



# Shire of Pingelly

## Attachments

Ordinary Council Meeting  
11 December 2019

# **Attachment 1**

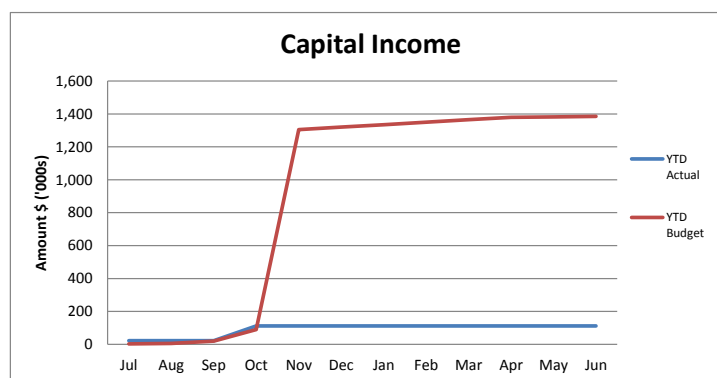
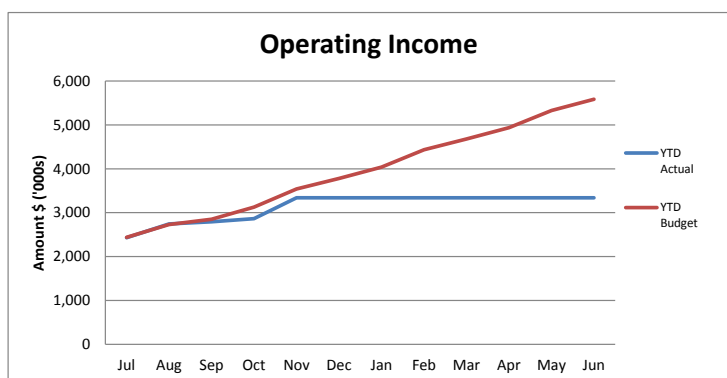
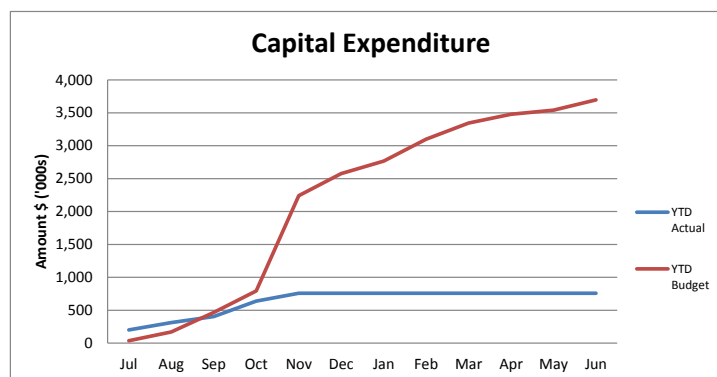
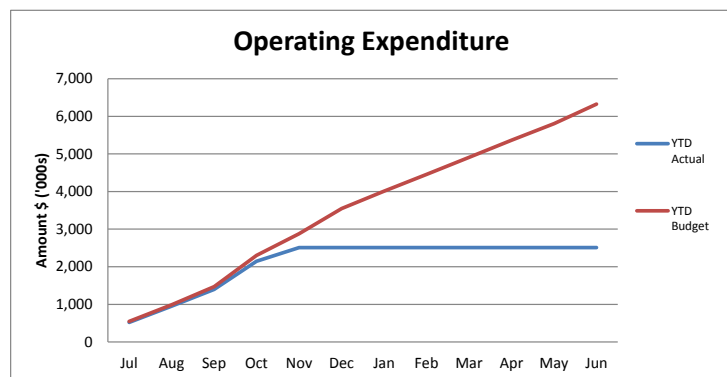


**SHIRE OF PINGELLY**  
**MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

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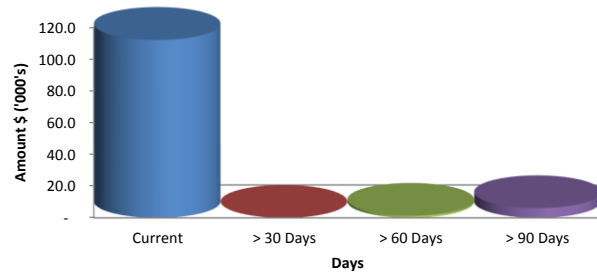
## Income and Expenditure Graphs to 30 November 2019



