



Shire of Dardanup

APPENDICES

(PART TWO)

ORDINARY MEETING

To Be Held

Wednesday, 9 August 2017
Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

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APPLICATION FOR DEVELOPMENT APPROVAL
Town Planning Scheme No. 3
FORM 110

SHIRE OF DARDANUP
RECEIVED
20 FEB 2017
Name: Date stamp

Part 1 Owner Details
Full Name

Full Name

RETIRE SAVINGS SUPER PM LTD

ABN (if applicable)

90 226 745 883

Postal Address

PO Box 277

BUNBURY W.A. 6231

Phone

9780 6000

Mobile

0418912440

Phone A/H

Fax

Email

MARKP@DBC.TALKABOUTTAXI.COM.AU

Contact person for correspondence

MARK PANIZZA

Signature

[Handwritten Signature]

Date

14-2-17

Signature

Date

The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).

Part 2 Applicant Details (if different from owner)

Full Name

Optus Mobile Pty Ltd (C/- Daly International)

Postal Address

Box 14 / 97 Pirie Street, Adelaide, SA 5011

Phone

8314 5506

Mobile

Phone A/H

Fax

Email

dhay@dalyinternational.com.au

Contact person for correspondence

Stuart Coles OR DANIEL HAY

Signature

[Handwritten Signature]

Date

16/01/2017

Part 3 Property Details

Lot No 24	Street No 25	Street Name Recreation Road
Suburb Paradise		Post Code 6236
Nearest street intersection Recreation/Ferguson Road		
Plan or Diagram Number 202743	Certificate of Title - Vol/Fol 1819/518	
Title encumbrances (e.g. easements, restrictive covenants)		

Part 4 Proposed Development

Nature of development Works Use Works and Use

Is an exemption from approval claimed for part of the development? Yes No

If yes, is the exemption for: Works Use

Description of proposed works and/or land use
New Mobile Telecommunications Base Station

Description of exemption claimed (if relevant)
N/A

Nature of existing buildings and/or land use
Rural (Zoned as General Farming)

Approximate cost of proposed development
\$250,000

Estimated time of completion
Late 2017

Part 5 OFFICE USE ONLY

Acceptance Officer's initials

Date received

Local Government Reference No

Part 6 Return form to

Shire of Dardanup
Planning Department
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0300 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au



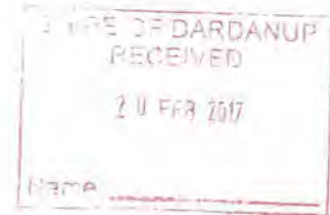
OPTUS

DALY
INTERNATIONAL

Our Ref: P0686 Dardanup

17/02/2017

Director Planning & Development Services
Shire of Dardanup
1 Council Drive
PO Box 7016
EATON WA 6232



Dear Sir/Madam,

Lodgement of Development Application for new Telecommunications Facility at 25 Recreation Road PARADISE WA 6236

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

The works will involve installation of one (1 no.) 40m monopole, three (3 no.) panel antennas, one (1) 1200mm parabolic antenna, one (1 no.) prefabricated equipment shelter and ancillary equipment associated with the installation and operation of the facility.

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

Please find attached the following documents:

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

A cheque for planning fees is currently being processed by our finance team. We will submit this to the Shire within the coming days.

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

Yours sincerely,

A handwritten signature in blue ink that reads "Daniel Hay".

Daniel Hay | Senior Town Planner

DALY INTERNATIONAL

Ph: 8314 5506

dhay@dalyinternational.com.au



OPTUS

**Planning Application
Proposed New Telecommunications
Facility**

**25 Recreation Road, Paradise,
WA 6236**

**(Lot 24 on Deposited Plan
202743)**

Prepared on behalf of Optus
by Daly International Pty Ltd
February 2017



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DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)

- Appendix 1** **Preliminary Plans**
- Appendix 2** **Environmental EME Report**
- Appendix 3** **Certificate of Title**
- Appendix 4** **EPBC Act Protected Matters Report.**

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)

EXECUTIVE SUMMARY

Proposal	<p>Optus Mobiles Pty Ltd (Optus) proposes installation of a new telecommunications facility at 25 Recreation Road, Paradise, WA 6236. The proposal is part of a nationwide rollout to improve mobile coverage and access to enhanced services via the Optus mobile network in metropolitan, regional and rural areas across Australia. The proposed works involve installation of:</p> <ul style="list-style-type: none"> • one (1 no.) new 40m tall monopole; • three (3 no.) new panel antennas, to be mounted at the top of the tower on a hexagonal headframe (C/L 41m); • one (1 no.) new 1200mm parabolic transmission antenna; • one (1) new equipment shelter, coloured 'Paper Bark' with a floor area of 7.5m², located adjacent to the new monopole; and • ancillary equipment associated with the operation of the facility. 		
Purpose	<p>The new facility will be wholly contained within a compound enclosed by a 2.4m tall chain link fence.</p> <p>The primary objective to provide continuous coverage in Dardanup area including Boyanup Picton Road and Ferguson Road.</p>		
Property Details	<p>Property Description: Lot 24 on Deposited Plan 202743 Street Address: 25 Recreation Road, Paradise, WA 6236</p>		
Town Planning Scheme	<p>Council: Shire of Dardanup Scheme: Shire of Dardanup Town Planning Scheme No. 3 Zone: General Farming. Definition: Telecommunications Infrastructure</p>		
Application	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">State Planning Policy</td> <td>SPP 2.5 (Rural) SPP 5.2 (Telecommunications Infrastructure)</td> </tr> </table> <p>Development and use of the land for the purpose of a new mobile telecommunications base station.</p>	State Planning Policy	SPP 2.5 (Rural) SPP 5.2 (Telecommunications Infrastructure)
State Planning Policy	SPP 2.5 (Rural) SPP 5.2 (Telecommunications Infrastructure)		
Applicant	<p>Daly International Box 14, Level 5, 97 Pirie Street Contact: Daniel Hay 0415 950 215 DHay@dalyinternational.com.au Ref: Dardanup (D0686) RFNSA Ref: 6236005</p>		
Quality and Assurance Check	<p>Report prepared by: Daniel Hay</p>		

1 INTRODUCTION

This Development Application has been prepared by Daly International Pty Ltd, acting on behalf of Optus Mobile Pty Ltd ('Optus') for the deployment of mobile telecommunications facilities. This application seeks approval for the construction of a new mobile phone base station at 25 Recreation Road Paradise WA 6236 (described as Lot 24 on Deposited Plan 202743).

Optus regularly tests the efficiency of its existing network and has identified shortcomings in the wider Dardanup area. In particular, improvements in coverage are sought to address network capacity issues for users of Boyanup Picton and Ferguson Roads, resolve blackspots in the area and provide capacity relief for the locality. In order to resolve these issues, Optus proposes to install a new facility at the above address.

The proposed facility comprises installation of:

- one (1 no.) new 40m tall monopole;
- three (3 no.) new panel antennas, to be mounted at the top of the tower on a hexagonal headframe (C/L 41m);
- one (1 no.) new 1200mm parabolic transmission antenna;
- one (1) new equipment shelter, coloured 'Paper Bark' with a floor area of 7.5m², located adjacent to the new monopole; and
- ancillary equipment associated with the operation of the facility.

The facility is to be located within a 104.16m² leased compound, enclosed by a new 2.4m high chainlink security fence. Access is to be via a new gate onto the property which will be accessible from Recreation Road.

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

This report supports an application for development and use of the leased area within the subject site for a new telecommunications facility servicing the Dardanup region. Optus considers the proposed facility and its impacts would be appropriate and acceptable in the proposed location and respectfully requests favourable consideration by the Shire of Dardanup.

2 BACKGROUND

2.1 Purpose of the Proposal

To cater for the growing demand for mobile services, Optus has embarked on a nationwide rollout to deliver an improved, reliable telecommunications network to the Australian public. The rollout will provide improved mobile coverage and enhanced

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)

services in metropolitan, regional and rural areas throughout Australia. The rollout consists of the upgrade of existing telecommunications facilities and, where required, the installation of new mobile base stations to expand the coverage footprint and offer seamless mobile services.

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

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

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

2.2 Network Coverage Objectives

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

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

In this case, Optus has identified significant demand for coverage by users in and around the target area of Dardanup. Furthermore, it has been identified that there is a necessity to resolve blackspots in the area and provide capacity relief for the population of the locality.

Figure 1 demonstrates the approximate area Optus intends to service through the installation of the new facility. Note that actual coverage may vary as the coverage

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)

footprint can be affected by many factors including terrain and the number of users at any one time.



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

3 SITE SELECTION

3.1 Site Selection Process

Optus carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility located at 25 Recreation Road would be the most appropriate solution.

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

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

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

- The potential to upgrade existing Optus facilities within the region;
- The potential to co-locate on an existing telecommunications facility;

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)

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

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

3.2 Co-location Opportunities

The Communications Alliance Industry Code – Mobile Phone Base Station Deployment promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. Whilst there were a large number of telecommunication facilities within the wider area, only one facility was recognised as not already accommodating Optus equipment, and thus suitable for co-location.

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

- **RFNSA #6236002. 25m Telstra Monopole, 3 Ferguson Road Dardanup WA 6236**
Telstra Exchange site (unbuilt). Telstra have long term plans to construct a 25m monopole. From a planning, design and site acquisition viewpoint, co-location provides the best outcome for development. In this instance the future Telstra facility falls well outside Optus acquisition timeframes and cannot be considered. Conversely, Telstra will have the option to co-locate on the Optus facility – negating the need for a facility within the township.
- **RFNSA #6236003. 40m NBN Co. Monopole, 3 Lot 101 Fees Road (Also known as Banksia Road) Dardanup WA 6236**
NBN Co. 40m monopole with proposed Telstra telecommunications equipment at 30m. As noted above, co-location is the preferred deployment outcome. In this instance, only a 25m aperture is available on the monopole. Additionally, the site is located well outside of the Optus search area, therefore failing to achieve Optus's coverage objectives.

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

3.3 New Facility Locations

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

3.3.1 General Approach

Optus' site investigations focused on properties lining the northern side of Ferguson Road with good line of site north along Boyanup-Picton Road. Once co-location options had been discounted, the nominated site had to be located to reduce visual impact from the Boyanup-Picton Road approach to the Dardanup Township and its main residential area. A strong focus of the site scoping process was to identify a location suitable to the coverage requirements of the development, but well separated from residential properties and key road networks.

3.3.2 Site Identification and Assessment

Six (6) potential sites were initially identified through a desk based assessment and were drawn up and a detailed assessment was undertaken. The locations of these are shown in figure 3. Table 1 provides the summary of the assessment of each site.

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)



Figure 3: Candidates Sites Investigated (Google Earth)

Candidate	Site Details	Facility Type	Description & Comments
A	3 Ferguson Road, Dardanup	C/L 25m Monopole (unbuilt)	Unbuilt Telstra 25m monopole. Prolonged Telstra acquisition timeframe being well outside of Optus operational requirements. Note: New Optus facility will be available to Telstra for co-locate purposes - which would negate the need for a new facility within the Dardanup township.
B	Lot 101 Fees Road (Also known as Banksia Road) DARDANUP WA 6236	C/L NBN Co 40m Monopole	NBN Co. 40m monopole with proposed Telstra telecommunications equipment at 30m. Available height for Optus is reduced to 25m coupled together with the site being well outside of Optus's search area, fails to achieve the necessary Optus coverage requirements.
C	Corner Ferguson and Recreation Road 44 Ferguson Road	GF 40m Monopole	Initial conversations with Council were constructive, leasing would be in accordance with local government act, however marginal planning merit where better candidate is available. The site is located within Urban zone under the Regional Scheme and is located in close proximity the local school and residential area.
D	109 Venn Road, Dardanup	GF 40m Monopole	Candidate D is located in the Small Holding Zone. Land lord was non-committal, therefore the candidate could not be pursued.

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E	1137 Boyanup-Picton Road, Dardanup	GF 40m Monopole	Candidate E is located in General Farming Zone. Land lord was non-committal, therefore the candidate could not be pursued.
F	25 Recreation Road, Paradise, WA 6236	GF 40m Monopole	Preferred Candidate
G	No street address available (Lot 2 On Diagram 72051) Recreation Road, Dardanup WA 6236	GF 40m Monopole	Candidate E is located in General Farming Zone. Property tenure could be achieved. From a Planning view point, the location is within close proximity to a cluster of households and will be more visible from Boyanup-Picton Road, therefore the candidate could not be pursued.

Table 1: Summary of candidates investigated.

3.4 Site Selection Conclusion

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

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

Of the five (5) candidates which did not fail at a property stage, two were co-locations opportunities that could not achieve the coverage objectives. One of the remaining three has an undesirable residential interface, with the remaining two candidates being located in a more rural area – however one (Candidate G) having an undesirable residential interface.

Candidate F is not aided by existing vegetation to assist managing visual impact, however due to the nature of the area with scattered residential properties beyond the township boundary, Candidate F is the preferred option as no dwelling is closer than 500m from the site – far greater separation compared to other candidates. Furthermore, the all three (3) dwellings within 600m of the site maintain significant vegetation buffers which will together with the superior separation distance help to minimise potential visual impacts.

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

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)

Therefore, on behalf of Optus, we submit this Development Application for a new telecommunications facility to the Shire of Dardanup.

4 SITE CONTEXT

4.1 Subject Site and Surrounds

The site is within a predominantly rural agricultural area, on the outskirts of the Dardanup Township. Located some 750m north of Ferguson Road, with a road frontage to Recreation Road, the site is located to minimise potential impact to the primary production use of the land.

The subject allotment is 16.5 hectares in area with a frontage to Recreation Road measuring 480m. The allotment is divided into several smaller paddocks and an irrigation channel traverses much of the Recreation Road frontage. The detailed siting of the proposed telecommunications facility is located in the top north eastern section of the lot, and is not impeded by the existing channel.

The land is generally flat and cleared of vegetation. Well established groups of vegetation are scattered throughout the locality in general – however much of the entire area has been cleared for agricultural pursuits – not dissimilar to the subject land.

As mentioned above, the subject site is located on the outskirts of the Dardanup Township, with the town's recreation grounds area located 500m south of the site.

There are no dwellings located within 500m of the site, however there are three dwellings located within 650m of the site, with two of these dwellings being located north the subject site. All three dwellings maintain their primary access from Recreation Road, and all maintain extensive landscaping which will considerably aid to screen direct views of the proposed facility.

Other sensitive land uses includes the 'Our Lady of Lourdes' School which is located 750m from the subject site.

The proposed site is well setback from the main road network. As the crow flies the distance from the site to the Boyanup-Picton Road is 860m west, 1.3km east to Waterloo Road and as mentioned above, 750m north of Ferguson Road (**see figure 5**).

Figures 4-17 illustrate the context and appearance of the proposed site.

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)

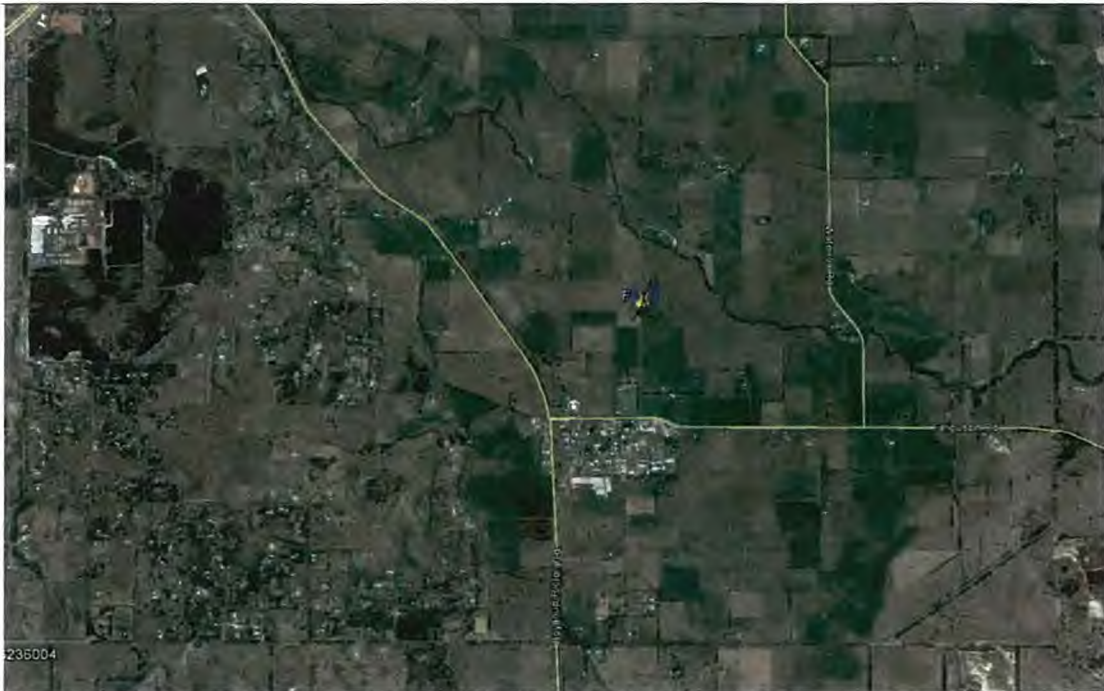


Figure 4: Context of proposed Optus Site (Google Earth)



Figure 5: Context of proposed Optus Site to surrounding road network (Google Earth)

DA for New Telecommunications Facility at
25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)



Figure 6: Aerial View of Proposed Optus Site (from Google Earth)



Figure 7: View looking south towards the proposed site from Recreation Rd (Approx. 450m from the site)

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Figure 8: View looking north towards the proposed site from the intersection of Ferguson and Recreation Rd (Approx. 750m from the site)

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Figure 9: View from road adjacent to site looking north-east



Figure 10: View from road adjacent to site looking east

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25 Recreation Road, Paradise, WA 6236 (Lot 25 on Deposited Plan 202743)



Figure 11: View from road adjacent to site looking south-east



Figure 12: View from road adjacent to site looking south

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Figure 13: View from road adjacent to site looking south-west



Figure 14: View from road adjacent to site looking west

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Figure 15: View from road adjacent to site looking north



Figure 17: view towards the proposed site (Indicative markings of compound)

5 THE PROPOSAL

5.1 Installation details

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

- One (1 no.) new 40m monopole;
- Three (3 no.) new panel antennas, to be mounted on a hexagonal headframe at the top of the tower (allowing an antenna centre line of 41m);
- one (1 no.) new 1200mm parabolic transmission antenna;
- one (1) new equipment shelter, coloured 'Paper Bark' with a floor area of 7.5m², located adjacent to the new monopole; and
- ancillary equipment associated with the operation of the facility.

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

5.2 Access details

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

Access to the site is proposed off Recreation Road via new access gate to the lessor's property.

No dedicated parking spaces are proposed; the ongoing maintenance will be completed by a single light vehicle visiting the site 1-5 times per year who can park on the access track within the property.

5.3 Power details

The power will be run underground to the facility from the nearest transformer, located approximately 50m north of the proposed location. The approval process with the Power Authority has commenced.

5.4 Construction of the Proposed Facility

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

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

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

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

6 COMMONWEALTH PLANNING CONTROLS

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

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

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

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

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

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

6.2 Telecommunications Code of Practice

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

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

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

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

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

Deployment Code Objective	Response
Apply a precautionary approach to the deployment of mobile phone radio communications infrastructure	The site selection process utilised here follows guidance set out at section 4 of the Deployment Code considering environmental and community sensitivities.
Provide best practice processes for demonstrating compliance with relevant exposure limits and protection of the public	An Environmental EME Report has been produced for the site in accordance with requirements of the Deployment Code and following the template shown at Appendix C of the Deployment Code. The site specific report is provided at Appendix 2 to this report, showing that the maximum EME level calculated as a result of the proposed systems is 0.36% of the public exposure limit.
Ensure that the exposure of the community to EMR is minimised	<p>The environmental EME level is minimised through radio network design. Adaptive power control is the network feature that automatically adjusts the power and hence minimises EME from both the base station and the handset. Another feature, called discontinuous transmission, reduces EME emissions by automatically switching the transmitter off when no speech or data is sent.</p> <p>The site has been designed to restrict public access to any areas that exceed the general public exposure limits.</p> <p>EME exposure to the public will be minimised by:</p> <ul style="list-style-type: none"> • Inherent height of antenna and separation from publically accessible areas; • Site access restrictions – secure fence, locked gates and & signage; • Site access restrictions – restricted ladder access.

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To ensure relevant stakeholders are informed, consulted and engaged with before mobile phone radio communications infrastructure is constructed	As per guidance in the Deployment Code, it is expected that public consultation will occur through the Development Application process where one is required.
Specify standards for consultation, information availability and presentation	Given the significant distance to any sensitive locations or uses, it has not been considered necessary to undertake any advance consultation in relation to the proposed development.
Consider the impact on the wellbeing of the community, physical or otherwise, of mobile phone radio communications infrastructure site selection	The preferred site recommended for development maximises separation to any residential and sensitive development. As a result, detrimental impacts on the local community are minimised, while providing a high quality mobile telecommunications service for the benefit of the community.
To ensure Council and community views are incorporated into the mobile phone radio communications infrastructure site selection.	This opportunity will be provided during the Development Application process.

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

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

The EPBC Act 1999 obliges telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if it has, or is likely to have, an impact on a matter of 'national environment significance'. There are nine matters of national significance protected under the EPBC that must be considered, classified as:

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

Figure 18, together with the EPBC Act Protected Matters Report generated on the location showed that within a 1km radius of the site there are one listed threatened ecological community, 20 listed threatened species and 5 listed migratory species.

