infrastructure is considered prudent by Telstra as it is faster to deliver improvements, is less expensive, reduces possible impacts on the environment and community and meets the principles for the location of new infrastructure as set out in 'A Code of Practice for Telecommunications Facilities in Victoria'.

With regard to co-location opportunities in the vicinity of the current proposal Telstra have examined the other existing telecommunications facilities in the surrounding area (including those of other



carriers) and other public utilities to assess if the technical requirements for a new site can be met in this fashion.

Figure 2 below shows the location of the proposed facility in blue (and circled in red). This location will provide reliable coverage, particularly within the southern areas of Wongarra currently experiencing patchy coverage and extending south to the Great Ocean Road, the major transport and tourist route in the region.

The closest communications sites to the north west and north east are both Telstra sites (circled in yellow) over 5km away. An NBN sites also exists at Skenes Creek Also over 5km from the target coverage area. The region is undulating with many undulating hills and ridgelines and Figure 2 demonstrates this terrain and some of the challenges Telstra has experienced in providing signals and coverage to the target area of Wongarra.

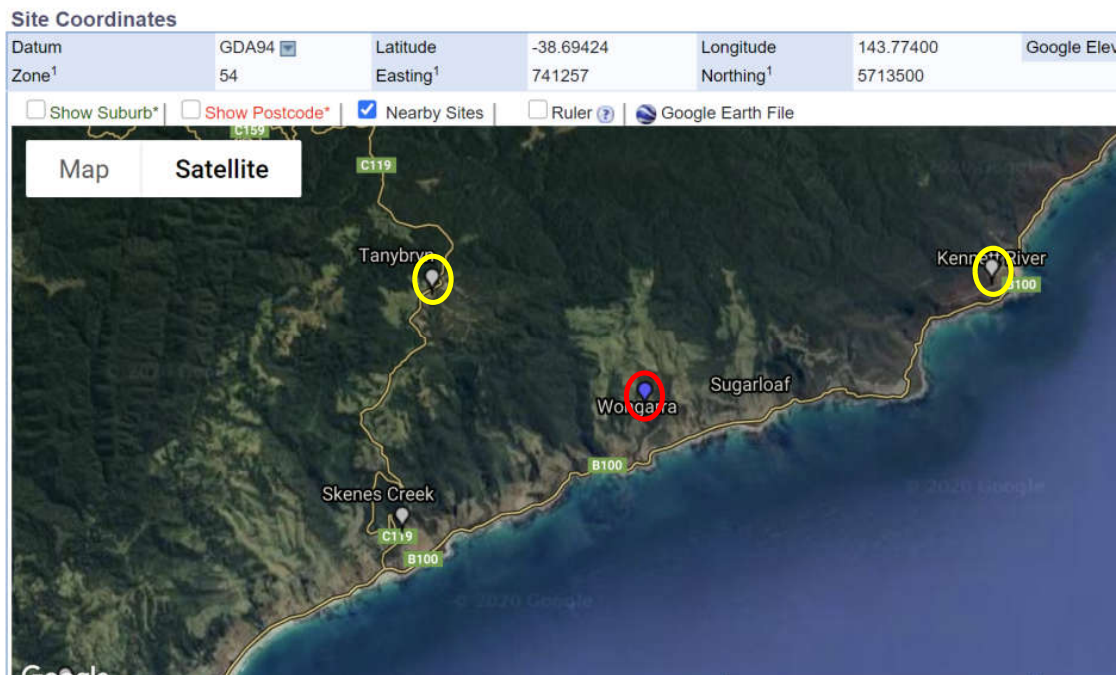


FIGURE 1 SOURCE: RFNSA, www.rfnsa.com.au

2.3.2 Candidate Selection

The intended coverage is primarily to provide high quality wireless coverage to Wongarra extending to the state reserves, rural and rural living properties in Wongarra, and the major transport and tourist route, The Great Ocean Road to the south.

The entire search area is within in a high visual amenity area known as the Apollo Bay Coastal Valley and Hills Precinct. The design and siting of the proposed facility seeks to mitigate impacts to visual amenity and this landscape in avoiding ridgelines, and open hill faces and is designed to reduce



impacts of views from the settlement area to the ocean. A focus has also been to mitigate views to the site from the World Heritage listed Great Ocean Road.

Telstra considered ten other locations for the mobile base station. Analysis by Telstra engineers found the location chosen is expected to provide the best possible coverage improvements to the area as well as fulfil Telstra's contract obligations with the Federal and State Governments.

Analysis of the site locations also included the environmental assessments, the ability to secure tenure, availability of power and transmission, and considered the existing Telstra Mobile Network.

Nine (9) alternative candidates were assessed by Telstra and were discounted due to either lack of landowner interest, environmental impacts, or the location not meeting the coverage objectives of the Mobile Black Spot Project.

A further two (2) locations were reviewed in October 2020 as suggested by the Colac Otway Planning Department. These are summarised below.

Table 1 – Summary of the investigated alternative site candidates

Candidate	Address and reason for elimination
Candidate A	Address: 270 SUNNYSIDE ROAD WONGARRA 3234 Reasons for its elimination: owner rejected
Candidate B	Address: 5260 GREAT OCEAN ROAD WONGARRA 3234 Reasons for its elimination: Owner rejected (2019)
Candidate C	Address: 320 SUNNYSIDE ROAD WONGARRA 3234 Reasons for its elimination: owner rejected. This is also the location of a Telstra Exchange.
Candidate D	Address: 415 SUNNYSIDE ROAD WONGARRA 3234 Reasons for its elimination: Owner selling property and rejected after initial site visit.
Candidate F	Address: 280 SUNNYSIDE ROAD WONGARRA Reasons for its elimination: Owner did not respond.
Candidate G	Address: 50 KENNEADYS ROAD WONGARRA Reasons for its elimination: Owner did not respond.
Candidate H	Address: 300 SUNNYSIDE ROAD WONGARRA Reasons for its elimination: Owner did not respond
Candidate I	Address: 25 KENNEADYS ROAD WONGARRA Reasons for its elimination: Failed metrics and has access issues.
Candidate J Option 1 and 2	Address: 35 KENNEADYS ROAD WONGARRA Reasons for its elimination Failed Metrics, owner not approached.
Candidate K	Address: 435 SUNNYSIDE ROAD WONGARRA Reasons for its elimination: Failed metrics, owner not approached.
Council Option 1 2020	Address: 595 SUNNYSIDE ROAD WONGARRA Reasons for its elimination Failed Metrics, owner not approached.