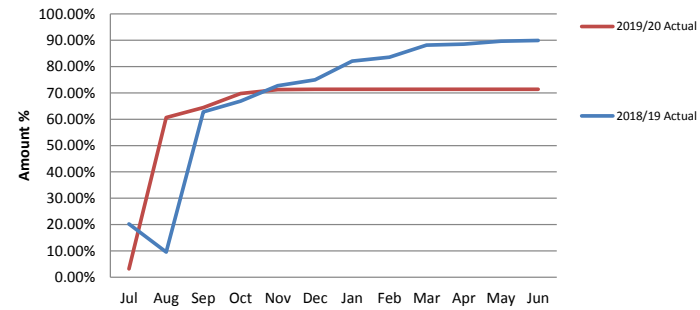


## Other Graphs to 30 November 2019

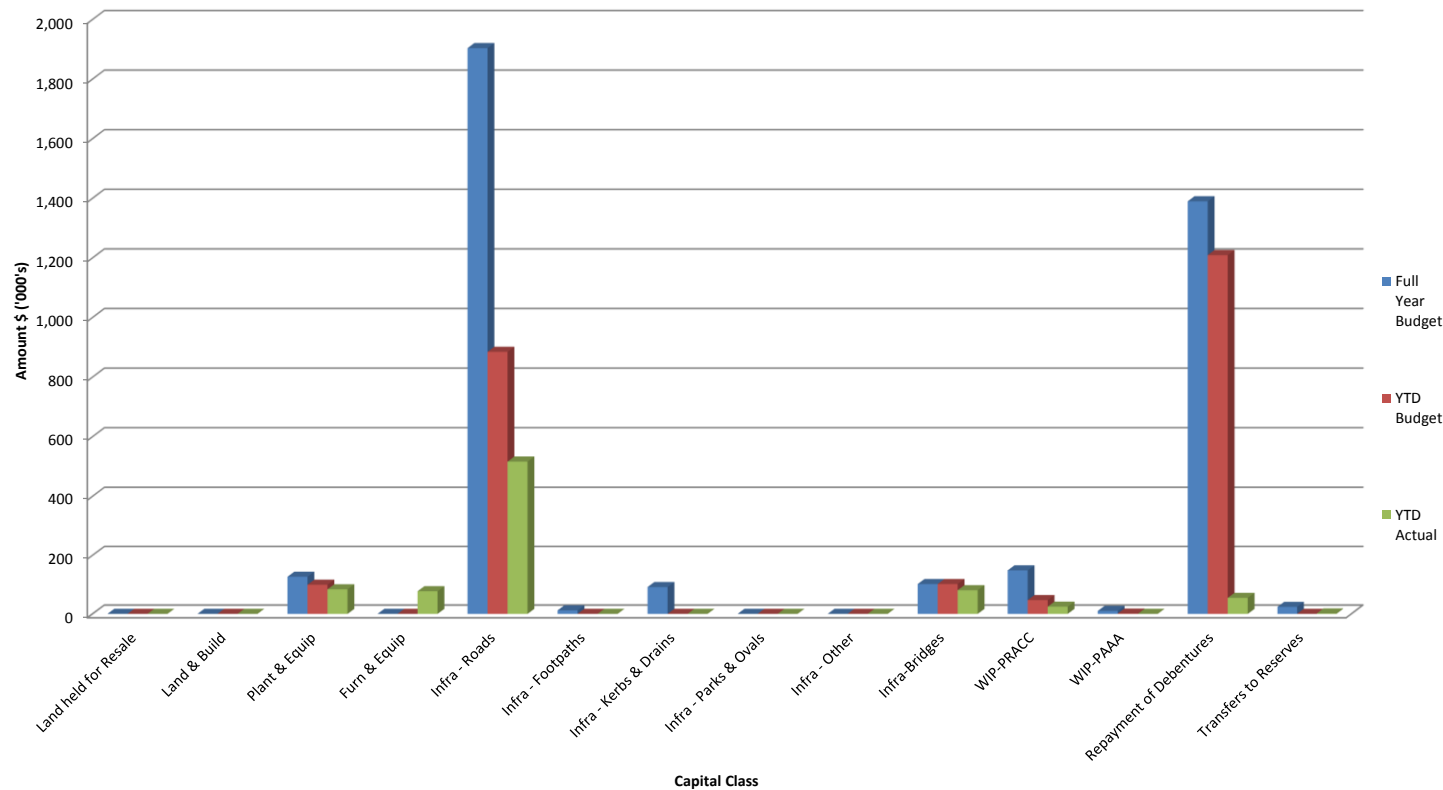
### Sundry Debtors Amount O/S



### Rates % Collected



### Capital Expenditure



# SHIRE OF PINGELLY

## Summary of Balancing Contained Within The Monthly Reports

	2019/20 Adopted Budget \$	2019/20 Revised Budget \$	November 2019 Y-T-D Budget \$	November 2019 Actual \$
<b>Finance Statement</b>				
<b><u>Balancing to Rating Note</u></b>				
Rates Balance per Finance Statement	2,084,538	2,084,538	2,084,840	2,092,616
Balance per Note 6 (Rating Information)	2,084,538	2,084,538	2,084,840	2,092,614
Variance	0	0	0	2
<b><u>Balancing of Closing Position</u></b>				
Closing Balance per Finance Statement	0	0	1,222,499	1,693,288
Closing Balance per General Fund Summary	0	0	1,222,499	1,693,288
Variance	0	0	0	(0)
<b><u>Balancing of Operating Income</u></b>				
Operating Income per Finance Statement	5,584,572	5,584,572	3,538,201	3,338,330
Operating Income per General Fund Summary	5,584,572	5,584,572	3,538,201	3,338,330
Variance	0	0	0	0
<b><u>Balancing of Operating Expenditure</u></b>				
Operating Expense per Finance Statement	(6,325,500)	(6,325,500)	(2,879,510)	(2,509,692)
Operating Expense per General Fund Summary	(6,325,500)	(6,325,500)	(2,879,510)	(2,509,691)
Variance	0	0	0	(1)
<b><u>Balancing of Capital Income</u></b>				
Capital Income per Finance Statement	1,409,380	1,409,380	1,304,910	119,619
Capital Income per General Fund Summary	1,409,380	1,409,380	1,304,910	119,618
Variance	0	0	0	0
<b><u>Balancing of Capital Expenditure</u></b>				
Capital Expense per Finance Statement	(3,808,527)	(3,808,527)	(2,343,386)	(847,230)
Capital Expense per General Fund Summary	(3,808,527)	(3,808,527)	(2,343,386)	(847,229)
Variance	0	0	0	(1)

