



March 2024.

To: Town of Victoria Park.  
Locked Bag No. 437  
Victoria Park WA 6979

**RE: 5.2023.466.1 - 134 Oats Street, Carlisle.** Consultation on mobile phone tower proposal.

Hello *Town of Victoria Park*.

Thankyou for bringing this DA or any DA regarding mobile phone towers to public comment and decision-making via *Ordinary Council Meetings* for *Council* resolution.

It is well overdue for *Town of Victoria Park* to refuse any upgrades or replacements of the mobile phone tower at 134 Oats Street Carlisle. Decommissioning and removal needs to begin. An end to the mobile phone lease at 134 Oats Street Carlisle needs to occur, and no new lease to be issued ever.

134 Oats Street Carlisle is an inappropriate location for a mobile phone tower, and an inappropriate location for a mobile phone base station.  
The site has always been unsuitable for this type of *discretionary* land-use.

Recently in late June 2021 Kordia Solutions advertised in the local newspaper a proposal to upgrade the mobile phone base station at 134 Oats Street Carlisle.  
Did respond to that newspaper ad, and disagreed with the proposal.  
From what I can tell from their response later in July 2021, they probably did install another 9 panels, including six 5G panels.

That specific area of Carlisle is a residential area, with many medium-density grouped dwellings very close by.

**There seems to be some confusion over who and how the mobile phone tower lease was approved. Where was the public consultation, and who submitted to those initial consultations?**

No information has been provided by the applicant on the history of the approval, on the history of the lease, on the history of public consultation.

It seems the mobile phone tower was installed around 1998. I don't believe there was any real public consultation, and do not believe the Carlisle residential community in those surrounds ever wanted it.

From public question time in April 2021 *Town of Victoria Park* answered they did not give approval, they do not know what the lease terms are, it was between the private land-owner and the mobile phone company Optus.

*Town of Victoria Park* asked the *WA State Agency DPLH* for information, yet the *State Agency* answered they did not approve it, and that leases beyond 20 years need approval. Leading me to believe the lease may be illegal, as it must have *State Government* or *Town of Victoria Park* approval and re-approval for any lease. Of course you would expect that would include public consultation.

**The real landowner of 134 Oats Street does not care for the local community, and does not care for the neighbourhood centre there.** Many businesses do not want to locate next to the monstrosity of the steel mobile tower. Many potential residents do not want to be anywhere near it either.

The landowner of 134 Oats Street only cares for annual rental income from the premises, and annual income from the telecommunications carriers.

Is it true the landowner pays the same annual rates as neighbouring properties? Yet they get an additional lazy income of around \$20 000 per year from Optus/Vodafone?

Which is why the land-owner is no hurry to redevelop the blighted mixed-use property into the modern, vibrant Carlisle the *Town of Victoria Park* wants.

The mobile phone tower shoved there is the reason for the continual decay of the adjoining neighbourhood centre sites. While at the same time, residential properties in surrounding streets have been subdivided into more, new residential homes.

That is a residential zone, NOT light-industrial.

**The landowner never replied to me during the July 2021 public consultation.**

Are they going to reply to the public during this March 2024 round of public consultation?

Are they going to front up at the future *Council Meetings*?

Never got to view the public submissions to the July 2021 proposal.

Asked, yet the Victorian-based company *Kordia Solutions* did not provide.

*Kordia Solutions* did inform me, that when any upgrade proposal is advertised they automatically send a letter to *local government Chief Executive Officer*, to the *local Federal Member of Parliament*, and to the *local State Member of Parliament*. That was enlightening. Then why in that instance didn't *Town of Victoria Park CEO* Mr Vuleta share that information prominently on the *Town website* to alert the community? Clearly, across Perth metropolitan if *Chief Executive Officers of local governments* are not alerting the community of every notification letter they receive from mobile phone carriers then they are failing community expectations. Copy that criticism to *State and Federal Members of Parliament*. Did any of them put a submission in during 2021? Are any of them to put a submission in March 2024?

Relying on the public to see a 24/6/2021 *Southern Gazette newspaper* advertisement is not good enough. (Note: There was a two week sign on the fenced enclosure at 134 Oats Street in late June/July 2021.)

*Kordia* did claim *Town of Victoria Park* gave *Development approval* to the original facility over twenty years ago. Well then, can *Town of Victoria Park* further share that information with the public on its website and/or impending *Council Meeting*. The details might reveal why a massive mistake was approved.

In reply *Kordia*, *power poles and powerlines* are not *an accepted part of the landscape* anymore in Carlisle.