<p>Council Option 2 2020</p>	<p>Address: 5260 GREAT OCEAN ROAD WONGARRA 3234 Reasons for its elimination: Owner rejected (2019), however Council advised Telstra in October 2020 that on the advice from a resident, this owner may reconsider. Telstra reviewed the property and found that the site would need to be at the highest elevation on the property which fronts Sunnyside Road. This is the same location as Candidate B. The site is 40m lower than the selected candidate and would have a greater visibility on the approach from the Great Ocean Road, and also the property to the north with direct views to the ocean in this viewshed.</p>
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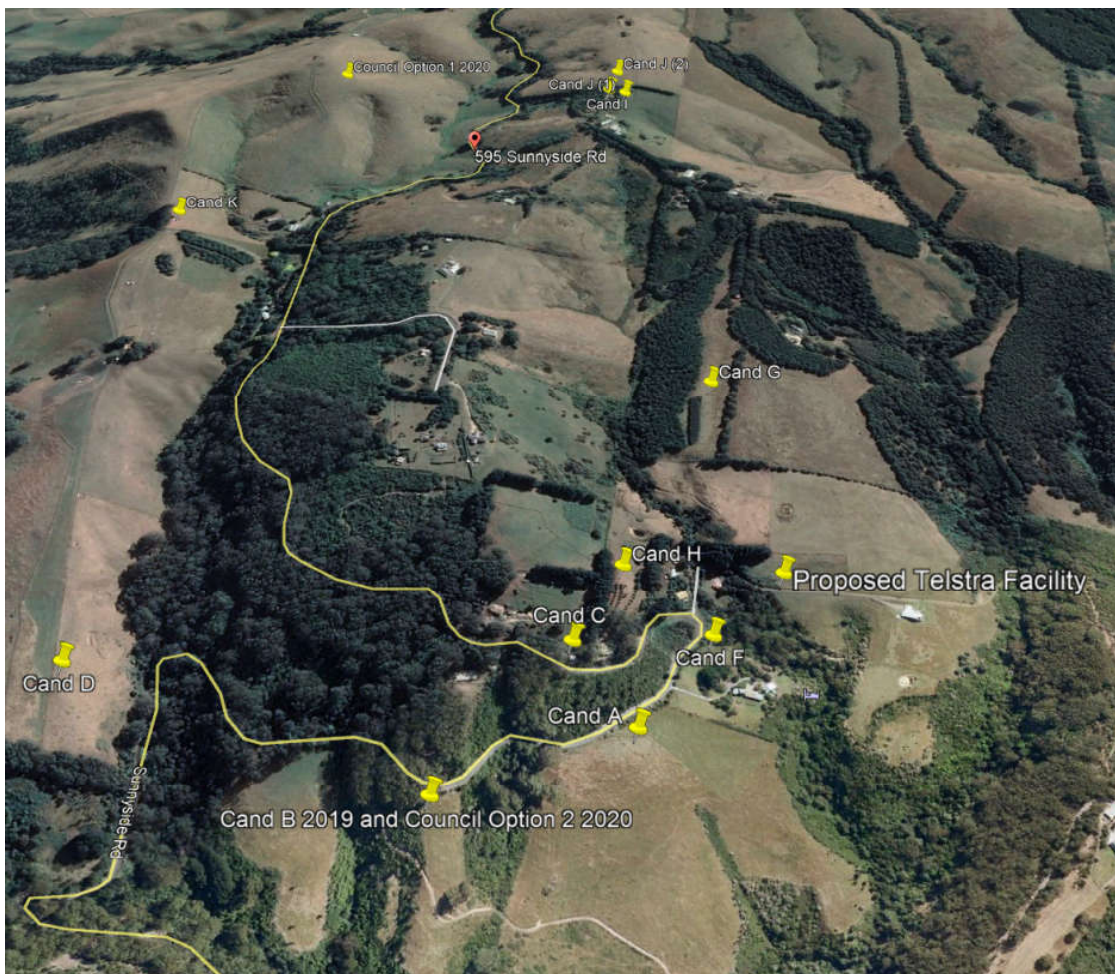


FIGURE 2 MAP OF CANDIDATES SOURCE: GOOGLE EARTH

Summary

The selected candidate site at 288 Sunnyside Road is located in a position and height to provide reliable coverage to Wongarra and the Great Ocean Road, also connecting to Telstra’s existing sites to the north west and north east.



There are no viable co-location opportunities within Wongarra and as such, a new site at 288 Sunnyside Road, Wongarra is proposed.

The location was chosen due to its proximity to the availability of power, transmission and in consultation with the landowners of the subject site. Candidates further north, located close to the Sunnyside Ridge did not meet the requirements of the Federal Government Mobile Black Spot Project. The expected coverage from the site will meet Telstra's contract obligations with the Federal and State Governments. Coverage will extend to the Great Ocean Road and more broadly within Wongarra and its surrounds.

Telstra has submitted this application for a new telecommunications facility in Wongarra in order to provide essential coverage and to improve mobile communications performance across the region.

Telstra does not propose the installation of a new telecommunications facility without investigating the potential for co-location on existing infrastructure. As there is no viable existing infrastructure within Wongarra to achieve a co-location, a new structure is required. In this case, Telstra concluded that a new facility at 288 Sunnyside Road, Wongarra, would be the most appropriate option to pursue when all factors including; the project parameters; radio design, site construction and planning and environmental issues were considered.

The site is accessible, technically viable and will result in an acceptable impact on the amenity of the area.

The site selection process considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensures optimal service provision to the area.



19 May 2021

[Redacted]
Colac Otway Shire Council
[\[Redacted\]@colacotway.vic.gov.au](mailto:[Redacted]@colacotway.vic.gov.au)

Dear [Redacted]

Re : PP9/2021 - 288 Sunnyside Road Wongarra

Downer have been engaged by Telstra to perform end-to-end delivery services of a coverage solution for the Wongarra area as a part of the Federal and State Governments Mobile Blackspots Program.

Scoping for a viable facility siting commenced in mid-2019, with eleven properties initially considered for progression. The topography at Wongarra is quite challenging for RF network planning, and many properties were immediately excluded based on a failure to provide sufficient coverage benefit to the area. Following a prolonged effort to identify a willing property owner at a suitable location, a single viable candidate was ultimately identified in late 2019, at 288 Sunnyside Rd, Wongarra, which meets all the requirements of the Federal and State Govts Mobile Blackspot program.

Over the past 18 months significant time and effort has been invested in progressing the delivery of a facility at 288 Sunnyside Rd. A full facility design has been completed, including cost tenable solutions for mains power supply and transmission connectivity. A lease has also been negotiated and agreed with the property owners.

It was recently brought to our attention that an alternate property owner at 415 Sunnyside Rd may be willing to discuss the possible siting of a mobiles facility on their property. This property was previously considered at the candidate selection stage, and unfortunately was unable to progress due to an explicit rejection from the property owner at the time. At some point during the past 18 months, this owner has evidently sold the property to the current owners.

While the new property owners potential willingness to host a facility is appreciated, unfortunately this property was not viable to progress at the time of candidate selection. As such, the many additional factors to be considered for candidate selection were not explored. While the viability of a facility siting at 415 Sunnyside Rd could now be re-visited in theory, this is something of a moot point. At this juncture it is untenable for the project to commence a prolonged acquisition of an alternate candidate.

We do understand that a small portion of the community has expressed concern with the current proposal, however we also firmly believe the proposed siting at 288 Sunnyside Rd to have merit with consideration the local environment and planning requirements.

I hope you find the above elaboration of assistance for your review and recommendation for this planning application.

Downer EDI Limited ABN 97 003 872 848
Level 10 567 Collins Street, Melbourne VIC 3000 Australia
www.downergroup.com.au



Your sincerely

[Redacted]

[Redacted] [Redacted]
SAED Program
Lead Downer

T [Redacted]
E [\[Redacted\]@downergroup.com](mailto:[Redacted]@downergroup.com)

Level 10, 567 Collins St
Melbourne, VIC 3000

Downer EDI Limited ABN 97 003 872 848
Level 10 567 Collins Street, Melbourne VIC 3000 Australia
www.downergroup.com.au



ACQUIRE COMM
PROPERTY & PLANNING SOLUTIONS

7 June 2021

Colac Otway Shire
Planning Department
Attention: [Redacted] [Redacted]
Senior Statutory Planner
Via email: inq@colacotway.vic.gov.au; [\[Redacted\]@colacotway.vic.gov.au](mailto:[Redacted]@colacotway.vic.gov.au)

Dear [Redacted],

Response to Council request for further information re:

PLANNING APPLICATION: PP9/2021-1

SUBJECT LAND: 288 Sunnyside Road WONGARRA

PROPOSAL: Use and Development of Telecommunications Facility

Please find below and attached a response to each item requested by Council in their email dated 16 February 2021 and subsequent further information requested post the onsite visit on 6 May 2021.

1. *Any opportunity for future co-location on this monopole? If yes, can you please advise of the spare area. Would this also provide NBN coverage?*

Under the provisions and requirements of the Federal Government Mobile Black Spot Program, Telstra has made provision for the proposal to be capable of future co-location with either another carrier or NBN. A carrier or NBN can at any time request to co-locate on the facility via the inter-carrier co-location process.

2. *Provide a visible height pole (or similar structure that would suitably represent the tower) at the site location to understand the impact and extent of the visibility of the tower from the surrounds.*

Drone photos have been provided to Council officers, and a site visit undertaken to assess the visual prominence of the site in relation to several view sheds of interest. Photos are provided in a link to demonstrate the location and height of the facility, via a Drone and flashing light from several locations of interest.