As the proposed works do not involve the removal of vegetation, these species are not foreseen to be impacted by the development. Refer to **Appendix 4: EPBC Act Protected Matters Report**.

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Figure 18: EBPC Protected Matters Search Radius of site (www.environment.gov.au)

7 STATE PLANNING CONTROLS

7.1 State Legislation

7.1.1 The Planning and Development Act 2005

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

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

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

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

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

Clause 61 defines types of development for which development approval is not required. As the proposed development of a telecommunications facility does not meet the criteria, it requires development approval under the Shire of Dardanup Town Planning Scheme No. 3.

7.1.3 The Environmental Protection Act 1986

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

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

7.2 State Statutory Provisions

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

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

SPP 2.5 seeks to protect rural land and resources from incompatible uses, in particular protecting land used for agriculture and primary production. A key objective of this planning policy is to avoid land use conflicts which have the ability of constraining future rural land uses and effectively sterilise rural land.

The proposed lease covers an area of 104.16m² at the rear of the property at 25 Recreation Road to house the proposed mast and equipment shelter.

The land is used for agricultural purposes, however given the small area of land required, the development will not have any significant detrimental impact on the



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productivity of the subject land. Additionally, the detailed siting has been selected under consultation with the landowner, who supports the proposed location.

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

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

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

7.2.2 State Planning Policy 5.2 – Telecommunications Infrastructure (2015)

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

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

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

Policy provision	Response
Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:	
a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites	<p>The proposal is located in a rural area, away from the residential and tourist areas of Dardanup.</p> <p>In order to achieve the required coverage criteria within the area, a height of 40m is required. While this will be visible from within in the locality, the site has been specifically sited away from heavily populated area, main access roads and sensitive land uses.</p> <p>The township Oval and tennis courts area located 500m south of the site, however this is a significant</p>

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	distance to help mitigate visual impact and the boundary is well vegetated to break up open and direct views of the site.
b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land	<p>The site has been selected so as not to significantly detract from the visual amenity of the region.</p> <p>While there are locations from which the site will be visible, in the majority of cases sheer-distance and established groups of mature vegetation will mitigate visual impacts by breaking up open views of the development.</p> <p>The facility will be most visible upon approach along Recreation Road – this road is not a heavily traffic road and while there will be some visual impact, it will be limited to a small section of road only.</p> <p>A monopole provides a slimline unobtrusive option in comparison to the only other feasible height option of a lattice tower.</p>
c) not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised	The proposed site is not encumbered by any significant environmental, cultural heritage or social value.
d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;	<p>A 40m monopole has been proposed for this development as it provides the most slimline visually unobtrusive structure. The only other feasible option for this location is a lattice tower which would provide much greater visual weight on the wider region.</p> <p>Recreation Road is not a heavily trafficked road, and all other roads maintain a significant distance from the site to effectively mitigate potential visual impact.</p> <p>The facility will be finished with non-reflective and dull colours which will not be in contrast to the rural character of the locality. In particular, antennas will be unpainted, factor grey finish.</p> <p>The monopole will be steel fabrication with a galvanised appearance.</p> <p>The equipment shelter will be painted colorbond 'pale eucalypt'.</p>

Table 3: Visual Impacts expectations set out in SPP 5.2

In addition to the visual impact assessment addressed in **table 3**, SPP 5.2 highlights that telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improve telecommunications services to the community. As described in more detail in section 2 to this report, in this situation the facility will improve network capacity issues for users of the township of Dardanup, and along Boyanup

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Picton and Ferguson Roads, resolve blackspots in the area and provide capacity relief for the locality.

SPP 5.2 goes on to highlight that telecommunications infrastructure should be co-located where possible and preferably within existing infrastructure corridors where existing or proposed buildings are not available. In this case, as set out in section 3, two (2) co-location opportunities were investigated and were deemed unsuitable. Furthermore, there are no buildings or structures that could be used that would be capable of achieving coverage objectives.

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

8 LOCAL PLANNING PROVISIONS

8.1 Shire of Dardanup Town Scheme No. 3

8.1.1 Scheme & Zone Provisions

Under the TPS, the proposed use falls within the definition of '*Communications Infrastructure*'. The site is currently zoned as 'General Farming as shown in **figure 19**.

Communications Infrastructure is defined as 'D' use within the Zoning Table, meaning that the use is not permitted unless the local government has exercised its discretion by granting planning approval.

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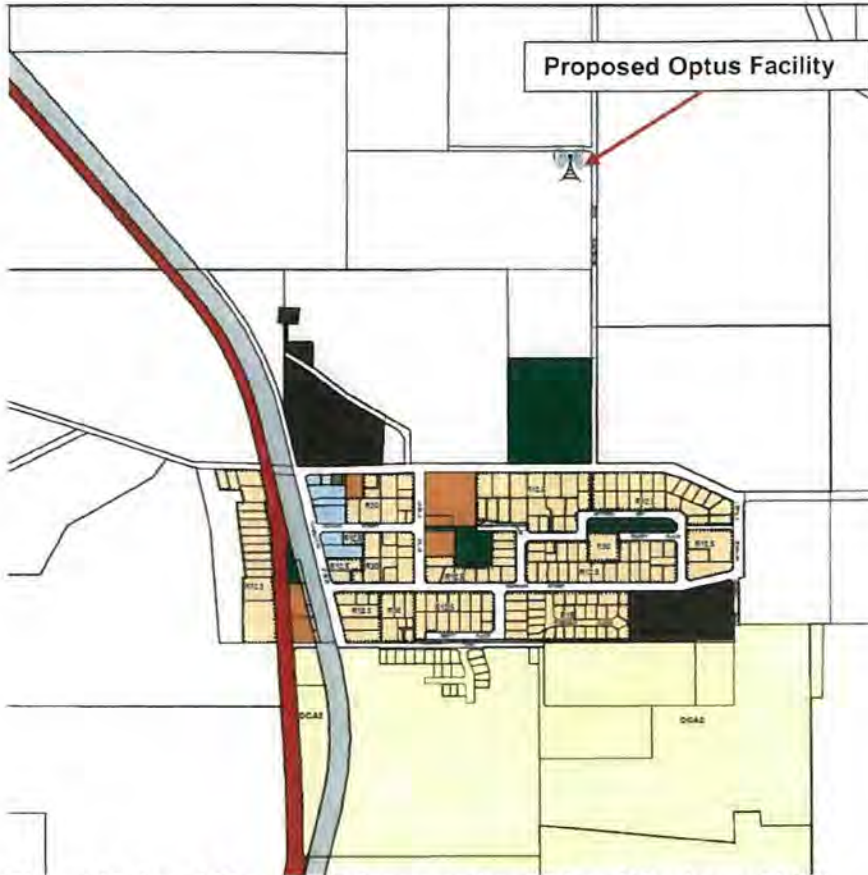


Figure 19: Local Planning Scheme zoning (Shire of Dardanup TLPS)

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

Objective	Response
To provide for a wide variety of productive farming activities, ranging from broadacre grazing to horticulture, which are compatible with the capability of the land and retain the rural character and amenity of the locality.	The development of this facility will result in the use of approximately 104.16m ² of land for the construction of the monopole and ancillary equipment. The development of this land will not detrimentally restrict the existing use of this land for agricultural uses. As previously detailed, the land is currently used for agricultural purposes and this is not envisaged to change as a result of the development.
To protect areas of significant agricultural value, particularly those in irrigation districts, from conflicting land uses.	As noted above, the development will have no detrimental effect on the ability to maintain the existing agricultural use of the land.
To facilitate low-key tourist development where it is incidental to the use of the land for farming purposes and where	N/A.

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land use conflict can be minimised.	
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Table 4: Objectives for 'General Farming zone (Shire of Dardanup TPS)

As set out above, the proposed facility will not detrimentally impact the aims and objectives of the local planning provisions.

8.2 Other Constraints (Overlays)

8.2.1 Bushfire

The proposed facility is not located within an area identified as Bush Fire Prone (shown on maps produced by the Department of Fire & Emergency Service, **figure 20**).

Notwithstanding that the site is located outside the Bush Fire Prone area, the development will help provide a robust telecommunications service integral during and post firefighting efforts.



Figure 20: Map of Bush Fire Prone Areas 2016 (Landgate SLIP)

9 ENVIRONMENTAL CONSIDERATIONS

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

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

9.1 *Visual Impact*

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

Mobile telecommunications facilities are required to protrude above the surrounding landscape in order to function correctly and this site, at a height of 40m, will be visible from a number of surrounding perspectives. Optus has identified that the size of the facility is the lowest height capable of providing a feasible level of service to the area. In order to provide coverage for users, sites are often required in or near built up areas to address the demand created by users. In this situation, Optus has found a site located away from any sensitive uses, while still close enough to provide coverage for users.

9.1.1 *Land Form*

The surrounding land is open and predominantly flat. The nearest residential property to the north east of the site is well vegetated with thick/dense mature vegetation which traverses the river. South of the site, towards the Dardanup Township, land becomes more landscaped with groups of mature vegetation.

9.1.2 *Land Uses*

The predominant land use is agricultural (mix of grazing and irrigated cropping).

Scattered throughout a 1km radius of the site are groups of mature vegetation. These areas provide advantageous screening from various vantage points throughout the wider region.

The township of Dardanup is located 700m south of the site, the town sports ground is located approximately 500m south of the site (on the northern edge of the township). This area is generally well vegetated.

9.1.3 Significant Views

It is acknowledged that the site, by virtue of its scale and location, will be visible from certain perspectives in the proximity of the site. However, the site is set back a significant distance from main connector roads and well separated from sensitive land uses detailed in **figure 5**.

The nearest residential property is located in excess of 500m north and south of the site. These dwellings are well screened from the facility by existing well established vegetation. All other residential properties within the locality are disconnected by a significant distance as well as views being aided by mature vegetation restricting significant visuals of the site.

9.2 Heritage

Heritage searches were undertaken as part of the candidate identification process, with the aim of avoiding areas and sites with heritage designations or heritage value. These searches utilised the Australian Heritage Places Inventory, Australian Heritage Database, the inHerit database, the Department of Aboriginal Affairs' Aboriginal Heritage Inquiry system and the local inventory created under the Local Planning Scheme.

The site is not considered to be an Area of Environmental Significance or an Environmentally Sensitive Area and as such, the proposal will not result in degradation of any local natural, historic or cultural character.

9.3 Flora and Fauna

The subject site does not hold any state or local ecological significance. The site has been extensively cleared of remanent vegetation to attain the existing agricultural use of the land. The facility will not adversely impact on local flora or fauna as it will not result in habitat destruction or otherwise damage local ecological values.

9.4 EME & Health

Optus acknowledges some people are genuinely concerned about the possible health effects of electromagnetic energy (EME) from mobile phone base stations and is committed to addressing these concerns responsibly.

Optus, along with the other mobile phone carriers, must strictly adhere to Commonwealth Legislation and regulations regarding mobile phone facilities and equipment administered by the Australian Communications and Media Authority (ACMA).

In 2003 the ACMA adopted a technical standard for continuous exposure of the general public to RF EME from mobile base stations. The standard, known as the

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

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

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

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

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

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

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

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

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

9.5 Traffic Generation

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

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

9.6 Flood Proneness

The facility is not located on flood prone land.

9.7 Acid Sulphate Soils

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

9.8 Utility Services

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

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

9.9 Noise

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

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

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

9.10 Social and Economic Impact

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

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

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

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

Smart device design is geared towards mobility, with lightweight, high performance devices now becoming more affordable and accessible to the community. Smartphones allow users not only to talk but to check emails, browse the internet and engage in e-commerce and social networking on a mobile device.

The amount of data downloaded via mobile phone is greatly increasing on a monthly basis. For example, according to the Australian Bureau of Statistics, the volume of data downloaded from mobile handsets increased by 35.69% between December

¹ ACMA Communications report 2014-15
<http://www.acma.gov.au/~media/Research%20and%20Analysis/Report/pdf/ACMA%20Communications%20report%202014-15%20pdf.pdf>



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2014 and June 2015 and by another 26.71% again between June 2015 and December 2015 – an increase of 72.45% over just a single year².

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

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

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

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

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

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

10 CONCLUSION

Optus proposes to install a new telecommunications facility at the southern part of property at 25 Recreation Road, Dardanup. The facility is necessary to address identified shortcomings in the wider Dardanup region including Boyanup-Picton Road

² Mobile Handset subscriber downloads, ABS

<http://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/8153.0Main%20Features5December%202015?opendocument&tabname=Summary&prodno=8153.0&issue=December%202015&num=&view=>

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

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and Ferguson Road, resolve blackspots in the area and provide capacity relief for the locality.

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

As described in this report, it is of our opinion that the proposed facility is the most appropriate site in its proposed location and does not detrimentally impact on the aims and objectives of the planning framework and guidance in force in the area. In particular:

- The proposal is technically feasible in this location and can achieve Optus' network objectives for the area, resulting in significant improved telecommunication services in the region of Dardanup, and in particular the Boyanup-Picton Road and Ferguson Road.
- The proposed facility is on land zoned General Farming. The detailed siting has been selected under direction from the land owner to ensure the existing agricultural use of the land is not impacted upon.
- Telecommunications Infrastructure is a use not permitted unless the local government has exercised its discretion by granting development approval.
- There is good access to the site and to power, with Optus upgrading both.
- There is appropriate separation between the site and sensitive locations.
- Visual impact has been minimised from prominent locations such as Boyanup-Picton Road and Ferguson Road and the majority of surrounding residences by utilising the sheer separation and existing vegetation.
- The site is not subject to any environmental, heritage or flood constraints. The site is not in a bushfire prone area, however will contribute to response and communication during times of emergency.
- There are no specific sensitive uses such as schools, child care centres, aged care facilities within 750m of the site – the closest school being Our Lady of Lourdes which faces away from the site. In addition, the north facing boundary is well landscaped which will greatly assist to minimise the already minor visibility of the site.
- The proposed development will contribute to improving the telecommunications network of the region, in turn upgrading black spots and available service for the large population.

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

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APPENDIX 1



PROPOSED OPTUS
BASE STATION

PROPOSED OPTUS 40m HIGH
MONOPOLE WITH PROPOSED
HEXAGONAL HEADFRAME
PROPOSED OPTUS 450 WIDE
ELEVATED CABLE LADDER &
SUPPORT POST
PROPOSED OPTUS
NON-STANDARD EQUIPMENT
SHELTER ON STRIP FOOTINGS
- TBC

12400
PROPOSED OPTUS LEASE AREA
12000
PROPOSED OPTUS COMPOUND AREA

EXISTING FENCE (TYP.)

PROPOSED OPTUS U/G
POWER ROUTE APPROX. 70m
(INDICATIVE ONLY) - TBC

PROPOSED OPTUS #1200
PARABOLIC ANTENNA @332.7"
(1 OFF)

PROPOSED OPTUS RRU's
(15 OFF) (TYP.)

PROPOSED OPTUS
MONOPOLE FOUNDATION
(SHOWN INDICATIVE ONLY)
-TBC

PROPOSED OPTUS PANEL
ANTENNAS (3 OFF) (TYP.)

FUTURE OPTUS #1200
PARABOLIC ANTENNA (1 OFF)

FUTURE OPTUS RRUS
(12 OFF)

PROPOSED OPTUS
SECURITY FENCE & 3m
WIDE ACCESS GATE

PROPOSED CRANE/EWP
LOCATION (TBC BY
CONSTRUCTION CONTRACTOR)

SITE ADDRESS:

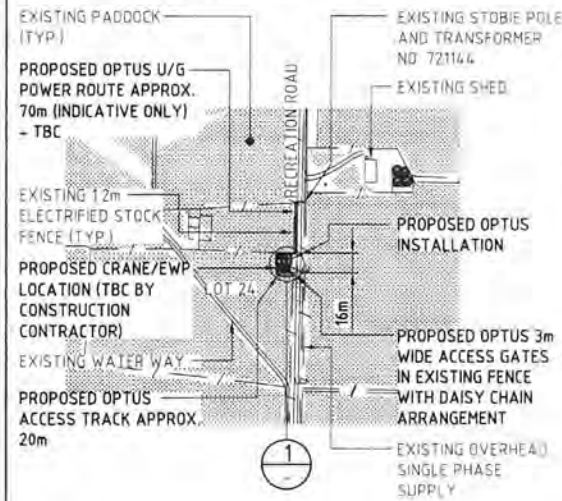
25 RECREATION ROAD
PARADISE WA 6236

NOTES:

1. BASIS OF DESIGN
 - > SITE INSPECTION 05/06/2016
2. PANEL ANTENNAS
 - > 1-OFF PER SECTOR (EACH 2.6m LONG) AT EL 41m
 - > SECTOR 1 - 125°, SECTOR 2 - 230°, SECTOR 3 - 345°
 - > MOUNTED ON HEXAGONAL HEADFRAME
3. TRANSMISSION
 - > PROPOSED #1200 PARABOLIC ANTENNA (1 OFF) AT EL 37m
 - > FUTURE #1200 PARABOLIC ANTENNA (1 OFF) AT EL 37m-TBC
 - > LINK SITE: EATON (P8134)
 - > TO BE CONFIRMED BY OPTUS
4. EQUIPMENT SHELTER
 - > VOS 1.3 NON-STANDARD EQUIPMENT SHELTER (3.15m x 2.38m) SANDWICH PANEL SHELTER, COLOURED "PALE EUCALYPT"
 - > SUPPORTED ON STRIP FOOTINGS - TBC
5. OPTUS MONOPOLE
 - > 40m HIGH MONOPOLE WITH HEXAGONAL HEADFRAME AT EL 41m
6. FEEDER CABLES
 - > 9/18 ALL SECTORS
 - > LENGTH: 50m ALL SECTORS
 - > 450mm WIDE HORIZONTAL CABLE LADDER WITH HYBRID TRUNKS RUNNING INTERNAL TO MONOPOLE
7. SITE ACCESS
 - > SITE IS LOCATED ALONG RECREATION ROAD SLIGHTLY NORTH OF DARDANUP TOWN CENTRE. AREA FOR SITE LOCATION IS PAST DRAINAGE STRIP THAT RUNS ALONG ROAD SIDE. NEW ACCESS GATES WILL NEED TO BE INSTALLED INTO STOCK FENCING
8. ANTENNA ACCESS
 - > STEP-PEGS & 'LAD-SAF' PROVIDED ON MONOPOLE
9. POWER SUPPLY
 - > SINGLE PHASE SUPPLY IS AVAILABLE FROM NEARBY STOBIE POLE (APPROXIMATELY 70m AWAY) WITH TRANSFORMER NO. 721144
 - > DETAILS TO BE CONFIRMED BY WESTERN POWER
10. OTHER (PAINTING, LANDSCAPING, SCREENING)
 - > N/A

LOCALITY MAP

COPYRIGHT © GOOGLE MAPS



OVERALL SITE PLAN

SCALE 1:4000

DETAIL

SCALE 1:100

MGA ZONE 50
E 384 677
N 6 304 634
AT € MONOPOLE

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

02	13/10/16	HEADFRAME UPDATE	DALY	AA	JDD	DI	KP
01	22/08/16	ISSUED FOR APPROVAL	DALY	ST	JDD	DI	KP
Rev.	Date	Revision Details	Consultant	CAD	Designer	Checker	Approver

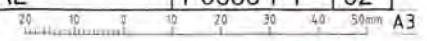


MOBILE NETWORK AUSTRALIA
SITE No:- P0686 - E DARDANUP
25 RECREATION ROAD

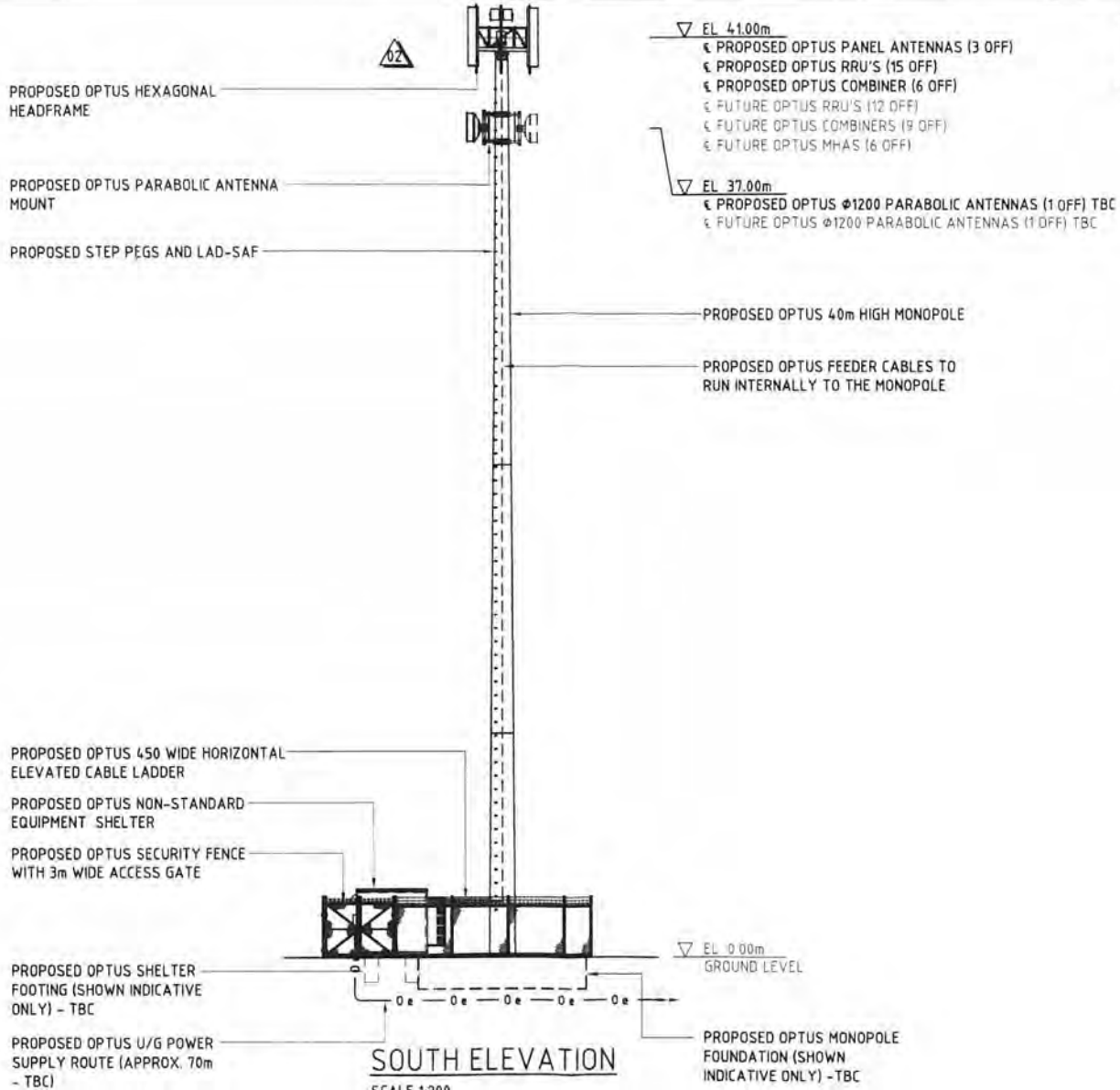
DRAFT SITE LAYOUT

FOR APPROVAL

P0686-P1 02



(Appendix ORD: 12.4.3A)



