

PP194/2019-1

1580 Cressy Road OMBERSLEY

Lot: A PS: 323269 V/F: 10441/786

**Use and Development of a
Telecommunications Facility**

Downer

Officer - Vikram Kumar

EXHIBITION FILE

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Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department



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

Clear Form

Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

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Application for a Planning Permit

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

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

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

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

i Click for further information.

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

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

Pre-application Meeting

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

No Yes

If 'Yes', with whom?: Helen Evans & Vikram Kumar

Date: 03/07/2019

day / month / year

The Land **i**

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

Street Address *

Unit No.:

St. No.: 1580

St. Name: Cressy Road

Suburb/Locality: Ombersley

Postcode: 3241

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

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

A

Lot No.: A

Lodged Plan

Title Plan

Plan of Subdivision

No.: 323269

OR


B


Crown Allotment No.:

Section No.:


Parish/Township Name:


The Proposal

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


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

Proposed Telecommunications Facility

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

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

Cost \$ 250000

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


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

Existing Conditions

Describe how the land is used and developed now *

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

Rural/Farming Land used/cleared for Crops and Sheep


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

Title Information

Encumbrances on title *

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:		
Title: Mr	First Name: Matt	Surname: Wood
Organisation (if applicable): Downer (on behalf of Telstra)		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 480	St. Name: Victoria Road
Suburb/Locality: Gladesville	State: NSW	Postcode: 2111

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email: Matthew.Wood2@downergroup.com
Mobile phone: 0437600895	Fax:

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

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

Owner *

The person or organisation who owns the land

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

Name:		Same as applicant <input type="checkbox"/>
Title: Mr	First Name: Christian	Surname: Kattwinkel
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 1580	St. Name: Cressy Road
Suburb/Locality: Ombersley	State: VIC	Postcode: 3241
Owner's Signature (Optional):	Date: <input type="text"/>	
	day / month / year	

Information requirements


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

Is the required information provided?

Yes No

Declaration



This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature: Matthew Wood	Date: 22/08/2019
	day / month / year

Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?  Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
-  Provided all necessary supporting information and documents?
 - A full, current copy of title information for each individual parcel of land forming the subject site.
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal.
 - Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
 - If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

Need help with the Application?

If you need help to complete this form, read [More Information](#) at the end of this form.

For help with a VicSmart application see [Applicant's Guide to Lodging a VicSmart Application](#) at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website <http://planning-schemes.delwp.vic.gov.au>

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zone and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au. Contact your local Council to obtain a planning certificate in Central Goldfields Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to www.planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on type of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

The following copied documents are made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Example 1

The Land i

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

Street Address *

Unit No.: 4	St. No.: 26	St. Name: Planmore Avenue
Suburb/Locality: HAWTHORN		Postcode: 3122

Formal Land Description *
Complete either A or B.

A Lot No.: **2** Lodged Plan Title Plan Plan of Subdivision No.: **LP93562**

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

⚠ This information can be found on the certificate of title.
If this application relates to more than one address, attach a separate sheet setting out any additional property details.

Example 2

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

Construction of two, double-storey dwellings and construction of two new crossovers.

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

Example 3

Existing Conditions i

Describe how the land is used and developed now *

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

Single dwelling.

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

Example 4

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Name:

Title: Mr	First Name: Len	Surname: Browning
------------------	------------------------	--------------------------

Organisation (if applicable): **Responsible Developers P/L**

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: 4	St. No.: 12	St. Name: Ardour Lane
Suburb/Locality: Wycheproof		State: Vic Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567	Email: tcpl@bigpond.net.au
Mobile phone: 0412 345 678	Fax: 9123 4567

Contact person's details* Same as applicant

Name:

Title: Mr	First Name: Andrew	Surname: Hodge
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Organisation (if applicable): **Town Planning Consultants**

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.:	St. No.:	St. Name: PO Box 111
Suburb/Locality: Parkdale		State: Vic Postcode: 3194

Owner * Same as applicant

Name:

Title:	First Name:	Surname:
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Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Owner's Signature (Optional): Date:

day / month / year



Planning Permit Application

Proposed Telecommunications Facility at
1580 Cressy Road, Ombersley VIC 3241
Lot A / PS323269

Prepared on behalf of Telstra Corporation Limited by Downer EDI Limited

Date | August 2019
Reference | VT19706.01 Hesse

Downer EDI Limited
ABN 97 003 872 848
Level 10
567 Collins Street
Melbourne VIC 3000
T +61 3 9278 5100
www.downergroup.com.au



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Executive Summary

Proposed Development	<p>Downer EDI Limited (Downer) on behalf of Telstra Corporation Limited (Telstra) seeks to establish a new mobile phone base station at 1580 Cressy Road, Ombersley VIC 3241– Lot A/PS323269. The proposed scope of works is inclusive of the following:</p> <ul style="list-style-type: none"> • The installation of a new 40m monopole with a triangular headframe; • The installation of six (6) new panel antennas mounted on the aforementioned triangular headframe at a centreline elevation of 40m; • The installation of six (6) new Tower Mounted Amplifiers (TMAs) mounted on the aforementioned triangular headframe at an elevation of 40m; • The installation of three (3) new Radio Remote Units (RRUs) mounted on the aforementioned triangular headframe at a centerline elevation of 40.5m; • The installation of a 3m (L) x 2.38m (W) x 3m (H) equipment shelter within the proposed lease area; • The installation of a 2.4m high security fence surrounding the proposed lease area (10m x 6m) with 3m wide double access gates; • Upgrade of existing access track, including the removal of two (2) x Cypress Tree for road access way; • The excavation for new underground power (p50 conduit) and fibre connection (p63 conduit) to existing street network; • The installation of associated ancillary equipment including transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, bollards and other associated equipment; and • Colour-matching the proposed telecommunication equipment to match surrounding background and facade where appropriate or as advised by council (E.g. 'Eucalypt').
Coverage Objectives	<p>It has been identified that there is a requirement to provide improved mobile phone coverage and capacity in the Ombersley locality and surrounding areas. The proposed facility will help improve customer voice and data services within the area to fulfil the defined stipulations.</p>
Property Details	<p>Address: 1580 Cressy Road, Ombersley VIC 3241 Legal Description: Lot A/PS323269</p>
Property Owner	<p>Private: Mr Christian Kattwinkel</p>
Relevant LGA, Zoning and Principal Designated Land Use	<p>Local Government Area: Colac Otway Shire Local Planning Policy: Colac Otway Planning Scheme Zoning: FZ – Farming Zone Principal Designated Use: Rural</p>
Overlays	<p>Areas of Aboriginal Cultural Heritage Sensitivity Designated Bushfire Prone Area</p>
Applicant:	<p>Telstra Corporation Ltd C/- Downer EDI Limited Level 10, 567 Collins Street, Melbourne VIC 3000 Contact: Matt Wood T 0437 600 895 Matthew.Wood2@downergroup.com</p>



1.0 Introduction

Downer EDI Limited (Downer) have been engaged by Telstra Corporation Ltd (Telstra) to design and construct a new telecommunications facility in the Ombersley area.

Mobile phone infrastructure provides an integral part of our everyday lives and helps pave the way for societal and technological progression. With the influx of future growth within the subject area, which is generating increasing consumer demands on voice and data services, it has been identified that a new base station is required to address the current poor mobile coverage and capacity.

In order to enable the provision of these services to customers, Telstra and Downer have undertaken a comprehensive site identification and selection process based on a number of factors including environmental, planning, community, property, engineering and radiofrequency (RF) coverage objectives which have all been taken into careful consideration throughout the analysis.

As a result of this assessment, it was determined that a new telecommunications facility at 1580 Cressy Road, Ombersley, would be required in order to provide the necessary coverage and service objectives within the area with minimal adverse impacts on surrounding environments and the community.

Telstra ensures that all of its facilities, including the proposed facility at Ombersley, will operate at a level several thousand times below the already strict ARPANSA (Australian Radiation Protection and Nuclear Safety Agency) guidelines, even at maximum capacity. It should be noted that telecommunication facilities are designed to operate at the lowest possible power.

Telstra and Downer consider the above location to be favourable for the proposed facility as it will have minimal overall environmental impact upon the Ombersley community whilst providing the necessary coverage.

Telstra, as a licensed telecommunications carrier, must operate under the provisions of the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 1997*. In some instances, the 1997 Act exempts carriers from the requirements of State and Territory planning legislation when the proposed facility is compliant with the *Telecommunications (Low Impact Facilities) Determination 1997*. In this instance the proposal is not deemed to be "low impact" as it involves the installation of a new 40m monopole and is therefore not exempt from planning requirements. Accordingly, a planning permit is sought from the Colac Otway Shire Council in accordance with the Colac Otway Planning Scheme.

A description of the regulatory framework is provided in Section 4. An assessment of the environmental impacts associated with the proposed development and its compliance with the regulatory framework is discussed in Section 5. Telstra, as a licensed carrier, must also operate under the provisions of the Communications Alliance Ltd Industry Code C564:2011 (the Deployment Code) for the Deployment of Mobile Base Station Infrastructure, and in particular, must adopt the precautionary approach as detailed under Section 8 and 4.2.3 of the Deployment Code. This report has been prepared in accordance with the Deployment Code.

It is deemed that the proposal demonstrates sufficient merit to warrant the requested development approval.



1.1 Why is a New Mobile Phone Base Station Required?

Telstra has identified the need to improve digital mobile telephone and mobile broadband internet services in the Ombersley area. The proposed telecommunications facility has been designed to provide increased network capacity in an area where capacity is currently not meeting Telstra's radiofrequency objectives.

Telstra regularly undertakes detailed assessments of the performance and coverage of its digital mobile telephone and broadband internet networks to ensure its systems are reliable and achieving the required objectives. Reference to customer demand also provides an indication of areas where coverage and capacity constraints exist. Investigations have found that mobile traffic in Ombersley is greater than the service capacity; as a consequence, the existing base stations in the surrounding area are not able to meet the customer demand.

Operators of telecommunications networks must constantly respond to changes in technology or increased demand on their existing infrastructure assets due to urban growth. Recently, LTE, 4G, and 5G has become the latest industry standard for mobile phone network operators within the Australian marketplace. With consumer demands reflecting an increase in demand for speed and data bandwidth, Telstra requires a new site at subject location to ensure that this level of service provision can be maintained within the defined coverage improvement objectives.

1.2 Pre-Application Meeting

On Wednesday 3rd July 2019 Downer (Matt Wood & Scott Panton), on behalf of Telstra, met with Colac Otway Shire Statutory Planners (Helen Evans & Vikram Kumar) regarding the proposal. The main items of discussion are listed, and responded to, in the below table.

Items of Discussion	Response
<i>Whether the project was part of the Telstra Mobile Phone Black Spot Program (MBSP)?</i>	Downer representatives advised that this project is not part of the Telstra MBSP Program, however the proposed site is required to strengthen existing and improve overall coverage for existing and future users within the Ombersley locality. Refer section 1.1.
<i>Telstra not exploring and utilising Colocation candidates within the area?</i>	Downer representatives advised that this area presents minimal candidates overall with nil colocation opportunities at existing telecommunication infrastructure or other infrastructure such as power or water facilities. Therefore, the greenfield subject site candidate was chosen after assessing all proposed candidates and detailed consideration of all disciplines providing input into a solution to meet the required coverage objectives, whilst minimising impacts. Refer to sections 1.3 and 1.4.
<i>Visual Impact to nearby residences?</i>	Due to the context of the Ombersley area, being rural, there are no opportunities to collocate on existing buildings and/or infrastructure to lessen the visual impact of a new facility. Therefore, the greenfield subject site candidate was chosen after consideration of all disciplines, where minimalizing visual impact was a priority. The suitable location on site, the type of tower structure, and required height to meet coverage objectives, were all considered, resulting in the proposal. Refer to section 5.1.
<i>Areas of Aboriginal Cultural Sensitivity across the property housing the facility?</i>	The subject property housing the facility has identified Areas of Aboriginal Cultural Sensitivity in the vicinity, however has been significantly disturbed and is located approximately 210m east of the identified waterway triggering Areas of Aboriginal Cultural Sensitivity. Further, the proposal, a Telecommunications Facility, is exempt from being a High



	Impact Activity as per the Aboriginal Heritage Regulations. Therefore, the application has been checked against the requirements of the Aboriginal Heritage Act 2006 as to the need for the requirement of a Cultural Heritage Management Plan (CHMP). It has been assessed that a CHMP is not required. Refer to Section 4.2.3.
<i>Existing Cypress Tree removal for access way to Cressy Road?</i>	Upon Downer representatives raising the proposed clearing of two (2) Cypress Trees at site (for new access way), Council Planners were not concerned given they're not a native species, and diseased.
<i>EME and Health?</i>	Upon Downer representatives asking if Council had any concerns regarding EME and Health, Council Planners informed that there were no concerns given a carrier's obligations to maintain compliance also noting the height of the proposed facility and separation to nearby residences and land uses. To demonstrate compliance with the safety standard, an Environmental EME Report is available in Appendix B or via the RFNSA website www.rfnsa.com.au (search site number 3241008).

1.3 Site Selection

Carriers and mobile phone network operators have an obligation under the Industry Deployment Code (C564:2011) to utilise and upgrade existing infrastructure as opposed to developing new sites. However, in this instance this was unachievable due to numerous constraints. It should be noted that extensive searches were conducted within a defined search ring in and around the Ombersley locality inline with the radiofrequency (RF) objectives to be met, and potential candidates are outlined below in **Figures 1 and 2**. Alternative sites were explored in greater detail and a summary of the candidate analysis is detailed below in **Table 1**.

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

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

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

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

Accordingly, this section of the report will demonstrate the following:

- Colocation opportunities and existing telecommunications infrastructure within proximity to the proposed installation: and
- An analysis of the locations considered when determining an appropriate location for a new telecommunications installation within the required coverage area.



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Colocation Opportunities

The Communications Alliance Ltd. industry Code C564:2011 - Mobile Phone Base Station Deployment promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. It should also be noted that as a first preference, Telstra attempts to utilise, where possible, any existing infrastructure or co-location opportunities.

Below is a map of existing and proposed telecommunications facilities surrounding the Ombersley area - the blue marker indicates the location of the proposed telecommunications facility at 1580 Cressy Road, Ombersley VIC 3241.

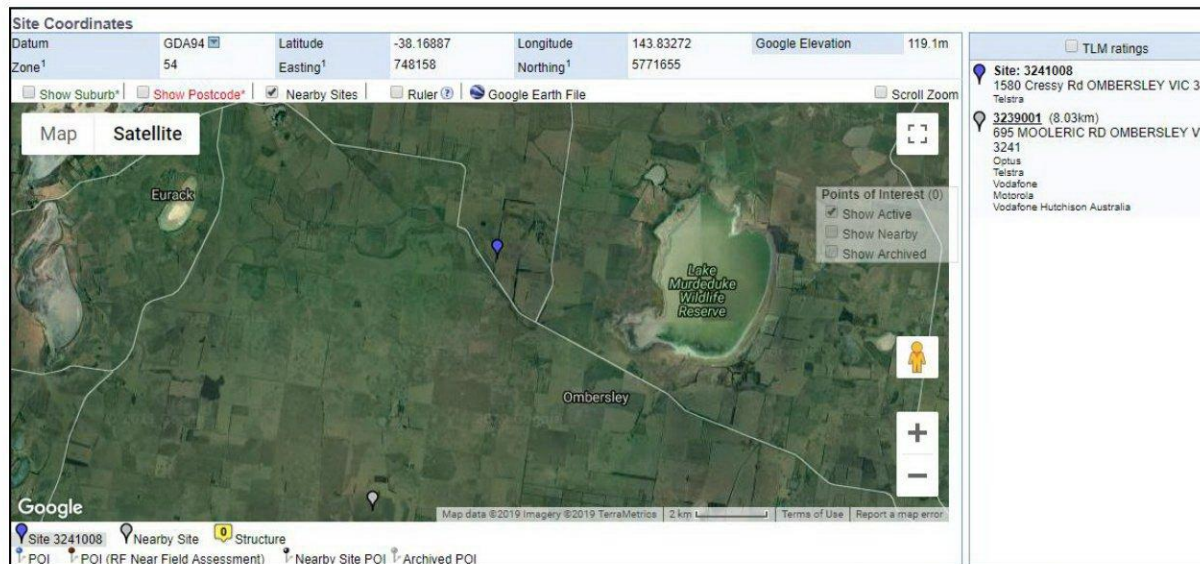


Figure 1 – Location of nearby existing telecommunications facilities (Source: www.rfnsa.com.au)

Accordingly, there is an identified lack of telecommunications facilities within the vicinity of the proposed installation, with the nearest existing facility (grey marker) being a Telstra Site - Mt Gellibrand (RFNSA Ref: 3239001) located more than 8kms southwest of the subject site. Telstra is already co-locating on this facility, making the proposed site Ombersley crucial to covering the losses that cannot be achieved from this existing Mt Gellibrand site. As such, Mt Gellibrand would not meet the required coverage objectives into Ombersley and surrounding areas and therefore was accordingly discounted.

Unfortunately, no other colocation opportunities exist on existing telecommunications or other utility infrastructure within the Ombersley area.

Candidates

The below candidates were identified and assessed against environmental, planning, community, property, engineering and RF objectives. The outcomes of the site selection process is outlined in the table below.

Candidate ID	Address	Selection Outcomes
Candidate A (-38.1686771°, 143.8326787°)	185 Mountside Road, Ombersley VIC 3241	Candidate B chosen as Candidate A received a lower design, RF, and property ranking due to: <ul style="list-style-type: none"> - Property: Higher rental requested - Planning: Removal of existing mature trees and vegetation required for access



		- Design/Construction: Long power route and access track likely to be limiting factors.
Candidate B (-38.16272°, 143.83301°)	1580 Cressy Road, Ombersley VIC 3241	Candidate B was the selected candidate as it meets all the objectives whilst entailing minimal environmental and visual impacts.

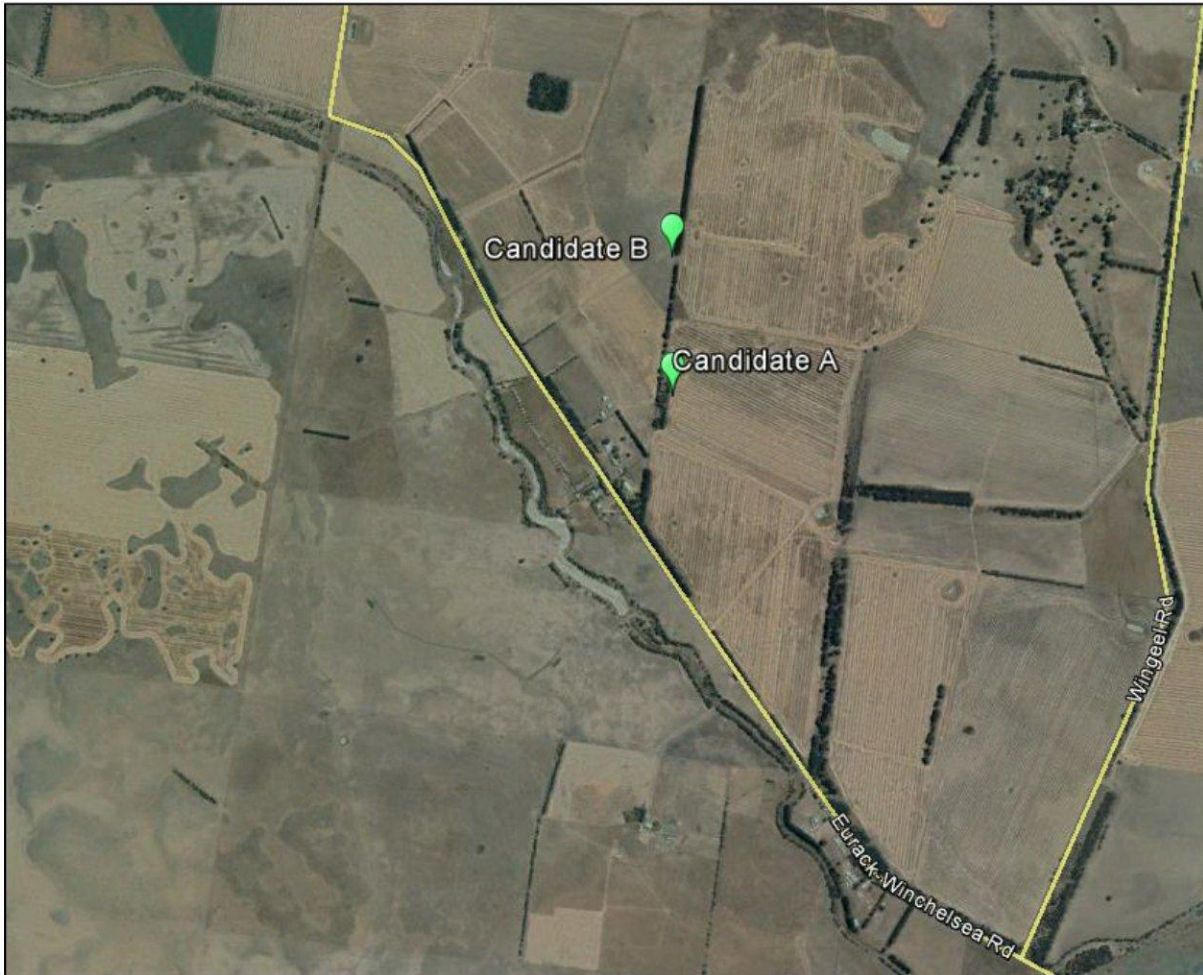


Figure 2 – Candidates within the Locality (Source: Google Earth)

The site selection process also incorporates mandatory Deployment Code activities which are undertaken in order to justify the proposed location of the subject site. This is inclusive of a "Traffic Light Model" (TLM) system which determines community-based sensitivities, within both social and legislative based frameworks. The intent of the Deployment Code is to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses, has been followed in the selection of this site as demonstrated in the Deployment Code Precautionary Approach Checklists (PACs) which are attached at **Appendix C**.

In order to provide the level of coverage required to service Ombersley, none of the existing structures or public utility structures offered a suitable co-location alternative in lieu of a new base station facility. Due diligence is conducted in relation to existing sensitive land uses, costs of upgrading, technical and coverage objectives, lease and land tenure, visual impact and engineering/design criteria.



1.4 Preferred Site Candidate and Site Context

The preferred site candidate at 1580 Cressy Road, Ombersley was selected as the preferred site candidate for the following reasons:

- The proposed site location is located approximately 600m to the west of Cressy Road, surrounded by natural high bearing vegetation which will facilitate significant visual screening for the rural properties surrounding the subject site;
- The availability of viable connections to the power and transmission networks in the area;
- Visual impact – it is believed that the proposed site location will not result in the loss of amenity or the obstruction of viewing corridors to and from the proposed site;
- Town planning considerations (such as zoning, surrounding land uses, environmental significance, compliance with the planning scheme and visual impact);
- The proposed monopole will result in minimal adverse impacts as a result of construction. Construction will be undertaken during low traffic periods and be coordinated appropriately with air services, road authorities, and council;
- Existing driveway access and sufficient car parking at site will repeal any impacts to traffic flow during the construction phase;
- The location will offer a cost-effective site solution whilst maximising coverage and mobile phone service provisions within the identified locality; and
- Tenure – obtaining an agreement with the land owner of the subject site provides surety in determining the location of a mobile phone base station. An agreement has been determined with the subject land owner and Telstra.

The proposed site location, displayed below in **Figures 3 and 4**, meets Telstra's deployment objectives whilst satisfying construction feasibility, town planning considerations, environmental impacts, visual amenities and engineering factors.

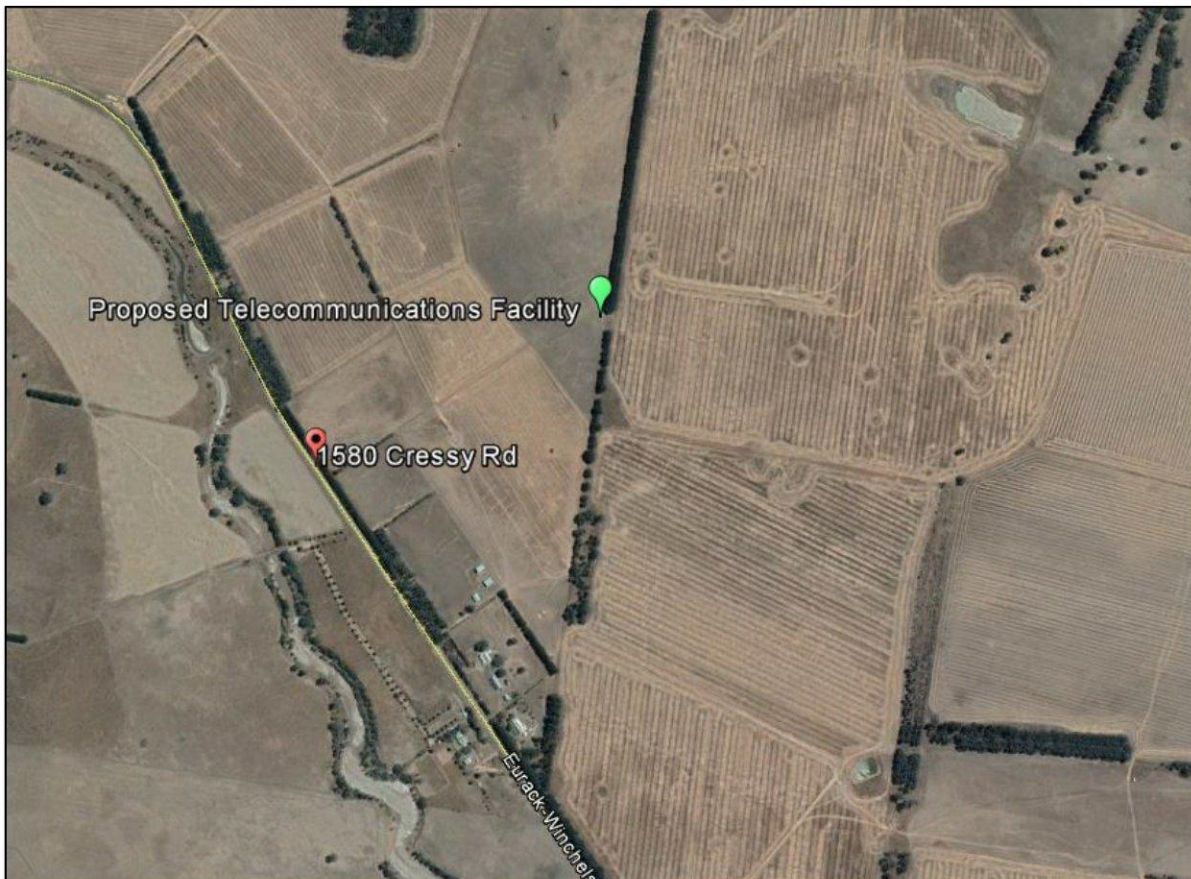


Figure 3: Proposed Telecommunication Facility Site Location (Source : Google Earth)



Figure 4: Proposed (indicative) Telecommunication Facility Site Location (looking east)

Overall, the Ombersley region is recognised as an increasingly attractive place to live, work and for tourism, having experienced population growth and increased traffic movement in the area over recent decades. Such growth requires increased infrastructure capacity, especially so for telecommunications, as there is an exponential growth in the mobile data use on smartphones, requiring additional infrastructure to provide adequate service provision to the expanding area.