3. *Cape Paton. Council would be please to get your advice as to where the tower would be visible (if at all) from this location.*



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Brighton VIC 3186
ABN 91 603 876 240



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Photos have been provided to Council from the Drone footage demonstrating that the facility will appear against a backdrop of vegetation when viewed from Cape Paton lookout.

4. *Provide the current and expected coverage details with the implementation of the facility. I.e., What is the current coverage of the Wongarra area what would the service coverage with the tower being placed at 288 Sunnyside Road.*

The Mobile Black Spot Programme (MBSP) is the Australian Government's (Federal and State) initiative to extend mobile phone coverage and competition in regional and remote Australia. The Government selected locations for Mobile network Operators to provide new coverage. Inadequate mobile phone coverage is a significant issue for many Australians, particularly those living, working, and travelling in regional Australia.

The 2011-12 Regional Telecommunications Review along with many bushfire reviews (Royal Commission) identified a lack of adequate mobile voice and broadband coverage as a major concern to regional communities.

The MBSP is supported by co-contributions from the Commonwealth, State and local governments, mobile network operators, businesses, and local communities.

The Guidelines of the MBSP are to ensure the MBSP is delivered as efficiently and cost effectively as possible, achieving maximum value for money under this co funded program, allowing the program to deploy as many sites as possible from the Govt funding.

Specifically for the site at Wongarra, Telstra have advised:

- This macro cell base station, jointly funded by the Federal Government, Telstra and the Victorian Government under Round 4 of the Mobile Black Spot Program, is expected to provide over 5 square kilometres of new and improved mobile coverage to this area as well as extending coverage to the North, South, East and West.
- This base station is expected to improve the coverage in the greater area filling in current gaps in existing coverage.
- Sections of the Great Ocean Rd and other local roads are also expected to receive improved mobile coverage.
- This solution will benefit residents, businesses and visitors to the area.



Shop 3, 157 Martin Street
Brighton VIC 3186
ABN 91 603 876 240



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5. *Having regard to Figure 13 below, please advise which if any of these trees are located within the 288 Sunnyside Road property?*



Figure 1

Figure 1 shows the site's north boundary intersecting two clusters of pine trees. It illustrates a cluster of pine trees on the subject property. Figure 2 shows the track of the adjoining land running through the two clusters of pine trees. Figure 3 shows the pine trees located on the subject site. A yellow line shows the approximate location of the adjoining properties access track. The trees below this line are on the subject property.



Shop 3, 157 Martin Street
Brighton VIC 3186
ABN 91 603 876 240



A C Q U I R E C O M M

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Figure 2



Figure 3



**Shop 3, 157 Martin Street
Brighton VIC 3186**
ABN 91 603 876 240



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6. *Having regard to Figure 13 below, please advise what is the height of these trees?*

Height of the trees are 29m relative to ground level at the centre of the lease area.

7. *Whilst it is acknowledged that the site is within a Bushfire Management Overlay, and that there is no permit trigger under the BMO for telecommunications facilities, telecommunications play an integral part of safety and emergency communications during a bushfire. Having said that, Council would like to understand, how in the case of a bushfire emergency, this tower could continue to operate and provide telecommunications and be safe from extensive fire damage, particularly given the pine trees in close proximity.*

Please refer to Attached BAL Assessment for the Bushfire Attack Level. The site has been found to have a low level of bushfire risk.

8. *The geotechnical assessment submitted with the application does not address the Schedule 1 to the Erosion Management Overlay. Can you please provide a revised report, together with a completed Form A from the Geotechnical engineer that is consistent with the application requirements of Schedule 1 to the EMO.*

Please see attached the following documents which address the geotechnical requirements:

- Detailed Construction Designs- Downer EDI Engineering
- Geotechnical Declaration- Intrax Consulting Group
- EMO on site assessment- Intrax Consulting Group
- Geotechnical Report V2- Intrax Consulting Group

Further notes are provided below to meet this requirement:

- Appropriate footing levels and foundation materials in any structural works, including all footings and retaining walls: *Refer to Detail design sheet T2, T2-1, T8 & T8-1*
- The location/s of and depth/s of earth and rock-cut and fill. *Detail design sheet G6*
- Geotechnical hazards: The design process selected the structure to minimise the effect of the existing geotechnical hazards.
- Retention, replanting and new planting of vegetation. *Refer to Detail design sheet G8-2 and the attached Landscape Concept Plan.*
- There is no drainage and effluent discharge.
- Any necessary ongoing mitigation and maintenance measures and any recommended periodic inspections, including performance measures: *Access and maintenance to the site 2-3 times a year by Telstra.*



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- The location/s and period in which materials associated with the development can be stockpiled. *Refer to Detail design sheet G8 & G8-1*
- A landslip risk assessment is required & has been completed by Intrax Consulting Group. *Refer to attached Geotech report section 5.2.*
- Parking bay: *Refer to Detail design drawing S1-1 & G6*
- The Geotech report has been updated with no soil erosion issue. The foundation design is 6.5m deep: *Refer to Detail design sheet T2 & T2-1*
- Monopole, antennas, and equipment cabinets will be painted a pale eucalypt. *Refer to Detail design sheet S0.*

Further Items requested by Council:

Response to Council's information in relation to 415 Sunnyside Road property in new ownership and now a potential candidate. *Response provided by Downer EDI Engineering 20 May 2021.*

Provide a tower-to-tower map, if possible, of Telstra sites in the region. Map provided below. Please also refer to *Section 2.3.1 Co-location Opportunities* of the Planning Report.

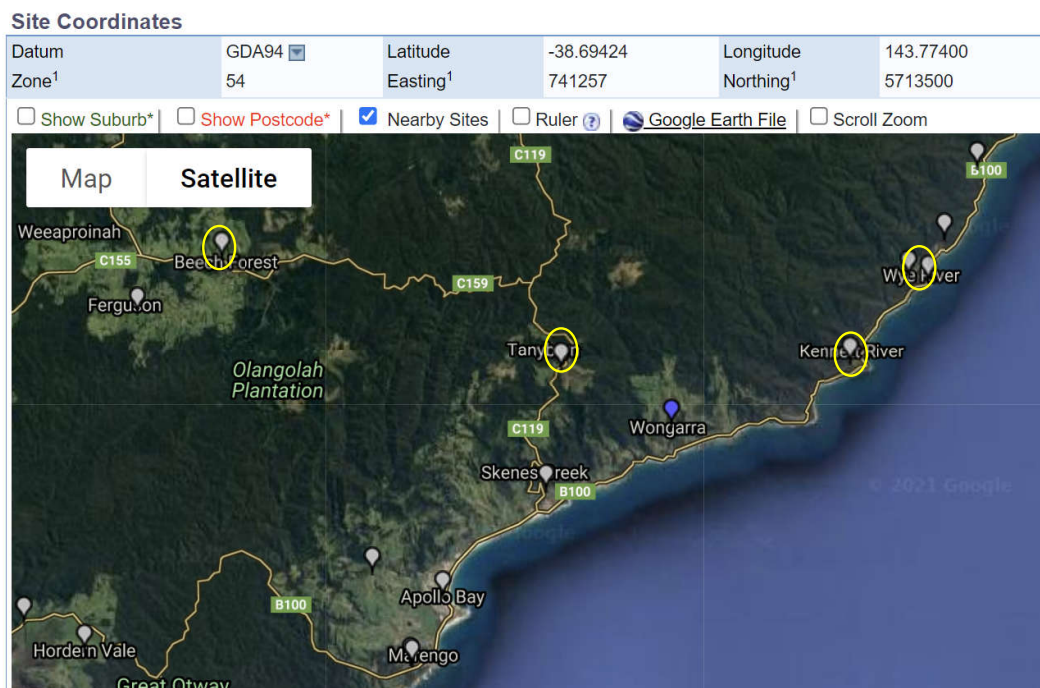


Figure 4 Map of Telecommunications Sites in the Region. Proposed site in Blue, Surrounding Telstra sites in yellow.