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

PROPOSED OPTUS HEXAGONAL HEADFRAME

PROPOSED OPTUS PARABOLIC ANTENNA MOUNT

PROPOSED STEP PEGS AND LAD-SAF

- ▽ EL 41.00m
- € PROPOSED OPTUS PANEL ANTENNAS (3 OFF)
- € PROPOSED OPTUS RRU'S (15 OFF)
- € PROPOSED OPTUS COMBINER (6 OFF)
- € FUTURE OPTUS RRU'S (12 OFF)
- € FUTURE OPTUS COMBINERS (9 OFF)
- € FUTURE OPTUS MHAS (6 OFF)

- ▽ EL 37.00m
- € PROPOSED OPTUS ϕ 1200 PARABOLIC ANTENNAS (1 OFF) TBC
- € FUTURE OPTUS ϕ 1200 PARABOLIC ANTENNAS (1 OFF) TBC

PROPOSED OPTUS 40m HIGH MONOPOLE

PROPOSED OPTUS FEEDER CABLES TO RUN INTERNALLY TO THE MONOPOLE

PROPOSED OPTUS 450 WIDE HORIZONTAL ELEVATED CABLE LADDER

PROPOSED OPTUS NON-STANDARD EQUIPMENT SHELTER

PROPOSED OPTUS SECURITY FENCE WITH 3m WIDE ACCESS GATE

PROPOSED OPTUS SHELTER FOOTING (SHOWN INDICATIVE ONLY) - TBC

PROPOSED OPTUS U/G POWER SUPPLY ROUTE (APPROX. 70m - TBC)

▽ EL 0.00m
GROUND LEVEL

PROPOSED OPTUS MONOPOLE FOUNDATION (SHOWN INDICATIVE ONLY) - TBC

SOUTH ELEVATION
SCALE 1:200

02	13 10 16	HEADFRAME UPDATE	DALY	AB	JDD	DI	KM
01	22 09 16	ISSUED FOR APPROVAL	DALY	ST	JDD	DI	KM
Rev	Date	Revision Detail	Consultant	CAD	Designer	Checker	Approver



Client: MOBILE NETWORK AUSTRALIA
 Project: SITE No:- P0686 - E DARDANUP
 25 RECREATION ROAD

Drawing Title: DRAFT SITE ELEVATION		
Drawing Status: FOR APPROVAL	Drawing No: P0686-P2	Revision: 02



PROPOSED OPTUS BASE STATION

PROPOSED OPTUS 40m HIGH MONOPOLE WITH PROPOSED HEXAGONAL HEADFRAME
PROPOSED OPTUS 450 WIDE ELEVATED CABLE LADDER & SUPPORT POST
PROPOSED OPTUS NON-STANDARD EQUIPMENT SHELTER ON STRIP FOOTINGS - TBC

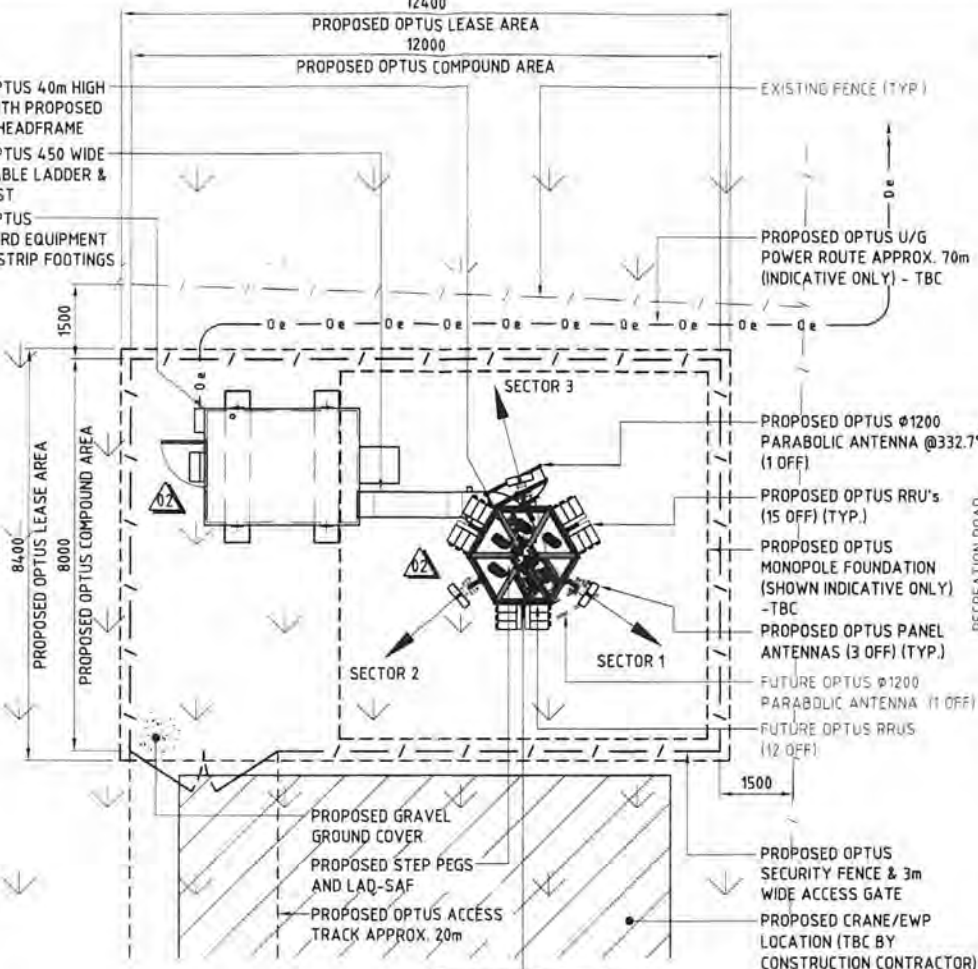
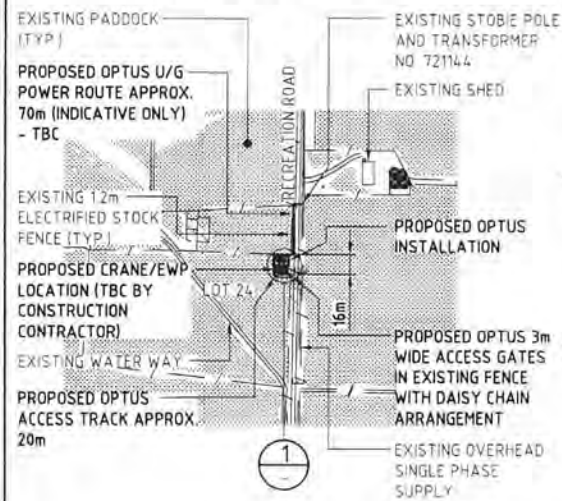
12400
PROPOSED OPTUS LEASE AREA
12000
PROPOSED OPTUS COMPOUND AREA

EXISTING FENCE (TYP)

PROPOSED OPTUS U/G POWER ROUTE APPROX. 70m (INDICATIVE ONLY) - TBC

LOCALITY MAP

COPYRIGHT © GOOGLE MAPS



SITE ADDRESS:
25 RECREATION ROAD
PARADISE WA 6236

NOTES:

- BASIS OF DESIGN**
- SITE INSPECTION 05/06/2016**
- PANEL ANTENNAS**
 - 1-OFF PER SECTOR (EACH 2.6m LONG) AT EL 41m
 - SECTOR 1 - 125°, SECTOR 2 - 230°, SECTOR 3 - 345°
 - MOUNTED ON HEXAGONAL HEADFRAME
- TRANSMISSION**
 - PROPOSED ϕ 1200 PARABOLIC ANTENNA (1 OFF) AT EL 37m
 - FUTURE ϕ 1200 PARABOLIC ANTENNA (1 OFF) AT EL 37m-TBC
 - LINK SITE: EATON (P8134)
 - TO BE CONFIRMED BY OPTUS
- EQUIPMENT SHELTER**
 - VOS 13 NON-STANDARD EQUIPMENT SHELTER (3.15m x 2.38m) SANDWICH PANEL SHELTER, COLOURED "PALE EUCALYPT"
 - SUPPORTED ON STRIP FOOTINGS - TBC
- OPTUS MONOPOLE**
 - 40m HIGH MONOPOLE WITH HEXAGONAL HEADFRAME AT EL 41m
- FEEDER CABLES**
 - 9/18 ALL SECTORS
 - LENGTH: 50m ALL SECTORS
 - 450mm WIDE HORIZONTAL CABLE LADDER WITH HYBRID TRUNKS RUNNING INTERNAL TO MONOPOLE
- SITE ACCESS**
 - SITE IS LOCATED ALONG RECREATION ROAD SLIGHTLY NORTH OF DARDANUP TOWN CENTRE. AREA FOR SITE LOCATION IS PAST DRAINAGE STRIP THAT RUNS ALONG ROAD SIDE. NEW ACCESS GATES WILL NEED TO BE INSTALLED INTO STOCK FENCING
- ANTENNA ACCESS**
 - STEP-PEGS & 'LAD-SAF' PROVIDED ON MONOPOLE
- POWER SUPPLY**
 - SINGLE PHASE SUPPLY IS AVAILABLE FROM NEARBY STOBIE POLE (APPROXIMATELY 70m AWAY) WITH TRANSFORMER NO. 721144
 - DETAILS TO BE CONFIRMED BY WESTERN POWER
- OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - N/A

OVERALL SITE PLAN

SCALE 1:4000

DETAIL 1

SCALE 1:100

MGA ZONE	50
E	384 677
N	6 304 634
AT	MONOPOLE

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

07	13/10/14	HEADFRAME UPDATE	DALY	AB	JOD	01	RM
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Rev	Date	Revision Details	Consultant	CAJ	Designer	YARBA	Approver

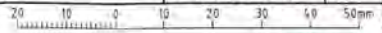


Project
MOBILE NETWORK AUSTRALIA
SITE No:- P0686 - E
DARDANUP
25 RECREATION ROAD

DRAFT SITE LAYOUT

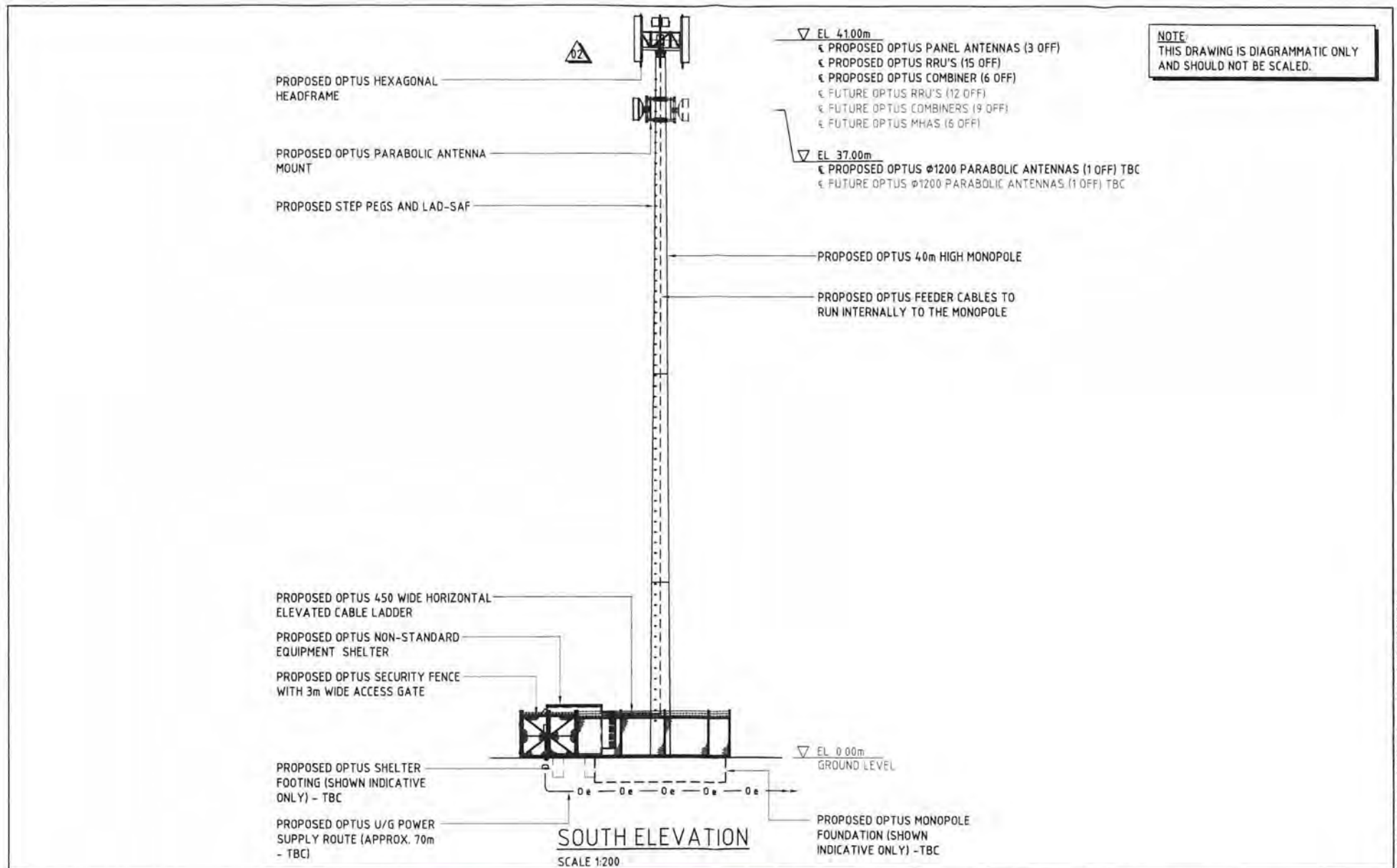
Drawing Title
FOR APPROVAL

Drawing No
P0686-P1
Revision
02



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Appendix ORD: 12.4.3A)



<p>HUAWEI</p>		<p>OPTUS</p>		Project: MOBILE NETWORK AUSTRALIA SITE No:- P0686 - E DARDANUP 25 RECREATION ROAD		Drawing Title: DRAFT SITE ELEVATION Drawing Status: FOR APPROVAL Drawing No: P0686-P2 Revision: 02	
02 13 10 N: HEADFRAME UPDATE 01 22 21 N: ISSUED FOR APPROVAL		DAILY 48 JOD DI KM DAILY 57 JOD DI KM		CONSULTANT / CAD / DESIGNER / VERIFY / APPROVER		CAD FILE: C:\Users\j\OneDrive\Desktop\P0686-051.dwg Date: 14/10/2016 1:17 PM	



PROPOSED OPTUS
BASE STATION

PROPOSED OPTUS 40m HIGH
MONOPOLE WITH PROPOSED
HEXAGONAL HEADFRAME
PROPOSED OPTUS 450 WIDE
ELEVATED CABLE LADDER &
SUPPORT POST
PROPOSED OPTUS
NON-STANDARD EQUIPMENT
SHELTER ON STRIP FOOTINGS
- TBC

124.00
PROPOSED OPTUS LEASE AREA
12000
PROPOSED OPTUS COMPOUND AREA

EXISTING FENCE (TYP)

PROPOSED OPTUS U/G
POWER ROUTE APPROX. 70m
(INDICATIVE ONLY) - TBC

PROPOSED OPTUS ϕ 1200
PARABOLIC ANTENNA @332.7°
(1 OFF)

PROPOSED OPTUS RRU's
(15 OFF) (TYP.)

PROPOSED OPTUS
MONOPOLE FOUNDATION
(SHOWN INDICATIVE ONLY)
- TBC

PROPOSED OPTUS PANEL
ANTENNAS (3 OFF) (TYP.)

FUTURE OPTUS ϕ 1200
PARABOLIC ANTENNA (1 OFF)

FUTURE OPTUS RRU
(12 OFF)

PROPOSED OPTUS
SECURITY FENCE & 3m
WIDE ACCESS GATE

PROPOSED CRANE/EWP
LOCATION (TBC BY
CONSTRUCTION CONTRACTOR)

SITE ADDRESS:

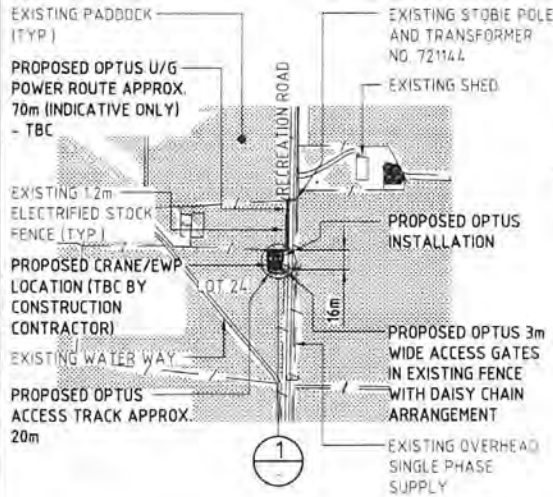
25 RECREATION ROAD
PARADISE WA 6236

NOTES:

1. BASIS OF DESIGN
 - > SITE INSPECTION 05/06/2016
2. PANEL ANTENNAS
 - > 1-OFF PER SECTOR (EACH 2.6m LONG) AT EL 41m
 - > SECTOR 1 - 125°, SECTOR 2 - 230°, SECTOR 3 - 345°
 - > MOUNTED ON HEXAGONAL HEADFRAME
3. TRANSMISSION
 - > PROPOSED ϕ 1200 PARABOLIC ANTENNA (1 OFF) AT EL 37m
 - > FUTURE ϕ 1200 PARABOLIC ANTENNA (1 OFF) AT EL 37m-TBC
 - > LINK SITE: EATON (PB134)
 - > TO BE CONFIRMED BY OPTUS
4. EQUIPMENT SHELTER
 - > VOS 1.3 NON-STANDARD EQUIPMENT SHELTER (3.15m x 2.38m) SANDWICH PANEL SHELTER, COLOURED "PALE EUCALYPT"
 - > SUPPORTED ON STRIP FOOTINGS - TBC
5. OPTUS MONOPOLE
 - > 40m HIGH MONOPOLE WITH HEXAGONAL HEADFRAME AT EL 41m
6. FEEDER CABLES
 - > 9/18 ALL SECTORS
 - > LENGTH: 50m ALL SECTORS
 - > 450mm WIDE HORIZONTAL CABLE LADDER WITH HYBRID TRUNKS RUNNING INTERNAL TO MONOPOLE
7. SITE ACCESS
 - > SITE IS LOCATED ALONG RECREATION ROAD SLIGHTLY NORTH OF DARDANUP TOWN CENTRE. AREA FOR SITE LOCATION IS PAST DRAINAGE STRIP THAT RUNS ALONG ROAD SIDE. NEW ACCESS GATES WILL NEED TO BE INSTALLED INTO STOCK FENCING
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 - > SINGLE PHASE SUPPLY IS AVAILABLE FROM NEARBY STOBIE POLE (APPROXIMATELY 70m AWAY) WITH TRANSFORMER NO. 721144
 - > DETAILS TO BE CONFIRMED BY WESTERN POWER
10. OTHER (PAINTING, LANDSCAPING, SCREENING)
 - > N/A

LOCALITY MAP

COPYRIGHT © GOOGLE MAPS



OVERALL SITE PLAN

SCALE 1:4000

DETAIL

SCALE 1:100

MGA ZONE 50
E 384 677
N 6 304 634
AT ϕ MONOPOLE

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

02	13 10 16	HEADFRAME UPDATE	DALY	AB	JDD	DI	KM
21	22 24 16	ISSUED FOR APPROVAL	DALY	ST	JDD	DI	KM
Date: _____ Revision: _____ CAD Designer: _____ Checker: _____ Approver: _____							