The surrounding landscape comprises of undulating terrain largely featuring open farmland with clusters of treed vegetation along valleys and established along winding roadsides. Main view corridors fall away from the ridgelines in the area looking towards the surrounding valley landscape beyond. Noting the large Wind Farm located on Mt Gellibrand presents a number of existing structures on the landscape.

Residential uses in the wider area are sparsely scattered within the rural landscape. No areas of dense residential development are present nearby. Furthermore, given the presence of mature roadside trees along this part of Cressy Road, the proposed facility will be appropriately screened from nearby rural residences.

The site is adjoined to the north, east and south (across Cressy Road) by large private properties. The adjoining property to the east features a single residence (closest neighbouring house) approximately 1km northeast of the site, located amongst mature tree screening, providing further buffering between the subject allotment and balance of the neighbouring property. To the west, across Cressy Road, are further large private properties which are earmarked for future subdivisions and housing estate developments.

Mature roadside trees immediately north and south of the site are approximately 20 metres in height and will provide screening to the facility from surrounding interfaces.



Figure 5: Proposed (indicative) Telecommunication Facility Site Location (looking south)

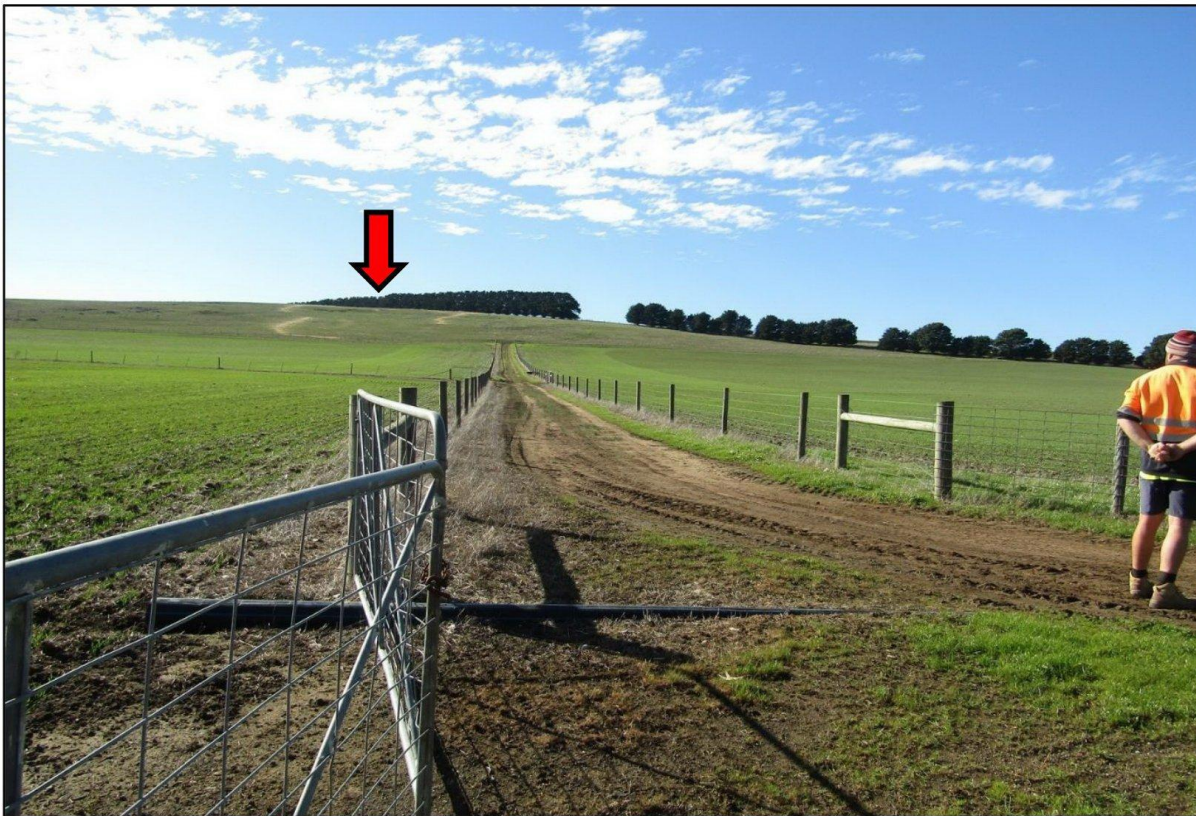


Figure 6: Proposed Telecommunication Facility Site Location (looking east to proposed site)



2.0 Scope of Works

Mobile networks are similar to roads when traffic increases, upgrades are required to relieve congestion and mitigate network jams. Congestion is relieved by making changes to existing base stations or adding additional base stations in areas where we may already have existing coverage. The proposed schedule of works seeks to alleviate congestion and service issues within the Ombersley area.

The proposed scope of works is inclusive of the following:

- The installation of a new 40m monopole with a triangular headframe;
- The installation of six (6) new panel antennas mounted on the aforementioned triangular headframe at a centreline elevation of 40m;
- The installation of six (6) new Tower Mounted Amplifiers (TMAs) mounted on the aforementioned triangular headframe at an elevation of 40m;
- The installation of three (3) new Radio Remote Units (RRUs) mounted on the aforementioned triangular headframe at a centreline elevation of 40.5m;
- The installation of a 3m (L) x 2.38m (W) x 3m (H) equipment shelter within the proposed lease area;
- The installation of a 2.4m high security fence surrounding the proposed lease area (10m x 6m) with 3m wide double access gates;
- Upgrade of existing access track, including the removal of two (2) x Cypress Tree for road access way;
- The excavation for new underground power (p50 conduit) and fibre connection (p63 conduit) to existing street network;
- The installation of associated ancillary equipment including transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, bollards and other associated equipment; and
- Colour-matching the proposed telecommunication equipment to match surrounding background and facade where appropriate or as advised by council (E.g. 'Eucalypt').

As previously specified, Telstra has an obligation under the Industry Deployment Code to ensure that all suitable alternatives have been explored as part of the justification behind this development application. It is believed that proposed works as outlined above will not result in any adverse visual or environmental impacts to the surrounding environs within the Ombersley locality.

2.1 Development Specifics

The proposal will encompass the installation of a new 40m monopole with a triangular headframe. The total height of the proposed telecommunications facility is 41.8m above ground level. Footings for the structure will extend below ground level for which the depth will be determined during detailed design phase. An equipment shelter with dimensions of 3m (L) x 2.38m (W) x 3m (H) will be installed within a 10m (L) x 6m (W) lease area, surrounded by a 2.4m high security fence 3m wide double access gates. New conduits will be installed underground which will run from the structure location to the equipment shelter. The proposed Telstra underground power route will follow the eastern property boundary from the subject site dwelling. The new fibre route will be connected from the existing street network within Cressy Road (southwest) along the existing access track (to be upgraded) route (see below) from Cressy Road to the subject site.

A diagram of the proposed telecommunications facility is displayed below in **Figures 7 and 8**.



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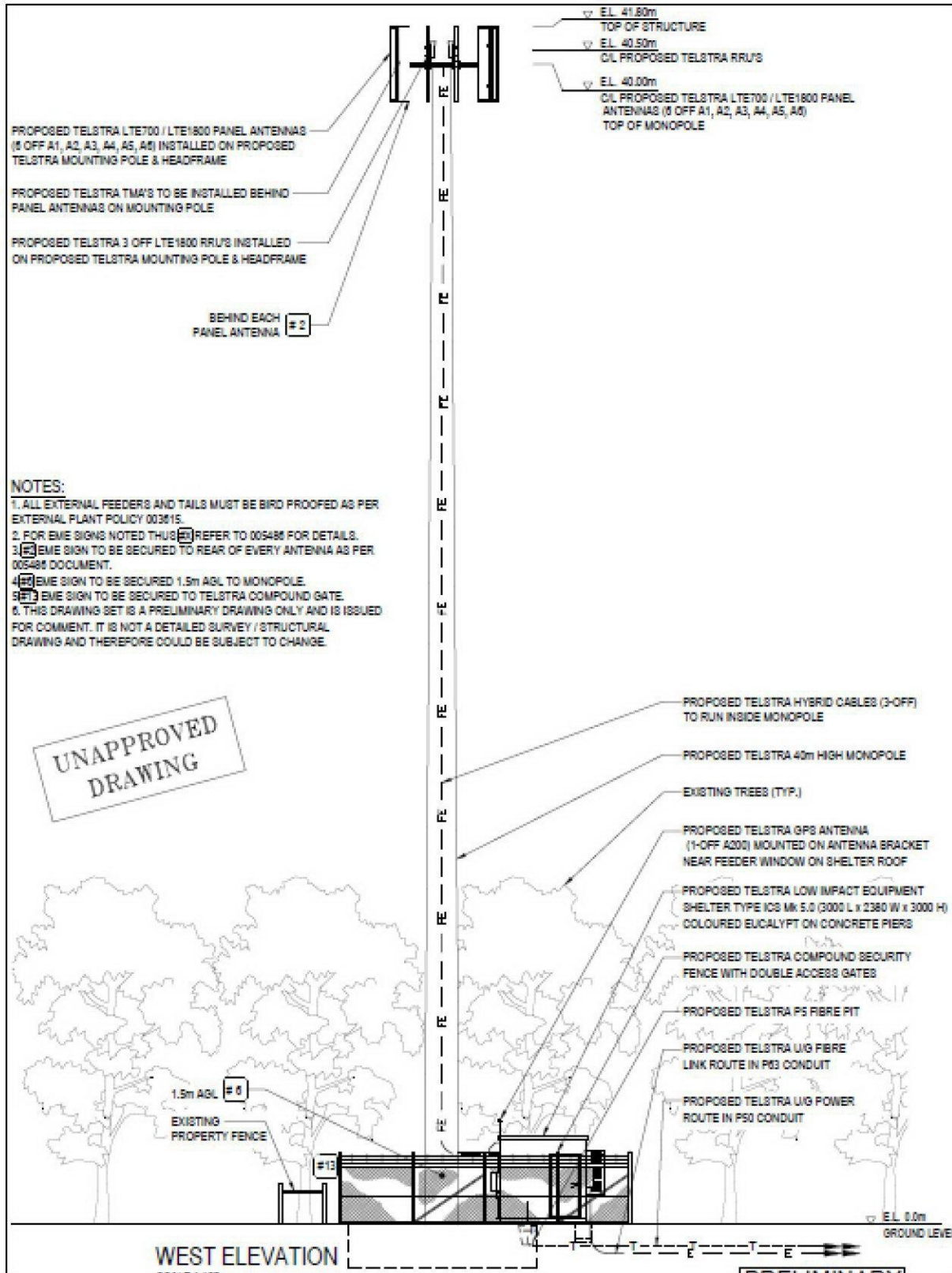


Figure 7: Proposed Telecommunications Facility

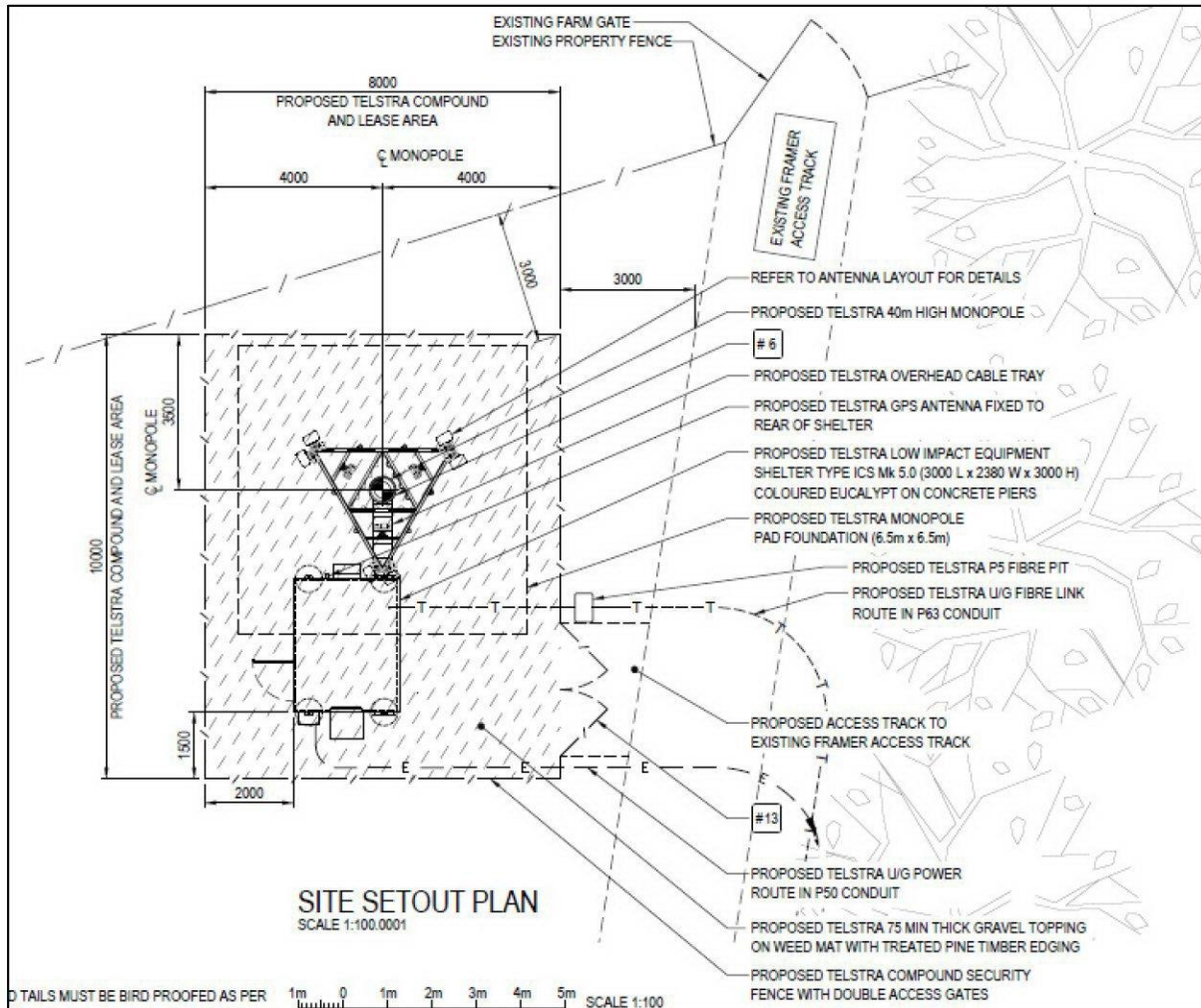


Figure 8: Proposed Telecommunications Facility

2.2 Access to the site

Access to the proposed site will be conducted through an existing access track (600m approx.) to be upgraded from Cressy Road requiring the removal of two (2) Cypress Trees for road access as indicated below in **Figures 9, 10 and 11** and on the proposed plans within **Appendix A** of this report. This route enables direct access off a roadway which will repeal any disruptions to traffic flow for construction vehicles during the build phase and any future required maintenance. The available access is of sufficient size for vehicle manoeuvring. Traffic management will be utilised during construction as necessary.

There is ample existing parking in the cleared area of site for vehicle activities during the construction phase. Given the minor amount of traffic generated by the proposal (expected to be 2 – 4 trips per year), it is not believed that any additional formal parking or manoeuvring areas are required.

It should be highlighted that traditionally, mobile phone base stations do not require extensive maintenance. Additionally, this proposal will not be a significant generator of vehicular and/or pedestrian traffic.



Figure 9: Proposed upgrading of existing access track to proposed site (looking west to Cressy Road)



Figure 10: Proposed upgrading of existing access track (looking south)



Downer
Relationships creating success



Figure 11: Proposed removal of existing diseased Cypress Trees for new Cressy Rd access way (looking east)



Figure 12: Existing diseased Cypress Trees to be removed, proposed access way, & Cressy Rd streetscape (looking southeast)



2.3 Utilities

The final power design including the capacity of the supply will be confirmed in the detailed design phase, however, a major upgrade is not anticipated. Indicatively, a power upgrade is required at the existing meter at the subject dwelling which will deliver power to the new proposed Telstra site. A standard power application will be submitted for approval and all new low voltage cable on the site will be installed underground.

The unmanned facility does not require access to water or sewer infrastructure. The proposal will not alter stormwater runoff from the site, given the very minimal hardstand area.

The site does not require any additional permits for the connection of a sewer/roadway.

2.4 Construction Scheduling

Given the fairly unique nature of the proposed development, the development and construction of the mobile phone base station primarily consists of the following processes:

- Remediation – ensuring that the land is suitable for construction. This is inclusive of confirming existing structural assessments and the provisioning of cabling;
- Installation of new equipment – reflective of the scope of works outlined within this Planning Permit Application; and
- Network Integration – Ensuring that the mobile phone base station can connect with both end users and other sites within the Telstra network.

Throughout the construction phase of the proposed development, any construction works will not disturb existing traffic flows. If a road closure is required for the erection and installation of equipment, the appropriate approvals will be obtained from Council (where applicable).

3.0 Planning Assessment

Of particular importance when assessing planning permit applications for telecommunications facilities are the following Planning Scheme clauses:

- General Provisions: Clause 62 - Uses, buildings, works, subdivisions and demolition not requiring a permit; and
- Particular Provisions: Clause 52.19 - Telecommunications Facility.

Clause 62.01-1: 'Uses not requiring a permit' states as follows:

"Any requirement in this scheme relating to the use of land does not apply to:

- *The use of land for a Telecommunications facility if the associated buildings and works meet the requirements of Clause 52.19."*

Similarly, Clause 62.02-1: 'Buildings and works not requiring a permit' states as follows:

"Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works does not apply to:

- *Buildings and works associated with a telecommunications facility if the requirements of Clause 52.19 are met."*



Therefore, once the requirements of Clause 52.19 are met, there is no permit trigger for use or buildings and works under either the zone or overlay which applies to the site. The only permit trigger is under Clause 52.19-1, which states as follows:

"A permit is required to construct a building or construct or carry out works for a Telecommunications facility."

With regard to meeting the requirements of Clause 52.19 (which has caused a degree of confusion) some VCAT cases which have been heard in the aftermath of VC77 coming into effect have dealt with this matter and provide useful guidance. For example, the Tribunal Member had the following to say in *Willo Farm Pty Ltd v South Gippsland SC* [2011] VCAT 2092 (4th November 2011), a case relating to proposed telecommunications facility in Leongatha:

"Nonetheless I have some doubt that a permit is required for use. A telecommunications facility is a use of land listed in Clause 62.01 of the scheme. In the BIZ, a use listed in Clause 62.01 is a section 1 use provided the use '...meet[s] the requirements of clause 62.01'. Clause 62.01 provides that '[a]ny requirement... relating to the use of land does not apply to... the use of land for a telecommunications facility if the associated buildings and works meet the requirements of clause 52.19'. The drafting of these provisions is inelegant and has a degree of circularity. What are the requirements of clause 52.19? The relevant requirement is that a permit is required for specified facilities, such as those in this proceeding. Therefore, if a permit is granted, the requirements are met and the use is section 1 in the BIZ. It is unclear if this outcome was intended but, in my opinion, that is the effect of clause 62.01. Clause 62.01 does not provide that '[a]ny requirement... relating to the use of land does not apply to the use of land for a facility if the associated buildings and works do not require a permit under clause 52.19-2'. If it did, the effect of the clause would be quite different and a permit would be required for use."

(underlining our emphasis)

Therefore, in this instance, a planning permit has been applied for buildings and works for a proposed new telecommunications facility and should a permit be granted having considered the decision guidelines in Clause 52.19-6, then the requirements of Clause 52.19 will have been met.

A full assessment of the current proposals against the pertinent parts of the Planning Scheme is set out in Section 4.

4.0 Key Regulatory Framework

The following information provides a summary of the Commonwealth, State, and Local legislation relevant to telecommunications development proposals within Victoria.

4.1 Commonwealth Legislation

The following information provides a summary of the Commonwealth legislation relevant to telecommunications development proposals.

4.1.1 Commonwealth Telecommunications Act 1997

The Telecommunications Act 1997 (the Act) came into operation on 1st July 1997. The Act provides a system for regulating telecommunications and the activities of carriers and service providers. Under the Act, telecommunications carriers are no longer exempt from State and Territory planning laws except in three limited instances:

1. There are exemptions for inspection of land, maintenance of facilities, installation of "low impact facilities", subscriber connections and temporary defence facilities. These exemptions are detailed in the Telecommunications (Low-impact Facilities) Determination 2018 and these exceptions are subject to the Telecommunications Code of Practice 1997;
2. A limited case-by-case appeals process exists to cover installation of facilities in situations of national significance; and



3. There are some specific powers and immunities from the previous Telecommunications Act 1991.

4.1.2 Telecommunications Code of Practice

The Telecommunications Code of Practice 1997 (the Code) emphasises "best practice" for the installation of facilities, compliance with industry standards and minimisation of adverse impacts (particularly in terms of degradation of the environment and visual impact). The proposal will comply with "best practice" given the proposal will:

- Be separated from sensitive land uses such as schools and childcares and reasonably separated from other rural properties;
- Provide improved telecommunications and wireless internet coverage in the locality; and
- Comprise the smallest configuration possible for the site, in order to reduce visual impact while providing a high-quality service to the locality.

4.1.3 Telecommunications (Low Impact Facilities) Determination 2018

The Telecommunications (Low-impact Facilities) Determination 2018 came into effect on 2nd March 2018.

The Determination contains a list of Telecommunications Facilities that the Commonwealth will continue to regulate. These are facilities that are essential to maintaining telecommunications networks and are unlikely to cause significant community disruption during their installation or operation. These facilities are therefore considered to be 'Low-impact' and do not require planning approval under State or territory laws.

The proposed facility at Ombersley does not fall under the Determination and, therefore, requires approval under State planning legislation.

4.1.4 Mobile Phone Base Station Deployment Code

The new Communications Alliance Ltd. C564:2018 Industry Code - Mobile Phone Base Station Deployment (referred to as the Deployment Code) sees a strengthening of consumer safeguards, especially in regard to the inclusion of small-scale infrastructure and replaces the C564:2011 Mobile Phone Base Station Deployment Industry Code. The Deployment Code is designed to:

- provide greater transparency to local community and councils when a Carrier is planning, selecting sites for, installing and operating mobile phone radiocommunications infrastructure; and
- allow the community and councils to have greater participation in the decision-making process of Carriers when deploying mobile phone base stations.

The Code imposes mandatory levels of notification and community consultation for sites complying with the Telecommunications (Low-impact Facilities) Determination 2018. It identifies varying levels of notification and/or consultation depending on the type and location of the infrastructure proposed.

The subject proposal, not being designated a 'Low-impact' facility, is not subject to the notification or consultation requirements associated with the Deployment Code. These processes are handled within the relevant State and Local consent notification procedures.

Nevertheless, the intent of the Code, to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses, has been followed in the selection of this site as demonstrated in the Deployment Code Precautionary Approach Checklist which is attached at **Appendix C**.

Included in the Checklist is a statement of how the public's exposure to EME from the site has been minimised. All emissions from the site will be well within the requirements of the relevant Australian Standard. Details of this standard are contained in the following section.



Also attached at Appendix C is the Deployment Code Precautionary Approach Checklist which also demonstrates how the proposal has been designed in accordance with the Code's 'precautionary approach'.

This site has been selected and designed to comply with the requirements of the Deployment Code in so much as the precautionary approach has been adhered to and, as a result the best design solution has been achieved.

Refer to Precautionary Approach Checklists in *Appendix C*.

4.1.5 Environment Protection & Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act commenced on 16th July 2000. It introduces a new role for the Commonwealth Government in the assessment and approval of development proposals where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned land and actions carried out by the Commonwealth Government.

A search of the EPBC protected Matters Report (conducted on 09/07/19) indicated that the following may be present within a 1km radius of the proposed site (refer to Appendix D):

- 1 x Wetland of International Importance (Western District Lakes - Lake Murdeduke)
- 26 x Listed Threatened Species
- 14 x Listed Migratory Species
- 3 x Listed Threatened Ecological Communities.

Western District Lakes comprises nine lakes with a combined area of 329 square kms, varying in depth and salinity from fresh water to hypersaline. They include State Wildlife Reserves and Lake Reserves and serve as drought refuges for tens of thousands of waterbirds. Several threatened plants occur within the site, including the endangered *Lepidium ashersonii*. The lakes are used for various purposes, including recreational fishing and duck hunting as well as grazing, commercial fishing, and wastewater disposal.

Lake Murdeduke (3800ha) is located approximately 5kms east of the subject site, and its high salinity gives it a milky-blue colour. The lake is part of the Ramsar-listed Western District Lakes site and enjoys international recognition of its wetland values and some protection for its waterbirds. The proposed 40m slimline monopole structure with headframe will not inhibit flight patterns given its minimal girth, footprint, on the skyline and separation distance of approximately 2kms from the nearby lakes. Further, the subject site was chosen due to the separation distances to other structures and properties within the Ombersley area facilitating and not impeding on current flight paths.