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Sites highlighted in yellow on the map in Figure 4 contain Telstra Facilities and are detailed below:

- Mount Tanybryn Radio Terminal, TANYBRYN VIC 3249, 5.05km from proposed site
- Grey River Road KENNETT RIVER VIC 3234, 7.68km from proposed site.
- 3765 GREAT OCEAN RD WYE RIVER VIC 3234, 11.92km from proposed site.

I trust this information assists to progress Council's further assessment of the application.

Yours sincerely

[Redacted]

[Redacted] [Redacted]
Director Planning Services
Acquirecomm Pty Ltd
[Redacted]
[Redacted]@acquirecomm.com.au

Attachments

Detailed Construction Designs- Downer EDI Engineering
Geotechnical Declaration- Intrax Consulting Group
EMO on site assessment- Intrax Consulting Group
Geotechnical Report V2- Intrax Consulting Group
Landscape Concept Plan- Thai Tongue – TT Design LA001 11/5/2021 Rev B
Bushfire Attack Level BAL Assessment- Downer EDI Engineering

Links provided

Drone Images provided 12 May 2021 via email
Visual Assessment photos from key viewing areas provided 7 June 2021 via email.



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PP9/2021 – 288 Sunnyside Road Wongarra

Site photos taken by Council officers on joint inspection of the site and surrounds



Looking up Sunnyside Road adjacent 288 Sunnyside.



From 290 Sunnyside Road deck area. Pole would be partially visible behind tree



From 290 Sunnyside Road kitchen window area. Pole would be partially visible behind tree



From 290 Sunnyside Road kitchen window area. Pole would be partially visible behind tree



Application and pole location



Looking up Sunnyside Road around 60 Sunnyside road



Looking up Sunnyside Road around 60 Sunnyside road - zoomed



Coming down Sunnyside road adjacent to 290 Sunnyside



Coming down Sunnyside road adjacent to 290 Sunnyside - zoomed



From the end of Beattie Lane



From the end of Beattie Lane



From the end of Beattie Lane



From the end of Beattie Lane





Looking up Sunnyside Road adjacent 288 Sunnyside.



Looking up Sunnyside Road adjacent 288 Sunnyside Road - zoomed





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Response to Community Submissions September, 2020

Response to Submissions in relation to Telstra's proposed 3G/4G base station at 288 Sunnyside, WONGARRA (Round 4 of the Federal Governments Mobile Black Spot Program).

Telstra has undertaken consultation with surrounding residents, businesses and community members in June and July 2020. Information has been provided to the community including Preliminary designs, a photo montage, an EME Environmental Report and an information pamphlet. This information can also be found at www.rfnsa.com.au/3234005

As a result of the consultation program, 11 submissions were received. The submissions raised the following concerns:

- 1) *Site selection process and alternative candidates- location further north at a higher elevation Why construct the tower below a ridge line in a virtual gully behind the Sunnyside Ridge? Why is the new tower not going up on Sunnyside Hill/Ridge?*
- 2) *Expected coverage from the site- (Why is the new tower not going up on Sunnyside Hill/Ridge? 435 Sunnyside road coverage behind ridgeline)*
- 3) *Location and siting on the property and within the broader Wongarra region*
- 4) *Visual Impact and Amenity*
- 5) *Impacts on neighboring properties, specifically (Sunnyside Road and Beattie Lane). Property Values and Compensation*
- 6) *Consultation and Appeal Process*
- 7) *Installation of 3G and Future changes to equipment*
- 8) *Areas of Cultural Heritage Sensitivity and any CHMP triggers*
- 9) *Electromagnetic Energy (EME) and health concerns*

This letter is intended to provide a response to these items and provide further information on the project and the next actions Telstra will take.



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Background

The Federal Government's Mobile Black Spot Program is one of the largest ever expansions of mobile coverage in regional and remote Australia. Areas which will receive new mobile network coverage have been announced in multiple rounds since 2015. On 18 March 2019, the Minister for Regional Services, Senator the Hon Bridget McKenzie, announced the outcomes of the Round 4 competitive assessment process. Round 4 of the Program will deliver 180 new mobile base stations (49 Optus and 131 Telstra) to address more coverage issues in regional and remote Australia;

Round 4 of the Program targets regional and remote black spot locations, including Public Interest Premises, across Australia. Mobile Network Operators and Infrastructure Providers are invited to submit proposals to improve mobile coverage at black spot locations in regional and remote Australia.

Senator the Hon Bridget McKenzie announced 32 new mobile base stations for Victoria, improving mobile coverage in regional and remote communities;

Reliable and effective mobile communications are a key driver of the enormous contribution that our regions make to Australia's economic growth. Greater availability of mobile services is a big deal. It means staying safe in remote areas, keeping in contact with family and friends, unlocking access to online health and education services as well as increased tourism and business opportunities.

Under Round 4 of the program, \$21.7 million will be invested in mobile infrastructure in Victoria. This includes \$6.5 million funding from the Commonwealth and \$5.8 million from the Victorian Government.

As part of the Mobile Black Spot Program a new 3G/4G base station is proposed at 288 Sunnyside, WONGARRA



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Specific responses to concerns raised in Submission

1. Site selection process and alternative candidates

Telstra 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 the radio engineers. There are also a number of other important criteria that Telstra uses to assess options and select sites that may be suitable for a proposed new facility. These take into account factors other than the technical performance of the site, and include:

- The potential to co-locate on an existing telecommunications facility.
- The potential to locate on an existing building or structure.
- Visual impact and the potential to obtain relevant town planning approvals.
- Proximity to community sensitive locations and areas of environmental heritage.
- The potential to obtain tenure at the site.
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

In addition to the above criteria, Telstra is also contracted to meet objectives of the Mobile Black Spot Program. The parameters for the Program were set by the Federal Government. A number of factors determined which areas received funding, including the lack of outdoor coverage and the number of people who would benefit from a new facility. In the Mobile Black Spot Program Discussion, Australian Government Department of Communications 2013, it states that;

“The Mobile Black Spot Program will improve mobile phone coverage and competition in regional and remote Australia, including along major transport routes, in small communities and in locations prone to experiencing natural disasters. The Guidelines aim to ensure the Program is delivered as efficiently and effectively as possible and achieve maximum value for money.”

In deciding upon the location of a new facility for Wongarra, Telstra has carefully assessed all the above criteria.

Telstra considered ten other locations for the mobile base station. Analysis by Telstra engineers found the location chosen is expected to provide the best possible coverage improvements to the area as well as fulfil Telstra’s contract obligations with the Federal and State Governments.

Analysis of the site locations also included the availability of power, transmission and took into account the existing Telstra Mobile Network.



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Ten (10) alternative candidates were assessed by Telstra and were discounted due to either lack of landowner interest, or the location not meeting the coverage objectives of the Mobile Black Spot Project.

2. Expected coverage from the site

The expected coverage from the site will meet Telstra's contract obligations with the Federal and State Governments. Coverage will extend to the Great Ocean Road and more broadly within Wongarra and its surrounds.

3. Location and siting on the property and within the broader Wongarra region

The location was chosen due to its proximity to the availability of power, transmission and in consultation with the landowners of the subject site. Candidates further north, located close to the Sunnyside Ridge did not meet the requirements of the Federal Government Mobile Black Spot Project.

4. Visual Impact and Amenity

A range of factors are considered in relation to visual impact when siting a facility. This includes factors such as the height and design of the structure, the zoning and use of the land, the distance to nearby dwellings and sensitive uses and the impact of the facility on the broader landscape. Any assessed visual impact must be balanced against the general policy support within the Victorian Planning Scheme for the widespread provision of quality, modern telecommunications infrastructure and the wider community benefit from the development of a comprehensive telecommunications network.