HUAWEI

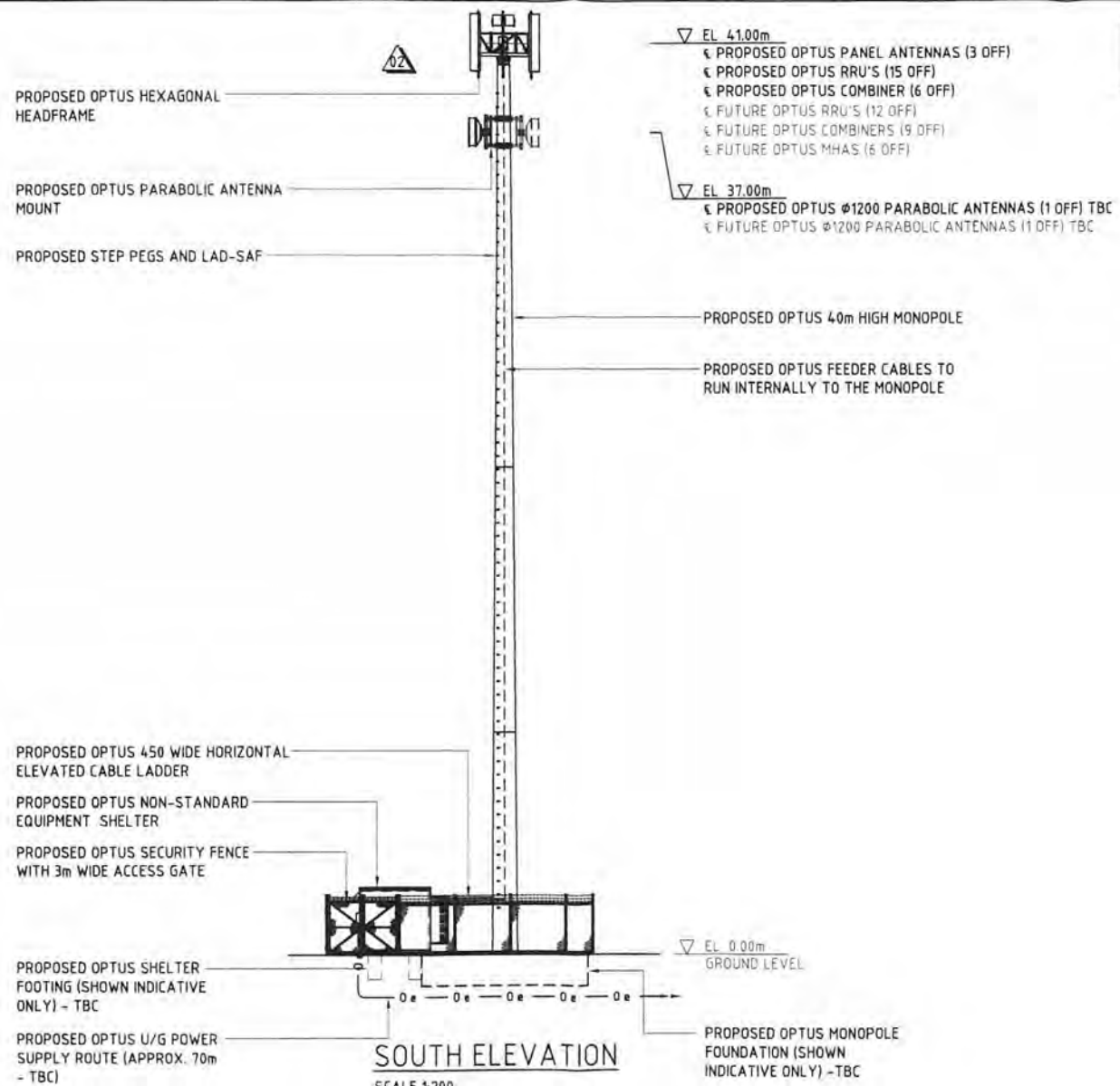
OPTUS

MOBILE NETWORK AUSTRALIA
SITE No:- P0686 - E
DARDANUP
25 RECREATION ROAD

Drawing Title		DRAFT SITE LAYOUT	
Drawing Status		FOR APPROVAL	
Drawing No		P0686-P1	
Revision		02	

Appendix ORD: 12.4.3A

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



- ▽ EL 41.00m
 - € PROPOSED OPTUS PANEL ANTENNAS (3 OFF)
 - € PROPOSED OPTUS RRU'S (15 OFF)
 - € PROPOSED OPTUS COMBINER (6 OFF)
 - € FUTURE OPTUS RRU'S (12 OFF)
 - € FUTURE OPTUS COMBINERS (9 OFF)
 - € FUTURE OPTUS MHAS (6 OFF)
- ▽ EL 37.00m
 - € PROPOSED OPTUS Ø1200 PARABOLIC ANTENNAS (1 OFF) TBC
 - € FUTURE OPTUS Ø1200 PARABOLIC ANTENNAS (1 OFF) TBC

PROPOSED OPTUS HEXAGONAL HEADFRAME

PROPOSED OPTUS PARABOLIC ANTENNA MOUNT

PROPOSED STEP PEGS AND LAD-SAF

PROPOSED OPTUS 40m HIGH MONOPOLE

PROPOSED OPTUS FEEDER CABLES TO RUN INTERNALLY TO THE MONOPOLE

PROPOSED OPTUS 450 WIDE HORIZONTAL ELEVATED CABLE LADDER

PROPOSED OPTUS NON-STANDARD EQUIPMENT SHELTER

PROPOSED OPTUS SECURITY FENCE WITH 3m WIDE ACCESS GATE

PROPOSED OPTUS SHELTER FOOTING (SHOWN INDICATIVE ONLY) - TBC

PROPOSED OPTUS U/G POWER SUPPLY ROUTE (APPROX. 70m - TBC)

▽ EL 0.00m
GROUND LEVEL

PROPOSED OPTUS MONOPOLE FOUNDATION (SHOWN INDICATIVE ONLY) - TBC

SOUTH ELEVATION
 SCALE 1:200

			Project: MOBILE NETWORK AUSTRALIA SITE No:- P0686 - E DARDANUP 25 RECREATION ROAD	Drawing Title: DRAFT SITE ELEVATION Drawing Status: FOR APPROVAL Drawing No: P0686-P2 Revision: 02
02 13 10 18 HEADFRAME UPDATE 01 22 09 16 ISSUED FOR APPROVAL	DALY AB JDD DI KH DALY ST JDD DI KH	Consultant / CAD / Designer / Verifier / Approver	Client:	Drawing File:

APPENDIX 2



Environmental EME Report 25 Recreation Road, PARADISE WA 6236

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

Date 28/10/2016

RFNSA Site No. 6236005

Introduction

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

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 25 Recreation Road PARADISE WA 6236. These levels have been calculated by Huawei using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.36% of the public exposure limit.

The ARPANSA Standard

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

How the EME is calculated in this report

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

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

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

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

In practice, exposures are usually lower because:

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

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

These levels are cumulative and take into account emissions from all wireless base station antennas at this site.

The EME levels are presented in three different units:

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

Results

The maximum EME level calculated for the proposed systems at this site is 3.12 V/m; equivalent to 25.81 mW/m² or 0.36% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

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

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

Calculated EME Levels

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

Distance from the antennas at 25 Recreation Road in 360° circular bands	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				2.38	15.086	0.2%
50m to 100m				2.008	10.69	0.13%
100m to 200m				2.33	14.39	0.22%
200m to 300m				3.12	25.81	0.36%
300m to 400m				3.025	24.27	0.33%
400m to 500m				2.39	15.18	0.21%
Maximum EME level				3.12	25.81	0.36
	259.57 m from the antennas at 25 Recreation Road					

Calculated EME levels at other areas of interest

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

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
1 Recreation ground on Recreation Rd	0m to 3m	1.066	3.016	0.044%
2 School	0m to 5m	1.21	3.86	0.053%

RF EME Exposure Standard

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

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

Further Information

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

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

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

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

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

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

APPENDIX 3

WESTERN



AUSTRALIA

REGISTER NUMBER 24/DP202743	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 30/3/2006

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

VOLUME **1819** FOLIO **518**

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



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 24 ON DEPOSITED PLAN 202743

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RETIRESAVINGS SUPER PTY LTD OF LOT 6 WIMBRIDGE ROAD, PICTON
(T J649017) REGISTERED 7 MARCH 2006

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

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

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

STATEMENTS:

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

SKETCH OF LAND: 1819-518 (24/DP202743).
PREVIOUS TITLE: 1084-509.
PROPERTY STREET ADDRESS: 25 RECREATION RD. PARADISE
LOCAL GOVERNMENT AREA: SHIRE OF DARDANUP.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF DARDANUP ESTATE LOT 24 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 24 ON DEPOSITED PLAN 202743 ON 08-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

APPENDIX 4



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 08/02/17 16:40:54

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)
[Buffer: 1.0Km](#)



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	20
Listed Migratory Species:	5

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	9
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	25
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Banksia Woodlands of the Swan Coastal Plain ecological community	Endangered	Community may occur within area

Listed Threatened Species

[Resource Information]

Name	Status	Type of Presence
Birds		
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calyptorhynchus banksii naso Forest Red-tailed Black-Cockatoo, Karrak [67034]	Vulnerable	Species or species habitat likely to occur within area
Calyptorhynchus baudinii Baudin's Cockatoo, Baudin's Black-Cockatoo, Long-billed Black-Cockatoo [769]	Vulnerable	Breeding known to occur within area
Calyptorhynchus latirostris Carnaby's Cockatoo, Carnaby's Black-Cockatoo, Short-billed Black-Cockatoo [59523]	Endangered	Breeding likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Mammals		
Dasyurus geoffroi Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat likely to occur within area
Pseudocheirus occidentalis Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit [25911]	Vulnerable	Species or species habitat likely to occur within area
Plants		
Banksia nivea subsp. uliginosa Swamp Honeypot [82766]	Endangered	Species or species habitat may occur within area
Banksia squarrosa subsp. argillacea Whicher Range Dryandra [82769]	Vulnerable	Species or species habitat may occur within area
Brachyscias verecundus Ironstone Brachyscias [81321]	Critically Endangered	Species or species habitat may occur within area

(Appendix ORD: 12.4.3A)

Name	Status	Type of Presence
<u>Caladenia huegeli</u> King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid [7309]	Endangered	Species or species habitat likely to occur within area
<u>Chamelaucium sp. S coastal plain (R.D.Royce 4872)</u> Royce's Waxflower [87814]	Vulnerable	Species or species habitat may occur within area
<u>Darwinia whicherensis</u> Abba Bell [83193]	Endangered	Species or species habitat may occur within area
<u>Diuris micrantha</u> Dwarf Bee-orchid [55082]	Vulnerable	Species or species habitat likely to occur within area
<u>Diuris purdiei</u> Purdie's Donkey-orchid [12950]	Endangered	Species or species habitat may occur within area
<u>Drakaea elastica</u> Glossy-leaved Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid [16753]	Endangered	Species or species habitat may occur within area
<u>Drakaea micrantha</u> Dwarf Hammer-orchid [56755]	Vulnerable	Species or species habitat may occur within area
<u>Eleocharis keigheryi</u> Keighery's Eleocharis [64893]	Vulnerable	Species or species habitat likely to occur within area
<u>Lambertia echinata subsp. occidentalis</u> Western Prickly Honeysuckle [64528]	Endangered	Species or species habitat may occur within area
<u>Synaphea stenoloba</u> Dwellingup Synaphea [66311]	Endangered	Species or species habitat may occur within area

Listed Migratory Species**[Resource Information]**

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
<u>Motacilla cinerea</u> Grey Wagtail [642]		Species or species habitat may occur within area
Migratory Wetlands Species		
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<u>Pandion haliaetus</u> Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Name

Commonwealth Land -

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
------	------------	------------------

Birds

Apus pacificus

Fork-tailed Swift [678] Species or species habitat likely to occur within area

Ardea alba

Great Egret, White Egret [59541] Breeding known to occur within area

Ardea ibis

Cattle Egret [59542] Species or species habitat may occur within area

Calidris ferruginea

Curlew Sandpiper [856] Critically Endangered Species or species habitat may occur within area

Haliaeetus leucogaster

White-bellied Sea-Eagle [943] Species or species habitat likely to occur within area

Merops ornatus

Rainbow Bee-eater [670] Species or species habitat may occur within area

Motacilla cinerea

Grey Wagtail [642] Species or species habitat may occur within area

Numenius madagascariensis

Eastern Curlew, Far Eastern Curlew [847] Critically Endangered Species or species habitat may occur within area

Pandion haliaetus

Osprey [952] Species or species habitat may occur within area

Extra Information

Invasive Species

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Streptopelia senegalensis Laughing Turtle-dove, Laughing Dove [781]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur Page 61 of 64

(Appendix ORD: 12.4.3A)

Name	Status	Type of Presence within area
Brachiaria mutica Para Grass [5879]		Species or species habitat may occur within area
Cenchrus ciliaris Buffel-grass, Black Buffel-grass [20213]		Species or species habitat may occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Genista sp. X Genista monspessulana Broom [67538]		Species or species habitat may occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Olea europaea Olive, Common Olive [9160]		Species or species habitat may occur within area
Pinus radiata Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-33.39151 115.75982

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

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Department of the Environment
GPO Box 787
Canberra ACT 2601 Australia
+61 2 6274 1111

P0686 Dardanup – Existing Optus Coverage

Optus has undertaken analysis of the existing network and has identified the need for improved coverage in the Dardanup area.

Nearby Optus sites (existing and planned) are not able to provide quality coverage to the area. Coverage from existing Optus facilities are highlighted in green.

A new facility is required to resolve the existing coverage deficiencies in the Dardanup area. The target coverage area is outlined in blue.

This site will provide the surrounding population with access to enhanced and seamless mobile services via the Optus Mobile Network.



P0686 Dardanup – Proposed Optus Facility

The height and location of the proposed facility is required to ensure that the target coverage area is adequately serviced. Predicted coverage from the proposed facility is highlighted in purple.

The proposed facility will provide improved coverage and will effectively resolve coverage deficiencies in the target area.

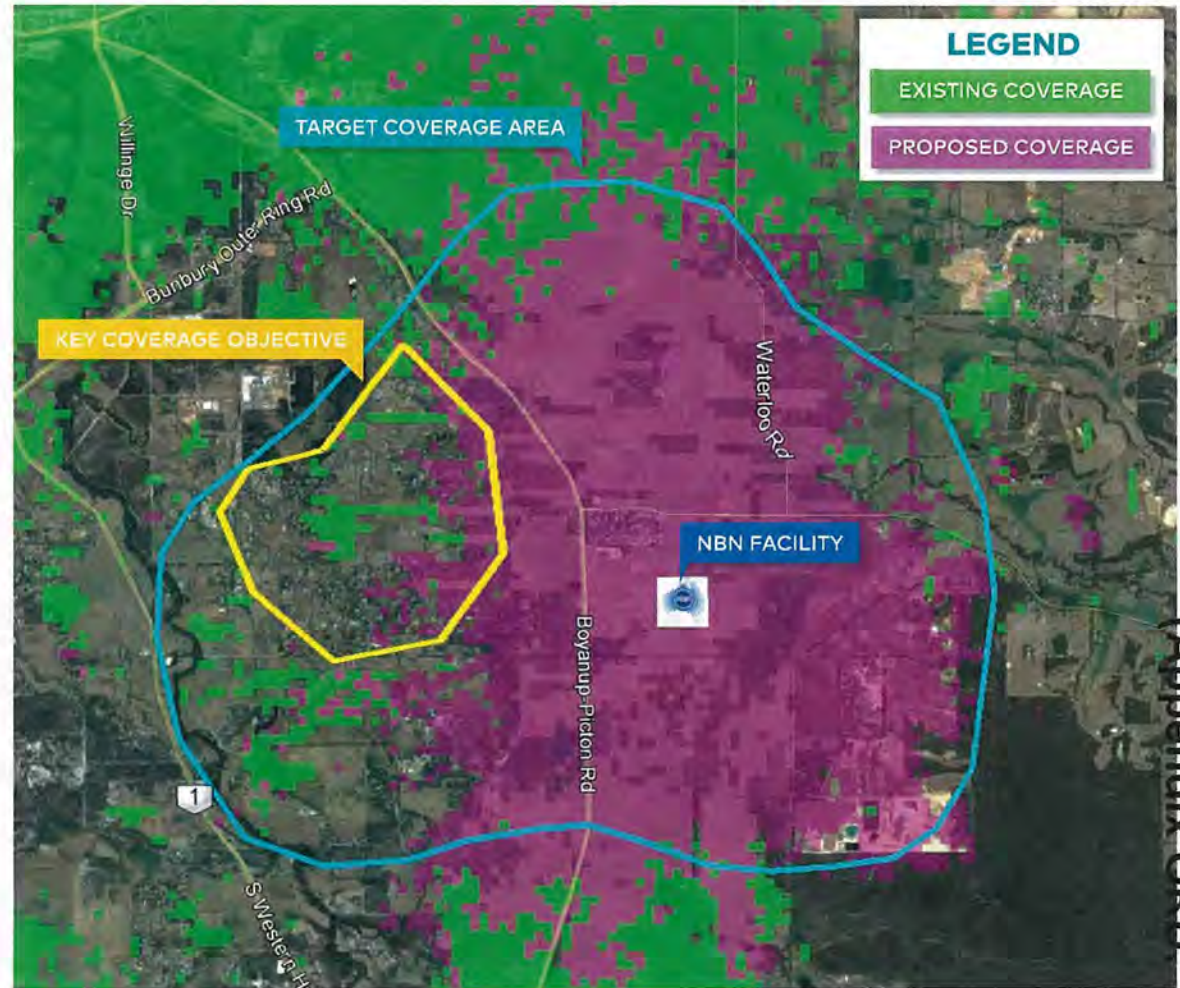
The proposal will service the large lot rural residential properties in the west of the target area. This area is a key coverage objective and is highlighted in yellow.

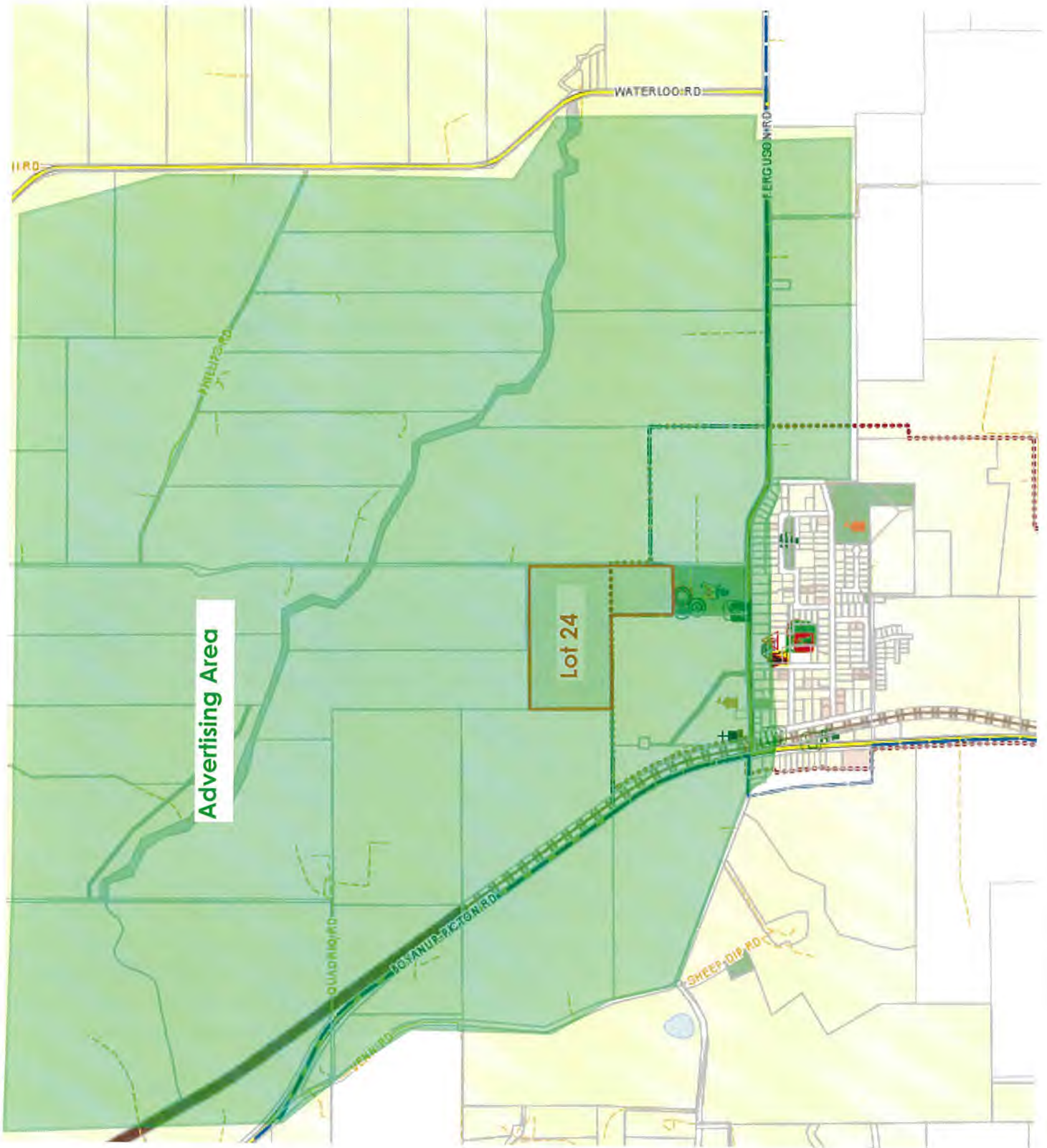


P0686 Dardanup – Proposed Optus Facility

The existing NBN facility was investigated for colocation. At the available aperture of 25m, Optus can not meet the target coverage requirements for the area. Predicted coverage from a colocation on the existing NBN facility is highlighted in purple.