Further, given the proposed site is already cleared and modified for rural/agricultural activities, and the minimal footprint of the proposed works there is minimal risk of impacting on potential threatened species or ecological communities that may occur within the broader area.

Therefore, the proposal is not of National Environmental Significance, as it will not impact on:

- World Heritage Areas;
- Wetlands protected by International Treaty (The RAMSAR Convention);
- Nationally listed threatened species and communities;
- Nationally listed migratory species;
- All nuclear actions: or
- The environment of Commonwealth Marine area.

The EPBC search also identified 31 x invasive species that are likely to occur within 1km of the site area. However, provided the safeguards in Section 5.3 of this report are implemented, the spread of these invasive species would be minimised.



Refer to EPBC Act Protected Matters Report at **Appendix D**.

4.1.6 Civil Aviation Safety Authority

Telstra are aware that structures over 30m in height are required to be reported in accordance with the CASA publication AC139.08 "Reporting Tall Structures", and accordingly will report on the proposed site in accordance with this policy.

In the case of the new telecommunications facility at Ombersley, Telstra have reviewed the CASA standards and also the particular characteristics of the site, and have assessed that no further measures, including aircraft warning lighting is warranted due to the following:

- The proposed site at Ombersley is approximately 19kms northeast from the nearest airstrip, Colac Airport.
- The Obstacle limitation surface (OLS) protects the air space around airports from the intrusion of built structures that would adversely affect aircraft operation or safety. The site is not within an OLS boundary, and therefore not subject to the conditions of CASA standards; Manual of Standards (MOS) part 139 - Aerodromes.

Telstra has also considered other possibly relevant factors such as height and geographic features. The structure is a moderate height of 41.8m on flat, cleared farming land.

Telstra's assessment is that the proposed facility is not affected by the CASA standard; MOS Part 139 - Aerodromes. Telstra also concludes that aircraft warning lights are not warranted in this location.

4.2 State Planning Policy Framework (SPPF)

State Planning Policy Framework (SPPF) sets out the specific policies relating the environmental, social and economic factors. The section of the SPPF most relevant to this proposal is Clause 19.03-4 - Telecommunications. The objective of this is:

"To facilitate the orderly development, extension and maintenance of telecommunications infrastructure."

Planning decisions should recognise that telecommunications are an essential utility service and should:

- *Facilitate the upgrading and maintenance of telecommunication facilities.*
- *Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.*
- *Ensure the communications technology needs of business, domestic, entertainment and community services are met.*
- *Do not prohibit the use of land for a telecommunications facility in any zone.*
- *Encourage the continued deployment of broadband telecommunications services that are easily accessible by:*
 - *Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.*
 - *Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.*

Planning decisions should reflect a reasonable balance between the provision of important telecommunication services and the need to protect the environment from adverse impacts arising from such development. Development must also reflect consistency in infrastructure design and placement, taking into account, as relevant, the principles contained in A Code of Practice for Telecommunications facilities in Victoria for the design and siting of telecommunication facilities.

Apart from Clause 19.03-4, there is little specific reference to telecommunications infrastructure provisions throughout the SPPF, however, it is clear through Clauses 12, 13, 15 and 19 in



particular that the emphasis is placed on the balance between providing modern infrastructure to foster community connectivity and the efficient operation of existing business and attraction of new business. For example, striving to minimise any environmental impacts on such things as the landscape, water resources and cultural and built heritage.

In general, when considering proposals for telecommunications facilities against the SPPF, the responsible authority must seek a balance between the provision of important telecommunications services and the need to protect the environment from possible adverse impacts (e.g. visual intrusion) arising from telecommunications infrastructure. There is strong State policy support for improved telecommunications facilities if, when balancing improved telecommunications services with environmental impacts. For example, a new facility having minimal visual impact, however contributed to providing improved emergency service infrastructure for natural disaster such as flood or bushfire, where the overall proposal results in a net community benefit.

4.2.1 Planning and Environment Act 1987

Before deciding on an application or approval of a plan, the responsible authority must consider a number of decision guidelines. Below is a response to the relevant decision guidelines relating to this application as outlined under Clause 65.01.

Decision Guidelines	Assessment of Current Proposal
<p>The matters set out in Section 60 of the Act</p>	<p>All matters set out in Section 60 of the Act including the objectives of Planning in Victoria as specified in section 4 of the Planning and Environment Act 1987 have been considered and are addressed in the body of this development submission.</p> <p>It is submitted that the current proposal is consistent with the Colac Otway Planning Scheme and any relevant codes, policy documents and guidelines and will have a positive social and economic effect on the Ombersley area and therefore, accords with Section 60 of the Act.</p>
<p>The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>These matters have been addressed under Sections 3 and 4 of this report.</p> <p>It is considered that there is strong State and local policy support for improved telecommunications facilities if, when balancing improved telecommunications services with environmental, including visual impact, where a the proposal provides a net community benefit.</p>
<p>The purpose of the zone, overlay or other provision and any matter required to be considered in the zone, overlay or other provision.</p>	<p>The proposal is consistent with the purposes of the zone, overlays and Clause 52.19: Telecommunications Facilities, contained within the Particular Provisions of the Planning Scheme, as addressed in Section 4 of this report.</p>
<p>The orderly planning of the area</p>	<p>The proposed facility is located and designed to ensure off-site impacts are minimised and will not negatively affect the orderly planning of the area for other land uses.</p> <p>Furthermore, the current proposal will facilitate the orderly development, and extension and</p>



	<p>maintenance of telecommunications infrastructure for the area, whilst providing further colocation opportunities for carriers and emergency service providers.</p>
<p>The effect on the amenity of the area</p>	<p>The proposals overall effect on the amenity of the area is addressed by the siting and design of the facility on rural land surrounded by mature vegetation. These factors will act to mitigate the visual impact. The majority of the structure will be predominantly screened from surrounding road networks and private land.</p>
<p>The proximity of the land to any public land</p>	<p>The compound is proposed to be set back 600m from the Cressy Road reserve boundary to ensure adequate separation and a minimum area of agricultural land is occupied by the facility.</p>
<p>Factors likely to cause or contribute to land degradation, salinity or reduce water quality</p>	<p>The proposal is located on flat land and the maximum excavation is unlikely to exceed 5m. The excavation depth will be detailed in the for-construction drawings. The subject site is not subject to inundation. A geotechnical report will be commissioned with the Full Construction Drawings and will advise if any adverse soil conditions are present.</p>
<p>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site</p>	<p>Not applicable. The proposal does not collect stormwater. The proposed development will maintain the quality of stormwater within and exiting the site.</p> <p>Furthermore, the land is not affected by a Floodway or Land Subject to Inundation Overlay and is more than 700m from the nearest watercourse to the southwest. The proposed site is therefore unlikely to be subject to flooding from any designated waterway.</p> <p>However, should Council deem the area to be prone to flooding or affect stormwater, the relevant referrals will be undertaken, and appropriate conditions included, should a permit be issued.</p>
<p>The extent and character of native vegetation and the likelihood of its destruction</p>	<p>There will be minimal disturbance of native vegetation as part of the proposed development. If required, a small portion of tree branches located on the fence line and overhanging the compound will be required to be lopped.</p> <p>Two (2) non-native diseased Cypress Trees are required to be removed for the new access way to Cressy Road. Council Planning Staff stated there was no issue with this removal at the pre-application meeting on Wednesday 3rd July 2019.</p>



<p>Whether native vegetation is to be or can be protected, planted or allowed to regenerate</p>	<p>Where native vegetation is in proximity to site, it will be protected in that a minimum amount of lopping is proposed, if required. No trees will be removed.</p>
<p>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard</p>	<p>Ombersely is identified in a Designated Bushfire Prone Area. The proposed telecommunications facility will assist in providing essential communications including during times of emergency. The proposed monopole is constructed from materials that are not prone to contributing to the fuel load such as steel and concrete. In addition, the antenna are elevated above the surrounding tree line. Telstra can consider further fire mitigation measures for the equipment shelter if Council deems this necessary.</p>

4.2.2 Code of Practice for Telecommunications Facilities in Victoria

A Code of Practice for Telecommunications Facilities in Victoria (the Code) is an incorporated document in all Planning Schemes in Victoria pursuant to Clause 52.19.

The purpose of this Code is to:

- Set out the circumstances and requirements under which land may be developed for a telecommunications facility without the need for a planning permit.
- Set out principles for the design, siting, construction and operation of a telecommunications facility which a responsible authority must consider when deciding on an application for a planning permit.

It aims to:

- Ensure that telecommunications infrastructure and services are provided in an efficient and cost-effective manner to meet community needs.
- Ensure the application of consistent provisions for telecommunications facilities.
- Encourage an effective state-wide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Victoria as set out in Section 4 of the Planning and Environment Act 1987.
- Encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.

Section 4 of the Code establishes principles to be applied where relevant to the design, siting, construction and operation of any telecommunications facility, which is not exempt under Commonwealth legislation. These principles are addressed below:

<p>4.1 Principle 1</p> <p>A Telecommunications Facility should be sited to minimise visual impact</p>	<p>The proposal involves the erection of a new facility incorporating a 40m high monopole, head frame, and associated equipment shelter at ground level.</p> <p>Given the 40m height of the facility (41.8m taking into consideration antenna protrusion) and the need for the antenna to be free from obstructions, it is not possible to completely visually mitigate any telecommunications facility. Telecommunications facilities by their very nature need a clear line of site to the areas intended for coverage.</p> <p>In the case of this planning application the surrounding land is zoned Farming Zone relating to the protection of agricultural uses on this</p>
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land, and substantial boundary and roadside vegetation exists on these rural properties. The facility has been sited to capitalise on the natural screening elements, at the eastern boundary of the subject property. Public views to the facility from the surrounding road network will be limited to the top half to the top third of the facility. Views will be fleeting from these locations.

Rural residential dwellings located on Cressy Road and Wingeel Road are located between 1km and 2km from the proposed site. The existing stands of vegetation on property boundaries effectively mitigates visual impact to the site from these locations. It is anticipated that the top half to the top third of the facility will be seen from surrounding dwellings which is considered an acceptable level of visual impact taking into account the 600m setback distance from Cressy Road and the character of this rural locale.

Overall it is considered that the facility is acceptable and will not cause a loss of visual amenity to the surrounding area due to its siting within the surrounding landscape and design, noting the existing structures on the surrounding landscape, such as the Wind Turbines of Mt Gellibrand, located to the southwest.

It is important to note that VCAT cases over a long period have consistently agreed with the principle that in order to perform their service function, telecommunications facilities will by their nature and required use be visible infrastructure. Any assessed visual impact must be balanced against the general policy support within the Planning Scheme for the widespread provision of quality, modern telecommunications infrastructure and the wider community benefit from the development of a comprehensive telecommunications network.

For example, the Tribunal Member had the following to say in *Telstra Corporation Ltd v Mildura RCC* [2009] VCAT 1928 (16 September 2009):

"Nothing in the policy frameworks prohibits buildings and structures or requires them to be invisible in the Farming Zone and nor does Principle 1 of the Code require that telecommunications facilities to be invisible. The need for clear transmission and receiving paths means that mobile phone towers must be visible for them to be effective. As I have noted in previous cases, if they were hidden below buildings or hills they would provide less coverage. Given this operational requirement, I am satisfied that the site chosen has struck an appropriate balance between minimising the visual impact of the facility while providing effective service coverage."

Similarly, the Tribunal Member stated as follows in *Optus Mobile Pty Ltd v Ballarat CC* [2010] VCAT 661 (9 June 2010)"

"It has to be appreciated that facilities of this sort are necessarily visible. They need to be tall enough (and consequently visible) to serve their purpose of providing telecommunicationsIn the case of this proposal there is some screening and softening, but not sufficient to hide the works altogether. That will seldom, if ever, be attainable where these sort of facilities are to be provided."

At a maximum height of 41.8m it is acknowledged that the monopole tower component of the facility will be visible from land outside of the subject site. However, as highlighted in the VCAT



	<p>decision, <i>White v Ballarat CC</i> [2014] the simple visibility of the tower from surrounding land does not mean that there is an unacceptable planning or visual impact.</p> <p>Additionally:</p> <ul style="list-style-type: none"> • The proposed site is not located on or in the vicinity of a registered heritage place. • The proposed site is not located in scenic protection overlay. • The telecommunications facility will not be mounted on a building. • The equipment associated with facility will be housed within an existing equipment shelter located on the property. • The proposed facility will not interrupt any significant view of a heritage place, landmark, streetscape, vista or a panorama whether viewed from private or public land. <p>Overall it is considered that the proposed facility is acceptable and will not cause a considerable loss of visual amenity to the surrounding area due to its siting within the surrounding rural landscape. It is submitted that a reasonable balance has been struck between the technical requirements for a new facility in this area, the need to deliver an optimum level of service based on the level of coverage and capacity delivered by a facility of this height and the need to minimise visual and other environmental impacts.</p>
<p>4.2 Principle 2</p> <p>A Telecommunications Facility should be co-located wherever possible</p>	<p>As mentioned in Table 1 as part of the standard site selection procedure the target area was searched for existing telecommunications structures, and other utilities such as water reservoirs, tall building, lighting and power infrastructure, etc.</p> <p>Co-location options were examined, however there are no suitable utilities in this still predominantly rural locale. Existing telecommunications structures in the region are not suitable for the RF objectives to be met and/or located too close to Telstra's' existing sites and coverage would not meet the required targets at this location.</p>
<p>4.3 Principle 3</p> <p>Health standards for exposure to radio emissions will be met</p>	<p>The proposal will be designed and installed to satisfy the requirements contained with <i>Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz, ARPANSA, 2002</i>.</p> <p>An EME report has been produced for the Telecommunications Facility and is attached as Appendix B and which demonstrates compliance and is in accordance with this standard.</p>
<p>4.4 Principle 4</p> <p>Disturbance and risk relating to siting and construction should be minimised. Construction activity and site location should comply with State environmental protection policies and best practice environmental management guidelines.</p>	<p>The site already comprises a modified environment with the general area already cleared and used for agricultural purposes.</p> <p>The construction area and overall compound area of the facility will have minimal disturbance to the environmental characteristics of the site. Potentially, a small number of branches located on the fence line and overhanging the proposed compound will be required to be lopped. Further, two (2) non-native diseased existing Cypress Trees will be required to be removed for the new access way to Cressy Road, however present no issue in terms of biodiversity loss.</p> <p>The installation of the proposed facility can be undertaken at any time without affecting the use of the site or the surrounding area due to the existing accessibility of the subject property.</p> <p>Construction of the facility will be carried out in accordance with relevant Occupational Health and Safety Guidelines. Telstra will</p>



	<p>reinstate any damage to the existing property to the standard that existed prior to the facility being installed.</p> <p>Construction of the facility is unlikely to cause any disruption to adjoining properties or public access areas. This is due to existing access roads servicing the site.</p>
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4.2.3 Victorian Aboriginal Heritage Act 2006

The Aboriginal Heritage Act 2006 commenced operation on 28 May 2007. The commencement of the Act proceeded as soon as practicable after the completion of the Regulations. The regulations are intended to provide for the effective protection and management of Aboriginal cultural heritage in Victoria by- amongst other things- specifying the circumstances in which a cultural heritage management plan (CHMP) is required and prescribing standards for the preparation of CHMPs. Under the regulations, Telecommunications Facilities are not considered "High Impact" activities (Division 5, regulation 43) and therefore are exempt from the requirement to undertake a mandatory CHMP. In certain situations, the power line associated with the facility may not be exempt from the requirement to undertake a CHMP. As of 28th May 2009, the revised Act requires that underground lines (such as power routes) require a CHMP if over 100m in length and located within Areas of Aboriginal Cultural Heritage Sensitivity.

Telstra takes its obligations under the act seriously and assesses each site against the Cultural Heritage Sensitivity Maps provided by Aboriginal Affairs Victoria (AAV). If a site is in an area of aboriginal sensitivity, then Telstra will undertake a register check with AAV and consider further investigations to limit any impacts on any known or unknown heritage.

In the case of this proposal at Ombersely, the subject property housing the proposed site was identified in an Area of Aboriginal Cultural Heritage Sensitivity. As such, an Aboriginal Heritage Certificate of Advice was obtained where the results came back stating there were no identified registered Aboriginal Places or Objects on the nominated area of land. However, upon further investigation, the subject property and dwelling (where existing power is to be taken) is located approximately 210m to the east of Woody Yaloak Creek waterway, where the specific subject site for the proposal is located further east, approximately 710m from this identified waterway.

As per the Aboriginal Heritage Regulations 2018, Clause 26(2) Waterways:

*"(2) If part of a waterway or part of the land within 200 metres of a waterway has been subject to significant ground disturbance, **that part is not an area of cultural heritage sensitivity.**"*

Given the high level of disturbance through generations of agricultural practices at the subject property and proposed subject site, combined with the separation distances (210m & 710m) from this identified waterway, including the existing disturbed road corridor of Cressy Road, the proposal and subject site is deemed "*that part is not an area of cultural heritage sensitivity.*" Further, it is important to highlight, the subject property dwelling is located more than 200m east from the identified waterway, where the existing power will be taken from for the new facility.

Further, the proposed development is considered not to be a 'High Impact Activity' as per the Division 5 of the Aboriginal Heritage Regulations 2018, where Clause 46(1) states:

- "46 Buildings and works for specified uses*
- (1) The construction of a building or the construction or carrying out of works on land is a high impact activity if the construction of the building or the construction or carrying out of the works—*
- (a) would result in significant ground disturbance; and*
 - (b) is for, or associated with, the use of the land for any one or more of the following purposes—*
 - (xxvii) a utility installation, **other than a telecommunications facility.***



The proposed development will not result in any further significant ground disturbance as the subject site has been previously disturbed through generations of agricultural activity where the land has been significantly turned over with activity, beyond that of ploughing practices. As per the Regulations the proposal can be classified as a utility installation, however a telecommunications facility is specifically identified as not to be included as a utility installation for the purpose of this clause, and therefore exempt from being classified as a 'High Impact Activity' as per Division 5 of the Regulations (46(1)(b)(xxvii)).

Therefore, based on the above assessment, the application has been checked against the requirements of the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018 as to the need for the requirement of a Cultural Heritage Management Plan (CHMP). It has been assessed that a CHMP is not required.

The construction contractors are required to meet any obligations under the Act should any aboriginal heritage be discovered.

Refer to Aboriginal Areas of Sensitivity Map and Certificate of Advice at Appendix E.

4.3 Local Policy Planning Framework (LPPF)

4.3.1 Municipal Strategic Statement (MSS)

The proposed telecommunications facility supports Council's aims and objectives outlined in its MSS by maintaining and enhancing infrastructure provided within the Shire. The current proposals also ensure that such infrastructure is appropriately located to meet Council and community expectations.

Additionally, the provision of greater 4G wireless capacity (and 5G capacity into the future) will ensure that in areas such as Ombersley residents and businesses will have access to quality voice and mobile data coverage and provision, with the current proposals ensuring the latest mobile technologies can be effectively accessed and harnessed by customers in this area in a similar manner to other dynamic communities across Victoria.

With the almost ubiquitous nature of smartphone use across the spectrum of society and particularly the need for reliable access to mobile data by businesses, tourists and residents alike the provision of telecommunications infrastructure such as the current proposal is vital in achieving the community needs as set out in Clause 52.19 of the Colac Otway Planning Scheme.

Overall, whilst the MSS does not deal directly with the provision of telecommunications facilities to the community, it emphasises the need to provide adequate infrastructure to support the needs of the community and the importance of planning for anticipated environmental risks including bushfire.

In addition, the MSS supports a growing population and housing areas, enhancing commercial and business opportunities, employment and tourism whilst endeavouring to protect the natural environment. It is submitted that the current proposal will assist in delivering on Council's aims and vision for the Colac Otway region.

4.3.2 Colac Otway Planning Scheme

There are no local planning policies contained within Clause 22 of the Colac Otway Scheme of specific relevance to the current proposal for a telecommunications tower.

Pursuant to Clause 52.19-1 of the Colac Otway Planning Scheme the proposed facility requires a planning permit (i.e. the permit trigger as per Section 3) based on the below statement and due to the fact that the proposed facility does not meet any of the exceptions specified in Clause 52.19-1.



"A permit is required to construct a building or construct or carry out works for a Telecommunications Facility."

The purpose of Clause 52.19 is

- *To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.*
- *To ensure the application of consistent provisions for telecommunications facilities.*
- *To encourage an effective statewide telecommunication, network in a manner consistent with the economic, environmental and social objectives of planning in Victoria as set out in Section 4 of the Planning and Environment Act 1987.*
- *To encourage the provision of telecommunications facilities with minimal impact in the amenity of the area.*

Before deciding on an application for the development of a Telecommunications Facility, in addition to the guidelines of Clause 65, Council must consider as appropriate the decision guidelines contained in Clause 52.19-6, these are as follows:

- ***The principles for the design siting, construction and operation of a telecommunications facility as set out in A Code of Practice for Telecommunications Facilities in Victoria***

It is submitted that the proposed installation of a new telecommunications facility at the subject site is consistent with the principles set out in A Code of Practice for Telecommunications Facilities in Victoria. These principles have been individually addressed in Section 4.2.2 above.

- ***The effect of the proposal on the adjacent land***

As part of the assessment against the principles set out in Section 4 of A Code of Practice for Telecommunications Facilities in Victoria' (see 4.2.2 above) and the decision guidelines of Clause 65 of the Scheme, the effect of the proposal on adjacent land is examined in detail. In addition to the assessment against those principles, it is submitted that the current proposal will not affect the capacity of existing agricultural uses, nor adjacent farming and agricultural uses on adjacent land to continue with these uses. Nor will the proposed facility impact the possible future development of surrounding adjacent land for uses supported in the zone, noting the minimal footprint the facility will occupy. In the context of the surrounding adjacent land uses which are predominantly agricultural, the effect on adjacent land of the proposed facility is considered reasonable.

- ***If the Telecommunications facility is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay, the decision guidelines in those overlays and the schedules to those overlays.***

The site of the proposed telecommunications facility is not located within any of the listed Overlays above.

The current proposal will meet the purpose of Clause 52.19 in that:

- The proposed facility will allow for the efficient provision of telecommunications services to the area in a cost-effective manner to meet growing community needs whilst providing for future collocating opportunities from other carriers, utilities, and emergency service providers;
- It meets the design and siting requirements as specified in Section 4 of the Victorian Code of Practice (see Section 4.2.2 above), ensuring that there is a consistent approach to the development of telecommunications facilities within the region and ensuring there is no unreasonable effect on adjacent land; and



- It will provide an improved telecommunications network in a location that is designed to reduce potential impact on surrounding uses. The facility will provide essential mobile services on a 40m monopole sited amongst mature vegetation which will assist in its assimilation of the structure into this landscape.

Zoning

Under Clause 73.03 Land Use Terms of the Planning Scheme, the proposal land use is defined as 'Telecommunications facility':

*"Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus, **telecommunications tower**, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network."*

Included in the definition of 'Utility installation'.

'Telecommunications tower' is further defined within General Terms (Clause 73.01) of the Planning Scheme:

"A tower, pole or mast used as part of a Telecommunications network."

Farming Zone

The subject land is located within the Farming Zone (FZ) under the Colac-Otway Planning Scheme. The purpose of the Farming Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

The proposal is consistent with the purpose of the Zone as it will not have a detrimental impact on the future use of the land for agricultural purposes. The subject allotment is relatively large in size (approximately 117ha) relative to rural properties in the wider region. As such, a minimum area of agricultural land is occupied by the facility.

As stated in Section 3 of this report, permit requirements for use and buildings and works contained within Clause 35.07 are displaced by Clauses 62.01 and 62.02-1 of the Colac Otway Planning Scheme. The permit trigger exists under Clause 52.19-1.

Clause 52.19-1 states:

"A permit is required to construct a building or construct or carry out works for a Telecommunications facility.

This does not apply to:

- *Buildings and works associated with:*
 - *A low-impact facility as described in the Telecommunications (Low-impact) Facilities Determination 1997.*
 - *The inspection and maintenance of a Telecommunications facility as defined in the Telecommunications Act 1997 (Cwth).*



- *A facility authorised by a Facilities Installation Permit issued under the Telecommunications Act 1997 (Cwth).*
- *A temporary defence facility.*
- *The connection of a building, structure, caravan or mobile home to a Telecommunications line forming part of a Telecommunications network.*
- *Any Telecommunications facility described in A Code of Practice for Telecommunications Facilities in Victoria which complies with the requirements of the Code."*

The proposed telecommunications facility comprises the erection of a 40m monopole. This installation therefore does not meet any of the above criteria. A permit is therefore required for the buildings and works for a telecommunications facility.

Assessment of the proposal against Clause 52.19 is provided at Section 4.3.2 above.

While the facility will be partially visible to the surrounding area, every effort has been made to minimise these impacts with the selection of a slim-line monopole structure set within vegetated surrounds. The proposal will serve the local community, businesses and passing motorists and provide enhanced network coverage within the Ombersley area.

Overlays

Areas of Aboriginal Cultural Heritage Sensitivity:

The proposed facility address location is identified as being located within an Area of Aboriginal Cultural Heritage Sensitivity, however the specific subject site location within the subject property is deemed not to be located in an Area of Aboriginal Cultural Heritage Sensitivity, as discussed in Section 4.2.3.

Therefore, the application has been checked against the requirements of the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018 as to the need for the requirement of a Cultural Heritage Management Plan (CHMP). It has been assessed that a CHMP is not required.

The construction contractors are required to meet any obligations under the Act should any aboriginal heritage be discovered.

Designated Bushfire Prone Area:

The proposed facility location is located within a Designated Bushfire Prone Area. However, the land has been previously cleared for agricultural purposes with only remnant mature vegetation at the eastern property boundary. Therefore, the subject site has sufficient Asset Protection Zones (APZ) in place, noting the surrounding broader area is cleared, disturbed, rural, land in nature.