## SHIRE OF PINGELLY

## STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019

	NOTE	2019/20 Adopted Budget \$	2019/20 Revised Budget \$	November 2019 Y-T-D Budget \$	November 2019 Actual \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
<b>Operating</b>								
<b>Revenues/Sources</b>								
Governance		38,385	38,385	15,895	48,597	32,702	205.74%	▲
General Purpose Funding		657,707	657,707	340,509	318,191	(22,318)	(6.55%)	
Law, Order, Public Safety		70,802	70,802	18,165	20,509	2,344	12.90%	
Health		1,636	1,636	675	345	(330)	(48.89%)	
Education and Welfare		28,425	28,425	11,300	8,042	(3,258)	(28.83%)	
Housing		0	0	0	0	0	0.00%	
Community Amenities		211,850	211,850	183,200	176,401	(6,799)	(3.71%)	
Recreation and Culture		57,285	57,285	20,084	15,852	(4,232)	(21.07%)	
Transport		2,336,897	2,336,897	823,123	602,484	(220,639)	(26.81%)	▼
Economic Services		45,820	45,820	19,080	35,055	15,975	83.73%	▲
Other Property and Services		51,227	51,227	21,330	20,240	(1,090)	(5.11%)	
		3,500,034	3,500,034	1,453,361	1,245,716	(207,645)	(14.29%)	
<b>(Expenses)/(Applications)</b>								
Governance		(669,607)	(669,607)	(415,808)	(284,375)	131,433	31.61%	▼
General Purpose Funding		(198,531)	(198,531)	(81,475)	(78,954)	2,521	3.09%	
Law, Order, Public Safety		(236,557)	(236,557)	(109,330)	(109,941)	(611)	(0.56%)	
Health		(140,955)	(140,955)	(59,490)	(44,347)	15,143	25.45%	▼
Education and Welfare		(119,363)	(119,363)	(45,111)	(85,470)	(40,359)	(89.47%)	▲
Community Amenities		(417,533)	(417,533)	(161,822)	(135,481)	26,341	16.28%	▼
Recreation & Culture		(1,383,936)	(1,383,936)	(621,933)	(601,472)	20,461	3.29%	
Transport		(2,817,866)	(2,817,866)	(1,191,014)	(1,037,496)	153,518	12.89%	▼
Economic Services		(314,988)	(314,988)	(126,596)	(125,346)	1,250	0.99%	
Other Property and Services		(26,164)	(26,164)	(66,931)	(6,810)	60,121	90%	▼
		(6,325,500)	(6,325,500)	(2,879,510)	(2,509,692)	369,818	(12.84%)	
<b>Net Operating Result Excluding Rates</b>		(2,825,466)	(2,825,466)	(1,426,149)	(1,263,976)	162,173	(11.37%)	
<b>Adjustments for Non-Cash</b>								
<b>(Revenue) and Expenditure</b>								
(Profit)/Loss on Asset Disposals	2	385,719	385,719	254,751	130,282	(124,469)	48.86%	▼
Changes in Accounting Policy - Lease Liability		0	0	0	77,269	0	0.00%	
Rounding		0	0	0	0	0	0.00%	
Depreciation on Assets		2,472,000	2,472,000	1,029,985	1,067,160	37,175	(3.61%)	
<b>Capital Revenue and (Expenditure)</b>								
Purchase of Furniture & Equipment	1	0	0	0	(77,269)	(77,269)	0.00%	
Purchase of Plant & Equipment	1	(126,900)	(126,900)	(99,540)	(83,893)	15,647	15.72%	▼
Purchase of WIP - PP & E	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Roads	1	(1,903,851)	(1,903,851)	(884,746)	(516,336)	368,410	41.64%	▼
Purchase of Infrastructure Assets - Footpaths	1	(12,000)	(12,000)	0	0	0	0.00%	
Purchase of Infrastructure Assets - Kerbs & Drains	1	(91,588)	(91,588)	0	0	0	0.00%	
Purchase of Infrastructure Assets - Parks & Ovals	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Bridges	1	(101,888)	(101,888)	(101,888)	(80,817)	21,071	20.68%	▼
Purchase of Infrastructure Assets - Other	1	0	0	0	0	0	0.00%	
Purchase of WIP Recreation and Culture	1	(148,464)	(148,464)	(47,027)	(24,661)	22,366	47.56%	▼
Purchase of WIP Aged Accommodation	1	(10,000)	(10,000)	(945)	0	945	100.00%	
Proceeds from Disposal of Assets	2	120,430	120,430	46,095	58,312	12,217	26.50%	▲
Repayment of Debentures	3	(1,389,880)	(1,389,880)	(1,209,240)	(54,651)	1,154,589	95.48%	▼
Proceeds from New Debentures	3	1,200,000	1,200,000	1,200,000	0	(1,200,000)	(100.00%)	▼
Repayment of Leases	3	0	0	0	(8,329)	(8,329)	0.00%	
Advances to Community Groups		0	0	0	0	0	0.00%	
Self-Supporting Loan Principal Income		24,300	24,300	0	7,844	7,844	0.00%	
Transfer from Restricted Asset - Unspent Loans		0	0	0	0	0	0.00%	
Transfers to Restricted Assets (Reserves)	4	(23,956)	(23,956)	0	(1,274)	(1,274)	0.00%	
Transfers from Restricted Asset (Reserves)	4	64,650	64,650	58,815	53,463	(5,352)	(9.10%)	
Transfers to Restricted Assets (Other)		0	0	0	0	0	0.00%	
Transfers from Restricted Asset (Other)		0	0	0	0	0	0.00%	
ADD Net Current Assets July 1 B/Fwd	5	282,356	282,356	317,548	317,548	35,192	0.00%	
Net Current Assets - Unspent Grants		0	0	0	0	0		
LESS Net Current Assets Year to Date	5	0	0	1,222,499	1,693,288	470,789	(38.51%)	▼
<b>Amount Raised from Rates</b>		(2,084,538)	(2,084,538)	(2,084,840)	(2,092,616)	(7,776)	0.37%	

This statement is to be read in conjunction with the accompanying notes.