This candidate does not service the large lot rural residential area which is a key coverage objective highlighted in yellow.







DARDANUP WA 6236

26th March, 2017

Chief Executive Officer
SHIRE OF DARDANUP
PO Box 7016
EATON WA 6232

Dear Sir

RE: Application for Development Approval
Proposed 40M High Telecommunication Monopole
Lot 24 (#25) Recreation Road DARDANUP WA

I thank you for your letter dated 14th March, 2017, giving me the opportunity to voice some concerns on the proposed development of the abovementioned property.

I have concerns as follow:

1. Guarantees that the people, environment and live stock will not be effected by the inviabe waves? (I am not sure of the technical term)
2. I am sure the surrounding properties will be more effected than my property.
3. Has permission and approval been received from the aviation bodies i.e. not in the path of air craft.
4. Will this proposed tower have any effect to the existing communication tower on the other side of Dardanup.

Would appreciate your communication on my concerns in the near future,

Thanks again,

Yours Sincerely

Dardanup WA
I CARE ABOUT THE DEVELOPMENT OF THE TOWNSHIP OF DARDANUP

Chief Executive Officer
Shire of Dardanup
PO Box 7016
Eaton W.A 6232

26/03/2017

Dear Sir,

**Re: Application for Development Approval
Proposed 40M High Telecommunication Monopole
Lot 24 (#25) Recreation Road Dardanup**

As owners of the property at _____ Dardanup we strongly oppose the above application.

Our residence is the second closest at 820m from the proposed location of the tower and will have a major impact on visual amenity and any adverse health effects will be most felt by us. The safety of these towers is still unproven and related diseases may become evident many years down the track.

The galvanised steel used for these towers also creates glare and may be a safety hazard for drivers and cyclists.

Recreation Road has become a scenic route through the flood plain of the Ferguson Valley and is extensively used by the cycling community. A 40M galvanised steel pole, shed and security fence is going to significantly detract from the visual appeal of this popular tourist route. This may also have the long term effect of significantly reducing land values.

We note that there are other candidate sites with existing or proposed monopoles in the area and we feel Optus should be asked to share these poles. The existing competing mobile telecommunication coverage seems more than adequate so we can't see why Optus can't use these poles. If every telecommunications company is allowed to build their own individual monopoles Dardanup Shire will be transformed from an attractive rural environment and the gateway to the Ferguson Valley to a galvanised pole farm.

We strongly recommend the Shire of Dardanup rejects this proposal.

Yours Sincerely

(Appendix ORD: 12.4.3C)

From:
Sent: Monday, 3 April 2017 12:14 PM
To: Submissions Planning
Subject: OPPOSITION TO TELECOMMUNICATION MONOPOLE

To the Chief Executive Officer,

I am writing to you to submit our strong **OPPOSITION** to the proposed tower on Recreation Road Dardanup.

We are landowners at _____ location where the tower is situated 800 meters from our sheds and home.

We have **opposition** to the visual impact on the landscape at the entry to the Ferguson Valley precinct, this will be an eyesore on an area that is trying to attract more tourists, we also have serious concerns over valuation of our property due to the tower location.

We have extreme health concerns over the proximity to our home as well as local schools, one being Our Lady Of Lourdes which is an historic site in Dardanup town centre that shouldn't be marred by a 40m tower!

If an alternative can be found further along Ferguson Road out of site and line with schools and residential areas that would be our preference.

We would be willing to discuss this opposition further if required.

Kind Regards,

DARDANUP





Our Reference: 17-12-DRI

3rd April 2017

The Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

Attention: Mr Jake Whistler

Dear Sir

Re: Application for Development Approval – Proposed 40 Metre High Telecommunication Monopole – Lot 24 (#25) Recreation Road, Dardanup

This submission has been prepared by *McRobert Planning Pty Ltd* on behalf of the registered owners of Dardanup (refer to **Figure 1** below). This submission opposes the proposed location of the 40 metre high telecommunication monopole.

Figure 1
Location Plan



Source: www.landgate.wa.gov.au

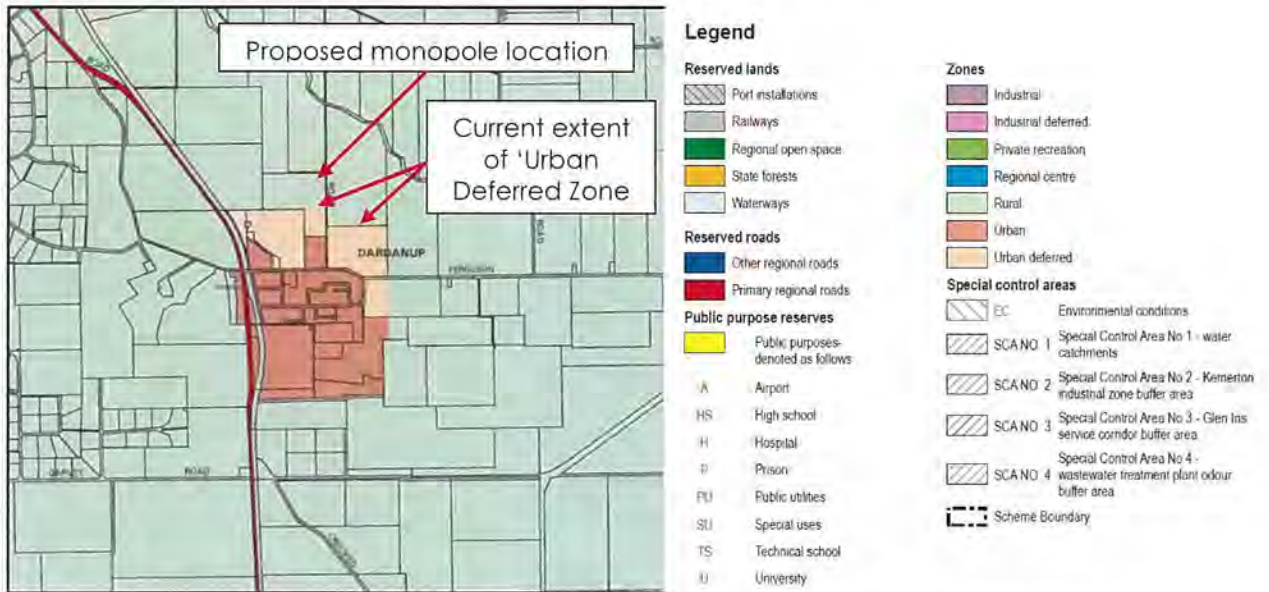
On behalf of our Clients, we provide the following comment and rationale for opposing the chosen location.

1.0 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme has been in operation since November 2007 and provides the legal basis for planning in the Greater Bunbury region.

The Region Scheme includes the southern portion of Lot 24 Recreation Road, together with land adjoining to the east and west, within the 'Urban Deferred' zone (refer to **Figure 2**).

Figure 2
Extract from Greater Bunbury Region Scheme



Source: www.planning.wa.gov.au

Urban Deferred land is described as "land suitable for future urban development but where there are various planning, servicing and environmental requirements which need to be addressed before urban development can take place."

The proposed location of the telecommunications monopole is within approximately 240 metres of the current boundary of the 'Urban Deferred' zone.

Having regard to the future medium to long term expansion options for the Dardanup Townsite, the selected location has the potential to unnecessarily constrain townsite expansion opportunities to the north of the existing Dardanup townsite as well as significantly impact upon current and future levels of amenity for existing and future residents.

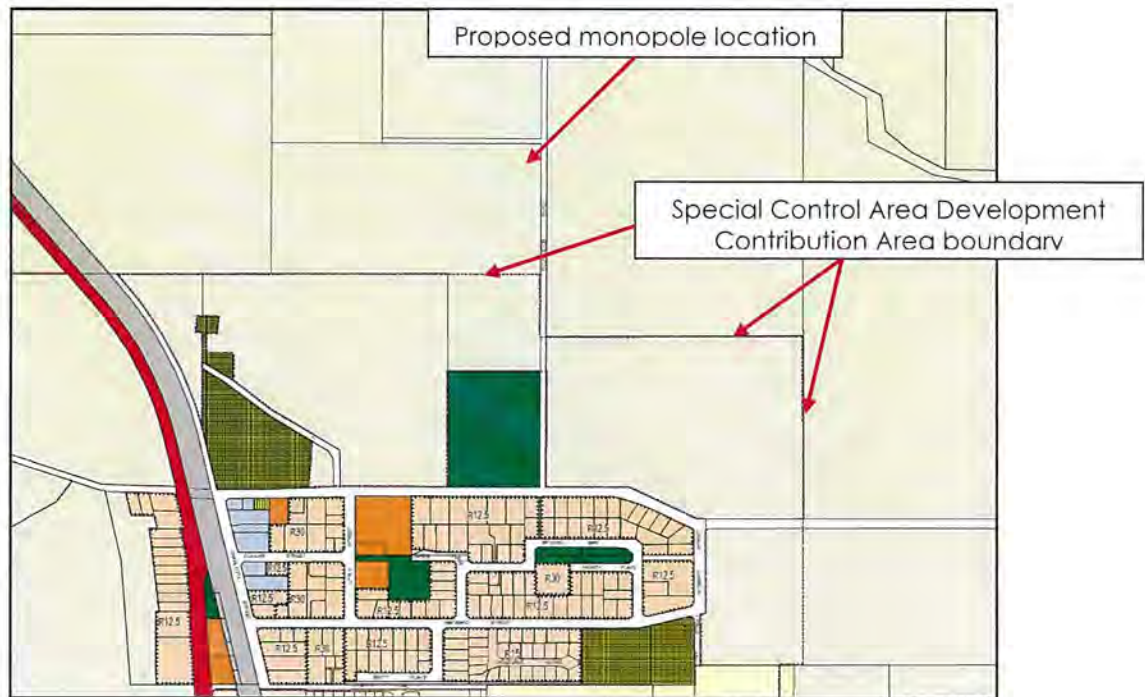
2.0 Shire of Dardanup Town Planning Scheme No 3 and Scheme Review

Lot 24 is currently zoned 'General Farming' within the existing Shire of Dardanup Town Planning Scheme No 3 (refer to **Figure 3**).

As evidenced by reference to Figure 3, the southern portion of Lot 24, together with land adjoining to both the east and west, is included within a 'Special Control Area Development Contribution Area' of the Scheme.

The purpose of the Development Contribution Areas is described in the Scheme as to:

Figure 3
Existing Zoning



Source: www.planning.wa.gov.au

- a) provide for the equitable sharing of the costs of infrastructure and administrative costs between owners;
- b) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- c) coordinate the timely provision of Infrastructure.

Accordingly, and consistent with its zoning within the Greater Bunbury Region Scheme as 'Urban Deferred', these areas have been identified and designated as future urban expansion areas.

'Communications Infrastructure' is identified as a 'D' use within the 'General Farming' zone of Town Planning Scheme No 3. A 'D' use "means that the use is not permitted unless the local government has exercised its discretion by granting planning approval."

In requiring that the proposal be advertised for public comment it is apparent that Council has considered the application in the context of Clause 7.2.1 of the Scheme which states as follows:

"7.2.1 The Council shall in the case of a use marked "A" in the Zoning Table, and may in the case of a use marked "D" in the Zoning Table, or in any other cases in which application is made for its special approval, require that notice be given to ratepayers likely to be affected by the granting of such special approval."

In deciding to require notice to be given under the terms of Clause 7.2.1, Council is bound also by the provisions of Clause 7.2.4 which requires:

"7.2.4 In making its decision on applications for its special approval the Council shall take into consideration the following matters:

- (a) *The provisions of this Scheme and of any other Town Planning Scheme affecting the land the subject of the application or affecting land in the vicinity.*
- (b) *The nature of the proposed development in relation to the development of any land within the vicinity of the said land.*
- (c) *The size, shape and character of the parcel of land to which the application relates and the nature and siting of the proposed building, the view from the building and the interruption of view likely to be caused by the proposed building.*
- (d) *Any representations which may be made by any statutory authority.*
- (e) *The submissions received by the Council.*
- (f) *The existing and likely future amenity of the neighbourhood, including (but without limiting the generality of the foregoing) the question of whether the proposed development is likely to cause injury to such amenity including injury due to the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products.*
- (g) *The nature of the roads giving access to the said land.*
- (h) *What parking facilities are available or proposed and the likely requirements for parking.*
- (i) *Whether the proposed development will cause a traffic hazard.*
- (j) *Such other matters as the Council considers relevant.*

Having regard to the requirements of the above Clause and the preceding discussion, Council should reject the proposed development on the basis:

1. that it is considered to be inconsistent with the orderly and proper planning of the locality having regard to its proximity to planned future urban areas;
2. of potential impacts on existing and future local amenity and character; and,
3. the potential impact on future longer term urban expansion opportunities.

Council staff have recently advised that the Shire's review of its Town Planning Scheme No 3, which will ultimately result in the adoption of Local Planning Scheme No 9, has only recently commenced with an estimated adoption date placed at 2020.

As the Scheme review process has only recently commenced, it is considered both inappropriate and premature for Council to consider land use proposals which have the potential to result in significant impacts on local amenity as well as potentially constrain opportunities for townsite expansion. The tower within the proposed location is considered to present a potential and unnecessary constraint to future expansion and development in what, on face value, is considered to potentially be a logical medium to longer term urban expansion area, in addition to those areas already designated 'Urban Deferred' under the terms of the Greater Bunbury Region Scheme.

3.0 Dardanup Townsite Expansion Strategy

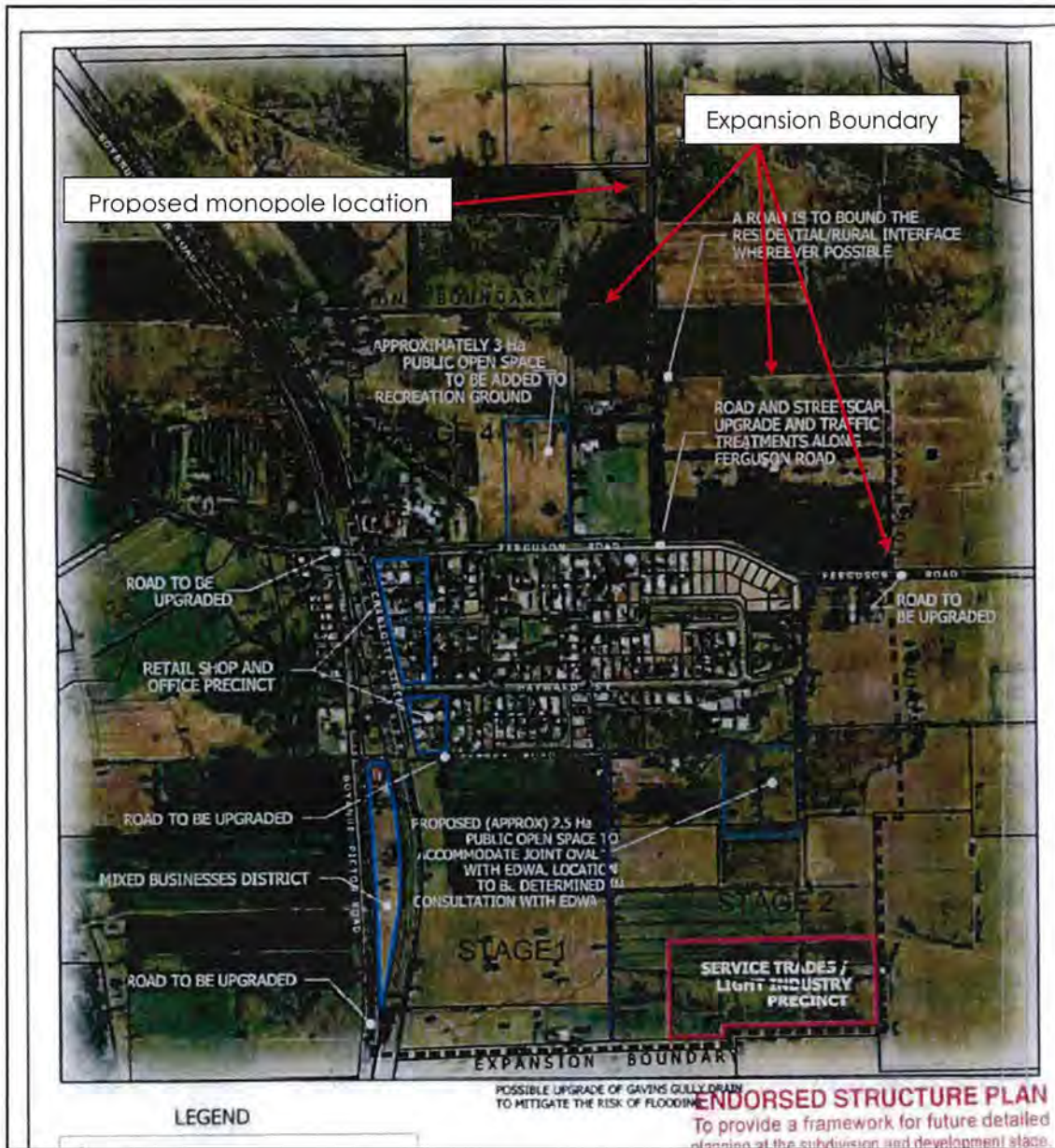
The southern portion of Lot 24, together with land adjoining to the east and west, is included within the 'Townsite Expansion Boundary' as identified within the endorsed Dardanup Townsite Expansion Strategy (refer to **Figure 4**).

In accordance with the preceding discussion in relation to the Greater Bunbury Region Scheme and the Shire of Dardanup Town Planning Scheme No 3 and proposed Scheme Review:

1. the tower, within the proposed location, is considered to present a potential and unnecessary constraint to future urban expansion; and,

2. the selected location and proposed tower have the potential to significantly impact upon current and future levels of amenity and landscape character for existing and future residents.

Figure 4
Dardanup Townsite Expansion Strategy Map



Source: www.dardanup.wa.gov.au

Further, there are considered to be numerous other more suitable locations surrounding the Dardanup townsite for the location of the proposed telecommunication tower. Numerous alternative locations exist that are not, and will not be, visible for existing and future residents.

4.0 State Planning Policy 5.2 - Telecommunications Infrastructure (2015)

The objectives of State Planning Policy 5.2 – ‘Telecommunications Infrastructure’ (SPP 5.2) include the need to achieve a balance between the development of effective telecommunications services and effective roll-out of networks, with community interests in protecting the visual character of local areas. Via the use of land use planning policy measures, the policy aims to provide clear guidance in relation to the siting, location and design of telecommunications infrastructure.

In relation to the visual impact and siting of telecommunications infrastructure, SPP 5.2 contains several planning principles to be considered which are summarised as follows:

- Located where the facility will not be prominently visible from significant viewing locations, such as scenic routes, lookouts and recreation centres.
- Located so as to avoid detracting from a significant view of a landmark, streetscape, vista or panorama, whether viewed from public or private land.
- Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised.
- Display features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape.
- Located where it will facilitate continuous network coverage and/or improved telecommunications services to the community.
- Facilities should be co-located whenever possible.

Having regard to the above principles, the application fails to comply with SPP 5.2 insofar as:

- the proposed facility is located within 240 metre of endorsed future urban areas with future impacts on streetscape and vistas;
- the proposed facility is considered likely to be visible from both Ferguson Road (an established tourist and scenic route) and the Dardanup Recreation Ground.

5.0 Other Considerations

5.1 The Greater Bunbury Planning Strategy 2013

One of the key ‘Settlement and growth’ policies of the Greater Bunbury Planning Strategy 2013 includes *“In the short to medium term, residential infill and greenfield development within already zoned urban and urban deferred zoned land will be strongly encouraged within Bunbury and the existing hinterland towns of Harvey, Brunswick, Burekup, Boyanup, Dardanup and Capel.”*

The Strategy recognises the importance of the hinterland towns as providing unique alternative housing, lifestyle and employment opportunities. In addition, the Strategy identifies ‘Liveable’ as one of its key themes as well as the following ‘Challenges’ (and associated Department of Planning responses) to the hinterland towns such as Dardanup:

<p>Promote residential development within identified hinterland towns to provide housing choice, utilise available infrastructure and revitalise existing towns, while retaining and enhancing local character and amenity.</p>	<ul style="list-style-type: none"> • Identify and facilitate opportunities for residential development in hinterland towns. • Encourage the retention of local character, heritage and identity in hinterland towns.
---	--

Accordingly, in addition to the key objective of identifying and facilitating opportunities for residential development, the retention of local character and amenity are considered by the Department of Planning as key considerations in the planning of hinterland towns (including Dardanup).



5.2 Potential Health, Visual and Land Value Impacts

According to the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) website, "Health authorities around the world, including ARPANSA and the World Health Organization, have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME from mobile phone base station antennas."

A 1997 research paper by Rod Panter (Science, Technology, Environment and Resources Group) titled 'Electromagnetic Radiation from TV and Mobile Phone Towers: Health Aspects' advised "However, all transmit electromagnetic radiation (often referred to by officials as 'electromagnetic energy' in order to avoid the term 'radiation') which some scientists have implicated in increased incidence of cancer. (http://www.aph.gov.au/sitecore/content/Home/About_Parliament/Parliamentary_Departments/Parliamentary_Library/Publications_Archive/CIB/CIB9697/97cib26)

Whether or not future research proves or disproves any related impacts upon health associated with electromagnetic radiation emitted by telecommunications towers, the perceived potential health impacts may have a consequential impact on land and house values and therefore the successful development of future urban expansion areas surrounding the Dardanup townsite.