Under Clause's 62.01-1 and 62.02-1 any requirement in the Planning Scheme relating to the use of land or buildings and works does not apply to a telecommunications facility on the condition that the associated buildings and works meet the requirements of Clause 52.19.

Therefore, there is no permit trigger for buildings and works for a telecommunications facility under the Designated Bushfire Prone Land Overlay.

Lastly, it is considered that the proposal is consistent with the purpose of the Designated Bushfire Prone overlay in that the provision of reliable telecommunications, during times of emergency such as bushfire will assist to prioritise the protection of human life and strengthen community resilience to bushfire. The new structure will provide future colocation opportunities for other carriers, utilities, and emergency service organisations.

Native Vegetation:



The subject site is not identified as having any Environmental Significance, Significant Landscape, Vegetation, or Biodiversity Protection overlays. However, Clause 52.19 does not extend to the removal of vegetation.

Pursuant to Clause 52.17 of the Planning Scheme, a permit is required for the proposed removal of Native Vegetation. As described, the two (2) diseased Cypress Trees require removal for the construction of the new access way to Cressy Road. These are not native and are in a state of disease as is a number of tree lined roads throughout the immediate locality. Therefore, no permit is required given the non-native status combined with Council Statutory Planners pre-application meeting advice where Council had no concerns with the Cypress Tree removal.

Further, the removal of two (2) Cypress Trees within the wider rural landscape is not expected to cause detrimental impact to the effective land management of the area. Once the trees have been removed, the proposed access track upgrade (600m approx.) will be constructed directly to site across disturbed, cleared agricultural land.

5.0 Development Impacts

This section takes into considerations matters of relevance to the proposed development which is inclusive of issues relating to the environmental impacts of the proposal on the built and natural form, as well as the social and economic impacts the telecommunications facility will have on the locality.

As the proposed site is situated within a vacant portion of a land holding, it is believed that the proposed mobile phone base station will not result in environmental impacts towards the built and/or natural environments. The "footprint" of the proposal comprises of approximately 60m² and will not require significant vegetation clearance. The following environmental, social and economic considerations have been made in reference to the proposal.

5.1 Visual Impact

With tens of thousands of base stations in operation around Australia, panel antennas, dishes and other relevant equipment have become part of the urban landscape. Telecommunications facilities aren't only operated by mobile phone networks but also entail critical infrastructure assets employed by the emergency services, rail and other public utility authorities to ensure the active and safe operation of their respective duties.

Freestanding mobile phone base stations are a common feature within urban and rural landscapes. The justification behind the use of a freestanding structure is to provide unrivalled coverage within flat and undulating topography. Specific design elements have been included within the planning of the proposed facility, inclusive of:

- Limiting the height of the proposal to 41m (with antenna protrusion). This will ensure that the best level of coverage can be provided to the locality, without constructing to a height which would offer no additional benefit to the service area.
- Ground based equipment is to be contained to one (1) equipment shelter located adjacent to existing mature vegetation and fence line. This is to minimise the visual impact of the proposal in context to the surrounding environment.
- The siting, design, and location of the proposal has been taken in to consideration during the site selection process in order to ensure that the site does not result in any undue visual intrusion towards surrounding viewing corridors. The use of a slimline monopole is the best solution for a new structure on the landscape.
- Colour matching the proposed structure to the prevailing background of the existing locality

The base of the subject facility is considered to be shrouded by existing boundary fence line vegetation. The subject site location was selected due to its existing high bearing natural vegetation at the property boundaries which will limit visual exposure to the surrounding development. Due to the proposed facility's height it will be marginally visible in the surrounding areas. However, the considerable existing vegetation at road reserve and property boundaries



across the locality will provide visual screening for the site. Additionally, the proposed mobile base station will be painted "shale grey" or as desired by council, in an effort to neutralise the facility and dissolve within the surrounding setting.

Telstra considers the significant views to a proposed site as part of the site selection process. Telstra acknowledge that the site cannot be totally hidden and will have a visual presence in the environment from some perspectives close by. Two main view sheds have been identified where there is a direct line of sight to the proposed monopole, albeit from significant distances. The view sheds which fulfil these criteria are as follows:

- View 1 is from the intersection of Cressy Road and Mt Hesse Estate Road, to the northwest of the subject site.
- View 2 is from the front of the subject property at the front of the neighbouring property (across Cressy Road), directly south of the subject site.

Views of the proposed facility are not considered to significantly disturb the existing vistas.



Figure 13: Aerial Map of views in relation to the proposed new Telecommunications Facility site

This Visual Impact Assessment has been carried out by undertaking the following:

- Analysis of the existing visual environment, considering views in an immediate, local and regional context. Significant views and vantage points within the surrounding area are identified.
- Each viewpoint is then taking into consideration: *Number of Viewers*, *Period of View*, *View Distance*, and *Visual Absorption Capacity (VAC)** of the landscape. Each of these factors is



rated to determine the *Overall Visibility* rating of the proposed when seen from a particular viewpoint.

**Visual Absorption Capacity (VAC) of the landscape. VAC is the landscape's ability to absorb physical changes without transformation in its visual character and quality.*

Visibility Component	Category	Criteria
Number of Viewers	High	>1,000 people per day
	Moderate	100 - 1,000 people per day
	Low	<100 people per day
Period of Views	Long Term	>120 minutes
	Moderate Term	1 - 120 minutes
	Short Term	<1 minute
Distance Zone	Foreground	0 - 200m
	Middle Ground	200m - 1.5km
	Background	>1.5km
Visual Absorption Capacity	High	The landscape can absorb the impacts of the development resulting in a low degree of visual contrast
	Moderate	The landscape can absorb some of the impacts of the development resulting in some visual contrast
	Low	The landscape is unable to absorb the impacts of the development resulting in a high degree of visual contrast

The rationale for the assessment of *Overall Visibility* is that a proposal is:

- *Highly Visible* if many people can see the proposed development at relatively close distances over a long period of time, and inability for surrounding landscape to absorb (VAC = Low) the impacts of the proposal;
- *Moderately Visible* if a medium number of people can see the proposed development at a medium distance over a moderate period, or many people will see the proposal over a short period and ability for surrounding landscape to absorb (VAC = Moderate) some of the impacts of the proposal; and
- *Low Visibility* has a minimal number of people, at a medium to long distance, viewing the proposal over a short term, and is essentially not visible and ability for surrounding landscape to absorb (VAC = Moderate to High) the impacts of the proposal.

Impact Assessment:

View 1

Assessment Criteria	Assessment Details
View Location	View 1 is from the intersection of Cressy Road and Mt Hesse Estate Road, to the west of the subject site.
Period of View	Short Term: <1 minute
Number of Viewers	Low: <100 people per day
Distance to View	Middle Ground - 1.2kms
Visual Absorption Capacity	High: The landscape can absorb some of the impacts of the development resulting in some visual contrast



Overall Visibility?	Low Visibility: A proposal has a minimal number of people, at a medium to long distance, viewing the proposal over a short term, and is essentially not visible and ability for surrounding landscape to absorb (VAC = Moderate to High) the impacts of the proposal
Comment	Located along the road network to the northwest of the subject site, typical viewers include motorist travelling to/from residential areas and nearby townships. The expected period of time with the most viewers of the site is during the morning and afternoon of the working week. The overall visibility of the site from this location is considered to be low. Mature trees along property and road reserve boundaries limit direct views towards the upper portions of the facility. The landscape from this perspective has a moderate level of visual absorption capacity. The proposed facility will not significantly transform the visual character of the area when viewed from this perspective.



Figure 14: View (east) to the proposed site from the Cressy Road and Mt Hesse Estate Road intersection

View 2

Assessment Criteria	Assessment Details
View Location	View 2 is from the front of the subject property at the front of the neighbouring property (across Cressy Road), directly south of the subject site.
Period of View	Short Term: <1 minute
Number of Viewers	Low: <100 people per day
Distance to View	Middle Ground – 780m
Visual Absorption Capacity	High: The landscape can absorb the impacts of the development resulting in a low degree of visual contrast.



<p>Overall Visibility?</p>	<p>Low Visibility: A proposal has a minimal number of people, at a medium to long distance, viewing the proposal over a short term, and is essentially not visible and ability for surrounding landscape to absorb (VAC = Moderate to High) the impacts of the proposal.</p>
<p>Comment</p>	<p>Located along the road network to the south of the subject site, typical viewers include motorist travelling to/from residential areas and nearby townships. The expected period of time with the most viewers of the site is during the morning and afternoon of the working week. The overall visibility of the site from this location is considered to be low. Mature trees along property and road reserve boundaries limit direct views towards the facility. The landscape from this perspective has a high level of visual absorption capacity. The proposed facility will not significantly transform the visual character of the area when viewed from this perspective.</p>



Figure 15: View (northeast) to the proposed site from the subject site frontage to Cressy Road



Figure 16: View southwest across neighbouring properties from the proposed site location to Mt Gellibrand Wind Farm

As can be seen above in **Figure 16**, there is a vast number of existing structures on the landscape from the Mt Gellibrand Wind Farm. Recent modern developments such as the Wind Farm displays acceptance from the locality of the necessity of new structures on the landscape to provide essential infrastructure across a variety of industries.

As can be depicted above in **Figures 13, 14 and 15**, it is not anticipated that the proposal will distort any existing viewing corridors from the nearest rural properties to site or will significantly distort the skyline for other surrounding properties. **Figures 13, 14 and 15** demonstrates there is ample open space land buffer between the proposed site and the nearest rural properties.

5.2 Heritage

As discussed in Section 4.2.3, Telstra takes its obligations under the act seriously and assesses each site against the Cultural Heritage Sensitivity Maps provided by Aboriginal Affairs Victoria (AAV). Therefore, based on the assessment within Section 4.2.3, the application has been checked against the requirements of the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018 as to the need for the requirement of a Cultural Heritage Management Plan (CHMP). It has been assessed that a CHMP is not required. The construction contractors are required to meet any obligations under the Act should any aboriginal heritage be discovered.

Further, Built Heritage searches were undertaken per the relevant heritage registers and database including the State Heritage Databases and local heritage schedules as per the Colac Otway Planning Scheme. There are no heritage items on or in the vicinity of the site.

5.3 Ecology

The proposal includes the removal of two (2) diseased Cypress Trees as part of the new access track construction and road access. The subject site is not identified as having any Environmental Significance, Significant Landscape, Vegetation, or Biodiversity Protection overlays. Regardless, the removal of two (2) tree within the wider rural landscape is not expected to cause detrimental



impact to the effective land management of the area. Once the trees are removed, the proposed access track (600m approx.) will be constructed directly to site across cleared agricultural land.

Comprehensive preliminary assessment of the nearby natural environment was undertaken within the planning, design and procurement stages of the telecommunications proposal to ensure that there are no disturbances to the natural surrounds and that a marginal amount of ground clearance would be required.

Lake Murdeduke (3800ha) is located approximately 5kms east of the subject site, and its high salinity gives it a milky-blue colour. The lake is part of the Ramsar-listed Western District Lakes site and enjoys international recognition of its wetland values and some protection for its waterbirds. The proposed 40m slimline monopole structure with headframe will not inhibit flight patterns given its minimal girth on the skyline and separation distance of approximately 5kms.

In summary, minimal ground clearance will be required to accommodate for the installation of the proposed access track upgrade and facility. Considering that the proposed compound encompasses a footprint of only 6m x 10m, it is believed that any clearance works required to establish the proposal will not result in any adverse environmental impacts to the surrounding locality.

During the construction phase, the subject site area will be rigorously concealed by imposing barriers and fencing to repeal any impacts to the surrounding natural environment. This proposal will employ effective measures to mitigate any impacts to surrounding flora, fauna and natural environment inhabitants. Additionally, once constructed the operation of the telecommunications facility will not result in any negative impacts on the natural environment or the ecology of the locality.

5.4 Noise and Vibration

There will be no noise or vibration impacts associated with the operation of the telecommunications tower. The equipment shelter will emit only minimal noise from the air conditioning units, which will enable the equipment to stay within normal operating temperatures. It is believed that the operation of the air conditioning units will not result in any adverse noise impacts to the nearest sensitive noise receptors given the isolated location of the proposed equipment shelter in the context of the area.

During construction, there will be some minor excavation works which may introduce noise and vibration for a temporary period. Due to the isolated context of the development, it is anticipated that the construction and operation of the facility will not generate any adverse noise impacts on surrounding land uses. Additionally, the vast separation distance from the development site and residential land uses, will negate any potential noise impacts generated during construction.

5.5 Traffic

Mobile phone base stations are not significant generators of pedestrian or vehicular traffic. The site encompasses sufficient parking within the existing access road and its surrounds for construction vehicles and workers. During construction, a crane will be required to be temporarily mounted on the access road. It is not anticipated that there will be any adverse disruptions to Cressy Road during the construction phase or the ongoing operation of the facility. Throughout the lifecycle of the telecommunications facility, it is only required to be visited on a quarterly basis throughout the year for maintenance purposes.

Therefore, this proposal does not constitute any impacts to existing traffic flows within the locality. If a road closure is required for the erection and installation of equipment, the appropriate approvals will be obtained from both Council and VicRoads (where applicable).

5.6 Flooding

Whilst the subject site is not identified as being flood prone land, a waterway (Woody Yaloak Creek) and banks to the southwest across Cressy Road is identified as such. The proposed site location is



removed from the Cressy Road frontage by approximately 600m and this waterway by more than 700m, providing further separation to identified flood prone land in the vicinity of the subject property.

5.7 Bushfire

As discussed in section 4.3.5, the proposed facility location is located within a Designated Bushfire Prone Area. However, the land has been previously cleared for agricultural purposes with only remnant mature vegetation at the eastern property boundary. Therefore, the subject site will have sufficient Asset Protection Zones (APZ) in place, noting the surrounding broader area is rural in nature.

Further, it is considered that the proposal is consistent with the purpose of the Designated Bushfire Prone overlay in that the provision of reliable telecommunications, during times of emergency such as bushfire will assist to prioritise the protection of human life and strengthen community resilience to bushfire.

5.8 Waste Management

Waste will only be generated during the construction phase of the project. It is estimated that during construction, waste would be generated from excavation activities of approximately 11m³ for the supporting foundations of the new structure. Where possible, the extracted sediment will be reused to restore the landscape of the decommissioned light pole structure and compacted surrounding the site. All waste generated during construction will be either recycled or lawfully disposed of at an authorised waste transfer facility. A record will be retained of all waste disposal to demonstrate compliance. The ongoing lifecycle operation of the subject telecommunications facility will not be a generator of waste.

Areas onsite will be allocated for the storage of materials for use, recycling and disposal with considerations to the existing land constraints. Signage will be erected to clearly identify and label the various stockpiles. The storage areas will be barricaded and contained to mitigate any contamination, overflow or windborne litter.

5.9 Erosion and Sediment Control

Erosion and sediment controls will be implemented prior to the commencement of any construction works and will be maintained throughout the construction phase to manage potential run off, water and air quality during construction.

The development will not induce any soil erosion or siltation. The proposal will immediately reinstate all sediment that is temporarily extracted to install the required structural footings. No external soil or sediment will be introduced to the existing vegetation.

Measures that are to be implemented include:

- All construction plant, equipment and vehicles are to be properly maintained and operated so as to alleviate excessive exhaust emissions;
- Waste loads leaving the site are to be covered at all times;
- Ensuring stock piles do not exceed 2.5m in height and wetting down any exposed areas and stockpiles as required;
- All dust generating construction activities are to cease during high wind conditions, unless operations can be controlled by localised watering or other control means; and
- Scaffolding will include mesh and shade cloth to reduce wind velocity and also to trap any wind-borne objects

To ensure water quality is maintained, minor elements of storm water attenuation works will be provided including sandbags and hay bales to ensure excess sediment does not run off site. There are no hard-standing surfaces and/or drainage points within the immediate proximity of the construction site.



5.10 Social and Economic Impacts

Since 2007, the amount of mobile phone subscriptions has exceeded the overall population of Australia. The wider community has seen a general reliance on mobile phone networks for other uses than that of traditional voice calls.

Australia has one of the highest penetrations of "smartphone" usage in the world. A sample study by the Digital Industry Association of Australia has estimated the usage of smartphones at rate of 76% of all mobile phone users. This has seen an ongoing impact and influence as how we conduct business "on the move" – inclusive of checking emails, social networking, e-commerce and browsing the internet. Consumers have an increasing expectation that a reliable, fast and cost-effective mobile phone network can support these activities.

Furthermore, there is a general expectation in the wider community for a dependable and reliable mobile phone network. Telstra have sought to ensure major improvements to their network through 24hr monitoring of network performance. Further to this, mobile phone networks form a vital "first response" tool to emergency situations – hence the importance of carriers to ensure that their infrastructure can be maintained to the highest standards.

5.11 Health and Safety

Telstra understands that some people have genuine concerns about the levels of electromagnetic fields (EMF) that the proposed facility will emit and is committed to addressing those concerns responsibly. EMF is sometimes known as electromagnetic radiation (EMR) or electromagnetic energy (EME). Often, there is a misconception regarding the perceived health risks surrounding mobile phone base stations and Electromagnetic Energy (EME).

Electromagnetic fields are present everywhere in our environment – the earth, sun and ionosphere are all natural sources of EMF. Telstra and Kordia rely on the expert advice of international and national health authorities including the World Health Organization (WHO) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) for overall assessments of health and safety impacts. The International Commission on Non-Ionizing Radiation Protection (ICNIRP) has issued guidelines on levels of allowable public exposure to Radio Frequency (RF) fields, including guidelines on RF from mobile phones and base stations, which Telstra adheres to. These guidelines have a large safety margin built into them.

EME is non-ionising radiation, meaning that it has insufficient energy to break chemical bonds or remove electrons (ionisation). In contrast, ionising radiation (such as X-rays) can remove electrons from atoms and molecules thus leading to damage in biological tissue (Source: ARPANSA).

On numerous occasions over the past 10 years the Victorian Civil and Administrative Tribunal has ruled that in regard to EME, that it was obliged to apply the relevant regulatory standards as it finds them - not to pioneer standards of its own. It states that the creation of new standards is a matter for other authorities with special expertise such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

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

It is Telstra's obligation to comply with the mandated standard (RPS3) for EMF set by ARPANSA, which is based on the safety guidelines recommended by the WHO. The safety standard works by limiting the network signal to a level which will protect all people, in all environments, 24 hours a day.

To demonstrate compliance with the safety standard, an Environmental EME Report is available in **Appendix B** or via the RFNSA website www.rfnsa.com.au (search site number 3241008).



The EME Report predicts the maximum signal strength from the proposed facility at 1.5m above ground level is well within the allowable limit. This is typical of Telstra's responsible approach to network performance and environmental compliance.

Furthermore, the ARPANSA Fact sheet "Mobile Base Stations and Health" March 2015 states *"Health authorities around the world, including ARPANSA and the WHO 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 exposure from mobile phone base station antennas."*

Telstra undertakes further measures when designing the facility, to minimise the EME exposure to the general public, by installing the facility in accordance with the Australian Mobile Telecommunications Association (AMTA) Radio frequency (RF) Safety Compliance Program – Base Station Design Guidelines Engineering for Access Control to minimise EME.

Other preventative measures also include:

- Power Control network feature that automatically adjusts the power of the network transmission based on consumer demand.
- Varying the facility's transmit power to the minimal required level in order to save electricity and lower RF emissions from the facility.

Further information about EMF can be obtained from:

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



6.0 Conclusion

It is proposed to construct a new telecommunications facility at 1580 Cressy Road, Ombersley VIC 3241 (Lot A / PS323269). The facility seeks to provide new coverage to the Ombersley area providing much needed voice and data services to the area and will form a vital component of the Colac Otway urban infrastructure.

There is strong State policy support for telecommunications facilities if, when balancing improved telecommunications services with environmental impacts; including for example, visual impact and flood or fire hazard, a particular proposal provides a net community benefit.

The site has a number of characteristics that make it suitable for the construction of a new telecommunications facility in the manner proposed. The drawings respond to the principles of design, siting, construction and operation of telecommunications facilities as specified in the Code of Practice whilst meeting state and local planning policy objectives.

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

Telstra, together with Downer have undertaken an assessment of the relevant matters as required by the Telecommunications Act 1997 and the Colac Otway Planning Scheme. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

The proposed facility is considered appropriate for the subject site for the following reasons:

- The facility is located specifically to provide reliable mobile phone service to Ombersley and surroundings.
- The siting of the monopole adjacent to tall mature vegetation will minimise visual intrusion from surrounding dwellings and streetscapes.
- Public views to the facility are adequately contained due to the presence of mature roadside and private vegetation.
- The implementation of a monopole at medium scale height ensures that the facility will not impact on the vistas from these public viewpoints or the valued landscape qualities in the region.
- The facility will operate within the regulatory framework of Commonwealth, State and Local Governments;
- The proposal is consistent with the relevant provisions of the Colac Otway Planning Scheme.
- The facility will ensure the provision of significantly improved mobile phone coverage and competition in regional and remote Australia, including along major transport routes, in small communities and in locations prone to experiencing natural disasters.
- The proposal will maintain and improve Telstra communications services to the area, including voice calls, video calling and Wireless Broadband - a high speed wireless internet service via the 4G phone network (whilst preparing for 5G);
- The proposed facility is part of Telstra's strategic plan to improve its mobile service in the Colac Otway region, thereby ensuring residents, businesses and tourists have access to the best quality telecommunications service possible which will assist in the delivery of the Council's corporate vision.
- The site has been assessed as a viable option for the effective delivery of Telstra coverage and radiofrequency objectives for the search area, in accordance with the 'Precautionary Principle', and will greatly improve access to mobile telecommunications for residents and businesses in the local area;
- The facility will operate within all current and relevant Australian Standards;
- The proposal will not prejudice the existing and future uses of the site; and
- The proposal will have a number of significant economic and social benefits to the area.



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Based upon the above, we respectfully request Colac Otway Shire approve the application and issue a development permit for a telecommunications facility at the site, subject to reasonable and relevant conditions, and in accordance with the plans attached in **Appendix A**.

Should Council have any further queries regarding the submitted application, please do not hesitate to contact Matt Wood on 0437 600 895 or at Matthew.Wood2@downergroup.com

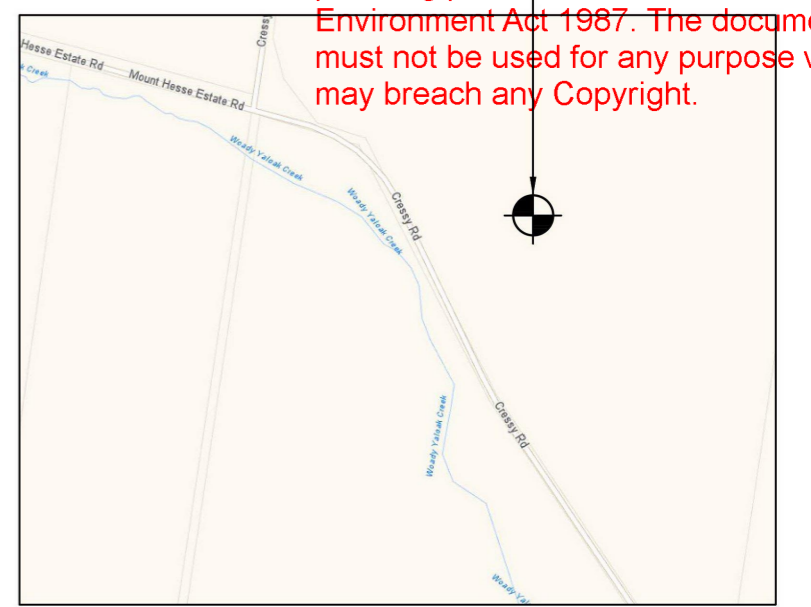
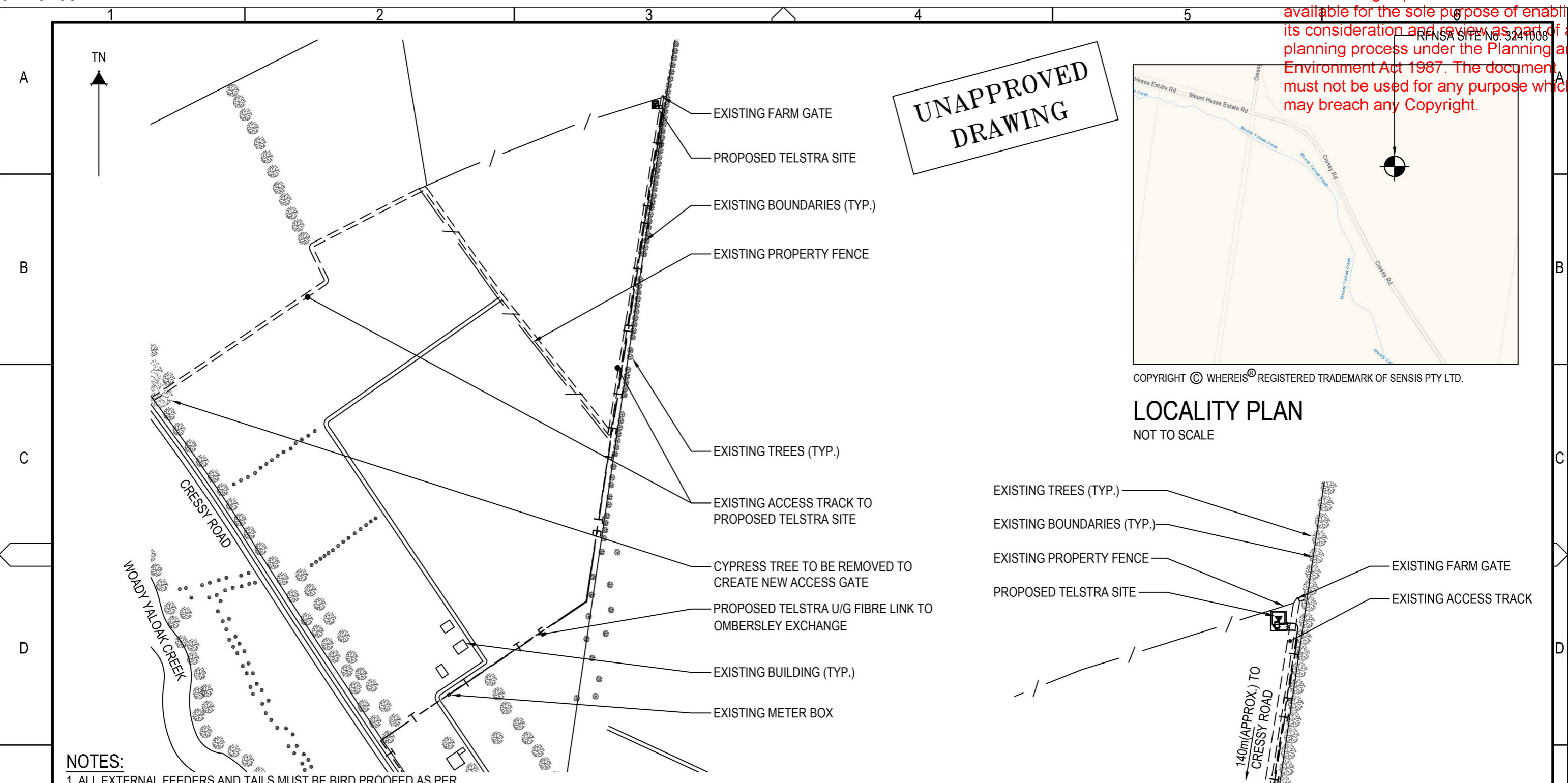