A Code of Practice for Telecommunications Facilities in Victoria, July 2004, is an incorporated document in all Victoria Planning Schemes. It contains four principles for the design, siting, construction, and operation of telecommunications facilities. Clause 4.1 Principle 1 relates to visual impact and states that *A telecommunications facility should be sited to minimise visual impact.*

It is important to note that the principle does not require that a facility be completely screened from view from adjoining properties and this position has been reiterated in a number of VCAT cases. Telecommunications Facilities by cannot be invisible in order to carry out their purpose and function. They rely on line of sight radio transmission to achieve their coverage objectives.

Wongarra is rural area with a sparse settlement pattern predominately focused on Sunnyside Road and Beattie Lane. It is noted that all private land within Wongarra (and the Telstra search



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area) is zoned Rural Conservation and is contained within a Significant Landscape Overlay 3 within the Colac Otway Planning Scheme.

The Significant Landscape Overlay 3 relates to the Apollo Bay Coastal Valley and Hills Precinct. Development on ridgelines is discouraged, and visual impact of infrastructure, particularly in coastal areas, hill faces, and ridges should be minimised. Additionally, clear sweeping views to and from the ocean should be protected.

Telstra has considered the principle to minimise visual impact in the siting and design of the proposed facility in the following manner:

- The proposed overall height of 39.3m is the minimum height required to provide reliable coverage to the region under the parameters set by the Federal Government. Telstra has been able to implement a slimline monopole design in this instance rather than a bulkier lattice structure.
- The location of the subject site has considered the undulating landscape characteristics and seeks to preserve this landscape quality by being located at a moderate elevation with land rising further to the north. This will assist to minimise skyline intrusion together with its location adjacent to mature vegetation that acts as a visual curtain to areas north and east of the site.
- The location was chosen so the closest dwellings in the immediate catchment of the site are located south of the facility, which will preserve the open views to the ocean. Refer to **Figure 3** which highlights the closest dwellings (circled in blue) which are sited to capture the ocean views to the south.
- The siting of the facility avoids prominent positions on the surrounding ridgelines and is located close to tall mature vegetation, avoiding open hill faces.
- The location was carefully chosen so that only the top third of the structure or less would be visible from dwellings located on the north side of the structure. These dwellings are set back a minimum of 420m and will benefit from the intervening vegetation located north and north east of the site.
- A slimline monopole structure has been implemented which tapers off at the top so that bulk is reduced. All feeders will be accommodated internally within the monopole to ensure a neat structure.
- The antenna configuration implemented will be thin omni antennas which will reduce bulk and sky lining at the top of the structure.
- The structure will be painted pale eucalypt to further reduce visual impact from afar and blend into the landscape. This will ensure a muted and non-reflective appearance which will absorb well against any skyline views.
- The height of the monopole has been reduced from 40m to 33.8m. with the thin omni antennas, extending to a height of 39.3m.



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- The centre of the monopole is set back 7.25m from the northern property boundary with 290 Sunnyside Road. This will allow for planting around the base of the structure to reduce and soften the visual impact to this boundary.
- The land to the north, at 290 Sunnyside Road is an irregular shaped parcel of predominately cleared rural paddocks north of the site, and a dwelling approximately 120m west of the site. The facility has been sited to ensure the predominant views from the windows of the dwelling will not be impacted.
- The facility will appear diminished from long range viewpoints and the dwellings located to the north, and short-range viewpoints will predominantly be contained to areas internally within the subject site, and undeveloped rural land to the north.
- Wongarra contains mature vegetation along the road reserves, and also on private land. Sunnyside Road meanders up a long rise in the terrain. This will ensure the majority of the structure will be screened from public views on Sunnyside Road.
- Due to the setbacks and undulating terrain, views from the World Heritage protected Great Ocean Road will be limited.
- **Figure 1** below demonstrates how the siting of the facility limits open views from the north due to the elevation of the land which rises to the north, along with the location of the existing intervening tree line. The red dotted line shows the portion of the facility that will be visible from dwellings located over 420m north of the site.
- **Figure 2** outlines opportunities to landscape the facility at the base of the structure. Further work on a landscape plan will be undertaken prior to the lodgment of a planning permit application.
- No removal of vegetation is required to install the facility which will limit any impacts on local flora and fauna.

It is considered that these measures will result in a balanced outcome between the provision of important telecommunications services and the need to protect the environment from possible adverse impacts.



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FIGURE 1 VIEW WEST TO SITE

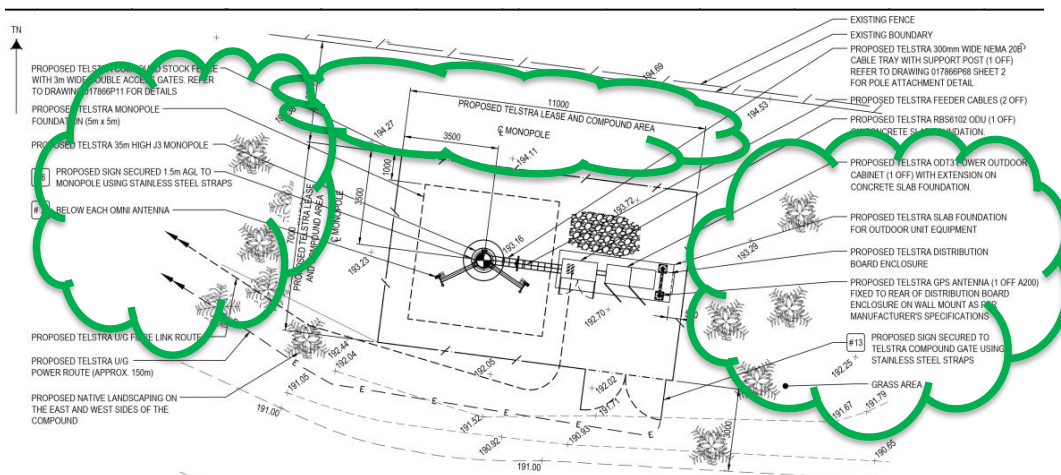


FIGURE 2 PLAN VIEW OF SITE LAYOUT SHOWING OPPORTUNITIES TO PROVIDE LANDSCAPING AT THE BASE OF THE FACILITY



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5. Impacts on neighbouring properties, specifically (Sunnyside Road and Beattie Lane), Property Values and Compensation.



FIGURE 3 AERIAL VIEW SHOWING CLOSEST DWELLINGS LOCATED SOUTH OF SITE (CIRCLED IN BLUE) AND DWELLINGS WITH LARGER SETBACKS TO THE NORTH CIRCLED IN ORANGE



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To work effectively, base stations need to be located near to the people who are accessing this technology. Property valuation is a complex issue, with fluctuations in price being subject to several factors. Many of these are subjective, and may be as diverse as aspect, views, condition of the property, local amenity and access to services, including high quality communications. Since the mid-1990s, thousands of telecommunication facilities have been installed throughout Australian metropolitan and regional areas. During this period, property values have continued to increase, showing no clear signs of deterioration as a result of the location of communications facilities. Telstra is not aware of any credible evidence that directly links the siting of telecommunications facility to a decrease in property prices.

The Colac Otway Planning Scheme requires an assessment of the proposals impact on the amenity of adjoining properties. This is the main driver to assess impacts on adjoining land.

The effect on the amenity of adjoining land, in particular 290 Sunnyside Road is partly addressed in section 4 above. The land to the north, at 290 Sunnyside Road is an irregular shaped parcel predominately cleared rural paddocks north of the site, and a dwelling approximately 120m west of the site. The owner of this property has advised that her top paddock is the prime location for a new dwelling, and the proposed siting of the facility will have a negative impact on the re-sale value of her property. It is noted that Telstra are not aware of any approved permits for a dwelling on the northern rural paddocks at 290 Sunnyside Road. Any future plans proposed for a dwelling are also subject to assessment under the Colac Otway Planning Scheme. Any new dwelling proposed can ensure views to the facility (the top third of which will be visible from this paddock) can be mitigated by the siting and orientation of windows and the like further to the south east, which contains open views to the ocean. This is demonstrated in Figure 4 below, showing the location of the site amongst the existing mature vegetation, avoiding the more open hill face.