The above research paper notes that "Undoubtedly there has been an aesthetic angle to the debate on mobile phone tower placement; some residents find them very ugly and likely to depress house values for that reason alone."

It is considered likely that the proposed 40 metre tower will be visible from both Ferguson and Recreation Roads and therefore visible to both existing and future residents as well as passers-by on the Ferguson Road which is a renowned tourist route. The monopole tower will certainly be visible to future residents within the nearby 'Urban Deferred' zone with significant resultant future impacts on local amenity and landscape character.

Experience elsewhere reveals that 40 metre high telecommunication towers are visible from considerable distances. Accordingly, the tower, which is within relatively close proximity to the existing Dardanup townsite and within very close proximity to endorsed future urban expansion areas, has the potential to significantly impact on local amenity and character.

Figure 5

Examples of Telecommunications Towers



It is also known from experience elsewhere that what may start out as an Optus Tower may ultimately become a multi-functional and multi service provider/operator utilised facility. This could (as foreshadowed in the alternative site assessments included within the report submitted in support of the application) result in additional infrastructure being attached to the tower giving it a more substantial presence with consequential impacts on local amenity.

5.3 Alternative sites

The topography surrounding the Dardanup townsite is best described as flat extending for numerous kilometres in alternative directions. Accordingly, topography is not considered to have been one of the selection criteria with regard to the proposed tower location.

It is noted that the Daly International report prepared in support of the application currently before Council initially identified 6 alternative sites for the location of the proposed tower. Table 1 of the report provides an assessment of each of the sites.

It is noted that in relation to Site C (situated at the corner of Ferguson and Recreation Roads) the 'Description and Comments' concluded that *"The site is located in close proximity the local school and residential area."*

In relation to Site G (Lot 2 Recreation Road), the report concludes that *"From a Planning view point, the location is within close proximity to a cluster of households and will be more visible from Boyanup-Picton Road, therefore the candidate could not be pursued."*

The application report acknowledges that the subject location proposed for the erection of the telecommunications tower *"is not aided by existing vegetation to assist managing visual impact, however due to the nature of the area with scattered residential properties beyond the township boundary, Candidate F is the preferred option as no dwelling is closer than 500m from the site – far greater separation compared to other candidates."*

The Daly International report is considered to be significantly flawed insofar as it fails to consider or acknowledge the substantial strategic planning work that has occurred in relation to future urban expansion associated with the Dardanup townsite. As discussed above, the site is less than 240 metres from the current boundary of the 'Urban Deferred' zone under the Greater Bunbury Region Scheme and the 'Special Control Area Development Contribution Area' under the existing Shire of Dardanup Town Planning Scheme No 3. Accordingly, the site will ultimately be in much closer proximity to urban development in the medium to longer term.

As also discussed above, the review of Town Planning Scheme No 3 has only recently commenced and the application, if approved, may present significant physical constraints and result in impacts on local amenity associated with further/future townsite expansion to the north of the existing 'Urban' and 'Urban Deferred' zones.

As opposed to the selection of a site that is within close proximity to future urban areas, there are considered to be an array of options (over and above the 6 sites considered) for the location of the proposed tower. The location of a tower within a rural area is considered to be far more appropriate. The chosen location, having regard to the objectives of the Greater Bunbury Strategy 2013, has the potential to significantly impact upon the existing and future local character, identity and amenity of the Dardanup townsite.

5.4 Impact on Nearby Landowners

In addition to the above considerations, Council should have due regard to the likely impacts on existing nearby land owners.

Consistent with the above discussion, the proposed telecommunications tower has the potential to impact upon the saleability of the land. In addition, it is considered likely that the owners of Lot 5 will ultimately develop a residence upon their lot with the preferred location being near to the site of the proposed tower which is located close to an existing shed. Accordingly, the monopole would impact upon the amenity for future occupants.

In addition to the above, it is noted that the landowner has employees and contractors that work in the immediate area (2 x stockyards and shed). In addition to farm hand workers regularly being in the vicinity of the proposed tower site, the land owner, his agents, irrigation contractors and hay cartage contractors are also regular visitors to Lot 5. Accordingly, the proposed tower is considered to have potential impacts on the amenity of the local area for these people.

6.0 CONCLUSION

In considering an application such as the proposed telecommunications monopole/tower, it is considered reasonable for the Shire of Dardanup to consider:

1. The compatibility of the development within its surroundings and settings particularly in relation to the existing and proposed expansion of the Dardanup urban area;
2. Any approved strategic planning undertaken for the area including the Greater Bunbury Planning Strategy 2013 and the Dardanup Townsite Expansion Strategy;
3. The preservation of the amenity of the locality both for current and future residents; and,
4. The relationship of the proposed development to, and its impact on, existing and proposed development on adjoining land or on other land in the locality and including but not limited to, the likely effect of the height, bulk, and appearance of the proposal.
5. Comments received (via submissions) received during the advertising from affected parties.

Having regard to the preceding discussion, it is recommended that Council refuse the application in the proposed location.

Should you have any queries in relation to this matter please do not hesitate to contact the undersigned on 0448890441 or macsmail@bigpond.com.

Yours faithfully



Andrew McRobert
Director



Our Reference: 17-12-DRI

3rd April 2017

The Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

Attention: Mr Jake Whistler

Dear Sir

Re: Application for Development Approval – Proposed 40 Metre High Telecommunication Monopole – Lot 24 (#25) Recreation Road, Dardanup

This submission has been prepared by *McRobert Planning Pty Ltd* on behalf of the registered owner of [redacted] Dardanup (refer to **Figure 1** below). This submission opposes the proposed location of the 40 metre high telecommunication monopole.

Figure 1
Location Plan



Source: www.landgate.wa.gov.au

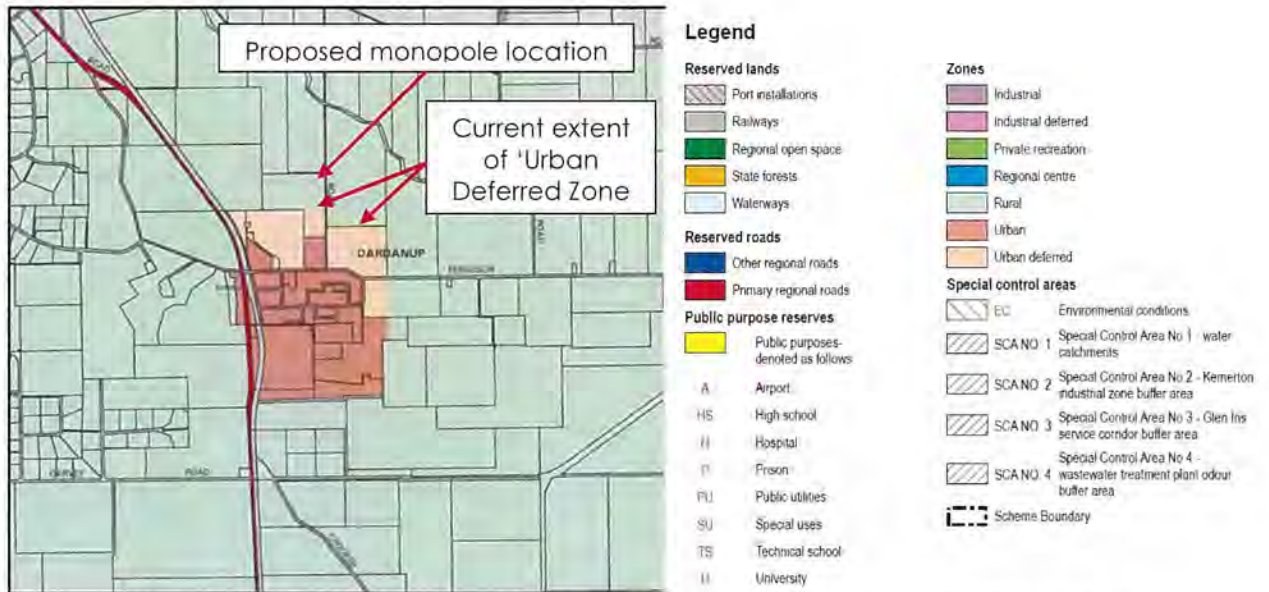
On behalf of our Client, we provide the following comment and rationale for opposing the chosen location.

1.0 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme has been in operation since November 2007 and provides the legal basis for planning in the Greater Bunbury region.

The Region Scheme includes the southern portion of Lot 24 Recreation Road, together with land adjoining to the east and west, within the 'Urban Deferred' zone (refer to **Figure 2**).

Figure 2
Extract from Greater Bunbury Region Scheme



Source: www.planning.wa.gov.au

Urban Deferred land is described as "land suitable for future urban development but where there are various planning, servicing and environmental requirements which need to be addressed before urban development can take place."

The proposed location of the telecommunications monopole is within approximately 240 metres of the current boundary of the 'Urban Deferred' zone.

Having regard to the future medium to long term expansion options for the Dardanup Townsite, the selected location has the potential to unnecessarily constrain townsite expansion opportunities to the north of the existing Dardanup townsite as well as significantly impact upon current and future levels of amenity for existing and future residents.

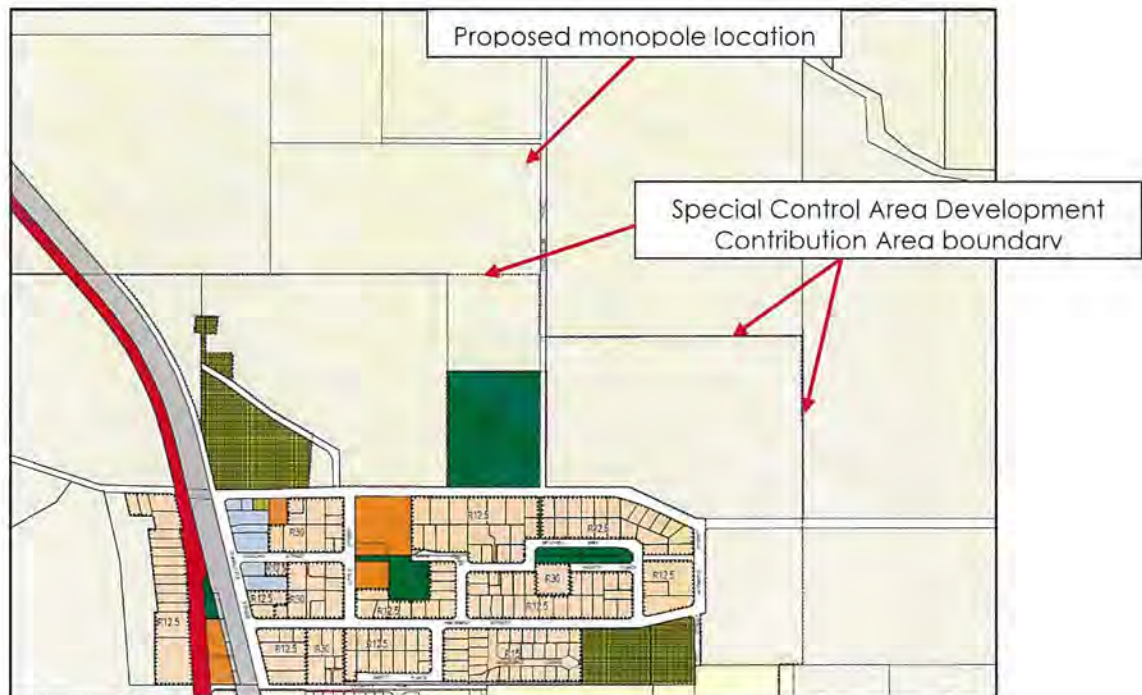
2.0 Shire of Dardanup Town Planning Scheme No 3 and Scheme Review

Lot 24 is currently zoned 'General Farming' within the existing Shire of Dardanup Town Planning Scheme No 3 (refer to **Figure 3**).

As evidenced by reference to Figure 3, the southern portion of Lot 24, together with land adjoining to both the east and west, is included within a 'Special Control Area Development Contribution Area' of the Scheme.

The purpose of the Development Contribution Areas is described in the Scheme as fo:

Figure 3
Existing Zoning



Source: www.planning.wa.gov.au

- a) provide for the equitable sharing of the costs of infrastructure and administrative costs between owners;
- b) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- c) coordinate the timely provision of Infrastructure.

Accordingly, and consistent with its zoning within the Greater Bunbury Region Scheme as 'Urban Deferred', these areas have been identified and designated as future urban expansion areas.

'Communications Infrastructure' is identified as a 'D' use within the 'General Farming' zone of Town Planning Scheme No 3. A 'D' use "means that the use is not permitted unless the local government has exercised its discretion by granting planning approval."

In requiring that the proposal be advertised for public comment it is apparent that Council has considered the application in the context of Clause 7.2.1 of the Scheme which states as follows:

"7.2.1 The Council shall in the case of a use marked "A" in the Zoning Table, and may in the case of a use marked "D" in the Zoning Table, or in any other cases in which application is made for its special approval, require that notice be given to ratepayers likely to be affected by the granting of such special approval."

In deciding to require notice to be given under the terms of Clause 7.2.1, Council is bound also by the provisions of Clause 7.2.4 which requires:

"7.2.4 In making its decision on applications for its special approval the Council shall take into consideration the following matters:

- (a) *The provisions of this Scheme and of any other Town Planning Scheme affecting the land the subject of the application or affecting land in the vicinity.*
- (b) *The nature of the proposed development in relation to the development of any land within the vicinity of the said land.*
- (c) *The size, shape and character of the parcel of land to which the application relates and the nature and siting of the proposed building, the view from the building and the interruption of view likely to be caused by the proposed building.*
- (d) *Any representations which may be made by any statutory authority.*
- (e) *The submissions received by the Council.*
- (f) *The existing and likely future amenity of the neighbourhood, including (but without limiting the generality of the foregoing) the question of whether the proposed development is likely to cause injury to such amenity including injury due to the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products.*
- (g) *The nature of the roads giving access to the said land.*
- (h) *What parking facilities are available or proposed and the likely requirements for parking.*
- (i) *Whether the proposed development will cause a traffic hazard.*
- (j) *Such other matters as the Council considers relevant.*

Having regard to the requirements of the above Clause and the preceding discussion, Council should reject the proposed development on the basis:

1. that it is considered to be inconsistent with the orderly and proper planning of the locality having regard to its proximity to planned future urban areas;
2. of potential impacts on existing and future local amenity and character; and,
3. the potential impact on future longer term urban expansion opportunities.

Council staff have recently advised that the Shire's review of its Town Planning Scheme No 3, which will ultimately result in the adoption of Local Planning Scheme No 9, has only recently commenced with an estimated adoption date placed at 2020.

As the Scheme review process has only recently commenced, it is considered both inappropriate and premature for Council to consider land use proposals which have the potential to result in significant impacts on local amenity as well as potentially constrain opportunities for townsite expansion. The tower within the proposed location is considered to present a potential and unnecessary constraint to future expansion and development in what, on face value, is considered to potentially be a logical medium to longer term urban expansion area, in addition to those areas already designated 'Urban Deferred' under the terms of the Greater Bunbury Region Scheme.

3.0 Dardanup Townsite Expansion Strategy

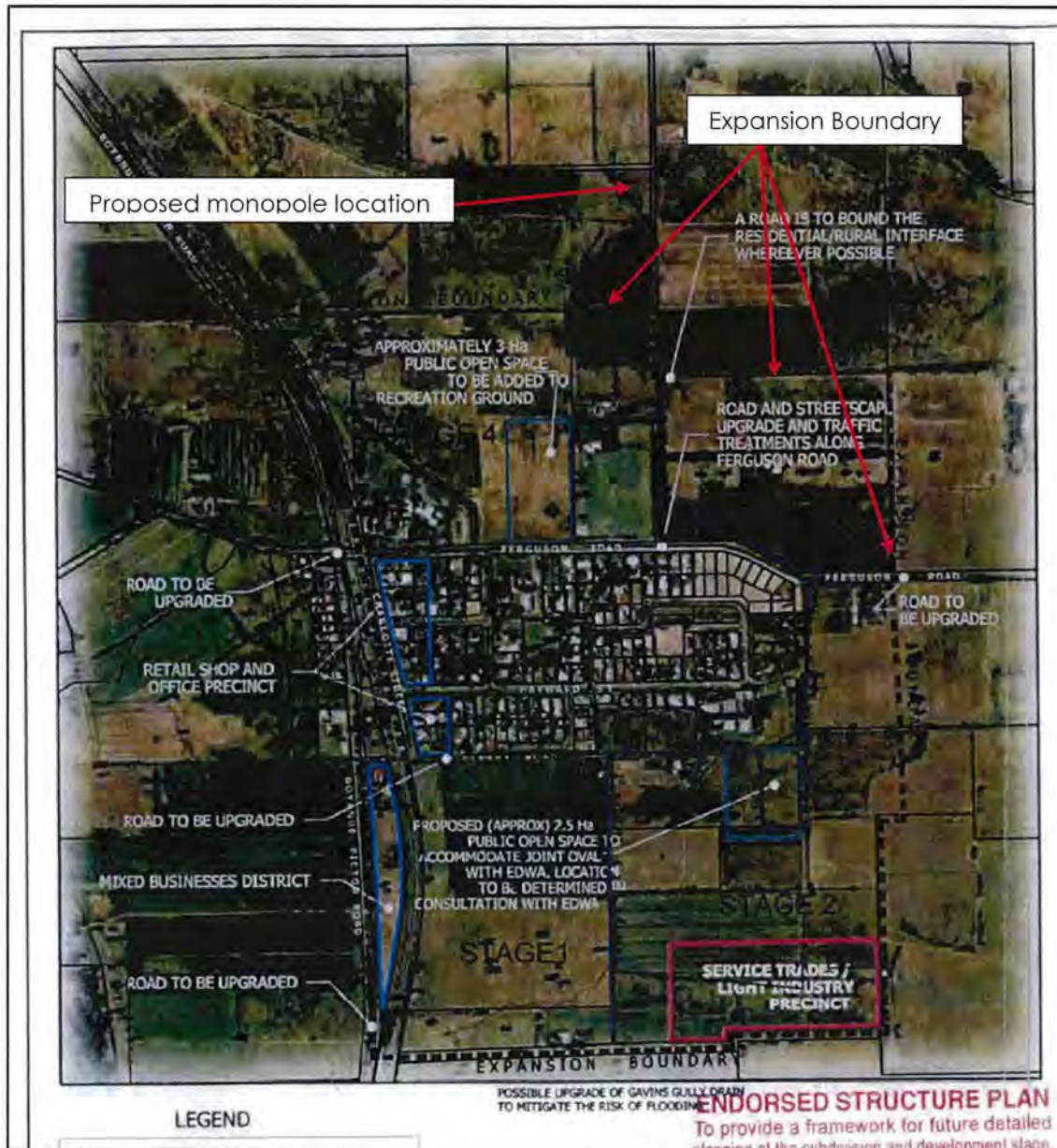
The southern portion of Lot 24, together with land adjoining to the east and west, is included within the 'Townsite Expansion Boundary' as identified within the endorsed Dardanup Townsite Expansion Strategy (refer to **Figure 4**).

In accordance with the preceding discussion in relation to the Greater Bunbury Region Scheme and the Shire of Dardanup Town Planning Scheme No 3 and proposed Scheme Review:

1. the tower, within the proposed location, is considered to present a potential and unnecessary constraint to future urban expansion; and,

- 2. the selected location and proposed tower have the potential to significantly impact upon current and future levels of amenity and landscape character for existing and future residents.

Figure 4
Dardanup Townsite Expansion Strategy Map



Source: www.dardanup.wa.gov.au

Further, there are considered to be numerous other more suitable locations surrounding the Dardanup townsite for the location of the proposed telecommunication tower. Numerous alternative locations exist that are not, and will not be, visible for existing and future residents.

4.0 State Planning Policy 5.2 - Telecommunications Infrastructure (2015)

The objectives of State Planning Policy 5.2 – ‘Telecommunications Infrastructure’ (SPP 5.2) include the need to achieve a balance between the development of effective telecommunications services and effective roll-out of networks, with community interests in protecting the visual character of local areas. Via the use of land use planning policy measures, the policy aims to provide clear guidance in relation to the siting, location and design of telecommunications infrastructure.

In relation to the visual impact and siting of telecommunications infrastructure, SPP 5.2 contains several planning principles to be considered which are summarised as follows:

- Located where the facility will not be prominently visible from significant viewing locations, such as scenic routes, lookouts and recreation centres.
- Located so as to avoid detracting from a significant view of a landmark, streetscape, vista or panorama, whether viewed from public or private land.
- Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised.
- Display features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape.
- Located where it will facilitate continuous network coverage and/or improved telecommunications services to the community.
- Facilities should be co-located whenever possible.

Having regard to the above principles, the application fails to comply with SPP 5.2 insofar as:

- the proposed facility is located within 240 metre of endorsed future urban areas with future impacts on streetscape and vistas;
- the proposed facility is considered likely to be visible from both Ferguson Road (an established tourist and scenic route) and the Dardanup Recreation Ground.