(Your lack of local knowledge, and Victorian, Sydney Optus knowledge doesn't pass muster here anymore.)

**Recommend that Optus and Vodafone exit their leases at 134 Oats Street, as the community would be supportive and appreciative of that.**

Optus and Vodafone need to sit down with the *WA State Government* and *Town of Victoria Park* to find a more suitable location for their mobile phone telecommunications infrastructure. That is how they can regain public support. Real, long-term, consultative, transparent discussions.

**Town of Victoria Park has a vision for Oats Street Carlisle.**

They undertake the planning function in the residential area, and maintain the verges, paths, roads.

Underground power has been recently installed in Carlisle. Expensive NBN cables have been installed in Carlisle.

Both the *Federal Government*, *WA State Government*, *State Agencies*, and *Town of Victoria Park* have made substantial efforts and funding to renew the inner-city suburb. The behaviour of the 134 Oats Street landowner is the exact opposite of that.

The removal of the mobile phone carrier infrastructure at 134 Oats Street will act as a catalyst for renewal of that bleak, blighted, empty, decaying area. That would deliver a positive change for the community, making the community friendlier, promoting one to one interaction, and increase well-being.

## **From the Indara Development Application *Town Planning Report*:**

So it is a *discretionary use*, not an acceptable use.

**Page 5, Upgrade.** Gee that was fast, the last upgrade was latter 2021 (after July).

An *additional concrete slab*. Groan.

Plus 12 new panels, and more radio equipment.

*The facility has been designed as a neutral host facility.* Means if ever Optus and Vodafone leave, the facility intends to remain forever on site.

**Page 6, 1.** *The purpose of the project is to enhance the structural capacity of the facility to support current and future upgrades of telecommunications equipment at this site.*

Oh, need new pole due to weight of new equipment to add.

**Page 7, 2.1.** Reminder the only *long-term value* for that structure during the past 26 years has been to your “customer” site owner and Optus, Vodafone.

Indara Pty Ltd is NSW Sydney based.

**2.2.** Implying surrounding residents need that tower for *Streaming and video calling*.

Note: I regularly bus 998 circle-route through there, if not having a mobile tower along Oats Street causes video calling to drop out for those on the bus, then I would be very pleased.

Not sure your claim of 61% Australians, specifically in Carlisle immediate area are working online from home.

Merely giving specifics here, while you give interstate generalities.

Reminder NBN has arrived in the area already. *Australian Federal Government* claims in March 2024 they to speed it up further.

*minimising visual clutter and amenity impacts.*

1. That is not the case past 26 years.

2. You propose more panels now and more into the future. ie. More clutter on the pole.

### **2.3. Upgrade Objectives.**

Not sure, think an objective is setting up a new lease.

Why don't you reference the *Town of Victoria Park Place plans* that try for pleasing spaces, and attractive landscaping of important local roads.

**Page 9, 3.1 Available Options.** Your response to **2.** I disagree. Clearly Indara is not trying! I am confident if they sit down with *WA State Government* and *Town of Victoria Park*, they can all identify new sites. Considering Indara has argued telecommunications towers are indispensable, and you have customers such as Optus, Vodafone then surely is **feasible** to decommission site and move.

**3.** It would encroach onto Oats Street verge would it not? Into that road reserve?

5. Disagree. Monopole at 134 Oats Street would not *blend in with existing street infrastructure* of Oats Street.

**Page 13, Figure 6.** What an ugly site.

**Page 14, 5.1.** More concrete.

**Page 15, Figure 7.** A real blight.

**Page 18. 6.1.3. The Mobile Phone Base Station Deployment code.**

Disagree. Do not believe community consulted on initial deployment. Put simply, they did not want it there.

No evidence by proponent of previous community consultation.

**Page 20, 6.2.4. State Planning Policy 5.2.**

**Policy Objective 4 (b).** Fails.

Culture impact has been massive.

Local amenity has been compromised past 26 years. Community wants it returned.

Disagree, your argument is 'rebuild' to existing.

**Page 21. 5. Policy Measures. 5.1.1.**

(i) Your response. False. Been a net negative for the community.

(ii) Your response. Wrong, Oats Street residential zone is not compatible.

b) Your response. False. It has affected the streetscape for 26 years ... ! There was a time it was not there.

c) Your answer is an insult.

**Page 22, (d) (iii).** ! Sneaky Indara wanted exemption. Automatic approval.

**6.3.1. (c).** Disagree. Does not meet *Town of Victoria Park* standards in relation to residential redevelopment, Oats Street streetscape, renewal, etc.

**Page 24, Figure 8.** Many of these commercial lots on Harris Street are residential. ie. The land has transitioned to *residential*.