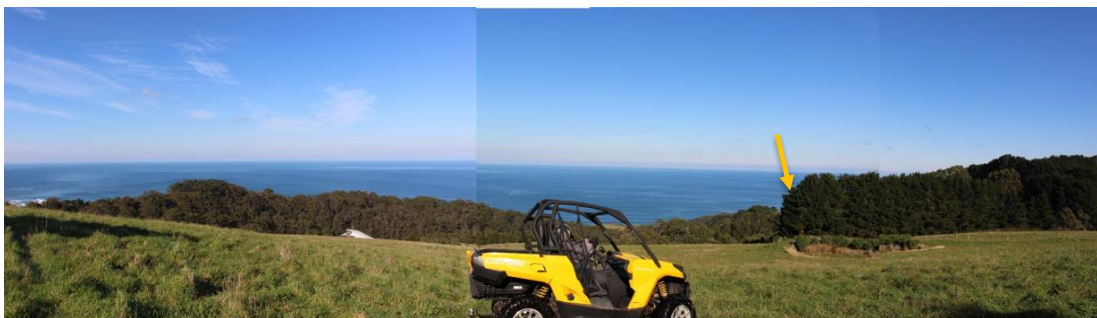


FIGURE 4 VIEW SOUTH TO OCEAN FROM TOP Paddock AND POTENTIAL FUTURE DWELLING LOCATION AT 290 SUNNYSIDE ROAD

Properties north of the site including those on Beattie Avenue will benefit from the adequate setbacks to dwellings of at least 420m. Views from these locations as illustrated in Figure 1 and 3 above will benefit from the intervening vegetation. The facility will appear diminished from long



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range viewpoints and the dwellings located to the north. The location was carefully chosen so that only the top third of the structure or less would be visible from these dwellings. Figure 5 below shows the closest dwelling north of the site, circled in orange (420m to the north west) and the intervening vegetation which will limit views to the top third of the structure.



FIGURE 5 VIEW SOUTH WEST TO OCEAN FROM TOP SECTION OF RURAL LAND AT 290 SUNNYSIDE ROAD.

6. Consultation and Appeal

Telstra has undertaken a site selection process as outlined in Section 1 above. A planning permit is required from the Colac Otway Shire for the proposed Development. Under Clause 52.19-4 of the Colac Otway Planning Scheme. A planning permit application for a Telecommunications Facility funded by either State or Federal Governments is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) of the Colac Otway Planning Scheme and the review rights of section 82(1) of the Planning and Environment Act 1987.

Prior to lodging a planning permit application, Telstra has undertaken a consultation process with the Wongarra Community. The items raised in the submissions have been considered. This response to the submissions will be provided to all the submitters and to Colac Otway Shire Council for consideration during their assessment of the planning permit application.

Whilst a planning permit application is exempt from notice and review, Telstra will ensure that Council is fully briefed on the submissions and concerns raised by residents.

Any planning permit application is still subject to the policies and provisions of the Colac Otway Planning Scheme, and Council are required to assess any application according to these provisions.



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7. Future changes to the equipment / Why install 3G when this technology will be switched off in a few years and no longer sell 3g phones from 2020.

3G (along with 4G) technology is proposed for this site as a requirement of the Federal Government Mobile Black Spot Program for Wongarra (Round 4). Due to the characteristics of the area, including a sparse population and undulating terrain, thin omni antennas are proposed to provide 3G and 4G services. Once 3G is switched off in 2024, the site will operate on 4G and there will be potential to offer 5G services in the future. Telstra regularly updates its mobile base stations as new technology becomes available to ensure its customers have the best access to modern wireless communications.

8. Areas of Cultural Heritage Sensitivity and any CHMP triggers

The Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2007 (Vic) provide for the protection of Aboriginal cultural heritage in Victoria. Aboriginal heritage is defined in the Act as “Aboriginal places, Aboriginal objects and Aboriginal human remains”.

The regulations are intended to provide for the effective protection and management of Aboriginal Cultural Heritage in Victoria by, amongst other things, specifying the circumstances in which a cultural heritage management plan (CHMP) is required and prescribing standards for the preparation of CHMPs.

Under the regulations, Telecommunications Facilities are not considered “High Impact” activities and therefore are exempt from the requirement to undertake a mandatory CHMP.

However, if a site is in an area of aboriginal cultural sensitivity, then Telstra will undertake a register check with Aboriginal Victoria and consider further investigations to limit any impacts on any known or unknown heritage.

As shown in the Cultural Heritage Sensitivity Mapping below, the proposed facility location is not within an Area of Cultural Sensitivity, as defined by the Act. Areas of Cultural Heritage Sensitivity exist close by to the east. Telstra will undertake further checks with Aboriginal Victoria prior the lodgement of any planning permit application with Colac Otway Shire Council.



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FIGURE 6 AREAS OF CULTURAL HERITAGE SENSITIVITY SHADED IN GREEN AND LOCATION OF PROPOSED FACILITY OUTSIDE OF THESE AREA

9. Electromagnetic Energy (EME) and health concerns

Telstra places a very high importance on electromagnetic energy (EME) safety. Telstra rely on national and international experts such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) in relation to guidance on base stations and health. It is the responsibility of these expert authorities to continually review the science on electromagnetic energy (EME) and to protect public safety.

The current position of the WHO is available in the Online Q&A (updated 21 February 2020) the WHO state:

Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease

<https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations>.

ARPANSA's position is:

Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas.



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<https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations>

All of Telstra's mobile base stations are designed to comply with the relevant Australian safety standard known as the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3 kHz to 300 GHz (2002) or RPS 3. RPS 3 is set by ARPANSA and is based on the safety guidelines recommended by the International Commission on Non-Ionising Radiation Protection (ICNIRP). ICNIRP has recently undertaken an extensive review of the available scientific evidence and research on EME and health. As a result, new ICNIRP Guidelines were published on 11 March 2020 with a focus on the overall depth of research and safety of the guidelines. We encourage you to read the ICNIRP [media release](#), [FAQ](#) and [Differences](#) documents. We look forward to ARPANSA's analysis of the new ICNIRP guidelines and any changes they may implement.

Links provided below:

https://www.icnirp.org/cms/upload/presentations/ICNIRP_Media_Release_110320.pdf

<https://www.icnirp.org/en/rf-faq/index.html>

<https://www.icnirp.org/en/differences.html>

In addition, further information is available at: www.telstra.com.au/eme and EMF Explained Series www.emfexplained.info.

To demonstrate compliance with the safety standard, an Environmental EME Report is available via the RFNSA website: www.rfnsa.com.au/3234005

This report predicts that the maximum signal strength from the Proposed Facility at 1.5m above ground level, is well within the allowable limit that it is permitted to transmit over a 24-hour period. This is typical of Telstra's responsible approach to network performance and environmental compliance.

Further information about EMF can be sourced at:

- Commonwealth Department of Health (ARPANSA) www.arpansa.gov.au
- Australian Communications and Media Authority (ACMA) www.acma.gov.au
- World Health Organisation (WHO) www.who.int/en/

At all times in the design and operation of their facilities, Telstra complies with Commonwealth regulations and standards and leads the telecommunications industry in terms of using the latest



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available technology specifications in order to provide the best possible customer service and to minimise environmental and community impacts.

Telstra's intention to proceed with the proposed facility

After careful consideration of the submissions received, Telstra intends to proceed with the proposed facility at 288 Sunnyside Road Wongarra. Further work will be undertaken prior to the lodging of a planning permit application, including landscaping plans, aboriginal cultural heritage checks, and geotechnical reviews to reduce environmental impacts.

Once a planning permit application is lodged with Colas Otway Shire, Council are required to assess the application in accordance with the Victorian and Local Planning Scheme provisions. Telstra will need to demonstrate compliance with the Planning Scheme.

The proposed works provide the community with reliable 3G/4G access which in turn supports the various rural, transport and tourist industries in the region and forms part of a wider plan to ensure reliable and accessible coverage during emergency situations such as bush fires.

We trust that you will find the information about this proposal informative.