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Downer
Relationships creating success

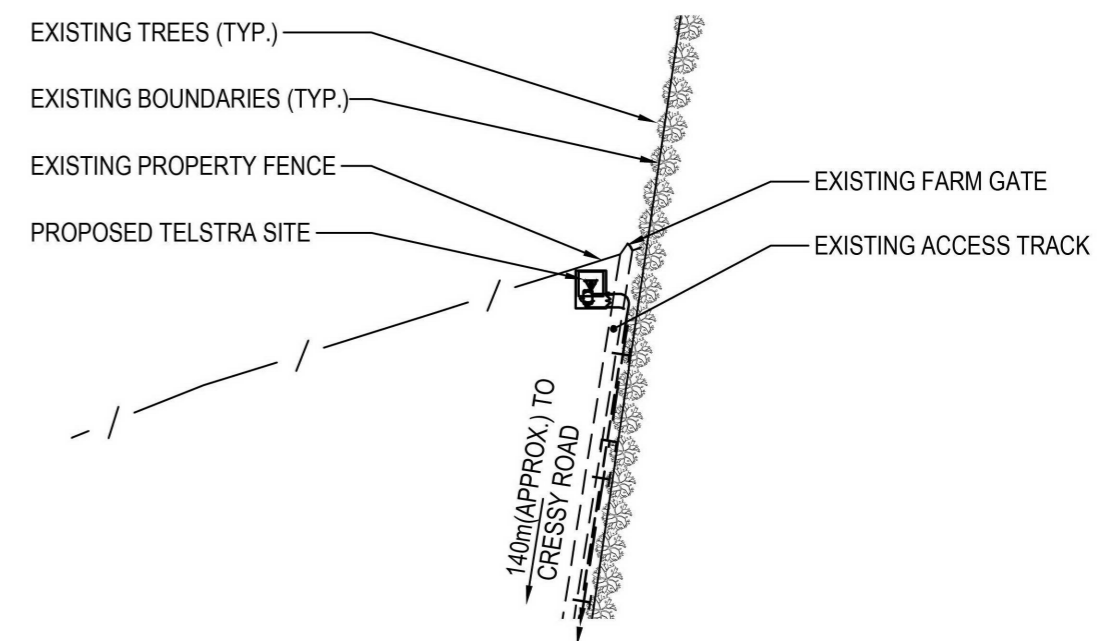
Appendix A – Plans of the Proposal

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LOCALITY PLAN
 NOT TO SCALE



SITE ACCESS
 SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

- NOTES:**
1. ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
 3. #2 EME SIGN TO BE SECURED TO REAR OF EVERY ANTENNA AS PER 005486 DOCUMENT.
 4. #6 EME SIGN TO BE SECURED TO MONOPOLE.
 5. #13 EME SIGN TO BE SECURED TO TELSTRA COMPOUND GATE.
 6. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
 7. PROPOSED TELSTRA LEASE AREA

SITE LAYOUT
 SCALE 1:5000

50m 0 50m 100m 150m 200m 250m SCALE 1:5000

DO NOT SCALE

PROPERTY DESCRIPTION

PART OF LOT A OF PS323269
 SUBDIVISION 323269
 PARISH OF GELLIBRAND
 COUNTY OF GRENVILLE

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
LATITUDE	GDA 94 -38.16272
LONGITUDE	GDA 94 143.83301



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19706.01	JS	MN	PRELIMINARY-LTE700+LTE1800 (E+K)	MN	DM	31.01.19	1
V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

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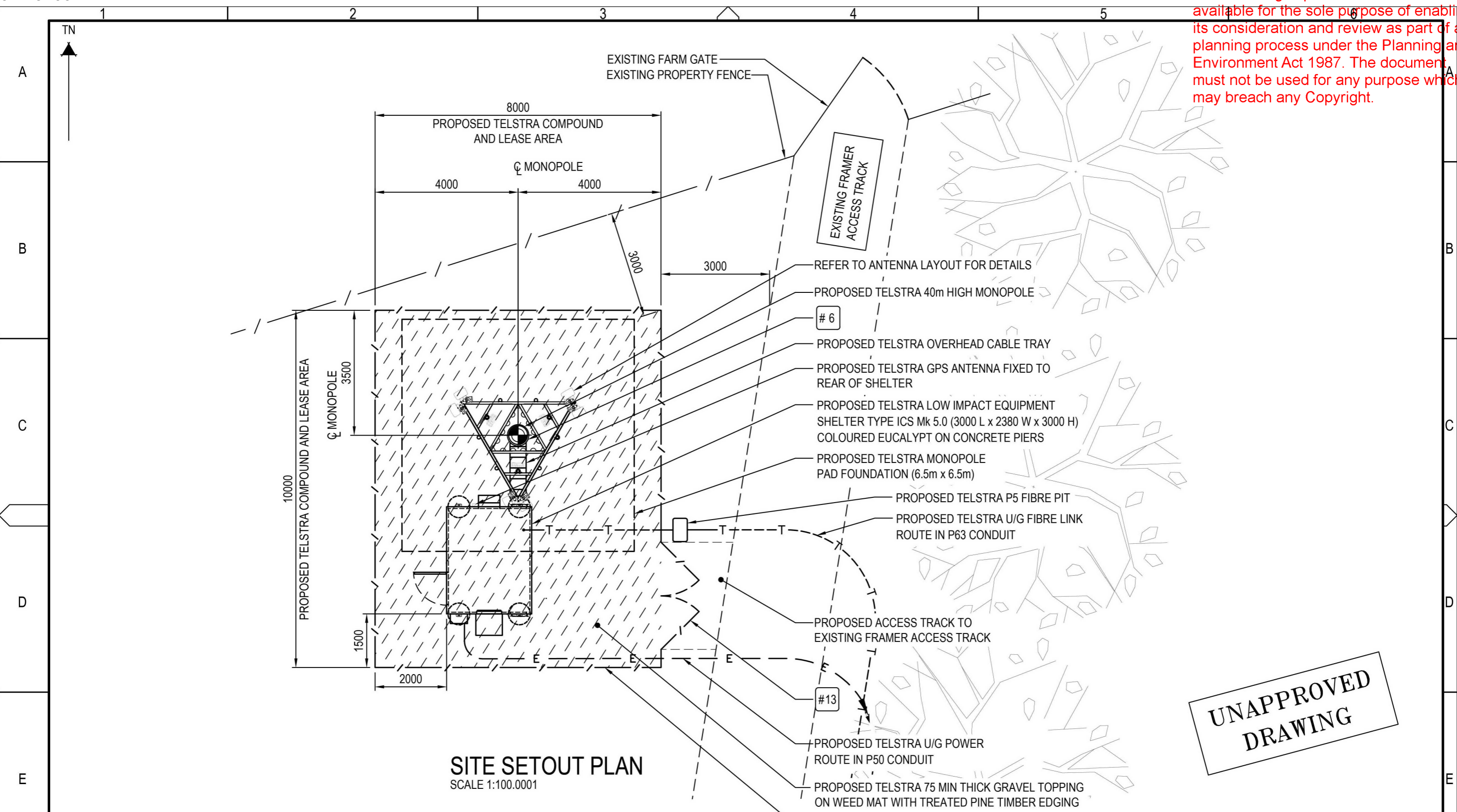
PRELIMINARY



MOBILE NETWORK SITE 327804
HESSE
 SITE LAYOUT AND ACCESS
 1580 CRESSY RD, OMBERSLEY, VIC 3241

DWG NO. **V113639** SHT NO. S1

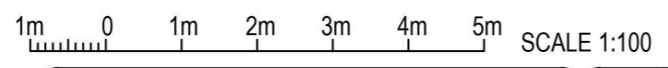
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SITE SETOUT PLAN
SCALE 1:100,000

UNAPPROVED DRAWING

- NOTES:**
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V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

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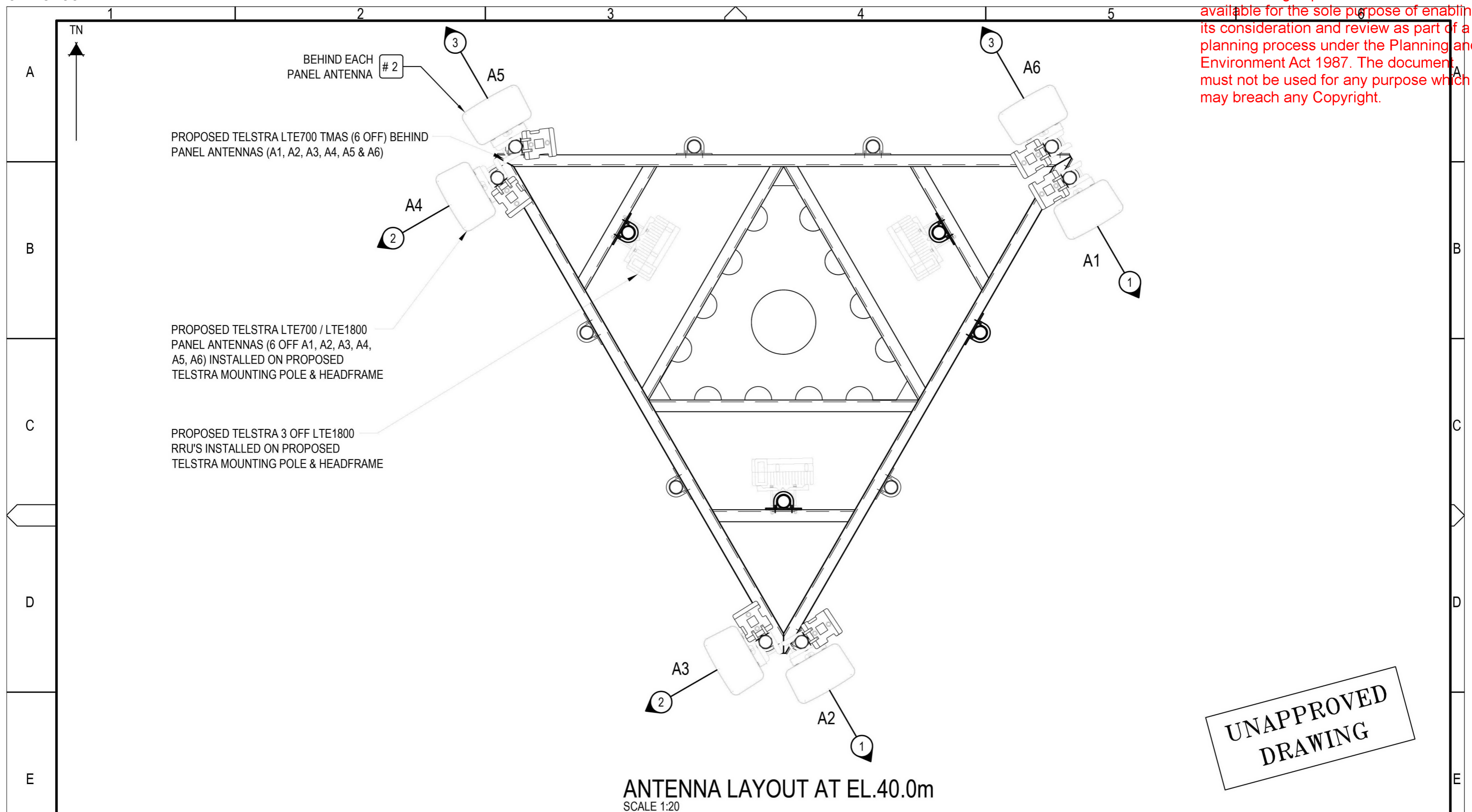
PRELIMINARY



MOBILE NETWORK SITE 327804
HESSE
SITE SETOUT PLAN
1580 CRESSY RD, OMBERSLEY, VIC 3241

DWG NO. **V113639** SHT NO. S1-1

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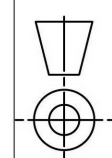
UNAPPROVED DRAWING

PRELIMINARY

- NOTES:**
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 7. PROPOSED TELSTRA LEASE AREA

DO NOT SCALE

F



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V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

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Telstra

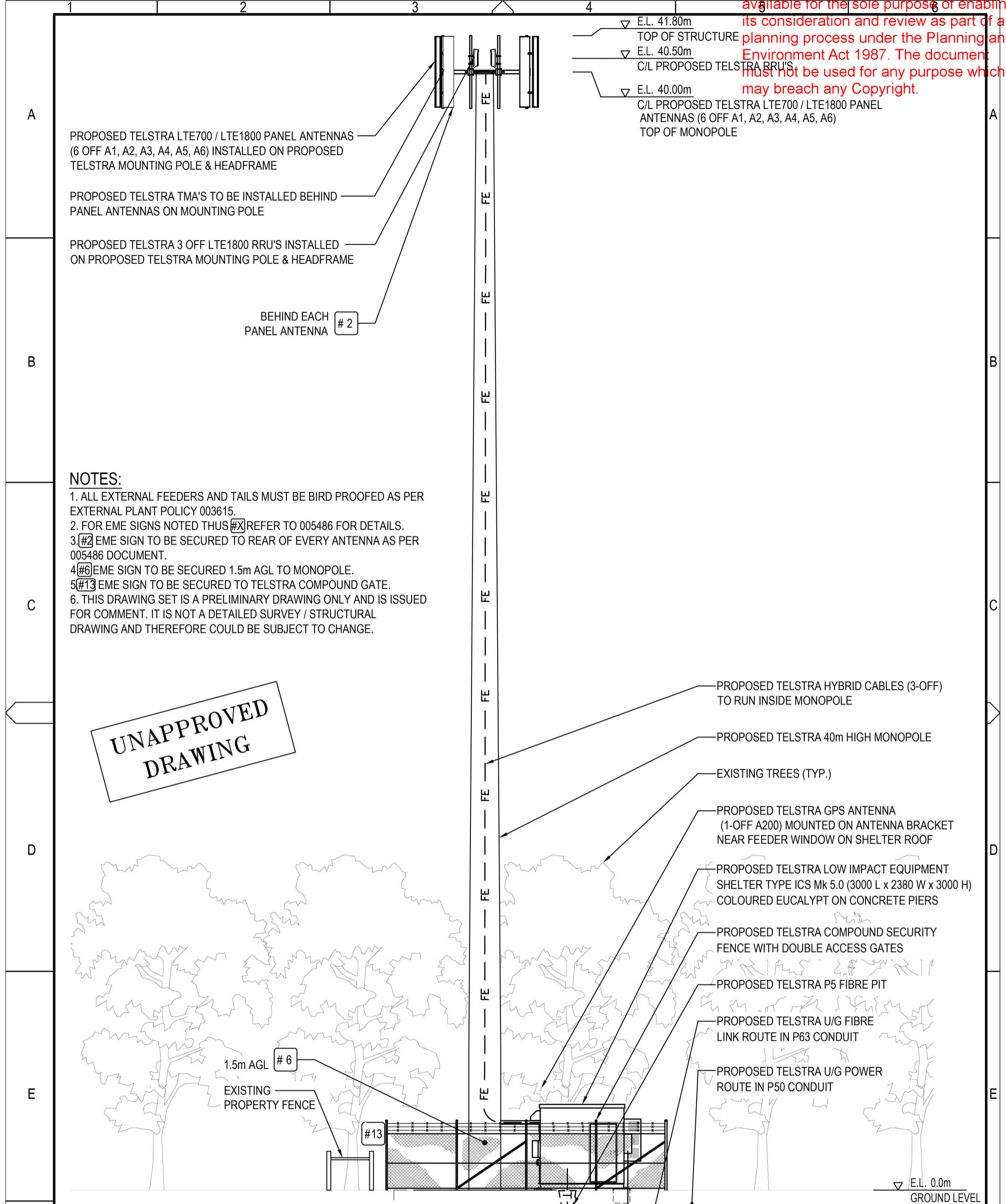
MOBILE NETWORK SITE 327804

HESSE

ANTENNA LAYOUT

1580 CRESSY RD, OMBERSLEY, VIC 3241

DWG NO. **V113639** SHT NO. S1-2



- NOTES:**
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 2. FOR EME SIGNS NOTED THUS **#X** REFER TO 005486 FOR DETAILS.
 3. **#2** EME SIGN TO BE SECURED TO REAR OF EVERY ANTENNA AS PER 005486 DOCUMENT.
 4. **#6** EME SIGN TO BE SECURED 1.5m AGL TO MONOPOLE.
 5. **#13** EME SIGN TO BE SECURED TO TELSTRA COMPOUND GATE.
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UNAPPROVED DRAWING

WEST ELEVATION

SCALE 1:125
2m 0 5m

PRELIMINARY



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

Telstra

MOBILE NETWORK SITE 327804

HESSE

WEST ELEVATION

1580 CRESSY RD, OMBERSLEY, VIC 3241

DWG NO. **V113639** SHT NO. **S3**

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	150°	S1: LTE700
					S1: LTE700
					SPARE
					SPARE
A2	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	150°	S1: LTE700
					S1: LTE700
					S1: LTE1800
					S1: LTE1800
A3	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	240°	S2: LTE700
					S2: LTE700
					SPARE
					SPARE
A4	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	240°	S2: LTE700
					S2: LTE700
					S2: LTE1800
					S2: LTE1800
A5	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	330°	S3: LTE700
					S3: LTE700
					SPARE
					SPARE
A6	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	330°	S3: LTE700
					S3: LTE700
					S3: LTE1800
					S3: LTE1800

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A7	ARGUS VVPX310R-V5 PANEL 1328x 290 x 103mm	FUTURE	40.00m	150°	SPARE
					SPARE
					SPARE
					SPARE
A8	ARGUS VVPX310R-V5 PANEL 1328x 290 x 103mm	FUTURE	40.00m	240°	SPARE
					SPARE
					SPARE
					SPARE
A9	ARGUS VVPX310R-V5 PANEL 1328x 290 x 103mm	FUTURE	40.00m	340°	SPARE
					SPARE
					SPARE
					SPARE
A10	ERICSSON AIR5121 PANEL 493 x 299 x 128mm	FUTURE	40.00m	150°	SPARE
					SPARE
					SPARE
					SPARE
A11	ERICSSON AIR5121 PANEL 493 x 299 x 128mm	FUTURE	40.00m	240°	SPARE
					SPARE
					SPARE
					SPARE
A12	ERICSSON AIR5121 PANEL 493 x 299 x 128mm	FUTURE	40.00m	330°	SPARE
					SPARE
					SPARE
					SPARE
A200	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	3.1m	0°	-

**UNAPPROVED
DRAWING**



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19706.01	JS	MN	PRELIMINARY-LTE700+LTE1800 (E+K)	MN	DM	31.01.19	1
V113639.01	JM	VC	PRELIMINARY - 30082427WO0036 DOWNER - LTE700	VC	DP	25.07.19	2

PRELIMINARY

Telstra

**MOBILE NETWORK SITE 327804
HESSE**

ANTENNA CONFIGURATION TABLE
1580 CRESSY RD, OMBERSLEY, VIC 3241



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Downer
Relationships creating success

Appendix B – Environmental EME Report

Environmental EME Report

Location	1580 Cressy Rd, OMBERSLEY VIC 3241		
Date	03/12/2018	RFNSA No.	3241008

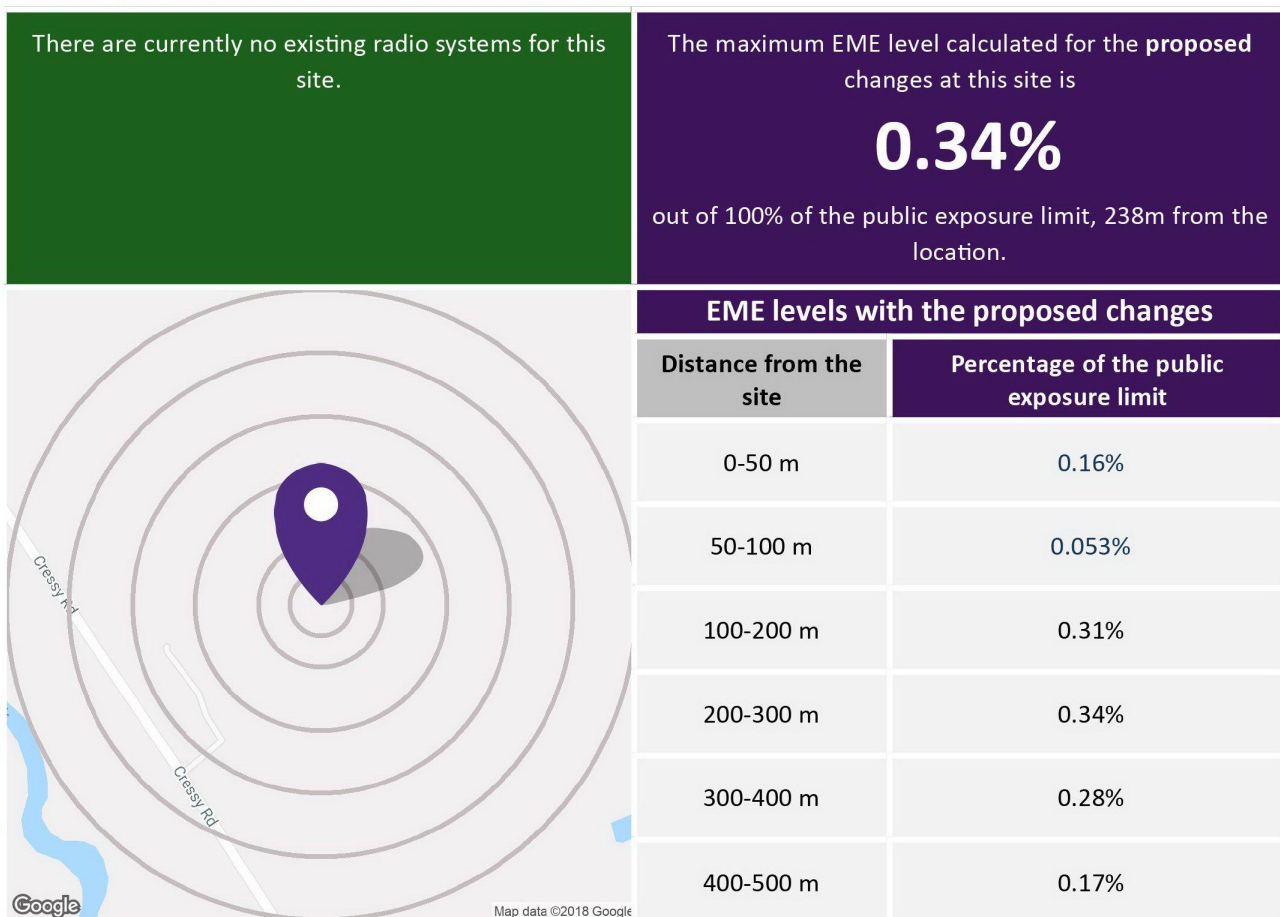
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 1580 Cressy Rd, OMBERSLEY VIC 3241. These levels have been calculated by Telstra using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/3241008>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra			4G	LTE700 (proposed), LTE1800 (proposed)

An in-depth look at calculated EME levels at this site

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. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				2.27	13.65	0.16%
50-100m				0.97	2.49	0.053%
100-200m				2.38	15.063	0.31%
200-300m				2.61	18.094	0.34%
300-400m				2.4	15.27	0.28%
400-500m				1.86	9.22	0.17%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2011](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
No locations identified				



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Appendix C – Precautionary Approach Checklist (PAC) to Site Selection & Site Design



Precautionary Approach Checklist – Site Selection (Code Ref Section 4.1)

The following copied documents are made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.



Issue Date	02/01/2019	Carrier	Telstra	Location	1580 Cressy Rd Ombersley VIC 3241 RFNSA 3241008
Description of Infrastructure	The proposed work includes the installation of six (6) new 12 port panel antennas on a triangular headframe attached to a new forty (40) metres monopole with ancillary equipment including three (3) Tower Mounted Amplifier (TMAs) and six (6) Radio Remote Units; new feeder, fibre and electric cables (above and underground) installed within a new cable management system; one (1) equipment shelter and any other associated works.				

4.1 Application of Precautionary Approach to Site Selection

Section No.	Industry Code C564:2018 Requirement	Comments on how the Carrier has had regard to each item.
	For each site the Carrier must have regard to:	
4.1.2	For new sites, once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	<p>Other sites considered include:</p> <ul style="list-style-type: none"> • 185 Mountside Road Ombersley VIC 3241 • 275 Mountside Road Ombersley VIC 3241 <p>These sites were not viable for the following reasons:</p> <ul style="list-style-type: none"> • Does not meet the radio frequency objectives; • Planning codes are not favourable to a telecommunications facility; • Poor constructability of the facility; and • Cost.
4.1.4 (a)	The reasonable service objectives of the carrier including (i) the area the planned service must cover (ii) power levels needed to provide quality of service (iii) the amount of usage the planned service must handle	This facility is intended to provide enhanced mobile phone services, improved capacity and call quality to the local area. The transmitting power settings at this facility will be set to accomplish the desired coverage, capacity and call quality within the location listed above. The over the air specifications provide the ability for the facility to reduce transmitting power to each user based on the radio environment.