5.0 Other Considerations

5.1 The Greater Bunbury Planning Strategy 2013

One of the key ‘Settlement and growth’ policies of the Greater Bunbury Planning Strategy 2013 includes *“In the short to medium term, residential infill and greenfield development within already zoned urban and urban deferred zoned land will be strongly encouraged within Bunbury and the existing hinterland towns of Harvey, Brunswick, Burekup, Boyanup, Dardanup and Capel.”*

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<p>Promote residential development within identified hinterland towns to provide housing choice, utilise available infrastructure and revitalise existing towns, while retaining and enhancing local character and amenity.</p>	<ul style="list-style-type: none"> • Identify and facilitate opportunities for residential development in hinterland towns. • Encourage the retention of local character, heritage and identity in hinterland towns
---	---

Accordingly, in addition to the key objective of identifying and facilitating opportunities for residential development, the retention of local character and amenity are considered by the Department of Planning as key considerations in the planning of hinterland towns (including Dardanup).



5.2 Potential Health, Visual and Land Value Impacts

According to the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) website, "Health authorities around the world, including ARPANSA and the World Health Organization, have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME from mobile phone base station antennas."

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Whether or not future research proves or disproves any related impacts upon health associated with electromagnetic radiation emitted by telecommunications towers, the perceived potential health impacts may have a consequential impact on land and house values and therefore the successful development of future urban expansion areas surrounding the Dardanup townsite.

The above research paper notes that "Undoubtedly there has been an aesthetic angle to the debate on mobile phone tower placement; some residents find them very ugly and likely to depress house values for that reason alone."

It is considered likely that the proposed 40 metre tower will be visible from both Ferguson and Recreation Roads and therefore visible to both existing and future residents as well as passers-by on the Ferguson Road which is a renowned tourist route. The monopole tower will certainly be visible to future residents within the nearby 'Urban Deferred' zone with significant resultant future impacts on local amenity and landscape character.

Experience elsewhere reveals that 40 metre high telecommunication towers are visible from considerable distances. Accordingly, the tower, which is within relatively close proximity to the existing Dardanup townsite and within very close proximity to endorsed future urban expansion areas, has the potential to significantly impact on local amenity and character.

Figure 5

Examples of Telecommunications Towers



It is known from experience elsewhere that what may start out as an Optus Tower may ultimately become a multi-functional and multi service provider/operator utilised facility. This could (as foreshadowed in the alternative site assessments included within the report submitted in support of the application) result in additional infrastructure being attached to the tower giving it a more substantial presence with consequential impacts on local amenity.

5.3 Alternative sites

The topography surrounding the Dardanup townsite is best described as flat extending for numerous kilometres in alternative directions. Accordingly, topography is not considered to have been one of the selection criteria with regard to the proposed tower location.

It is noted that the Daly International report prepared in support of the application currently before Council initially identified 6 alternative sites for the location of the proposed tower. Table 1 of the report provides an assessment of each of the sites.

It is noted that in relation to Site C (situated at the corner of Ferguson and Recreation Roads) the 'Description and Comments' concluded that *"The site is located in close proximity the local school and residential area."*

In relation to Site G (Lot 2 Recreation Road), the report concludes that *"From a Planning view point, the location is within close proximity to a cluster of households and will be more visible from Boyanup-Picton Road, therefore the candidate could not be pursued."*

The application report acknowledges that the subject location proposed for the erection of the telecommunications tower *"is not aided by existing vegetation to assist managing visual impact, however due to the nature of the area with scattered residential properties beyond the township boundary, Candidate F is the preferred option as no dwelling is closer than 500m from the site – far greater separation compared to other candidates."*

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As also discussed above, the review of Town Planning Scheme No 3 has only recently commenced and the application, if approved, may present significant physical constraints and result in impacts on local amenity associated with further/future townsite expansion to the north of the existing 'Urban' and 'Urban Deferred' zones.

As opposed to the selection of a site that is within close proximity to future urban areas, there are considered to be an array of options (over and above the 6 sites considered) for the location of the proposed tower. The location of a tower within a rural area is considered to be far more appropriate. The chosen location, having regard to the objectives of the Greater Bunbury Strategy 2013, has the potential to significantly impact upon the existing and future local character, identity and amenity of the Dardanup townsite.

5.4 Impact on Nearby Landowners

In addition to the above considerations, Council should have due regard to the likely impacts on existing nearby land owners.

Consistent with the above discussion, the proposed telecommunications tower has the potential to impact upon the saleability of the land. In addition, it is considered likely that the owner of Lots 17 and 18 will ultimately develop housing on the two lots with their preferred location being near to the southern boundary of each of the lots (i.e. away from the Ferguson River). Accordingly, the monopole would impact upon the amenity for future occupiers.

In addition to the above, it is noted that the landowner has employees and contractors that work in the immediate area (2 x stockyards and shed). In addition to farm hand workers regularly being in the vicinity of the proposed tower site, the land owner, his agents, irrigation contractors and hay cartage contractors are also regular visitors to the two lots. Accordingly, the proposed tower is considered to have potential impacts on the amenity of the local area for these people.

6.0 CONCLUSION


In considering an application such as the proposed telecommunications monopole/tower, it is considered reasonable for the Shire of Dardanup to consider:

1. The compatibility of the development within its surroundings and settings particularly in relation to the existing and proposed expansion of the Dardanup urban area;
2. Any approved strategic planning undertaken for the area including the Greater Bunbury Planning Strategy 2013 and the Dardanup Townsite Expansion Strategy;
3. The preservation of the amenity of the locality both for current and future residents; and,
4. The relationship of the proposed development to, and its impact on, existing and proposed development on adjoining land or on other land in the locality and including but not limited to, the likely effect of the height, bulk, and appearance of the proposal.
5. Comments received (via submissions) received during the advertising from affected parties.

Having regard to the preceding discussion, it is recommended that Council refuse the application in the proposed location.

Should you have any queries in relation to this matter please do not hesitate to contact the undersigned on 0448890441 or macsmail@bigpond.com.

Yours faithfully



Andrew McRobert
Director

Chief Executive Officer
Shire of Dardanup
PO Box 7016
Eaton W.A 6232

26/03/2017

Dear Sir,

**Re: Application for Development Approval
Proposed 40M High Telecommunication Monopole
Lot 24 (#25) Recreation Road Dardanup**

As owners of the property at _____ Dardanup we strongly oppose the above application.

Our residence is the closest at 565m from the proposed location of the tower and will have a major impact on visual amenity and any adverse health effects will be most felt by us. The safety of these towers is still unproven and related diseases may become evident many years down the track.

Recreation Road has become a scenic route through the flood plain of the Ferguson Valley and is extensively used by the cycling community. A 40M galvanised steel pole, shed and security fence is going to significantly detracted from the visual appeal of this popular tourist route.

We note that there are other candidate sites with existing or proposed monopoles in the area and we feel Optus should be asked to share these poles. The existing competing mobile telecommunication coverage seems more than adequate so we can't see why Optus can't use these poles. If every telecommunications company is allowed to build their own individual monopoles Dardanup Shire will be transformed from an attractive rural environment and the gateway to the Ferguson Valley to a galvanised pole farm.

We strongly recommend the Shire of Dardanup rejects this proposal.

Yours Sincerely

(Appendix ORD: 12.4.3C)

From: [REDACTED]
Sent: Tuesday, 11 April 2017 1:25 PM
To: Jake Whistler
Subject: Application for Development Approval for a proposed 40m high telecommunication monopole on Lot 24 (#25) Recreation Road, Dardanup.



Dear Mr Whistler,

RE: Application for Development Approval for a proposed 40m high telecommunication monopole on Lot 24 (#25) Recreation Road, Dardanup.

We would like to express our concerns regarding the above Application to the Shire of Dardanup and add this attached image to our submissions dated 3/4/2017 to provide an indication of the impact on Lots 17 & 18 and Lot 5 Recreation Road.

As the immediate land owners of the properties to the north and east (Lots 17 & 18 and Lot 5) of the proposed monopole (Lot 24) we would be asking the council to refuse the Application in the proposed location and the shire of Dardanup to consider our concerns as stated in our Submission.

All our farming infrastructure (stockyards, sheds, laneways) and main entrances for both properties are 40 metres (Lots 17 & 18) and 60 metres (Lot 5) from the proposed monopole. As indicated on the image of the monopole super imposed (attached - taken 8/4/17), the impact on the immediate area is very intrusive and in close proximity to working areas of the farm and entry points from Recreation Road.

As a family we have actively farmed next to the proposed location for over 30 years and other locations in the Dardanup shire for 40 years. We have invested in Dardanup and made it our home; it would be extremely disappointing if the shire was to allow this application to proceed for the benefit of a few but to the detriment of many others.

We are asking the council to have due regard to the likely impacts on existing nearby land owners.

Please feel free to call or email to discuss this further.

Thank you for taking the time to read this addition to our submission.

Dardanup

Dardanup

From: _____

Sent: Monday, 3 April 2017 10:18 AM

To: Records

Subject: Proposed telecommuniactions tower

To whom it may concern,

As somebody from Perth who visits Dardanup and the South West regularly I am disappointed to see the proposal for an unsightly telecommuniactions tower to be built in such close proximity to the lovely Dardanup township and within the sightline of the local catholic primary school. I think the tower would a blight on what is becoming one of our favourite country drives.

Kind regards

(Appendix ORD: 12.4.3C)

From:
Sent: Friday, 2 June 2017 4:29 PM
To: Jake Whistler
Subject: RE: Development Application for Telecommunication Monopole - Lot 24 Recreation Road, Paradise [SEC=UNCLASSIFIED]

UNCLASSIFIED

Jake

What we know:

The monopole at Recreation Road, Paradise will be approximately 41m above ground level and approximately 68m AHD.

It is about 7.2 km east (and a bit south) of the nearest runway end (Threshold 25) at Bunbury Airport and not nearly in line with any runway.

From Google Earth Pro I can't see any other aerodromes, landing areas, heliports or airfields in the vicinity. You may wish to check/contradict.

Bunbury Aerodrome is registered, and in ERSA, which advises that Bunbury Aerodrome has Pilot Activated Lighting – night operations would be expected.

Bunbury Aerodrome is approximately 12m below the level of the monopole base, so the top of the pole is approximately 53m above the level of the airport. Code 1 in the Runway Distance Supplement.

The monopole would not be an obstacle. It would be outside the Conical Surface.

Bunbury has an instrument approach procedure for runway 25 and the missed approach is to the south and east, to the south of and well above the site.

The power poles in the vicinity are up to approximately 10m + high.

As the monopole is outside the OLS, CASA has no authority to require it to be lit. Please also note that the proponent should still exercise its duty of care to address any potential hazards to low flying aircraft using any aerodromes or Aeroplane Landing Areas in the vicinity of the proposed pole, which may include consideration of the installation of aviation obstacle lighting. Should you wish to voluntarily adopt aircraft hazard identification markings and/or lights, or if a risk assessment determines that the pole should be lit, more information can be found in the CASA Manual of Standards (MOS) Part 139 Aerodromes under sections 8.10 and 9.4.

If it was a CASA decision, CASA would not be requiring lighting of the proposed monopole. However, CASA would recommend that the monopole is relatively conspicuous in that it contrasts with the background (for example galvanised or white).

Regards

Aerodrome Engineer
Air Navigation, Airspace and Aerodromes Branch
CASA Aviation Group
p: 02 6217 1342 m: 0455 051 611
16 Furzer Street, Phillip ACT 2606
GPO Box 2005, Canberra ACT 2601

www.casa.gov.au





02 May 2017

Application for Development Approval - Lot 24 Recreation Road, Paradise - Proposed Optus Monopole

Thank you for the opportunity to respond to the eight (8) representations received relating to the above application by Optus Pty Ltd that has recently been advertised to surrounding landowners and the wider community.

Catalyst One acknowledges that six (6) of the objections received came from landowners within 600m of the proposed development. It is further acknowledged that the address of these representations including whether they are considered sensitive land uses or not has not been provided by the Shire – this will impact on the detail of the response provided.

(Note: the majority of the information provided below has previously been provided as part of the planning report lodged with the Shire. The below information has been compiled for ease of reference in response to the community points of concern raised during the consultation process).

The following section details a response to each point of concern that were raised in the summary of submissions received:

- **Impacts on current and future amenity of the locality, including the future Dardanup urban expansion area (being less than 240m from future expansion area)**

APPLICANT RESPONSE

It is acknowledged that the site, by virtue of its scale and location, will be visible from certain perspectives in the close proximity of the site. However, the site is set back a significant distance from main connector roads including Boyanup – Picton Road, Ferguson Road and Waterloo Road and is well separated from township proper. **Figure 1** provides a geographical context to these roads and the subject site.

The only meaningful impact on the current amenity of the locality will be limited to the immediate approach to the site when traveling along Recreation Road. The nearest residential properties (land where a dwelling is located) are located in excess of 500m north and south of the site. In addition to the large separation distance involved, these dwellings are well screened from the facility by existing and well established vegetation. Accordingly there is minimal meaningful visual impact upon the current population with the exception of when travelling past the site along Recreation Road. In this instance, this will typically be for only a very short period of time. However, once constructed, phone towers quickly become part of the landscape and this one is not considered to be any different.

Photomontages have been independently prepared which provide a visual representation of the proposed facility and what it will look like from along Recreation Road (**refer to attached**).

It is noted that portion of the subject allotment is identified as Deferred Urban under the Greater Bunbury Region Scheme Zone. It is further noted that neither the Shire of Dardanup Town Scheme

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No. 3, nor the State Planning Policy 5.2 Telecommunications Infrastructure nor any Commonwealth legislation mandates physical separation distances from telecommunications facilities.

The construction of telecommunications facility does not inhibit any future development of the land. The proposal will occupy only a relatively small portion of land. The land owner has freely entered into a lease with Optus for the proposed use without prejudice over any future use of the land. Telecommunications facilities are commonplace within our urban and rural landscape, accordingly the amenity of any future urban area will not be negatively impacted upon as a result of the proposal.

The Shire may consider the need to provide landscaping around the base of the monopole to screen the base station, if the Shire consider this option, a condition of approval could be considered appropriate to address this matter. Conversely, if the deferred urban land is to be developed, and landscaped buffered may be considered for that development – which would be common place to manage the interface between urban and rural land uses.

Figure 1



Figure 1: Context of proposed Optus Site to surrounding road network.

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- **Health concerns from radiation emitted from the proposed development on local residents and nearby schools, environment and livestock**

APPLICANT RESPONSE

A number of community members have expressed concern over possible health impacts from the Optus facility.

We acknowledge the concerns of local residents. Please note that public health and safety is of paramount importance to Optus. Accordingly, we abide by the advice and regulations of the Australian government, which are in turn based on internationally accepted standards.

All Optus facilities (and indeed, all mobile communications facilities across Australia) are required to operate within strict operational standards set by the Australian Communications and Media Authority (ACMA) and Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

ARPANSA is a Federal Government agency responsible for protecting the health and safety of both people and the environment from the harmful effects of radiation; the operational standards are based on international standards set by the International Commission for Non-Ionizing Radiation Protection (ICNRP). The current Australian standard is the *Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields* (known as 'RPS3').

Optus has an obligation to comply with the standards set down by the Australian government. Optus does not have the authority to review or set these EME standards, but relies on the advice of the Australian government (ARPANSA) and peak bodies such as the World Health Organisation.

ARPANSA Conclusions

Health authorities around the world, including ARPANSA and the World Health Organization, have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME from mobile phone base station antennas.

No adverse health effects are expected from continuous exposure to the RF EME emitted by the antennas on mobile phone base stations.

http://www.arpansa.gov.au/radiationprotection/factsheets/is_antenna.cfm

A copy of ARPANSA's fact sheet on base stations and health is attached for your convenience.

World Health Organisation Conclusions

From all evidence accumulated so far, no adverse short- or long-term health effects have been shown to occur from the RF signals produced by base stations.

Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects.

<http://www.who.int/peh-emf/publications/facts/fs304/en/>

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Compliance with the Australian standard is demonstrated by the ARPANSA format EME report, a copy of which is attached for your consideration. Compliance with the standard is demonstrated with EME levels shown as a percentage of the Australian standard – a site operating at 100% of the standard is considered to be safe by the federal government. We note that this standard has been prepared with consideration for all age groups, including infants and children.

As part of Optus' commitment to public safety, Optus operate all of its facilities at levels many times below the Australian standard. In this case, the maximum EME levels predicted to be produced by this site represent **0.36%** of the Australian standard – over 350 times lower than the maximum safe levels mandated by the federal government.

It should also be noted that EME levels are calculated as a 'worst case scenario' based on the maximum power the facility is capable of operating at – in reality, actual levels will generally be much lower, as the facility can power down when not in use.

Several submissions have raised concerns that mobile base stations can cause cancer, based on the 2011 classification of radiofrequency fields as a Group 2B Carcinogen – 'possibly carcinogenic to humans'.

ARPANSA have made the following comments in regard to this classification:

- The classification does not mean that radiofrequency fields cause cancer – rather, that evidence is limited but a role in causing cancer cannot be ruled out.
- The classification has been based on studies of glioma, a type of brain cancer, in heavy mobile phone users – the risk relates to use of the phone, because of its proximity to the user's head, and the power output of the phone.
- Radiofrequency fields from mobile base stations are much, much lower and are not a risk in this case – *"typical exposures to the public from mobile phone base stations are well below international and Australian exposure limits, and very far below the localised exposures from mobile phone handsets"* (see http://www.arpansa.gov.au/news/mediareleases/archive/mr1_030611.cfm).

We strongly urge you to read over ARPANSA's statement at http://www.arpansa.gov.au/news/mediareleases/archive/mr1_030611.cfm for more information on the IARC classification.

A commonly reference report when someone raises health concerns such as these is the 'BioInitiative Report' ('A Rationale for a Biologically-based Public Exposure Standard for Electromagnetic Fields (ELF and RF) 2007'). However numerous peak bodies, including ARPANSA, reject the conclusions of this report – according to ARPANSA, the report has been criticised for being biased, and for offering conclusions and recommendations that are very different from those of the recognised peak bodies, such as ICNIRP and the World Health Organisation. ARPANSA advise that the *"weight of scientific evidence does not support the safety limits recommended by the BioInitiative Group"*.

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Again, we strongly urge you to read ARPANSA's position statement on the BioInitiative Report, located at <http://www.arpansa.gov.au/radiationprotection/emr/literature/september09.cfm>.

ARPANSA regularly review and comment on international scientific studies relating to radiofrequency fields and health. These reviews are available at <http://www.arpansa.gov.au/radiationprotection/emr/literature/index.cfm>. It is worth reiterating ARPANSA's position, based on ARPANSA's continual review of these studies, that mobile base stations are not considered a public health risk.

- **Impacts on the valuation of land in the area**

APPLICANT RESPONSE

Perceived property values are not a 'valid planning consideration'. Furthermore, research in this area indicates that there is currently no substantive evidence to suggest that telecommunication facilities cause a reduction in property prices. The presence of mobile and wireless telecommunications services generally encourages further growth and development. Having access to a reliable mobile network is an essential service for local businesses throughout the area and is a desirable asset when new businesses and potential home buyers are looking to obtain new premises. It is considered that the proposed facility will therefore be in the public interest and will outweigh any minor loss in visual amenity by providing the users of the surrounding area with access to enhanced telecommunications services.

- **Impacts on tourism in the Ferguson Valley and Recreation Road**

APPLICANT RESPONSE

There is widespread recognition that mobile telecommunications play a key economic role within society and the provision of these services in the wider community is in the public interest – the tourism sector is inseparably intertwined in this. Many residents and businesses in the wider area are dependent on having access to reliable mobile network services. Improved coverage in this area means that residents, business owners, employees and customers will have access to improved mobile phone and wireless internet services via the Optus mobile network as well as the reassurance communications brings in the event of emergency.

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

Matters relating to visual impact have been addressed separately in this response.

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- Glare from galvanised steel may cause a safety hazard to drivers and cyclists on Recreation Road

APPLICANT RESPONSE

The facility will be finished with non-reflective and dull colours which will not be in contrast to the rural character of the locality and is highly unlikely to result in any safety hazard. In particular, antennas will be unpainted, factor grey finish. The monopole will be steel fabrication with a galvanised appearance which will quickly fade in the sun light to best blend into the landscape.

The equipment shelter will be painted colorbond 'paper bark' which is considered appropriate. If Council consider it necessary, a condition of approval could include the need to paint the monopole and associated equipment on the tower. In past experience, a dull non-reflective colour works best, such as *Shale Grey* or *Pale Eucalypt* from the Colorbond colour matrix.

- Considers there are more appropriate alternative locations as identified in the application

APPLICANT RESPONSE

Seven (7) potential candidates were investigated as part of the original site scoping process, including the two (2) co-location opportunities. Full details of the alternative sites were provided in the original planning report and reiterated in **Table 1** and **Figure 2**:

Candidate	Site Details	Facility Type	Description & Comments
A	3 Ferguson Road, Dardanup	C/L 25m Monopole (unbuilt)	Unbuilt Telstra 25m monopole. Prolonged Telstra acquisition timeframe being well outside of Optus operational requirements. Note: New Optus facility will be available to Telstra for co-locate purposes - which would negate the need for a new facility within the Dardanup township.
B	Lot 101 Fees Road (Also known as Banksia Road) DARDANUP WA 6236	C/L NBN Co 40m Monopole	NBN Co. 40m monopole with proposed Telstra telecommunications equipment at 30m. Available height for Optus is reduced to 25m coupled together with the site being well outside of Optus's search area, fails to achieve the necessary Optus coverage requirements.
C	Corner Ferguson and Recreation Road 44 Ferguson Road	GF 40m Monopole	Initial conversations with Council were constructive, leasing would be in accordance with local government act, however marginal planning merit where better candidate is available. The site is located within Urban Zone under the Regional Scheme and is located in close

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			proximity the local school and residential area.
D	109 Venn Road, Dardanup	GF 40m Monopole	Candidate D is located in the Small Holding Zone. Land lord was non-committal, therefore the candidate could not be pursued.
E	1137 Boyanup-Picton Road, Dardanup	GF 40m Monopole	Candidate E is located in General Farming Zone. Land lord was non-committal, therefore the candidate could not be pursued.
F	25 Recreation Road, Paradise, WA 6236	GF 40m Monopole	Preferred Candidate
G	No street address available (Lot 2 On Diagram 72051) Recreation Road, Dardanup WA 6236	GF 40m Monopole	Candidate E is located in General Farming Zone. Property tenure could be achieved. From a Planning view point, the location is within close proximity to a cluster of households and will be more visible from Boyanup-Picton Road, therefore the candidate could not be pursued.