**Material Variances Symbol**

Above Budget Expectations

Greater than 10% and \$5,000

▲

Below Budget Expectations

Less than 10% and \$5,000

▼

**SHIRE OF PINGELLY**  
**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**  
**Report on Significant variances Greater than 10% and \$5,000**

**Purpose**

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. a grants were budgeted for but was not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

**REPORTABLE OPERATING REVENUE VARIATIONS**

<b>Governance - variance below budget expectations</b>		32,702
Lighthouse Project Grant not budgetd for YTD Actual higher than YTD Budget.(Permanent Difference)	9,000	
<b>Transport - variance above budget expectations</b>		(220,639)
Regional Road Group funding Actual YTD received more than budget YTD (Timing Difference)	7,901	
Main Roads Grants funding Actual YTD less than YTD Budget (Timing Difference)	(77,041)	
Roads to Recovery funding Actual YTD received more than budget YTD (Timing Difference)	80,998	
State Blackspot Funding Actual YTD less than YTD Budget (Timing Difference)	(60,279)	
Road Projects Other Grants Actual YTD less than Budget YTD (Timing Difference)	(60,448)	
WANDRAA Funding Storm Damage - YTD Actual less than YTD Budget (Timing Difference)	(111,670)	
<b>Economic Services - variance below budget expectations</b>		15,975
Other Income Actuals YTD more than YTD Buget (Timing Difference)	15,530	

**REPORTABLE OPERATING EXPENSE VARIATIONS**

<b>Governance - variance above budget expectations</b>		131,433
Audit fees YTD less then YTD Budget (Timing Difference)	10,483	
Administration Allocated more YTD Actual than YTD Budget (Timing Difference)	(21,962)	
Admin Membership Actual YTD more than budget YTD (Timing Difference)	(5,206)	
<b>Health - variance below budget expectations</b>		15,143
Other Health - Contract Health Services YTD Actual less than YTD Budget (Timing difference).	18,330	
<b>Education and Welfare - variances below budget expectations</b>		(40,359)
Education - Depreciation YTD Actual more than Budget YTD (Timing difference)	(11,465)	
<b>Community Amenities - variance below budget expectations</b>		26,341
Domestic Refuse collection charges YTD Actual less than YTD Budget (Timing difference)	7,442	
Recycle Domestic Refuse collection charges YTD Actual less than YTD Budget (Timing difference)	7,367	
<b>Transport - variance below budget expectations</b>		153,518
Road Maintenance YTD Actual more than YTD Budget (Timining Difference)	(50,589)	
Townsite Maintenance YTD Actual more than YTD Budget (Timing Difference)	(12,480)	
Depreciation YTD Actual less than Budget YTD (Timing difference)	48,023	
<b>Other Property and Services - variance below budget expectations</b>		60,121
Private Works - YTD Actual higher than YTD Budget (Timing Difference)	6,355	
Salaries & Wages - Gross Salaries and Wages - YTD Actual less than YTD Budget (Timing Difference)	36,849	

**REPORTABLE NON-CASH VARIATIONS**

<b>(Profit)/Loss on Asset Disposals - below budget expectations</b>		(124,469)
Handover Joint Venture Housing occurred October 2019 (Timing Difference)	120,957	
Handover of CRC Building waiting on Settlement December 2019 (Timing Difference)		

**REPORTABLE CAPITAL EXPENDITURE VARIATIONS**

<b>Purchase of Furniture &amp; Equipment - Variance below budget expectations.</b>		(77,269)
New Accounting Standard AASB116 Accounting for Leases adjustment (Budget Review Item)	(77,269)	
<b>Purchase of Plant &amp; Equipment - below budget expectations</b>		15,647
Purchase of Plant & Equipment YTD Actuals less than YTD Budget (Timing difference)	83,893	
<b>Purchase of Road Infrastructure Assets - below budget expectations</b>		368,410
Road Infrastructure YTD Actuals less than YTD Budget (Timing Difference)		
RRG05 Wickepin Pingelly Slk 7.9-9.0 YTD Actuals less than YTD Budget (Timing Difference)	106,510	
Capex - 10 Shaddick Rd Realine & Regravel Slk 14.0-17.5 - Crsf Funding Project YTD Actuals less than YTD Budget (Timing Difference)	(32,123)	
<b>Purchase of Works in Progress Assets - PRACC - above budget expectations</b>		(22,366)
PRACC Project Expenditure YTD Actuals less than YTD Budget - (Timing Difference)	24,661	
<b>Repayment of Debentures - Variance below budget expectations.</b>		(1,154,589)
Repayment of Loans YTD Actual more than YTD Budget (Timing Difference)	54,651	
Conversion of Short Term Borrowings postponed 3 months by WATC (Timing Difference)	(1,200,000)	

**REPORTABLE CAPITAL REVENUE VARIATIONS**

<b>Proceeds from Disposal of Assets - below budget expectations</b>		
Proceeds from Disposal of assets YTD Actual above YTD Budget - (Timing Difference)	58,312	12,217