Precautionary Approach Checklist – Site Selection (Code Ref Section 4-1)

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4.1.4 (b)	Minimisation of EME exposure to public	<p><i>EME exposure to the public from the proposed installation will be minimised by:</i></p> <ul style="list-style-type: none"> • <i>The proposed antenna devices will be well elevated above ground level and public areas;</i> • <i>Dynamic / Adaptive Power Control is the network feature that automatically adjusts the power and hence minimises EME from both base station and handset;</i> • <i>Adjusting the number of transmitters in use to meet the active telephone traffic minimises EME from the network;</i> • <i>Varying the base station transmit power to the minimal required level, reduces EME from the network; and</i> <p><i>Discontinuous transmission is a feature that reduces EMR emissions by automatically switching the transmitter off when no speech or data is sent.</i></p>
4.1.4 (c)	The likelihood of an area being a community sensitive location.	The site is not considered to be a community sensitive location.
4.1.4 (d)	The objective of avoiding community sensitive locations	The subject site was selected due to the absence of any community sensitive locations within the immediate vicinity other than the serving residential area. The proposed facility is not considered low-impact pursuant to the Telecommunications (Low-impact facilities) Determination 2018. A planning permit is required for the erection of the proposed monopole.
4.1.4 (e)	Relevant state and local government telecommunications planning policies	Considerations of the relevant state and local government telecommunications planning policies have been undertaken. The planning permit application outlines the compliance to the relevant state and local government planning policies. The local government authority in this location is Shire of Colac-Otway. The proposal is considered to be consistent with the applicable regulatory requirements.



Precautionary Approach Checklist – Site Selection (Code Ref Section 4.1)

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4.1.4 (f)	The outcomes of consultation processes with Councils and Interested and Affected parties as set out in Section 6.7	Consultation will be conducted in accordance with the Planning Permit Application process as directed by the Shire of Colac Otway.
4.1.4 (g)	The heritage significance (built, cultural and natural)	The site has no heritage significance and there are no sites within the vicinity with any notable heritage significance.
4.1.4 (h)	The physical characteristics of the locality including elevation and terrain	<p>The physical characteristics of the proposed site have been considered including the elevation and terrain.</p> <ul style="list-style-type: none"> • The terrain can be described as relatively elevated to the surrounding area; • The physical <i>characteristics of the site is in an elevated position and therefore provides the best radio solution;</i> <p><i>The site provides sufficient elevation for the antennas to clear local buildings and trees to provide a satisfactory line of sight to achieve the radio coverage objectives.</i></p>
4.1.4 (i)	The availability of land and public utilities	Consideration of land and public utilities was undertaken when the site was established originally. These factors are largely unchanged and have no impact on the operation of the site or the proposed works.
4.1.4 (j)	the availability of transmission to connect the Mobile Phone Radiocommunications Infrastructure with the rest of the network	The proposed site will utilise <i>fibre</i> transmission.
4.1.4 (k)	The radiofrequency interference the planned service may cause to other services	<p>Radio propagation analysis has been used to select appropriate antenna tilts to meet the requirements for coverage from the facility, while minimising interference to the existing network.</p> <p>Due consideration has been given to control interference to other services, for example:</p> <ul style="list-style-type: none"> - Transmitters are designed to comply with ACMA regulations which minimise spurious interference to other services. - Sufficient antenna separation is maintained at co-located sites. - Detailed RF modelling has been performed to ensure that interference



Precautionary Approach Checklist – Site Selection (Code Ref Section 4.1)

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		into other services (such as domestic electrical equipment, medical equipment and fuel/explosive stores etc) is within acceptable limits.
4.1.4 (l)	The radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions	Radio propagation analysis has been used to ensure the new facility can be integrated with the existing network while minimising the interference to the new facility.
4.1.4 (m)	Any obligations, and opportunities, to co-locate facilities	Alternatives sites were explored, however, no co-locations were possible for this particular deployment.
4.1.4 (n)	Cost factors	Preliminary costing of the proposed facility has been undertaken. The costs are considered to be reasonable.



Precautionary Approach Checklist – Infrastructure Design (Code Ref 4.2)

The following copied documents are made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.



Issue Date	02/01/2019	Carrier	Telstra	Location	1580 Cressy Rd Ombersley VIC 3241 RFNSA 3241008
Description of Infrastructure	The proposed work includes the installation of six (6) new 12 port panel antennas on a triangular headframe attached to a new forty (40) metres monopole with ancillary equipment including three (3) Tower Mounted Amplifier (TMAs) and six (6) Radio Remote Units; new feeder, fibre and electric cables (above and underground) installed within a new cable management system; one (1) equipment shelter and any other associated works.				

4.2 Application of Precautionary Approach to Infrastructure Design

Section No.	Industry Code C564:2018 Requirement For each site the Carrier must have regard to:	Comments on how the Carrier has had regard to each item
4.2.3 (a)	the reason for the installation of the infrastructure considering – coverage, capacity and quality	This facility is intended to provide enhanced mobile phone services, improved capacity and call quality to the local area.
4.2.3 (b)	the positioning of antennas to minimise obstruction of radio signals	Antennas are positioned so that wherever possible a clear line-of-sight can be achieved to the target area of coverage.
4.2.3 (c)	the objective of restricting access to areas where RF exposure may exceed limits of the EME standard	This facility has been designed and will be installed in accordance with Telstra design and construction guidelines to restrict public access to any areas that exceed the general public EME exposure limits. The existing site will continue to uphold industry best practice and OH&S standards.
4.2.3 (d)	the type and features of the infrastructure that are required to meet service needs including: (i) the need for macro, or small scale infrastructure; and	Directional antennas are required to meet coverage objectives and consider the nature of the surrounding terrain to meet service needs.



Precautionary Approach Checklist – Infrastructure Design (Code Ref 4.2)

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	(ii) the need for directional or non-directional antennas	
4.2.3 (e)	the objective of minimising power whilst meeting service objectives	<ul style="list-style-type: none"> • Dynamic / Adaptive Power Control is the network feature that automatically adjusts the power and hence minimises EME from both base station and handset. • Adjusting the number of transmitters in use to meet the active telephone traffic minimises EME from the network • Varying the base station transmit power to the minimal required level, minimises EME from the network • Discontinuous transmission is a feature that reduces EMR emissions by automatically switching the transmitter off when no speech or data is sent.
4.2.3 (f)	whether the costs of achieving this objective are reasonable	The site meets required budget allowance for this project and is considered feasible
4.2.4	Site EME assessments for Mobile Phone Radiocommunication Infrastructure must be made in accordance with the ARPANSA prediction methodology and report format known at the ARPANSA EME Report (as referenced in Appendix B) should be prepared uploaded to RFNSA.	An ARPANSA Environmental EME report has been prepared and uploaded onto RFNSA for public reference.
4.2.5	The Site EME estimate must be provided to the ACMA within two weeks of the request being made.	The estimate will be provided to ACMA in the stated timeframe.



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Appendix D – EPBC Act Protected Matters Report



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: 12/07/19 10:49:09

[Summary](#)

[Details](#)

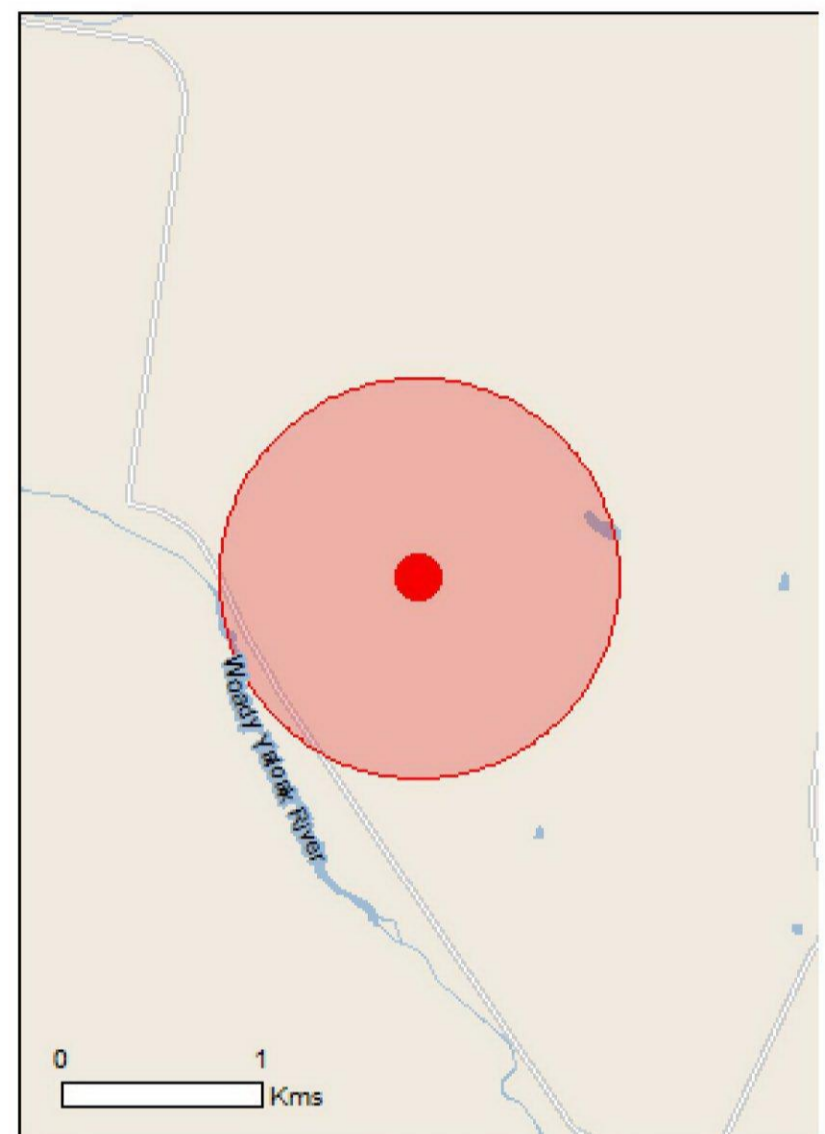
[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

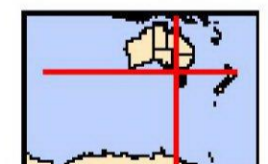
[Acknowledgements](#)



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:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	26
Listed Migratory Species:	14

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:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	20
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	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:	1
Invasive Species:	31
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name Western district lakes	Proximity Within 10km of Ramsar

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
Grassy Eucalypt Woodland of the Victorian Volcanic Plain	Critically Endangered	Community known to occur within area
Natural Temperate Grassland of the Victorian Volcanic Plain	Critically Endangered	Community may occur within area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
Birds		
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pedionomus torquatus Plains-wanderer [906]	Critically Endangered	Species or species habitat likely to occur within area
Rostratula australis Australian Painted-snipe, Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Fish		
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat likely to occur within area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within

Name	Status	Type of Presence area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat known to occur within area
Insects		
Synemon plana Golden Sun Moth [25234]	Critically Endangered	Species or species habitat likely to occur within area
Mammals		
Miniopterus orianae bassanii Southern Bent-wing Bat [87645]	Critically Endangered	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area
Plants		
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat may occur within area
Dodonaea procumbens Trailing Hop-bush [12149]	Vulnerable	Species or species habitat may occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area
Lachnagrostis adamsonii Adamson's Blown-grass, Adamson's Blowngrass [76211]	Endangered	Species or species habitat likely to occur within area
Leucochrysum albicans var. tricolor Hoary Sunray, Grassland Paper-daisy [56204]	Endangered	Species or species habitat likely to occur within area
Pimelea spinescens subsp. spinescens Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea [21980]	Critically Endangered	Species or species habitat likely to occur within area
Poa sallacustris Salt-lake Tussock-grass [24424]	Vulnerable	Species or species habitat may occur within area
Prasophyllum frenchii Maroon Leek-orchid, Slaty Leek-orchid, Stout Leek-orchid, French's Leek-orchid, Swamp Leek-orchid [9704]	Endangered	Species or species habitat likely to occur within area
Rutidosis leptorrhynchoides Button Wrinklewort [7384]	Endangered	Species or species habitat likely to occur within area
Senecio macrocarpus Large-fruit Fireweed, Large-fruit Groundsel [16333]	Vulnerable	Species or species habitat likely to occur within area
Thelymitra epipactoides Metallic Sun-orchid [11896]	Endangered	Species or species habitat may occur within area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat may occur within area
Reptiles		
Delma impar Striped Legless Lizard [1649]	Vulnerable	Species or species

Name	Status	Type of Presence
Listed Migratory Species		
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		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
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species

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

Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Chrysococcyx osculans Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within

[Pandion haliaetus](#)

Osprey [952]

Type of Presence
area

Species or species habitat
may occur within area

[Rhipidura rufifrons](#)

Rufous Fantail [592]

Species or species habitat
likely to occur within area

[Rostratula benghalensis \(sensu lato\)](#)

Painted Snipe [889]

Endangered*

Species or species habitat
likely to occur within area

[Tringa nebularia](#)

Common Greenshank, Greenshank [832]

Species or species habitat
likely to occur within area

Extra Information

Regional Forest Agreements

[[Resource Information](#)]

Note that all areas with completed RFAs have been included.

Name

State

[West Victoria RFA](#)

Victoria

Invasive Species

[[Resource Information](#)]

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

Acridotheres tristis

Common Myna, Indian Myna [387]

Species or species habitat
likely to occur within area

Alauda arvensis

Skylark [656]

Species or species habitat
likely to occur within area

Anas platyrhynchos

Mallard [974]

Species or species habitat
likely to occur within area

Carduelis carduelis

European Goldfinch [403]

Species or species habitat
likely to occur within area

Carduelis chloris

European Greenfinch [404]

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

Name	Status	Type of Presence
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		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
Capra hircus Goat [2]		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
Lepus capensis Brown Hare [127]		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 norvegicus Brown Rat, Norway Rat [83]		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		
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
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Nassella neesiana Chilean Needle grass [67699]		Species or species habitat likely to occur

Nassella trichotoma

Serrated Tussock, Yass River Tussock, Yass Tussock,
Nassella Tussock (NZ) [18884]

Type of Presence
within area
Species or species habitat
likely to 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

Ulex europaeus

Gorse, Furze [7693]

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

-38.16296 143.83285

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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Downer
Relationships creating success

Appendix E – Aboriginal Areas of Sensitivity Map & Aboriginal Victoria Certificate of Advice

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 17 June 2019 01:33 PM

PROPERTY DETAILS

Address: **1580 CRESSY ROAD OMBERSLEY 3241**
 Lot and Plan Number: **Lot A PS323269**
 Standard Parcel Identifier (SPI): **A\PS323269**
 Local Government Area (Council): **COLAC OTWAY**
 Council Property Number: **11991**
 Planning Scheme: **Colac Otway**
 Directory Reference: **VicRoads 92 F4**

www.colacotway.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/colacotway

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Barwon Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

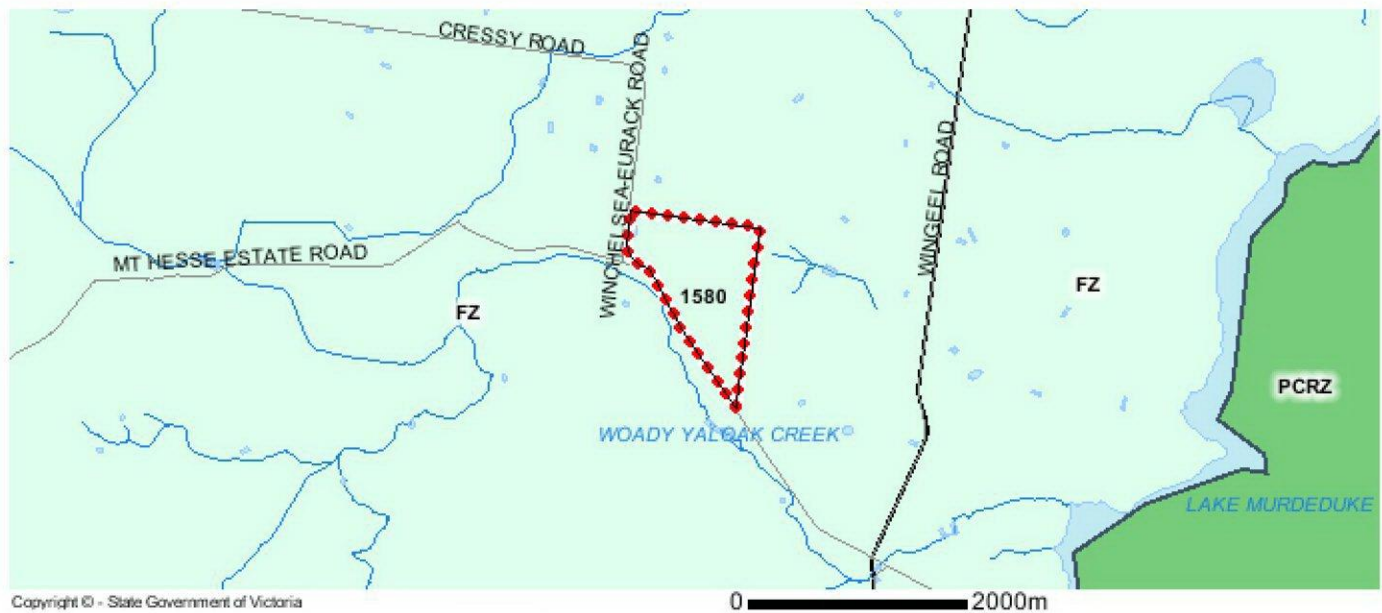
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **POLWARTH**

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



Copyright © - State Government of Victoria

FZ - Farming

PCRZ - Public Conservation & Resource

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: 1580 CRESSY ROAD OMBERSLEY 3241

Page 1 of 5



PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

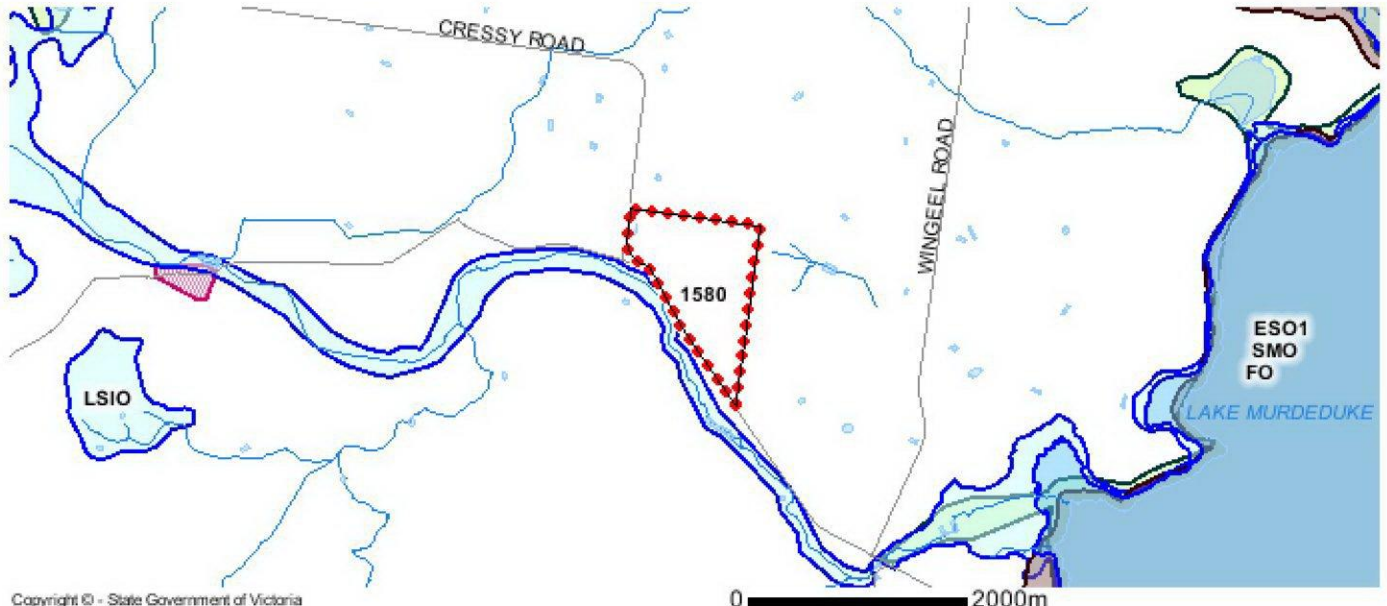
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

SALINITY MANAGEMENT OVERLAY (SMO)



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- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
- LSIO - Land Subject to Inundation
- SMO - Salinity Management

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

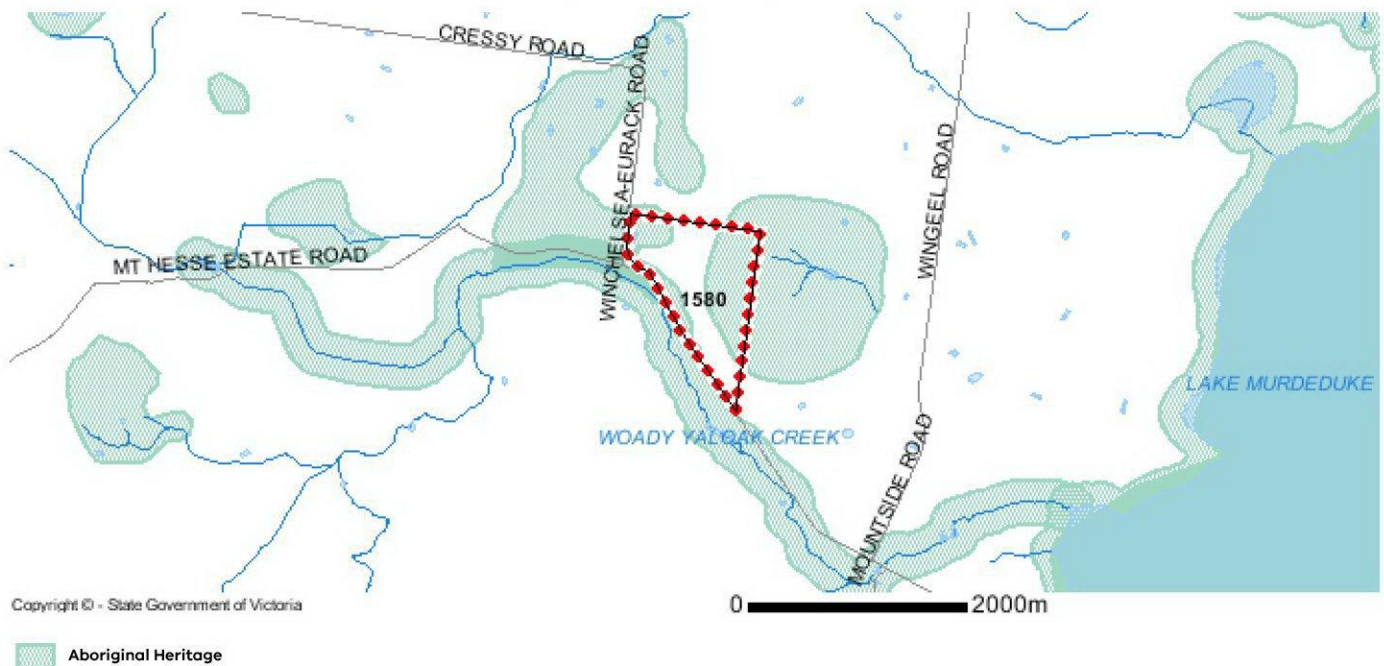
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 12 June 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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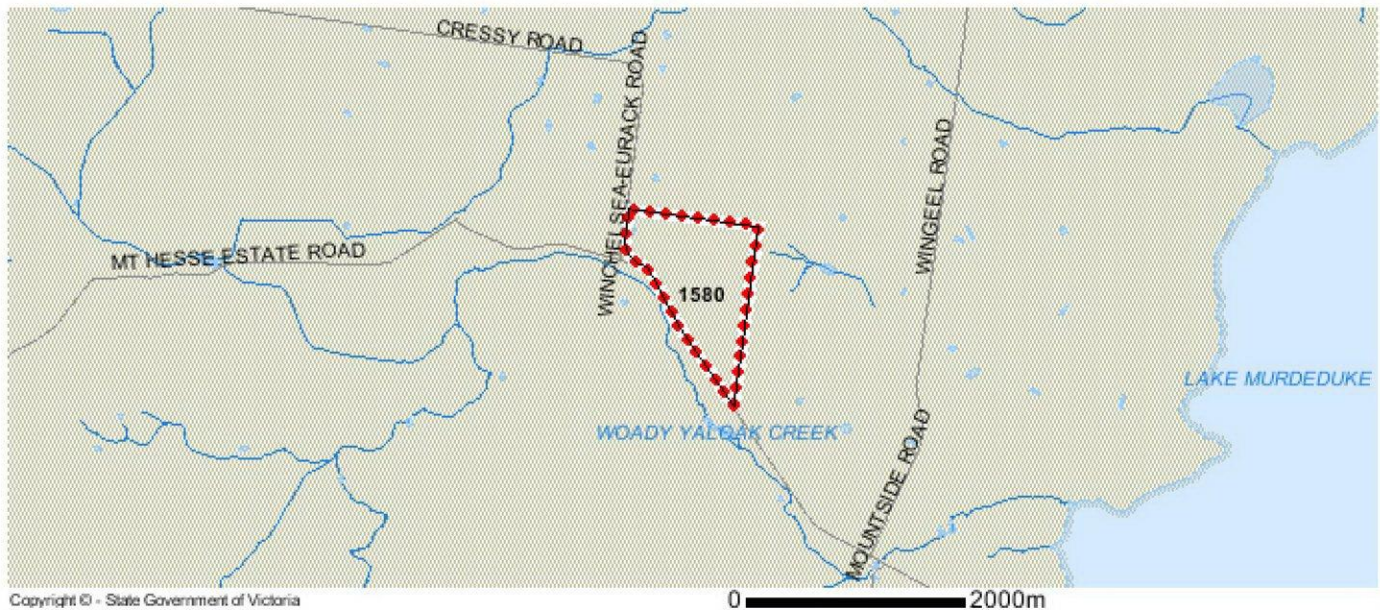
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PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



 Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 1580 CRESSY ROAD OMBERSLEY 3241

Page 5 of 5

Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land

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Reference Number:

23814

SECTION 1 – Applicant Information

Name of applicant:

Mr Matt Wood

Organisation:

Downer

Postal address:

Level 5, Unit 3, 480 Victoria Road

Gladesville

NSW 2111

Telephone number:

0437 600 895

Email address:

Matthew.Wood2@downergroup.com

Customer Reference No.