Table 1 Summary of candidates investigated.

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Figure 2



Figure 2: Candidates Sites Investigated (Google Earth)

- Considers there is existing telecommunications infrastructure in the area that should be used (co-location)

APPLICANT RESPONSE

Co-location opportunities have been considered as part of the original site scoping– prior to the Subject Site being nominated. Two (2) co-location opportunities were identified and detailed in the original planning report. The reason why they are not suitable for Optus is reiterated below:

1. RFNSA #6236002. 25m Telstra Monopole, 3 Ferguson Road Dardanup WA 6236

Telstra Exchange site (unbuilt). Telstra have long term plans to construct a 25m monopole. From a planning, design and site acquisition viewpoint, co-location provides the best outcome for development. In this instance the future Telstra facility falls well outside Optus acquisition timeframes and cannot be considered. Conversely, Telstra will have the option to co-locate on the Optus facility – negating the need for a facility within the township.

2. RFNSA #6236003. 40m NBN Co. Monopole, 3 Lot 101 Fees Road (Also known as Banksia Road) Dardanup WA 6236

NBN Co. 40m monopole with proposed Telstra telecommunications equipment at 30m. In this instance, only a 25m aperture is available on the monopole. Additionally, the site is located well outside of the Optus search area, therefore failing to achieve Optus’s coverage objectives.

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Figure 3



Figure 3 Locations of nearest existing telecommunications facilities (RFNSA website)

In Closing, considerable time and effort has gone in to identifying the best possible site that achieves Optus’s operational requirements and minimises the potential visual impacts caused by tall structures. It has been noted that the proposed height cannot be reduced and is the lowest height possible required to achieve the necessary coverage objectives. These objectives include providing continuous coverage to the Dardanup area, including Boyanup Picton Road and Ferguson Road and resolving blackspots in the area and providing capacity relief for the wide locality.

Please do not hesitate to contact the undersigned should you require any further information.

Regards

Daniel Hay | Senior Town Planner
Catalyst ONE Pty Limited

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1. RESPONSIBLE DIRECTORATE

Corporate and Community Services - Finance

2. PURPOSE OR OBJECTIVE

Under the Local Government Act 1995, and Local Government (Financial Management) Regulations 1996, all local governments in Western Australia must produce annual financial statements that comply with the Australian Accounting Standards (AASB).

The Australian Accounting Standards Board has determined that from 1 July 2016, AASB 124 (Related Party Disclosures) will apply to government entities including local governments. The objective of AASB 124 "is to ensure that an entity's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position and profit or loss may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties".

This policy provides a framework for the identification of related party relationships and the disclosure of related party transactions with Council.

The objective of this policy is to provide guidance on:

- The identification of Council's related parties;
- Management of related party transactions;
- Recording such transactions; and
- Disclosure of the transactions in the Shire of Dardanup annual financial statements in accordance with AASB 124.

3. DEFINITIONS

In the context of this policy, the following terms shall be used.

TERM	DEFINED AS:
AASB 124	Australian Accounting Standards Board, Related Party Disclosures Standard 124.
Close family members of Key Management Personnel (KMP)	Those family members who maybe expected to influence, or be influenced by, that person in their dealings with Council and include: <ul style="list-style-type: none"> • the KMP's children, and spouse or domestic partner; • children of that KMP's spouse or domestic partner; and • dependents of the KMP or the KMP's spouse or domestic partner.
Compensation	To include all employee benefits in the form of consideration paid, payable or provided by the entity, or on behalf of the entity, in exchange for services rendered to the entity Refer AASB 119 Employee Benefits.
Entity	Includes a body corporate, a partnership or a trust, incorporated, or unincorporated group or body.
Entity Related to Council	An entity that is either controlled, or jointly controlled, or over which Council has significant influence. A person or entity is that is a Related Party of Council if any of the following apply: <ul style="list-style-type: none"> • They are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others); • They are an associate or belong to a joint venture of which Council is part of; • They and Council are joint ventures of the same third party;

TERM	DEFINED AS:
	<ul style="list-style-type: none"> • They are part of a joint venture of a third party and Council is an associate of the third party; • They are a post-employment benefit plan for the benefit of employees of either Council or an entity related to Council • They are controlled or jointly controlled by close family members of the family of a KMP; • They are identified as a close or possible close family member of the family of a person with significant influence over Council or a close possibly close member of the family of a person who is a KMP of Council; • Or, they, or any member of a group of which they are part of, provide KMP services to Council.
<p>Entity Related to Key Management Personnel (KMP)</p>	<p>An entity that is related to key management personnel and includes entities that are:</p> <ul style="list-style-type: none"> • Controlled, or jointly controlled by a KMP; • Apart from Council, where a KMP has significance influence over, or is a member of the key management personnel of the entity or parent of the entity; or • Controlled or jointly controlled by a close family member of a KMP of Council. <p>A person or entity is deemed to have control if they have:</p> <ul style="list-style-type: none"> • Power over the entity; • Exposure, or rights, to variable returns from involvement with the entity; or • The ability to use power over the entity to affect the amount of returns. <p>To jointly control, a person or entity must have contractual rights or agreed sharing of control of the entity, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.</p>
<p>Key Management Personnel (KMP)</p>	<p>Those persons having authority and responsibility for planning, directing and controlling the activities of Council or Council entities, directly or indirectly. Key Management Personnel for the Shire of Dardanup are:</p> <ul style="list-style-type: none"> • Elected Members (including the President); • Persons employed under section 5.36 if the Local Government Act 1995 in the capacity of Chief Executive Officer or Director or Manager.
<p>Materiality</p>	<p>The assessment of whether a transaction, either individually or in aggregate with other transactions, by omitting it or misstating it could influence decisions that users make on the basis of an entity's financial statements.</p>
<p>Ordinary Citizens Transaction (OCT)</p>	<p>A transaction that an ordinary member of the community would undertake in the ordinary course of business with the Shire of Dardanup.</p>
<p>Related Party</p>	<p>A person or entity that is related to the local government that is preparing its financial statements.</p> <p>A person or close member of that person's family is related if that person:</p> <ul style="list-style-type: none"> • Has significant influence over the reporting entity; or

TERM	DEFINED AS:
	<ul style="list-style-type: none"> • Is a member of the key management personnel of the reporting entity. <p>An entity is related if any of the following conditions apply:</p> <ul style="list-style-type: none"> • the entity and the reporting entity are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others); or • a person is a member of the key management personnel of the entity.
Related Party Transaction	The transfer of resources, services or obligations between the Shire of Dardanup and a related party, regardless of whether a price is charged.

4. POLICY

The related party disclosure policy seeks to reduce the risk that the Shire of Dardanup's transactions may be influenced by the interests of parties related to the transaction. This occurs where the parties are in a position to influence the decision of whether a benefit is provided to them, and the terms of the provision of that benefit. It is therefore important that Key Management Personnel act honestly and with reasonable care and diligence whilst avoiding improper use of their position and information. It is equally important that Key Management Personnel of the Shire of Dardanup are subject to a high level of accountability, including appropriate disclosure of their transactions with the Council in the annual financial statements.

4.1 Identification of Related Parties

AASB 124 provides that the Shire of Dardanup is required to disclose in its Annual Financial reports related party relationships, transactions and outstanding balances. For the purpose of determining application of the standard, the Shire of Dardanup has identified the following persons as meeting the definition of Related Party:

- Elected Members (including the President);
- Key Management Personnel being a person employed under section 5.36 of the Local Government Act 1995 in the capacity of Chief Executive Officer or Director or Manager;
- Close members of the family of any person listed above, including that person's child, spouse or domestic partner, children of a spouse or domestic partner, dependents of that person or person's spouse or domestic partner;
- Entities that are controlled or jointly controlled by a Council member, KMP or their close family members. Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs.

The Shire of Dardanup will therefore be required to assess all transactions made with these persons or entities. Other parties may be assessed to be related parties from time to time depending upon Council's structure and delegations or in accordance with the requirements of AASB 124.

4.2 Key Management Personnel

All Key Management Personnel are responsible for assessing and disclosing their own, their close family members', and their related entities' relationship with Council. All related parties must be included in the self-assessment. A *Related Party Disclosures Declaration* form is provided as an attachment to this policy.

4.2.1 KMP Compensation

Council is required to disclose KMP compensation in total and for each of the following categories:

- (a) Short-term employee benefits (e.g. salary, motor vehicle benefits, fringe benefits)
- (b) Post-employment benefits (e.g. superannuation)
- (c) Other long-term benefits (e.g. annual leave and long service leave)
- (d) Termination benefits (N/A, unless the recipient of voluntary severance)
- (e) Share-based payments (NA).

4.3 Related Party Transactions

KMP must provide a *Related Party Disclosures Declaration Form 183* [[Form 183 - Declaration Form - Related Party Disclosure.docx](#)], notifying of any existing or potential related party transactions between Council and either themselves, their close family members or entities controlled or jointly controlled by them or any of their close family members.

4.3.1 Ordinary Citizen Transactions (OCTs)

Ordinary Citizen Transactions are transactions with a related party that are made on terms that are considered reasonable if the parties were dealing at 'arm's length'. Related party transactions excluded from disclosure requirements on the basis of classification as Ordinary Citizen Transactions are transactions that:

- occur during the normal course of Council delivering its public service goals;
- are under the same terms that would be available to a member of the community; and
- belong to a class of transaction that an ordinary member of the community would normally transact with Council.

Examples of Ordinary Citizen Transactions include:

- facility hire;
- use of Council owned facilities such as Recreation Centre, libraries, parks, ovals and other open public spaces (whether charged a fee or not);
- payment of rates, dog registrations, or fines;
- any valid discounts or fee waivers that are available to the party as an ordinary citizen and is available to any ordinary citizen in the same circumstance;
- any service or benefit provided as part of the normal Council business operation to the party as an ordinary citizen and is available to any ordinary citizen in the same circumstance.

Transactions between Council and Related Parties that would normally be considered Ordinary Citizen Transactions but where the terms and conditions differ from normal practice however, must be disclosed.

4.3.2 Non-Ordinary Citizen Transactions

All related party transactions that do not satisfy the definition of Ordinary Citizen Transaction must be disclosed in accordance with AASB 124.

Examples of transactions that must be disclosed if they are with a related party, and are not an Ordinary Citizen Transaction:

- purchase of sales or goods (finished or unfinished);
- purchases or sales of property or other assets;
- rendering or receiving services;

- leases;
- transfers of research and development;
- transfers under licence agreements;
- transfers under finance arrangements (including loans and equity contributions in cash or kind);
- provisions of guarantees or collateral;
- commitments to do something if a particular event occurs or does not occur in the future, including execution of contracts (recognized or unrecognized); and
- settlement of liabilities on behalf of Council or by Council on behalf of the related liability.

4.4 **Disclosure Requirements**

4.4.1 Council Disclosure

Transactions between Council and related parties, whether monetary or not, are required to be identified. Disclosure of these transactions within the annual financial statements will be determined in accordance with materiality by assessment against the nature and size when considered individually and collectively.

AASB 124 provides that Council must disclose the following financial information in its financial statements for each financial year period:

- the nature of any related party relationships;
- the amount of transactions;
- the amount of outstanding balances, including commitments, including:
 - i. terms and conditions, whether they are secured, and the nature of the consideration to be provided in settlement; and
 - ii. details of any guarantees given or received;
- provisions for doubtful debts related to the amount of outstanding balances; and
- the expense recognized during the period in respect of bad or doubtful debts due from related parties.

The following matters must be considered in determining materiality and significance of any related party transactions:

- significance of transaction in terms of size;
- whether the transaction was carried out on non-market terms;
- whether the transaction is outside of normal day-to-day business operations, such as the purchase and sale of assets;
- whether the transaction is disclosed to regulatory or supervisory authorities;
- whether the transaction has been reported to senior management; and
- whether the transaction was subject to Council approval.

Regard must also be given for transactions that are collectively, but not individually significant.

4.4.2 Key Management Personnel Disclosure

For the purposes of determining relevant transactions, elected members and key management personnel will be required to complete a *Related Party Disclosures Declaration Form 183* [[Form 183 - Declaration Form - Related Party Disclosure.docx](#)] twice yearly, and no later than the following dates each financial year:

- 30 December each year; and
- 30 June each year.

A review of KMP's and their related parties will be completed every 6 months. Particular events such as change of Councillors, Chief Executive Officer or Executive Managers or a corporate

restructure will also trigger a review of Council's related parties immediately following such an event.

The Chief Executive Officer shall implement a suitable system to identify related parties. The primary identification method of close family members and associated entities of Key Management Personnel shall be by (but not limited to) KMP self-assessment. KMP have a responsibility to identify and report any changes to their related parties as they occur.

4.5 Materiality

Management will apply professional judgement to assess the materiality of transactions disclosed by related parties and their subsequent inclusion in the financial statements. In assessing materiality, management will consider both the size and nature of the transaction, individually and collectively. Materiality thresholds are reviewed annually as part of the audit process and reported related party disclosures will be in compliance with the framework of the Australian Accounting Standard AASB 124 and other relevant standards, as required.

4.6 Register of Related Party Transactions

Council will maintain and keep up to date a register of related party transactions that captures and records information required for disclosure purposes for each existing or potential related party transaction (including ordinary citizen transactions assess as being material in nature) during a financial year.

4.7 Information Privacy

The following information is classified as confidential, and is not available for inspection by or disclosure to the public, including through a Freedom of Information Application:

- i. information (including personal information) provided by a key management person in a Related Party Transaction Notification; and
- ii. personal information contained in a register of related party transactions.

4.7.1 Access to information

The following persons are permitted to access, use and disclose the information provided in a related party disclosure or contained in a register of related party transactions for the purposes of section 4 are:

- The Chief Executive Officer;
- Director Corporate and Community Services;
- Manager Financial Services;
- An auditor of Council including an auditor from the WA Auditor General's Office; and
- Other officers as determined by the Chief Executive Officer.

4.7.2 Permitted Purposes

Persons specified in section 7.1 may access, use and disclose information in a related party disclosure or contained in a register of related party transactions for the following purposes:

- Assess and verify the disclosed related party transaction;
- Reconcile identified related party transactions against those disclosed in the related party Disclosure or contained in the register of related party transactions;
- Comply with the disclosure requirements of AASB 124; or
- Verify compliance with the disclosure requirements of AASB 124.

5. REFERENCE DOCUMENTS

- Local Government Act 1995
- Local Government (Financial Management) Regulations 1996
- Australian Accounting Standards – AASB 124 Related Party Transactions, AASB 2015-6
- Shire of Dardanup Code of Conduct

GOVERNANCE INFORMATION			
Procedure Link:		Administrative Policy Link:	
Authority to Approve:	Council	Directorate/Department:	Corporate & Community Services

ADMINISTRATION INFORMATION					
History:		NEW	OCM	Res:	Synopsis: Policy created.
Version:	1	Reference:			Synopsis:
Version:	2	Reference:			Synopsis:

BUNBURY WELLINGTON GROUP OF COUNCILS

Minutes from the Bunbury Wellington Group of Councils meeting held on Wednesday, 26 July 2017, commencing at 9.05am in the Ocean Meeting Room, City of Bunbury Administration Building, 4 Stephen Street, Bunbury.

1 DECLARATION OF OPENING

The Chairman, Ben Rose declared the meeting open at 9.05am.

2 RECORD OF ATTENDANCE – APOLOGIES

2.1 Attendance

Ben Rose – Chief Executive Officer, Shire of Donnybrook Balingup (Chairman)
Mal Osborne – A/Chief executive Office, City of Bunbury
Michael Parker – Chief Executive Officer, Shire of Harvey (Left at 9.40am)
Paul Sheedy – Chief Executive Officer, Shire of Capel
Luke Botica – A/Chief Executive Officer, Shire of Dardanup
Alan Lamb - Chief Executive Officer, Shire of Boyup Brook (Arrived at 9.12am)

2.2 Apologies

David Blurton – Chief Executive Officer, Shire of Collie

3 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

3.1 Confirmation of Minutes – 12 June 2017

A copy of the Minutes of the meeting held 12 June 2017 are distributed to members at **Appendix 1**.

BUNBURY WELLINGTON GROUP OF COUNCILS RECOMMENDATION

MOVED - Paul Sheedy

SECONDED – Michael Parker

THAT the Minutes of the Bunbury Wellington Group of Councils Meeting held on 12 June 2017, be confirmed as true and correct subject to the following corrections:

- CARRIED

4 BUSINESS FOR DISCUSSION

4.1 South West Waste Site Project – CLGF Funding

REPORTING OFFICER	Ben Rose – CEO Shire of Donnybrook Balingup
ATTACHMENTS	Correspondence from Department of Regional Development

MATTER FOR CONSIDERATION

The purpose of this report is to:

1. Discuss the requests made by DRD and form a response;
2. Consider all scenarios and prepare contingency plans should BWGC be requested to return a portion of or all of the CLGF Grant Funding.

BACKGROUND

The BWGC held a telelink with Melissa Murphy from the Department of Regional Development on 11 July 2017. DRD raised a number of concerns with the new proposal to progress the South West Regional Waste Site Project (Appendix 2):

- The new proposal does not align with the CLGF Guidelines which indicate that the local governments should be well advanced in the project planning. BWGC need to provide appropriate documentation to demonstrate this, such as evidence that the group have undertaken initial planning work through feasibility studies, business plans and risk assessment.
- The CLGF program is drawing to a close. DPIRD has initiated the approach that it is unlikely to grant any further extensions to CLGF FAA's beyond 30 December 2017.
- CLGF guidelines requires that all CLGF expenditure must directly relate to the delivery of capital works and allow for a maximum of only 15% of the total project costs to be allocated to project management and project documentation activities.
- CLGF Regional Group projects are approved by Cabinet which means funds are required to be spent in accordance with the Business Case originally approved by Cabinet. The new proposal is not consistent with the project scope that was originally approved by Cabinet. The new proposal is not consistent with the project scope that was originally approved by Cabinet in January 2014.

Representatives from BWGC and their Shire Presidents met with the Principal Policy Advisor and Policy Advisor from Minister MacTiernan office on 14 July 2017 to seek approval to retain the funding to allow for the project to continue and to preserve the funds for their intended purpose.

Key issues raised by the Minister's office:

- Current financial position of the State requires budget repair measures

- Outstanding CLGF projects to be wound up
- Focus on Economy and jobs
- How did the project change and why?
- Will seek feedback from Minister for Lands and Minister for Environment
- Positive point - Funds are in CoB Trust under a FAA and not in Government
- General comments regarding support for the projects - without being able to provide any commitment
- Queried if this is a "legitimate" project or one that simply suits expenditure of CLGF Funds
- Be prepared that Minister may request consideration of a partial "give back" of funds
- Business case to validate figures provided to ensure project is not filled with guesstimates
- Current Government would not ordinarily support this project as it doesn't have a focus on jobs and economic growth
- Create scenarios ASAP To be prepared for a meeting with the Minister to include;
- Partial give back in return for commitment to a two-prong approach and securing Site 16

COMMENTS

There are a number of items directly related to the CLGF grant which the BWGC need to consider and respond to:

1. DRD has asked for the following information to be provided by 21 August 2017 to assist them in their decision making process on the project:
 - A detailed business case
 - An analysis of options that are available
 - Concept designs and plans
 - Council approvals
 - Evidence of cost estimates from a quantity surveyor or technical authority
2. Following the discussion with Minister MacTiernan's office, BWGC need to consider all scenarios and develop contingency plans, including:
 - a) Partial give-back of funds in return for commitment to the two-pronged approach
 - b) Partial give-back and self-fund Site 16 studies
 - c) Complete recall of the CLGF funds
 - d) Consider relinquishing the funds and have Site 16 ceded to the Local Government Authorities

Notes from the meeting:

- The project approved by Cabinet was for the purchase and development of the Banksia site; the project has moved away from this to the 2-pronged approach.
- The CLGF grant funds must be spent and acquitted by 31 December 2017.
- The group agreed upon the importance of maintaining the 2-prong approach and retaining the CLGF grant funding to carry out these works.

ACTION ITEMS ARISING FROM THE BWGC SPECIAL MEETING:

- CEO's to meet with local politicians, the Minister for Environment and Minister for Lands to seek support in retaining the CLGF grant funding in order to continue the South West Regional Waste Site project.
- Bunbury City Council to prepare a briefing note for circulation to BWGC members.
- Bunbury City Council to liaise with key parties to prepare a business case on Site 16 and Stanley Road in response to the DRD's request for further information by 21 August 2017.
- Mayors and Presidents to be invited to the BWGC meeting on 14 August 2017.
- Politicians to be invited to meet with BWGC after the meeting on 14 August 2017.

5 GENERAL BUSINESS

Nil

6 DATE OF NEXT MEETING

The next Meeting is scheduled to be held on Monday, 14 August 2017, with any matters for inclusion in the agenda, due by **Monday, 24 July 2017.**

7 CLOSURE OF MEETING

Chairperson declared the meeting closed at 10.00am.