**SHIRE OF PINGELLY**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

	2019/20 Adopted Budget \$	2019/20 Revised Budget \$	2019/20 YTD Budget \$	November 2019 YTD Actual \$
<b>1. ACQUISITION OF ASSETS</b>				
The following assets have been acquired during the period under review:				
<b><u>By Program</u></b>				
<b>Governance</b>				
<u>Other Governance</u>				
Capex-Right Of Use Asset Photocopier	0	0	0	77,269.09
Capex - Admin Plant Purchases	80,000	80,000	80,000	36,867.91
<b>Education &amp; Welfare</b>				
<u>Other Aged &amp; Disabled Services</u>				
Capex - Paaa Construction Community	9,000	9,000	645	0.00
Capex - Paaa Landscaping Sensory Garden	1,000	1,000	300	0.00
<b>Recreation and Culture</b>				
<u>Works in Progress - Recreation Centre</u>				
Capex - Pracc Architects & Consultants	4,000	4,000	1,200	0.00
Capex - Praac Building Construction	15,192	15,192	4,557	4,863.64
Capex - Pracc Carpark And Drainage	25,000	25,000	0	13,648.81
Capex - Pracc Landscaping Soft & Hard	30,000	30,000	10,520	0.00
Capex - Pracc Bowling Green	23,500	23,500	9,790	5,804.67
Capex - Pracc Footpaths	35,000	35,000	14,580	0.00

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019

	2019/20 Adopted Budget \$	2019/20 Revised Budget \$	2019/20 YTD Budget \$	November 2019 Actual \$
<b>1. ACQUISITION OF ASSETS (Continued)</b>				
<b>Transport</b>				
<i>Construction - Roads, Bridges, Depots</i>				
<b>Bridges Purchase - Schedule 12</b>				
Capex - Bridge - Replace Box Culverts	101,888	101,888	101,888	80,816.77
<b>Roads Construction</b>				
Capex - Sbs Bodey Street And Harper Street	167,000	167,000	0	0.00
Capex - Rrg Yenellin Road Upgrade	126,235	126,235	0	0.00
Capex - Rrg Bullaring Road	64,500	64,500	0	0.00
Capex - Aldersyde Pingelly Road - Roads	96,016	96,016	96,016	96,556.70
Capex - Milton Road	198,000	198,000	198,000	198,470.27
Capex - Rrg Wickepin Pingelly Slk 7.9-9.0	270,000	270,000	112,490	5,980.00
Capex - Wickepin Pingelly Road - Crsf	738,100	738,100	295,240	205.89
Capex - Zig Zag Road - Crsf Funding	244,000	244,000	183,000	215,122.96
Footpaths - Construction	12,000	12,000	0	0.00
Rennet Street Drainange Flume	91,588	91,588	0	0.00
<i>Road Plant Purchases</i>				
Capex - Fuel Pods	2,500	2,500	1,040	2,199.09
<b>Economic Services</b>				
<i>Other Economic Services</i>				
Plant Purchase - Schedule 13	44,400	44,400	18,500	44,826.05
	<u>2,394,691</u>	<u>2,394,691</u>	<u>1,134,146</u>	<u>782,975.85</u>
<b>By Class</b>				
Land Held for Resale - Current	0	0	0	0.00
Land Held for Resale - Non Current	0	0	0	0.00
Land	0	0	0	0.00
Buildings	0	0	0	0.00
Furniture & Equipment	0	0	0	77,269.09
Plant & Equipment	126,900	126,900	99,540	83,893.05
Work in Progress - PPE	0	0	0	0.00
Infrastructure - Roads	1,903,851	1,903,851	884,746	516,335.82
Infrastructure - Footpaths	12,000	12,000	0	0.00
Infrastructure - Kerbs & Drains	91,588	91,588	0	0.00
Infrastructure - Parks & Ovals	0	0	0	0.00
Infrastructure - Bridges	101,888	101,888	101,888	80,816.77
Infrastructure - Other	0	0	0	0.00
Works in Progress - Recreation Centre	148,464	148,464	47,027	24,661.12
Works in Progress - Aged Care Accommodation	10,000	10,000	945	0.00
	<u>2,394,691</u>	<u>2,394,691</u>	<u>1,134,146</u>	<u>782,975.85</u>

**SHIRE OF PINGELLY**

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**

**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

**2. DISPOSALS OF ASSETS**

The following assets have been disposed of during the period under review:

<b>By Program</b>		Written Down Value		Sale Proceeds		Profit(Loss)	
		2019/20 Budget \$	November 2019 Actual \$	2019/20 Budget \$	November 2019 Actual \$	2019/20 Budget \$	November 2019 Actual \$
<b>Asset No</b>							
	<b>Governance</b>						
1037	5 Webb St (Land)	23,000	0.00	20,000	0.00	(3,000)	0.00
PCEO18	PCEO18 - CEO Vehicle	40,000	34,895.42	39,000	35,958.82	(1,000)	1,063.40
PCEO19	PCEO19 - CEO Vehicle	40,000	0.00	39,000	0.00	(1,000)	0.00
PCOM1	Community Car	32,000	32,740.77	22,430	22,352.73	(9,570)	(10,388.04)
10180	CRC Lot 2 (18) Parade Street-Spec Building	230,600.00	0.00	0	0.00	(230,600)	0.00
10191	CRC Lot 2 (18) Parade Street-Land	16,000.00	0.00	0	0.00	(16,000)	0.00
10173	Lot 602 (38) Sharow St Land	4,753	4,752.80	0	0.00	(4,753)	(4,752.80)
10174	Lot 603(36) Sharow St Land	4,753	4,752.80	0	0.00	(4,753)	(4,752.80)
10289A	Lot 602 (38) and Lot 603 (4 Units only)	115,043	111,451.72	0	0.00	(115,043)	(111,451.72)
		506,149	188,593.51	120,430	58,311.55	(385,719)	(130,281.96)

<b>By Class of Asset</b>		Written Down Value		Sale Proceeds		Profit(Loss)	
		2019/20 Budget \$	November 2019 Actual \$	2019/20 Budget \$	November 2019 Actual \$	2019/20 Budget \$	November 2019 Actual \$
<b>Asset No</b>							
	<b>Plant &amp; Equipment</b>						
PCEO18	PCEO18 - CEO Vehicle	40,000	34,895.42	39,000	35,959	(1,000)	1,063.40
PCEO19	PCEO19 - CEO Vehicle	40,000	0.00	39,000	0	(1,000)	0.00
PCOM1	Community Car	32,000	32,740.77	22,430	22,353	(9,570)	(10,388.04)
	<b>Land &amp; Buildings</b>						
10180	CRC Lot 2 (18) Parade Street-Spec Building	230,600	0.00	0	0	(230,600)	0.00
10191	CRC Lot 2 (18) Parade Street-Land	16,000	0.00	0	0	(16,000)	0.00
10173	Lot 602 (38) Sharow St Land	4,753	4,752.80	0	0	(4,753)	0.00
10174	Lot 603(36) Sharow St Land	4,753	4,752.80	0	0	(4,753)	0.00
10289A	Lot 602 (38) and Lot 603 (4 Units only)	115,043	111,451.72	0	0	(115,043)	(111,451.72)
1037	5 Webb St (Land)	23,000	0.00	20,000	0.00	(3,000)	0.00
		506,149	188,593.51	120,430	58,311.55	(385,719)	(120,776.36)

**Summary**

Profit on Asset Disposals  
Loss on Asset Disposals

2019/20 Adopted Budget \$	November 2019 Actual \$
0	1,063.40
(385,719)	(131,345.36)
(385,719)	(130,281.96)

## SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019

**3. INFORMATION ON BORROWINGS**

## (a) Debenture Repayments

Particulars	Principal 1-Jul-19	New Loans		Principal Repayments			Principal Outstanding			Interest Repayments		
		2019/20 Budget \$	2019/20 Actual \$	2019/20 Budget \$	2018/19 Revised Budget	2019/20 Actual \$	2019/20 Budget \$	2019/20 Revised Budget	2019/20 Actual \$	2019/20 Budget \$	2017/18 Revised Budget	2019/20 Actual \$
<b>Education &amp; Welfare</b>												
Loan 120 - SSL Pingelly Cottage Homes *	174,120	0	0	24,300	24,300	7,844	149,820	149,820	166,276	16,129	16,129	(59)
<b>Recreation &amp; Culture</b>												
Loan 123 - Recreation and Cultural Centre	2,198,286			143,397	143,397	46,807	2,054,889	2,054,889	2,151,479	135,845	135,845	2,573
Loan 124 - Recreation and Cultural Centre		1,200,000	0	22,183	22,183	0	1,177,817	1,177,817	0	17,820	17,820	0
WATC Short Term Facility	1,200,000		0	1,200,000	1,200,000	0	0	0	1,200,000	29,440	29,440	7,036
	3,572,406	1,200,000	0	1,389,880	1,389,880	54,651	3,382,526	3,382,526	3,517,755	199,234	199,234	9,550

(\*) Self supporting loan financed by payments from third parties.