Hesse

SECTION 2 – Land Description (as provided by the applicant)

Subdivisional References (Lot / Plan):

Lot A / Subdivision 323269

Crown References:

Title References (Volume / Folio) :

Street Address:

1580 Cressy Road, Ombersley VIC 3241

Other description:

Directory Reference:

Directory:

SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

No

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

Yes

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

No

Does a stop order exist in relation to any part of the nominated area of land?

No

Does an interim or ongoing protection declaration exist in relation to any part of the nominated area of land?

No

Does a cultural heritage agreement or Aboriginal cultural heritage land management agreement exist in relation to any part of the nominated area of land?

No

Signed:

Date: 26/Jun/2019



Heather Bannerman
Manager, Heritage Information
Aboriginal Victoria

SECTION 4 – Terms & Conditions

Terminology

In these terms and conditions, the expressions "we", "us" and "our" are a reference to the Government of the State of Victoria, acting through Aboriginal Victoria, an agency of the Department of Premier and Cabinet.

Advice provided from the Register

Access to the information requested from the Register in the "Application for advice as to the existence of records in relation to a nominated area of land" form (the "Form") is subject to the discretion of the Secretary and the requirements of the Act.

The absence of records on the Register for a nominated area of land does not necessarily mean that the area is devoid of Aboriginal cultural heritage values. Applicants should be aware of the provisions of s.17 and s.24 of the *Aboriginal Heritage Act 2006*, which require the reporting of Aboriginal remains, Aboriginal places and objects discovered in Victoria. Applicants should also be aware that it is an offence under the *Aboriginal Heritage Act 2006* to harm Aboriginal cultural heritage, for which significant penalties apply. This advice does not abrogate any requirement to prepare a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

Specific conditions of advice provided from the Register for an application under s.147

The Secretary, Department of Premier and Cabinet may refuse to provide any information to the Applicant if the provision of the information would be likely to endanger Aboriginal cultural heritage (refer to s.147 (4) of the Act).

Use of information

Information provided to the Applicant from the Register as a result of this application and for the land described in Section 2 ("Information") may only be used for the purposes nominated by the Applicant in the Form (and for no other purposes). The Information may not be on-sold or rebadged without our written permission.

Documents to be lodged with Registrar

Two copies (one of which must be in digital format) of any article, publication, report or thesis which relies on any Information provided to the Applicant must be lodged with the Registrar as soon as practicable after their completion.

Acknowledgment of source of Information

We must be acknowledged in any article, publication, report or thesis (including a newspaper article or display) which incorporates or refers to material supplied from the Register.

Copyright

We retain copyright in all materials for which legal title of the relevant organisation is clear. Apart from fair dealing for the purposes of private study, research, criticism or review, as permitted under the copyright legislation, and apart from uses specifically authorised by these terms and conditions, no part may be reproduced or reused for any commercial purposes whatsoever.

Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

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The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

Indemnity

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

Governing Law

These terms and conditions are governed by the laws in force in the State of Victoria, Australia.

Third Party Disclosure

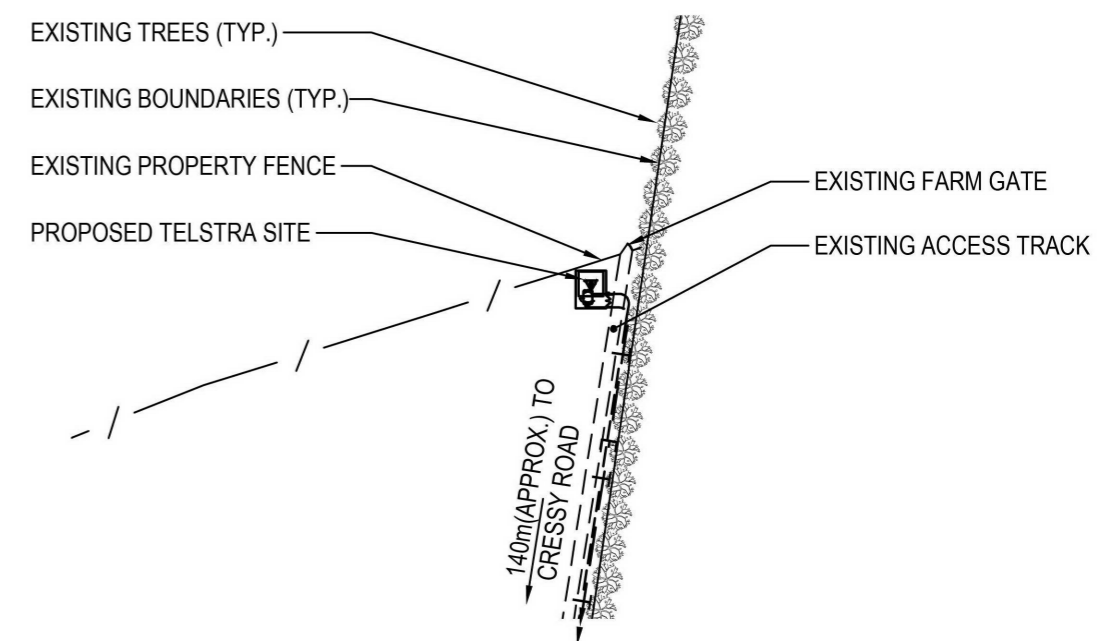
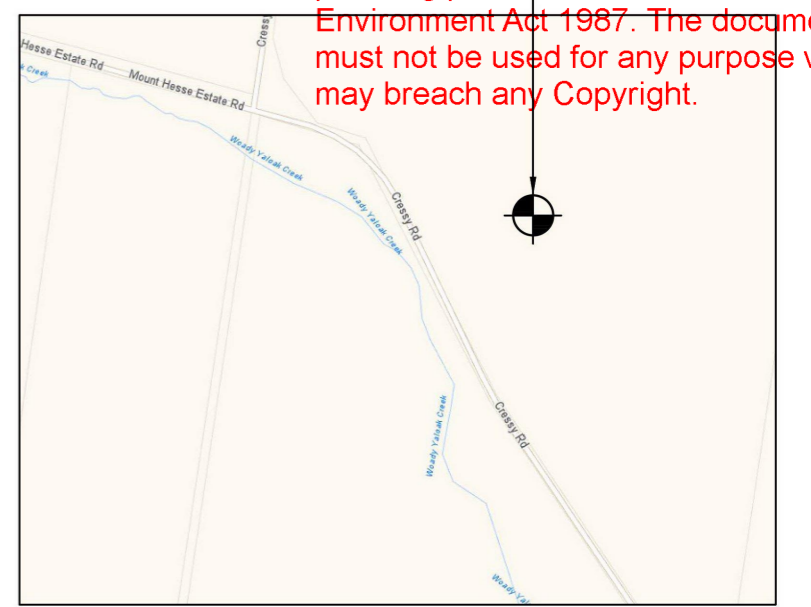
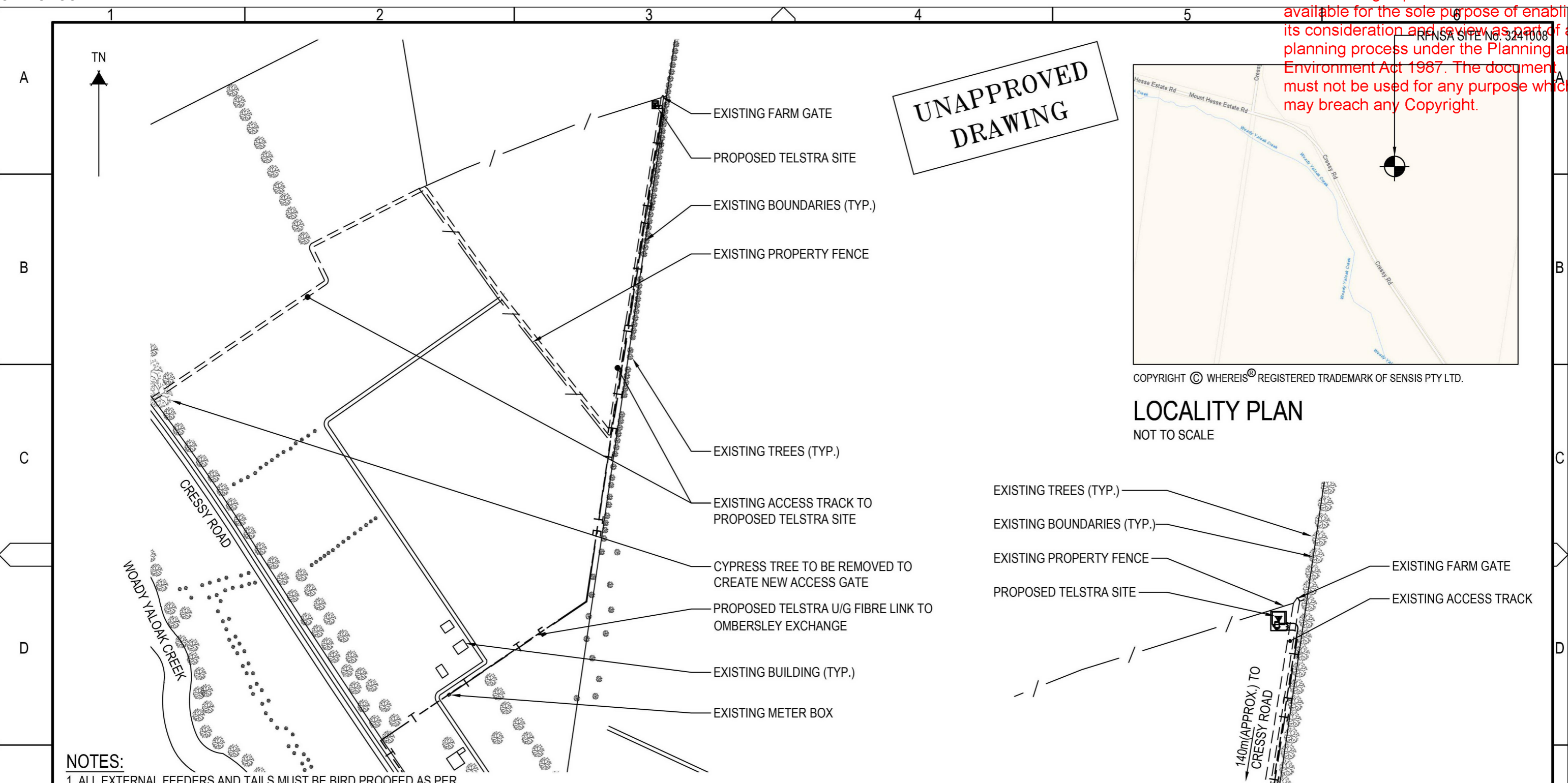
Where the information obtained from the Register is provided to a third party, details of the above Terms and Conditions must also be provided.

Areas of Cultural Heritage Sensitivity

You can find out more about 'areas of Aboriginal Cultural Heritage Sensitivity' including maps showing these areas, at <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/planning-and-development-of-land.html>

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 2. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
 3. #2 EME SIGN TO BE SECURED TO REAR OF EVERY ANTENNA AS PER 005486 DOCUMENT.
 4. #6 EME SIGN TO BE SECURED TO MONOPOLE.
 5. #13 EME SIGN TO BE SECURED TO TELSTRA COMPOUND GATE.
 6. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
 7. PROPOSED TELSTRA LEASE AREA

SITE LAYOUT
 SCALE 1:5000

50m 0 50m 100m 150m 200m 250m SCALE 1:5000

SITE ACCESS
 SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

DO NOT SCALE

PROPERTY DESCRIPTION

PART OF LOT A OF PS323269
 SUBDIVISION 323269
 PARISH OF GELLIBRAND
 COUNTY OF GRENVILLE

SITE STRUCTURE CO-ORDINATES (GDA94)
 GPS READING ACCURACY: ± 10m
 CENTRE OF POLE

LATITUDE	GDA 94 -38.16272
LONGITUDE	GDA 94 143.83301



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19706.01	JS	MN	PRELIMINARY-LTE700+LTE1800 (E+K)	MN	DM	31.01.19	1
V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

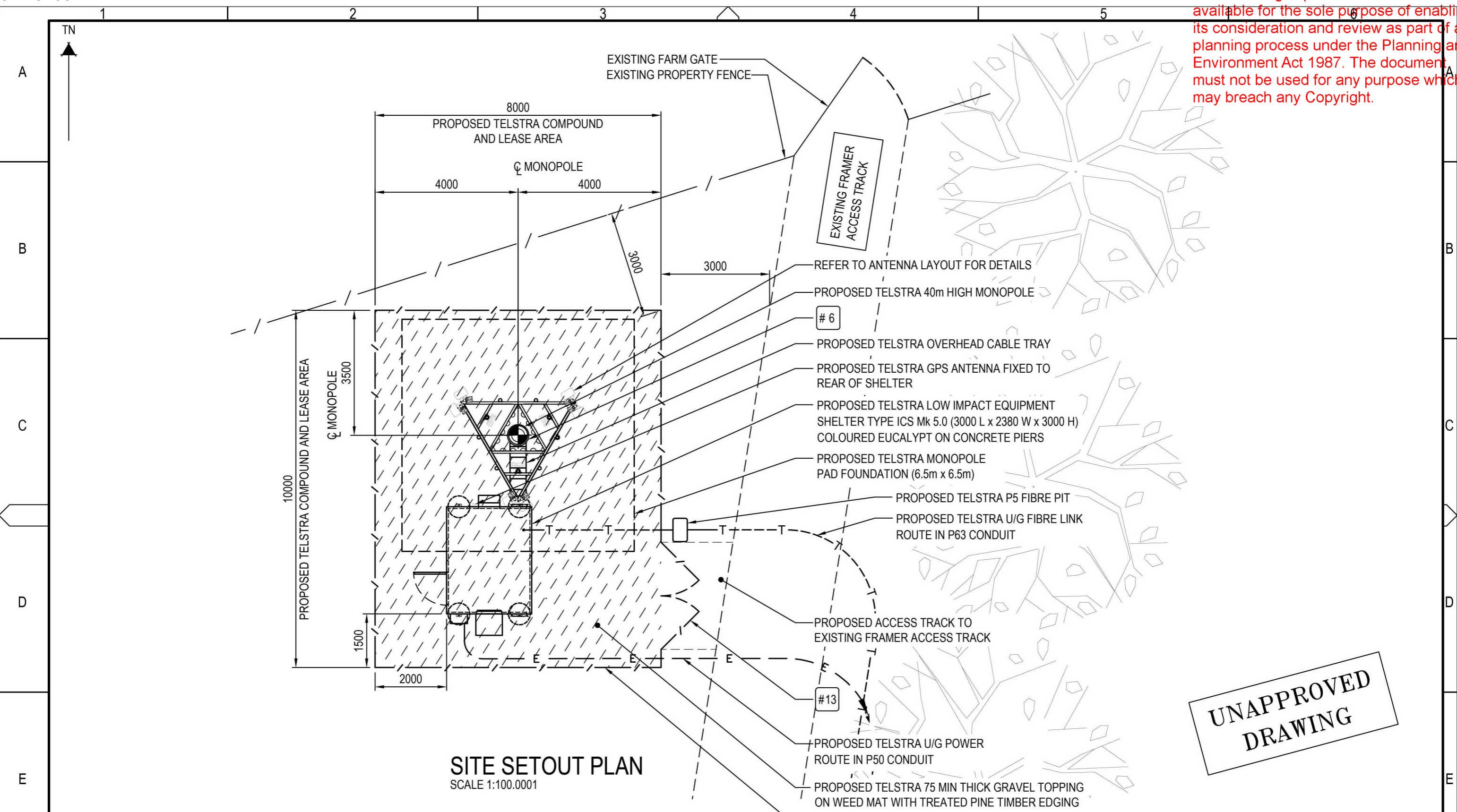
PRELIMINARY

Telstra

MOBILE NETWORK SITE 327804
HESSE
 SITE LAYOUT AND ACCESS
 1580 CRESSY RD, OMBERSLEY, VIC 3241

DWG NO. **V113639** SHT NO. S1

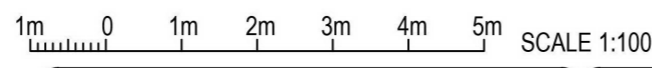
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SITE SETOUT PLAN
SCALE 1:100,000

**UNAPPROVED
DRAWING**

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ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19706.01	JS	MN	PRELIMINARY-LTE700+LTE1800 (E+K)	MN	DM	31.01.19	1
V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

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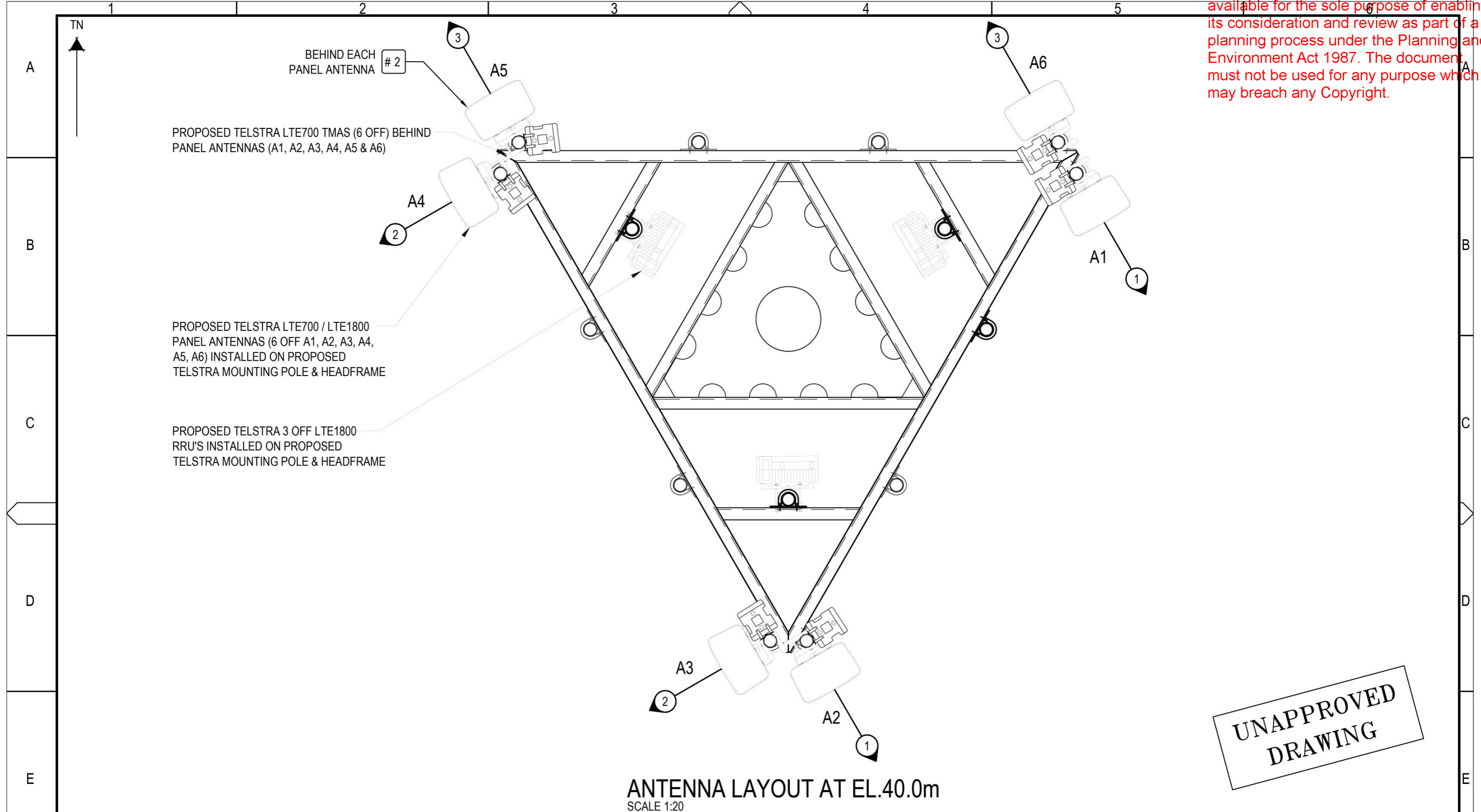
PRELIMINARY



MOBILE NETWORK SITE 327804
HESSE
SITE SETOUT PLAN
1580 CRESSY RD, OMBERSLEY, VIC 3241

DWG NO. **V113639** SHT NO. S1-1

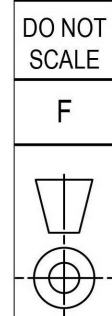
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UNAPPROVED DRAWING

PRELIMINARY

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 7. PROPOSED TELSTRA LEASE AREA



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19706.01	JS	MN	PRELIMINARY-LTE700+LTE1800 (E+K)	MN	DM	31.01.19	1
V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

Telstra

MOBILE NETWORK SITE 327804

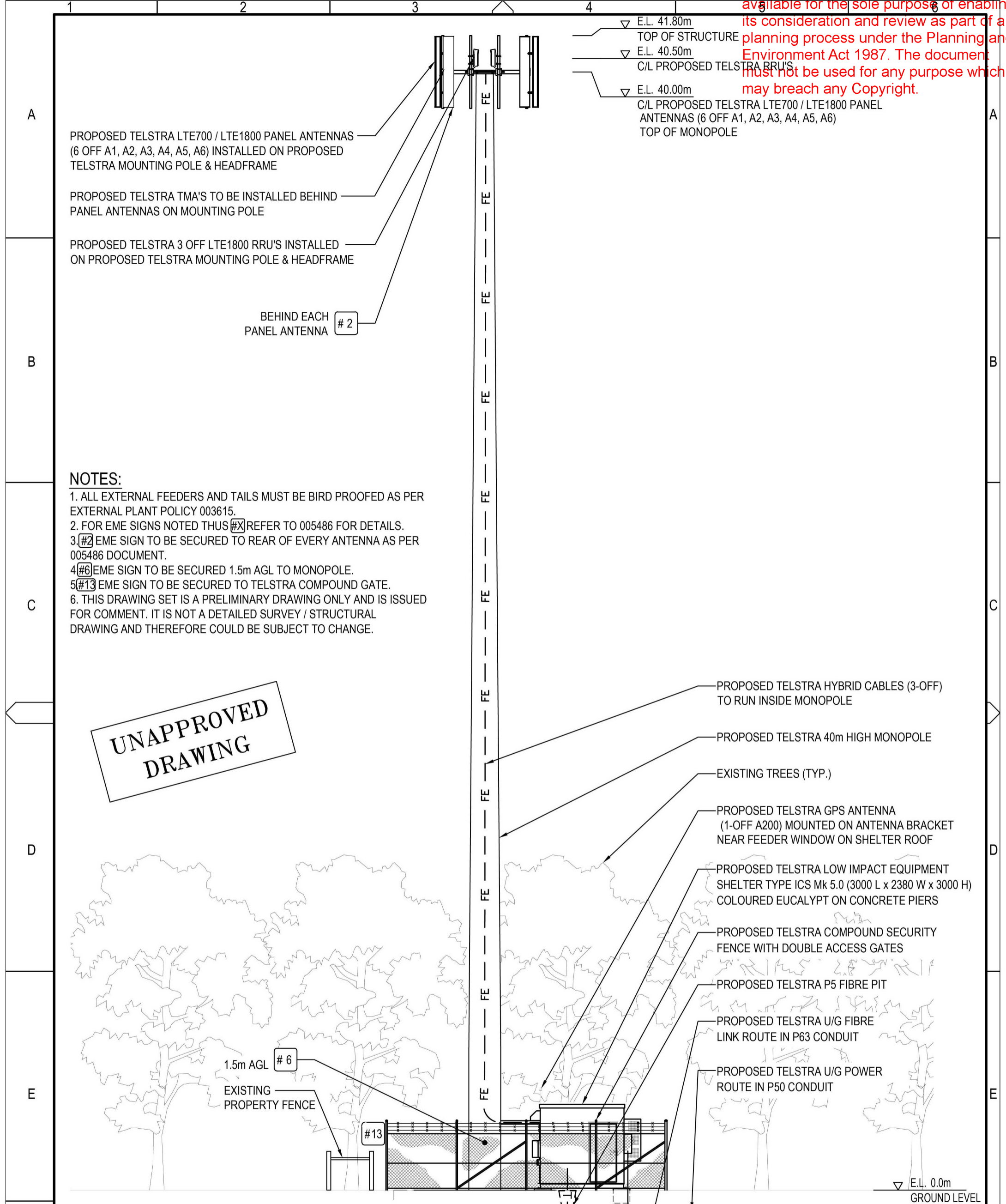
HESSE

ANTENNA LAYOUT

1580 CRESSY RD, OMBERSLEY, VIC 3241

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DWG NO. **V113639** SHT NO. S1-2



NOTES:

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**UNAPPROVED
DRAWING**

WEST ELEVATION

SCALE 1:125
2m 0 5m

PRELIMINARY



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19706.01	JS	MN	PRELIMINARY-LTE700+LTE1800 (E+K)	MN	DM	31.01.19	1
V113639.01	JM	VC	PRELIMINARY - 30082427W00036 DOWNER - LTE700	VC	DP	25.07.19	2

Telstra

MOBILE NETWORK SITE 327804

HESSE

WEST ELEVATION

1580 CRESSY RD, OMBERSLEY, VIC 3241

DWG NO. **V113639** SHT NO. **S3**

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TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	150°	S1: LTE700
					S1: LTE700
					SPARE
					SPARE
A2	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	150°	S1: LTE700
					S1: LTE700
					S1: LTE1800
					S1: LTE1800
A3	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	240°	S2: LTE700
					S2: LTE700
					SPARE
					SPARE
A4	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	240°	S2: LTE700
					S2: LTE700
					S2: LTE1800
					S2: LTE1800
A5	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	330°	S3: LTE700
					S3: LTE700
					SPARE
					SPARE
A6	ARGUS RVVPX310.11B-T2 2533 x 350 x 208mm	INSTALL	40.00m	330°	S3: LTE700
					S3: LTE700
					S3: LTE1800
					S3: LTE1800

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A7	ARGUS VVPX310R-V5 PANEL 1328x 290 x 103mm	FUTURE	40.00m	150°	SPARE
					SPARE
					SPARE
					SPARE
A8	ARGUS VVPX310R-V5 PANEL 1328x 290 x 103mm	FUTURE	40.00m	240°	SPARE
					SPARE
					SPARE
					SPARE
A9	ARGUS VVPX310R-V5 PANEL 1328x 290 x 103mm	FUTURE	40.00m	340°	SPARE
					SPARE
					SPARE
					SPARE
A10	ERICSSON AIR5121 PANEL 493 x 299 x 128mm	FUTURE	40.00m	150°	SPARE
					SPARE
					SPARE
					SPARE
A11	ERICSSON AIR5121 PANEL 493 x 299 x 128mm	FUTURE	40.00m	240°	SPARE
					SPARE
					SPARE
					SPARE
A12	ERICSSON AIR5121 PANEL 493 x 299 x 128mm	FUTURE	40.00m	330°	SPARE
					SPARE
					SPARE
					SPARE
A200	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	3.1m	0°	-

**UNAPPROVED
DRAWING**



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19706.01	JS	MN	PRELIMINARY-LTE700+LTE1800 (E+K)	MN	DM	31.01.19	1
V113639.01	JM	VC	PRELIMINARY - 30082427WO0036 DOWNER - LTE700	VC	DP	25.07.19	2

PRELIMINARY

Telstra

**MOBILE NETWORK SITE 327804
HESSE**

ANTENNA CONFIGURATION TABLE
1580 CRESSY RD, OMBERSLEY, VIC 3241

Register Search Statement - Volume 10441 Folio 786

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10441 FOLIO 786

Security no : 124075603679R
Produced 08/01/2019 11:43 AM

LAND DESCRIPTION

Lot A on Plan of Subdivision 323269C.
PARENT TITLE Volume 09632 Folio 013
Created by instrument V832735L 11/01/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JESSICA MERRY KATTWINKEL
CHRISTIAN ARMIN MAXIMILIAN KATTWINKEL both of 1580 CRESSY ROAD OMBERSLEY VIC
3241
AR784725H 19/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR784726F 19/12/2018
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS323269C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AR769934J (E)	CONV PCT & NOM ECT TO LC	Completed	17/12/2018
AR784725H (E)	TRANSFER	Registered	19/12/2018
AR784726F (E)	MORTGAGE	Registered	19/12/2018

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1580 CRESSY ROAD OMBERSLEY VIC 3241

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 19/12/2018

DOCUMENT END

Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 08/01/2019, for Order Number 54950344. Your reference: B) VT19706.01 Hesse.