Yours sincerely

[Redacted]

[Redacted] [Redacted]

Director – Planning Services, Acquirecomm Pty Ltd

M. [Redacted]

E. [\[Redacted\]@acquirecomm.com.au](mailto:[Redacted]@acquirecomm.com.au)



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PP9/2021 – 288 Sunnyside Road

Landscape looking toward Wongarra - Photo taken from Cape Paton



Landscape looking toward Wongarra (zoomed) - Photo taken from Cape Paton



Landscape looking toward Wongarra (further zoomed)- Photo taken from Cape Paton



Landscape looking toward Wongarra - Photo taken Kenneadys Access



Landscape looking toward Site - Photo taken from end of Beattie Lane



Landscape looking toward Site - Photo taken from end of Beattie Lane



Photo taken from property boundary between 288 & 290 Sunnyside Road to the west of the stand of pine trees looking up towards Beattie Lane.



View from drone above pole site at 35m looking towards Beattie Lane



View from drone above pole site at 35m looking southwest



View from drone above pole site at 35m looking southeast



View from drone above pole site at 40m looking south



View from drone above pole site at 100m looking toward Beattie Lane.



PP9/2021

Email received since briefing paper prepared from Applicant

Tue 27/07/2021 9:17 AM

Morning [Redacted],

A response and further clarifications are provide below.

1. Pine Trees

Telstra has had the land surveyed close to the proposed facility. Please see attached. Telstra is not relying solely on the existence of the Pine Trees at this location in relation to an assessment on visual impact.

The response previously provided in relation to the Pine Trees relied on VicPlan Mapping services of the property boundaries. The response referred to a cluster of trees on the subject land.

Telstra has not been provided with the survey undertaken by the adjoining neighbour at 290 Sunnyside Road, or any potential realignment.

Telstra's response was general in nature in relation to the Pine Trees. It is acknowledged that the bulk of the Pine Trees are located on the adjoining land at 290. If they were to be removed, then the immediate screening provided to the site when viewed from the properties mainly on Beattie Lane (number 25 and further north) would be reduced. Refer to figure 1 below for potential realignment of boundary from VicPlan.

Figure 1- VicPlan mapping- Blue line. Red line showing potential property boundary



Telstra is not relying solely on the existence of the Pine Trees at this location in relation to an assessment on visual impact. The siting of the site is mid-way up a rise, which avoids ridgelines as outlined in the Planning Scheme. The undulation and topography of the surrounding land also restricts the visual prominence of the site, along with other clusters of vegetation to the west north west and south (as highlighted in Figure 36 below from the planning report) .The structure will be also be viewed from the south against the hill face which rises 30m north, minimising skyline protrusion from these view sheds

I also note policies within the Planning Scheme; 12.05-2S Erosion and landslip Strategy which aims to reduce and stabilise movement and disturbance in landslip areas by: *replanting vegetation; Whether the proposed subdivision, building or works or the removal of vegetation can be carried out in a manner which will not increase to an unacceptable level the possibility of landslip affecting the site or adjoining or nearby land.* This is also reflected in EMO1. If the owner of 290 proposes to remove all of these trees, this could potentially create issues of erosion and landslip on both the access tracks of 290 and also the access track of 288- particularly when taking into account the presence of the creek/waterway running through this area.

Figure 36 from Acquirecomm Planning Report.

Red area neighbours pine trees with potential to be removed.

I have highlighted in green other stands of vegetation that also provide screening to the site from various viewpoints.

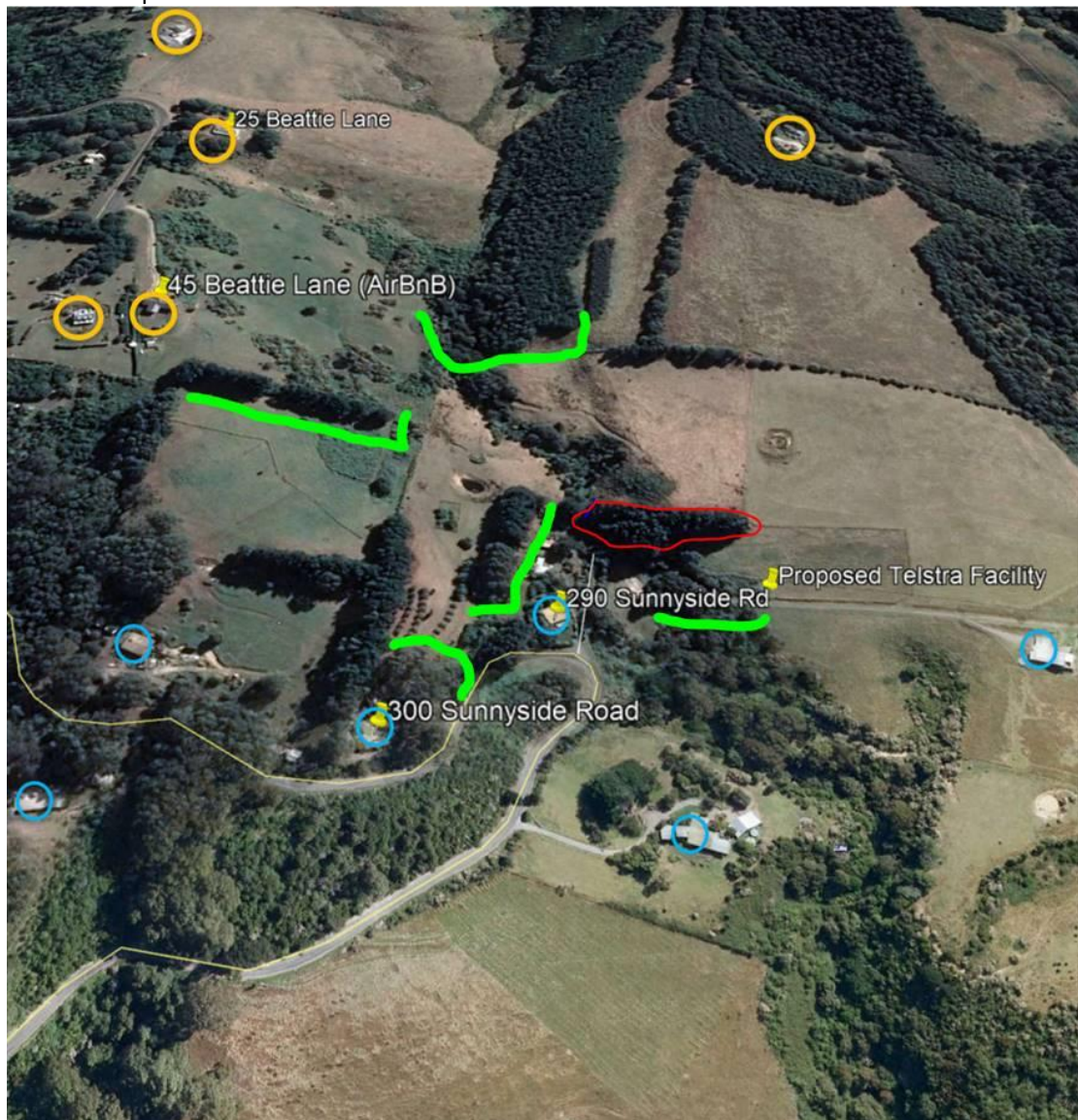


FIGURE 36 AERIAL SHOWING CLOSEST DWELLINGS LOCATED SOUTH OF SITE (CIRCLED IN BLUE) AND DWELLINGS WITH LARGER SETBACKS TO THE NORTH CIRCLED IN ORANGE

Photo of other screening stands of vegetation to properties on Beattie Lane (45 Beattie Lane circled. Photo taken along the northern boundary of 290 Sunnyside road)



2. Alternative Site at 415 Sunnyside Road

As discussed, further to Downers Letter dated 19 May 2021, I reiterate that 415 Sunnyside Road was not viable to progress at the time of candidate selection, over 18 months ago.