**6.3.2. A. Policy Objectives.**

(a) Not compatible. Never was. Impacts are and have not been *minimal*.

(b) Disagree. Community needs improved redevelopment of tired, old, blighted residential and commercial (include corner stores) at that specific Oats Street area. That is Number One priority.

(d) False. Failure 26 years an ugly eyesore, detrimental to the area. Does not comply.

(e) Were trees removed prior to its construction 1997?

Disagree with your response. No. It is not compatible.

(f) Been no enhancement of *the amenity of residential environments*. Has had major impacts on residential environment, *for over 20 years*.

## **B. 1 Preferred Location.**

**(Page 26)** (b) False. Exaggerating only 1 adjacent *residential property*.

**2. Traffic Generation.** (b) Does not comply.

## **(Page 29). 10. Antisocial Behaviour and Crime Prevention.**

Wrong. Disagree. Keeping Oats Street blighted encourages crime. Getting rid of the blight (mobile phone tower, old, crap shed buildings) will enhance amenity and create safer residential area.

**11. Landscaping.** (e) That is because they are gone.

## **Page 33, 7.2 Technical Requirements.**

In response to your first point of relocating the facility. There are no *significant constraints* to the area that could stop relocation!

In response to 3<sup>rd</sup> point. Not applicable here in Carlisle.

*The proposed facility is in a favourable location to service the local area. Even if an alternate site were available, relocating the facility may result in a substantially worse service outcome.* Well admitting no reason to not relocate.

**Page 34, 7.3.** Note: We have a thick concrete wall abutting the path, a rare obstacle on any residential street. Note: It is not in the middle or rear of the property, but shoved on the direct front. Clear the *property owner* wanted additional rental income without compromising existing tenancies.

**Page 37. Conclusion.** Disagree with their claims of *visual amenity* and minimising *impact*. Disagree with their final claim of *significant public benefit*.

The significant public benefit is if it is decommissioned from that site, and moved elsewhere to a more appropriate location.

The history of the past 26 years at that section of Oats Street Carlisle has resoundingly proved otherwise to their claims.

## **Site Selection Report.**

**Page 1, 4.1.2.** No new site selection was undertaken. Optus and Vodafone must be very confident of continual approval.

**Page 2, 4.1.4 (c).** Surprised their response of no community issues. The generalised lie is brought out, the *Site is in a commercial area*.

**4.1.4 (d).** No effort!

**Page 3, 4.1.4 (e).** False. Optus and Vodafone want automatic approval, and do not want to go to community consultation.

### **Environmental EME Report.**

**Page 3.** Most exposure is 100–200m away.

End of the Reports.

### **Additional information for discussion:**

Were there more trees close to the verge on 134 Oats Street prior to the telecommunications tower being shoved in adjacent to the path?

Carlisle coped before without it (mobile phone tower), then can cope without it again. Wiping away a mistake of the past.

There is a lot of misbehaviour in that specific Oats street area.

### **Clearly this type of lease has been illegal for some time.**

To the responses given to me in 2021, *Town of Victoria Park* did not consult the community and did not approve the 1998 lease. The *WA State Government* did not approve the lease, and the *WA State Government planning agency* stated leases of 20 years need approval.

Firmly believe this is a step by the applicant that soon will follow with a lease renewal notice. That is what really is going on.

No, the public do not want it.

### ***Town of Victoria Park* efforts for the suburbs and for important Oats Street:**

To create new spaces, new places. Better public realms. Revitalisation of streets. Help create better people spaces.

### **Phoned Indara Pty Ltd to speak with them.**

Sought to confirm they clearly had not tried to find alternate sites. Asked to the time length of the lease, if/when any extension had occurred, and if there was to be a lease extension.

Asked of Kordia Solutions involvement across the years of the lease.

Indara stated they totally ok for “Council” to answer all the questions, and for Council to make decision.

Therefore I can reassure *Town of Victoria Park* and *citizen Council* that Indara will not be upset if you say No.

## **In Conclusion.**

The 134 Oats Street mobile phone infrastructure has been a blight on the area since around 1998. It has negatively impacted redevelopment efforts in that section of Carlisle.

It is a residential eyesore, and a residential blight. Time is up, overdue for full dismantle, and decommission.

It is no surprise to major telecommunications carrier Optus that the community is negative to that site.

The Applicant report is full of lies, especially lies of compliance.

*Town of Victoria Park and Council Members* need to say no to this development application.

They need to refuse any more upgrades to the 134 Oats Street mobile phone site. It has always been inappropriate for that location, and needs to be removed.

**Regards.**