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Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

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Produced: 08/01/2019 11:52:25 AM

Dealing Number: AR769934J

Status: Completed

Date and Time Lodged: 17/12/2018 12:05:30 PM

Responsible Subscriber: CLARKE & BARWOOD

Customer Code: 22163U

Reference:

APPLICATION TO CONVERT AND NOMINATE PAPER CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the conversion of the following paper Certificate(s) of Title to electronic Certificate(s) of Title and their nomination to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:

Volume 10441 Folio 786

Lodgement Case ID: 3484820

Following the registration of the instruments in the Lodgement Case, do not return the eCT Control to the nominating Subscriber

Subscriber's Certification:

1. The Certifier has:

(a) retrieved; and

(b) either securely destroyed or made invalid

the (duplicate) certificate(s) of title for the folio(s) of the Register listed in this Registry Instrument or Document.

Signed by:

Matthew John Scott

(for CLARKE & BARWOOD)

Customer Code: 22163U

Dated: 17 December 2018

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Mortgage Form version 1.5

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Produced 08/01/2019 11:52:25 AM

Status	Registered	Dealing Number	AR784726F
Date and Time Lodged	19/12/2018 02:22:16 PM		

Lodger Details

Lodger Code	18057S
Name	BENDIGO BANK
Address	
Lodger Box	
Phone	
Email	
Reference	31005994/6601 Kattwi

MORTGAGE

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

10441/786

Mortgagor

Given Name(s)	CHRISTIAN ARMIN MAXIMILIAN
Family Name	KATTWINKEL
Given Name(s)	JESSICA MERRY
Family Name	KATTWINKEL

Mortgagee

Name	BENDIGO AND ADELAIDE BANK LIMITED
ACN	068049178
Australian Credit Licence	237879
Address	
Street Number	12
Street Name	BATH
Street Type	LANE
Locality	BENDIGO
State	VIC



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Mortgage Form version 1.5

Postcode 3550

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA3147
 (b) Additional terms and conditions
 Nil further covenants

Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, :
 - (a) has taken reasonable steps to verify the identity of the mortgagor; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	BENDIGO AND ADELAIDE BANK LIMITED
Signer Name	KATRINA ANNE CATTERALL
Signer Organisation	BENDIGO BANK
Signer Role	AUTHORISED SIGNATORY
Execution Date	17 DECEMBER 2018

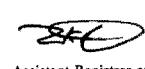

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

The following copied documents are made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988				STAGE NO. <hr/>	LTO use only EDITION 1	Plan Number PS 323269 C
Location of Land Parish: GELLIBRAND Township: — Section: — Crown Allotment: 12A Crown Portion: — LTO Base Record: GELLIBRAND 2644 Title Reference: VOL.9632 FOL.013 (PART) Last Plan Reference: CLOSER SETTLEMENT PLAN 744 Postal Address: CNR. CRESSY ROAD & EURACK-WINCHELSEA RD, WINCHELSEA, 3241 (at time of subdivision) AMG Co-ordinates E Zone: 54 (of approx. centre of land N in plan)				Council Certification and Endorsement Council Name: SHIRE OF WINCHELSEA Ref: S 731 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988. C. This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot (s). D. It is certified under section 6 of the Subdivision Act 1988. E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 6 / / G. This is a statement of compliance under section 21 of the Subdivision Act 1988 Council delegate Council seal Date 18 / 1 / 1993		
Vesting of Roads or Reserves						
<i>Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.</i>						
Identifier	Council/Body/Person			Notations		
ROAD R-1	SHIRE OF WINCHELSEA			Staging: This is /is not a staged subdivision Planning permit No. —		
				Depth Limitation THE SURFACE AND DOWN TO THE DEPTH OF FIFTEEN METRES BELOW THE SURFACE. Other Notations. ROAD R-1 IS THE RESULT OF THIS SURVEY. AREA OF LOT A HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.		
Land to be acquired by agreement: ROAD R-1 Land to be acquired by compulsory process: NIL All the land is to be acquired free from all encumbrances other than any easements specified on this plan.				Survey: This plan is / is not based on survey To be completed where applicable This survey has been connected to permanent marks no(s). 4 In Proclaimed Survey Area No. —		
Easement Information						<u>LTO use only</u>
<i>Easements marked (+) are created upon registration of this plan.</i>						Statement of Compliance/ Exemption Statement
<i>Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.</i>						
<i>Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.</i>						Received <input checked="" type="checkbox"/> Date 26 / 3 / 93
Legend: A - Appurtenant Easement E - Encumbering Easements R - Encumbering Easement (Road)						
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
*	R-1	WAY & DRAINAGE	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN	
						<u>LTO use only</u>
						PLAN REGISTERED TIME 5-00 DATE 26 / 4 / 93  Assistant Registrar of Titles
						Sheet 1 of 3 Sheets
 THOMS & PARTNERS PTY. LIMITED SURVEYORS : ENGINEERS : LAND DEVELOPMENT CONSULTANTS ACN 005 166 623 115 YARRA STREET, GEELONG, VIC., 3220 Telephone: (052) 29 3147. Fax: (052) 22 1991				LICENSED SURVEYOR (PRINT).....GREGORY CHALMERS..... SIGNATURE..... DATE / / REF 92-119 VERSION		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

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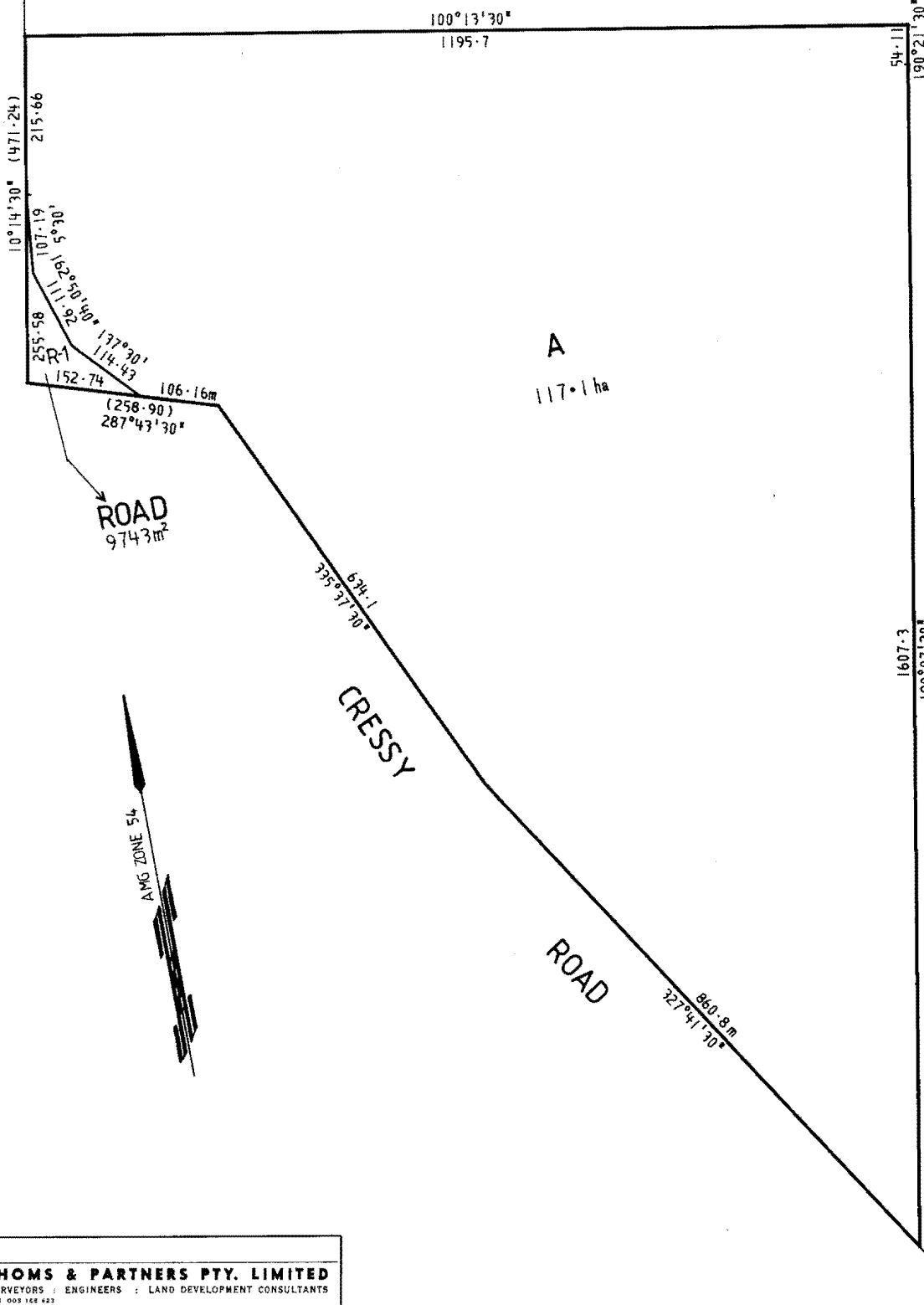
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 323269C

EURACK - WINCHELSEA ROAD



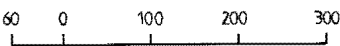
THOMS & PARTNERS PTY. LIMITED
 SURVEYORS : ENGINEERS : LAND DEVELOPMENT CONSULTANTS
 204 403 124 443
 115 YARRA STREET, GEELONG, VIC., 3220
 Telephone: (052) 29 3147 Fax: (052) 22 1991

Sheet 2 of 3 sheets

ORIGINAL

SCALE SHEET SIZE
 1:6000 A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GREGORY CHALMERS

SIGNATURE..... DATE / /

REF **92-119** VERSION

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3



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PLAN OF SUBDIVISION

Under Section 35 of the Subdivision Act 1988

Stage No.

Plan Number

PS 323269 C

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquires by compulsory process prior to certification			Land acquired by compulsory process after registration of plan				Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.		Date of registration of transfer		
		Page	Year			Page	Year			
R-1	—	—	—	—	—	—	—	ACQUISITION	NOT	COMPLETE




THOMS & PARTNERS PTY. LIMITED
 SURVEYORS · ENGINEERS · LAND DEVELOPMENT CONSULTANTS
ACR 008 160 423
 115 YARRA STREET, GEELONG, VIC., 3220
 Telephone: (052) 29 3147. Fax: (052) 22 1891

Sheet 3 of 3 sheets

.....
 DATE / /
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

ORIGINAL SCALE

SCALE



LENGTHS ARE IN METRES

SCALE SHEET SIZE A3
 N/A

LICENSED SURVEYOR (PRINT)..... GREGORY CHALMERS

SIGNATURE..... DATE / /

REF **92-119** VERSION

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10441 FOLIO 786

Security no : 124079415868H

Produced 23/09/2019 11:19 AM

LAND DESCRIPTION

Lot A on Plan of Subdivision 323269C.
PARENT TITLE Volume 09632 Folio 013
Created by instrument V832735L 11/01/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

JESSICA MERRY KATTWINKEL
CHRISTIAN ARMIN MAXIMILIAN KATTWINKEL both of 1580 CRESSY ROAD OMBERSLEY VIC
3241
AR784725H 19/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR784726F 19/12/2018
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS323269C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1580 CRESSY ROAD OMBERSLEY VIC 3241

ADMINISTRATIVE NOTICES

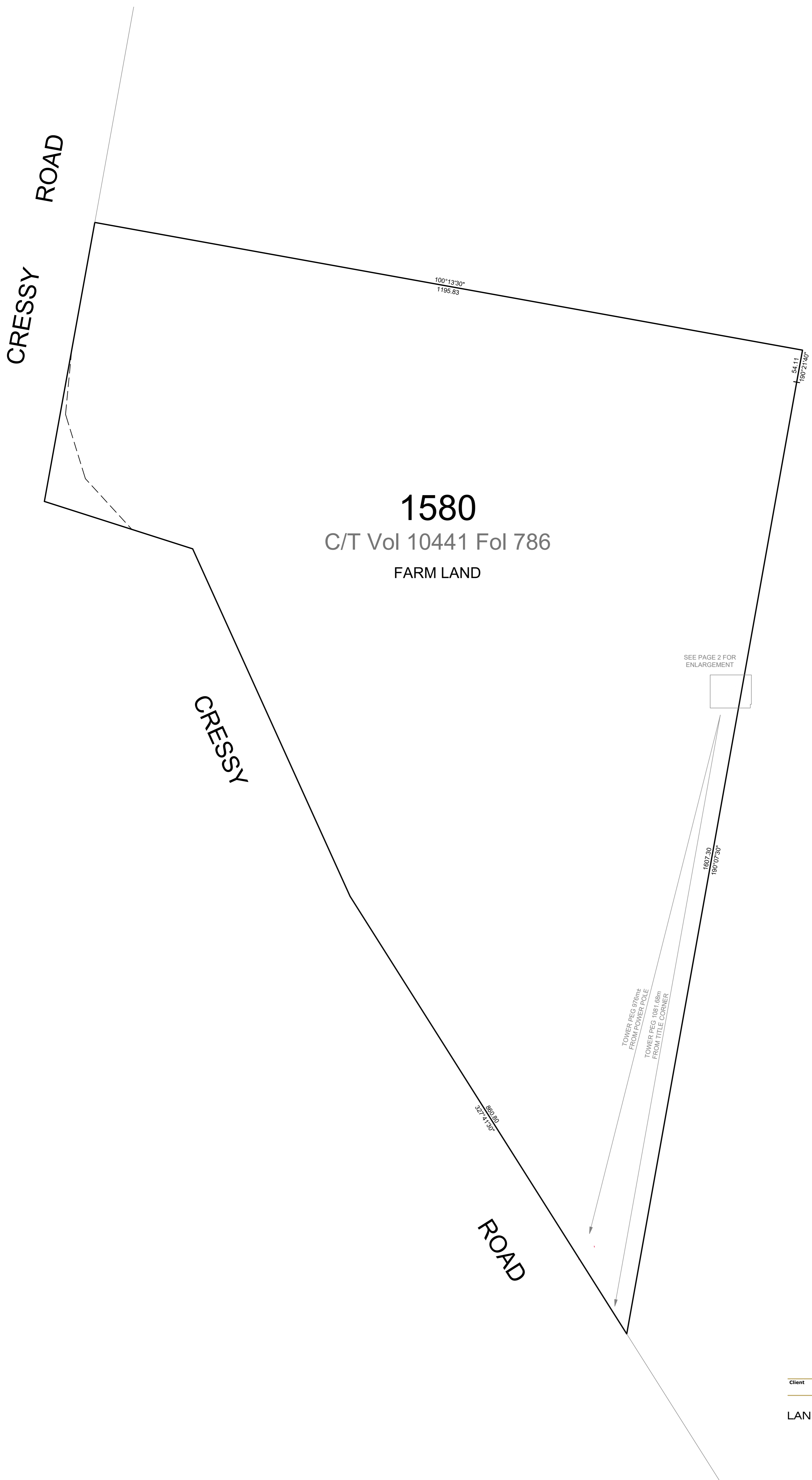
NIL

eCT Control 18057S BENDIGO BANK
Effective from 19/12/2018

DOCUMENT END

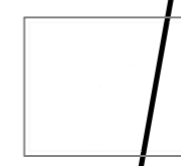
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1580
C/T Vol 10441 Fol 786
FARM LAND

SEE PAGE 2 FOR ENLARGEMENT



Feature & Level Survey

1580 Cressy Road, Ombersley

MGA ZONE 55
0° 00' 00"
TRUE NORTH
7° 45' 05"

- Legend**
- X 104 Existing Surface
 - 204 Tree Drip Line
 - X 405 Edge of Formation
 - 712 Electricity Pole only
 - 719 Electricity Box/Cabinet
 - X 903 Fence
 - X 904 Gate

Certification by Licensed Surveyor

I, Neil Oliver of Land Dimensions Pty Ltd certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the **Surveying Act 2004** and completed on 16/09/2019, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: _____

Licensed Surveyor
Surveying Act 2004

Notations

Date of Survey 16th September 2019

Levels shown thus $\text{RL}^{46.55}$ are to Australian Height Datum vide Ondit PM 15 with a stated value of RL 119.326

Tree heights shown thus HT:13m are approximate only

Contour Interval 0.2 metres

Property Information shown thus _____ is not based on Survey and has been obtained from the Digital Cadastral Map Base.

Location of buildings beyond site fences and shown as dashed lines are indicative only

Services shown hereon have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority or 'Dial before you Dig' should be contacted for possible location of further underground services.

This plan has been prepared for Downer and is not to be reproduced for use by any other person or corporation without the prior written consent of Land Dimensions Pty Ltd.

Date	Version	Amendment

Job Reference No. 19474

Scale 1:3000 Lengths are in metres

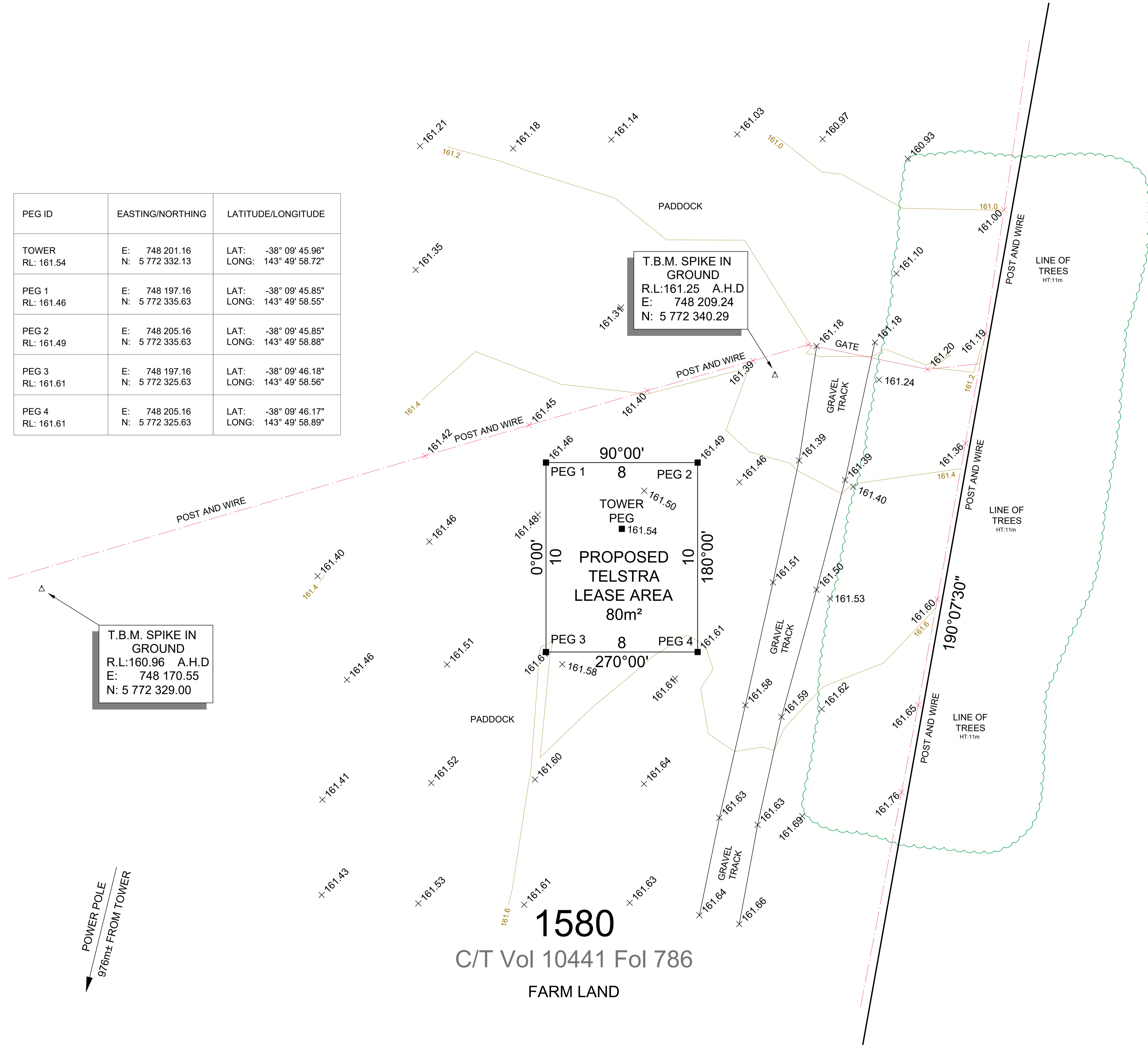
Drawn	RL	Checked	NO	Date	24/09/2019

Drawing number 19474FL **Version** -

Original sheet size A1 **Sheet** 1 of 2

Client Downer

PEG ID	EASTING/NORTHING	LATITUDE/LONGITUDE
TOWER RL: 161.54	E: 748 201.16 N: 5 772 332.13	LAT: -38° 09' 45.96" LONG: 143° 49' 58.72"
PEG 1 RL: 161.46	E: 748 197.16 N: 5 772 335.63	LAT: -38° 09' 45.85" LONG: 143° 49' 58.55"
PEG 2 RL: 161.49	E: 748 205.16 N: 5 772 335.63	LAT: -38° 09' 45.85" LONG: 143° 49' 58.88"
PEG 3 RL: 161.61	E: 748 197.16 N: 5 772 325.63	LAT: -38° 09' 46.18" LONG: 143° 49' 58.56"
PEG 4 RL: 161.61	E: 748 205.16 N: 5 772 325.63	LAT: -38° 09' 46.17" LONG: 143° 49' 58.89"



Feature & Level Survey

1580 Cressy Road, Ombersley

MGA ZONE 55
0° 00' 00"
TRUE NORTH
1° 45' 05"

Legend

×	104 Existing Surface
○	204 Tree Drip Line
×	405 Edge of Formation
⊕	712 Electricity Pole only
⊕	719 Electricity Box/Cabinet
×	903 Fence
×	904 Gate

Certification by Licensed Surveyor
I, Neil Oliver of Land Dimensions Pty Ltd certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 16/09/2019, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date:

Licensed Surveyor
Surveying Act 2004

Notations
Date of Survey 16th September 2019
Levels shown thus \pm are to Australian Height Datum vide Ondit PM 15 with a stated value of RL 119.326
Tree heights shown thus HT:11m are approximate only
Contour Interval 0.2 metres
Property Information shown thus --- is not based on Survey and has been obtained from the Digital Cadastral Map Base.
Location of buildings beyond site fences and shown as dashed lines are indicative only

Services shown hereon have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority or 'Dial before you Dig' should be contacted for possible location of further underground services.

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Date	Version	Amendment

Job Reference No. 19474

Scale 1:100 Lengths are in metres

Drawn	Checked	Date
RL	NO	24/09/2019

Drawing number	Version
19474FL	-

Original sheet size	Sheet
A1	2 of 2

Client Downer