Further to this, and as per your requests in our discussions, I also confirm that whilst this candidate was initially visited, many of the further investigations that would confirm its viability were not progressed as the Land Owner rejected the proposal at this time. This includes, and is not limited to:

- Telstra's Radio Frequency Engineers assessment and approval of the final location
 - Comment: On the initial site visit to 415, the owner at the time indicated a preferred location to the north of the property (close to Telstra's Candidate K listed in 2.3.2 Candidate Selection of the Planning Report). This Candidate (K) failed the coverage metrics. It is likely the location on 415 would too.
- The environmental impacts and costs of construction were not assessed for this site, including access roads to the site, the provision of underground/overhead power and underground fibre connecting to the Telstra Exchange to the east, cultural heritage management plans and vegetation impacts.
- Whilst a land owner may show initial interest, they may not agree with Telstra's lease conditions or tenure. This usually takes many months to resolve with an owner, and an agreement may not always be reached.
- I reiterate Downers comments in its letter below:

While the new property owners potential willingness to host a facility is appreciated, unfortunately this property was not viable to progress at the time of candidate selection. As such, the many additional factors to be considered for candidate selection were not explored. While the viability of a facility siting at 415 Sunnyside Rd could now be re-visited in theory, this is something of a moot point. At this juncture it is untenable for the project to commence a prolonged acquisition of an alternate candidate.

Kind regards,

[Redacted]

[Redacted] [Redacted]

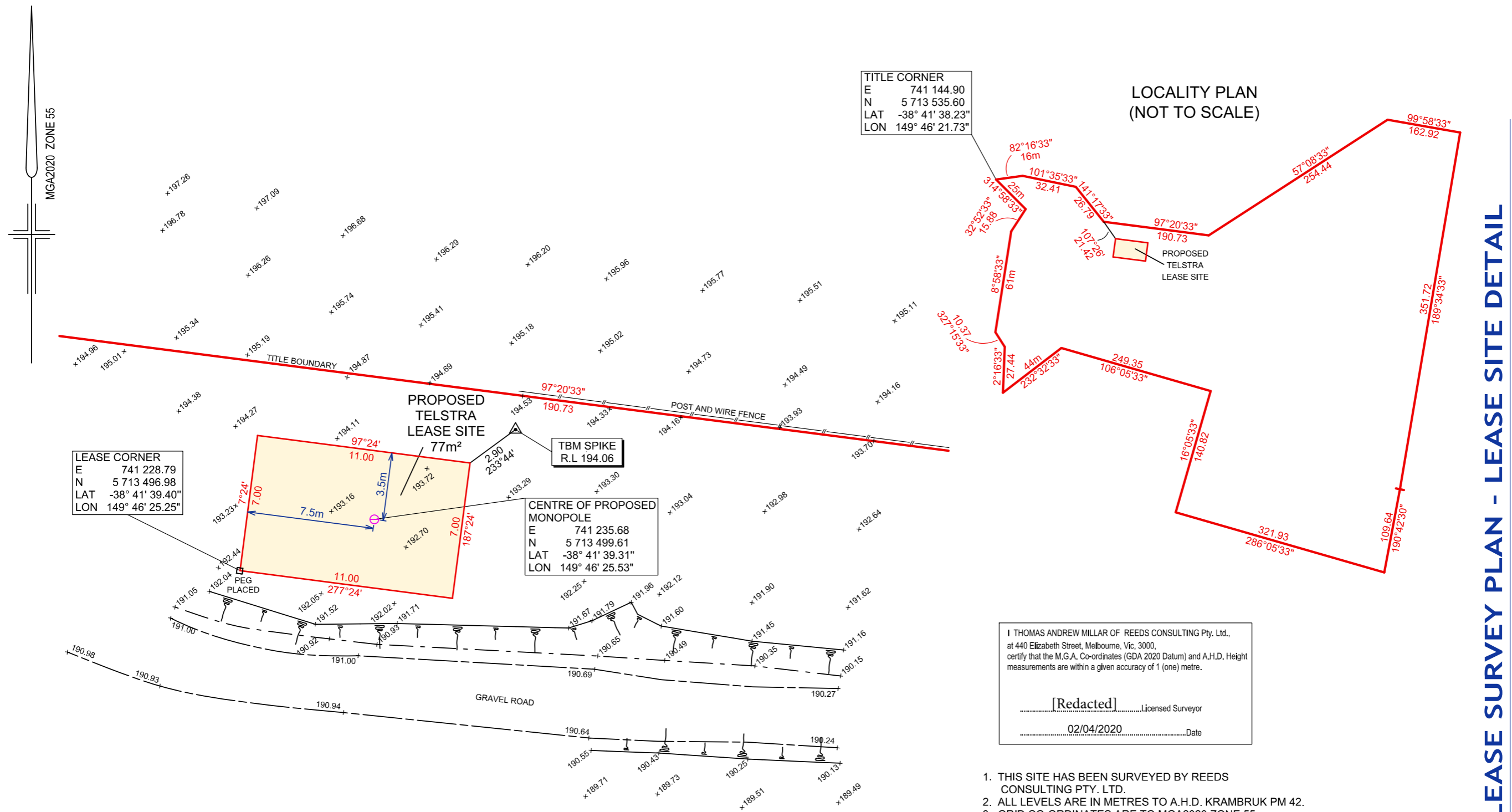
Director – Planning Services

Acquirecomm Pty Ltd

Shop 3, 157 Martin Street, Brighton 3186

Some further photos for you to consider re Pine Trees and boundaries. Area of interest underlined in red





LEASE CORNER
 E 741 228.79
 N 5 713 496.98
 LAT -38° 41' 39.40"
 LON 149° 46' 25.25"

CENTRE OF PROPOSED MONOPOLE
 E 741 235.68
 N 5 713 499.61
 LAT -38° 41' 39.31"
 LON 149° 46' 25.53"

TITLE CORNER
 E 741 144.90
 N 5 713 535.60
 LAT -38° 41' 38.23"
 LON 149° 46' 21.73"

LOCALITY PLAN
 (NOT TO SCALE)

I THOMAS ANDREW MILLAR OF REEDS CONSULTING Pty. Ltd.,
 at 440 Elizabeth Street, Melbourne, Vic. 3000,
 certify that the M.G.A. Co-ordinates (GDA 2020 Datum) and A.H.D. Height
 measurements are within a given accuracy of 1 (one) metre.

[Redacted] Licensed Surveyor
 02/04/2020 Date

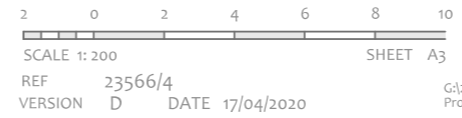
1. THIS SITE HAS BEEN SURVEYED BY REEDS CONSULTING PTY. LTD.
2. ALL LEVELS ARE IN METRES TO A.H.D. KRAMBRUK PM 42.
3. GRID CO-ORDINATES ARE TO MGA2020 ZONE 55.
4. LAND STATUS:
VOL. 9931 FOL. 869, LOT 13 ON LP128817.
5. PROPOSED NEW WORKS ARE WHOLLY CONTAINED WITHIN THE TITLE BOUNDARIES.
6. DETAILS FROM TELSTRA PLAN V114131 SUPPLIED.
7. REGISTERED PROPRIETORS
ARNOLD BARKER OF 5 CARDIGAN PLACE ALBERT PARK VIC 3206
KENNETH JAMES BARKER OF 3/28 WESTGARTH SHEET NORTHCOTE VIC 3070
KARL ERNEST BARKER OF 23 SOALHAVEN STREET WERRIBEE VIC 3030.
8. DEPTH LIMITATION OF 15.24 METRES.

LEASE SURVEY PLAN - LEASE SITE DETAIL

MOBILE NETWORK SITE 26711 -
 288 SUNNYSIDE ROAD, WONGARRA, VIC, 3234



MOBILE NETWORK SITE 26711
 - 288 SUNNYSIDE ROAD,
 WONGARRA, VIC 3234



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 440 ELIZABETH STREET
 MELBOURNE VIC 3000
 (03) 8660 3000
 SURVEY@REEDSCONSULTING.COM.AU