All other loan repayments were financed by general purpose revenue.

**3. INFORMATION ON LEASES**

## (b) Lease Repayments

Particulars	Principal 1-Jul-19	New Lease		Principal Repayments			Principal Outstanding			Interest Repayments		
		2019/20 Budget \$	2019/20 Actual \$	2019/20 Budget \$	2018/19 Revised Budget	2019/20 Actual \$	2019/20 Budget \$	2019/20 Revised Budget	2019/20 Actual \$	2019/20 Budget \$	2017/18 Revised Budget	2019/20 Actual \$
<b>Administration</b>												
Photocopier Lease	77,269	0	0	0	0	8,329	0	0	68,941	0	0	940
	77,269	0	0	0	0	8,329	0	0	68,941	0	0	940



## SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019

	2019/20 Adopted Budget \$	November 2019 Actual \$
<b>4. RESERVES</b>		
<b>Cash Backed Reserves</b>		
<b>(a) Leave Reserve</b>		
Opening Balance	35,203	35,203
Amount Set Aside / Transfer to Reserve	515	469
Amount Used / Transfer from Reserve	(10,000)	0
	<u>25,718</u>	<u>35,672</u>
<b>(b) Plant Reserve</b>		
Opening Balance	65,722	65,722
Amount Set Aside / Transfer to Reserve	961	348
Amount Used / Transfer from Reserve	0	0
	<u>66,683</u>	<u>66,070</u>
<b>(c) Building and Recreation Reserve</b>		
Opening Balance	3,747	3,747
Amount Set Aside / Transfer to Reserve	20,006	20
Amount Used / Transfer from Reserve	0	0
	<u>23,753</u>	<u>3,767</u>
<b>(d) Electronic Equipment Reserve</b>		
Opening Balance	3,190	3,190
Amount Set Aside / Transfer to Reserve	4	17
Amount Used / Transfer from Reserve	0	0
	<u>3,194</u>	<u>3,207</u>
<b>(e) Community Bus Reserve</b>		
Opening Balance	11,618	11,618
Amount Set Aside / Transfer to Reserve	56	62
Amount Used / Transfer from Reserve	0	0
	<u>11,674</u>	<u>11,680</u>
<b>(f) Swimming Pool Reserve</b>		
Opening Balance	51,988	51,988
Amount Set Aside / Transfer to Reserve	1,123	275
Amount Used / Transfer from Reserve	0	0
	<u>53,111</u>	<u>52,263</u>
<b>(g) Joint Venture Housing Reserve</b>		
Opening Balance	53,463	53,463
Amount Set Aside / Transfer to Reserve	1,187	0
Amount Used / Transfer from Reserve	(54,650)	(53,463)
	<u>0</u>	<u>0</u>
<b>(h) Refuse Site Rehab/Closure Reserve</b>		
Opening Balance	15,829	15,829
Amount Set Aside / Transfer to Reserve	104	84
Amount Used / Transfer from Reserve	0	0
	<u>15,933</u>	<u>15,913</u>
<b>Total Cash Backed Reserves</b>	<u><b>200,066</b></u>	<u><b>188,572</b></u>

All of the above reserve accounts are to be supported by money held in financial institutions.

**SHIRE OF PINGELLY**

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**

**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

	<b>2019/20 Adopted Budget \$</b>	<b>November 2019 Actual \$</b>
<b>4. RESERVES (Continued)</b>		
<b>Cash Backed Reserves (Continued)</b>		
<b>Summary of Transfers To Cash Backed Reserves</b>		
<b>Transfers to Reserves</b>		
Leave Reserve	515	469
Plant Reserve	961	348
Building and Recreation Reserve	20,006	20
Electronic Equipment Reserve	4	17
Community Bus Reserve	56	62
Swimming Pool Reserve	1,123	275
Joint Venture Housing Reserve	1,187	0
Refuse Site Rehab/Closure Reserve	104	84
	<u><b>23,956</b></u>	<u><b>1,275</b></u>
<b>Transfers from Reserves</b>		
Leave Reserve	(10,000)	0
Plant Reserve	0	0
Building Reserve	0	0
Electronic Equipment Reserve	0	0
Community Bus Reserve	0	0
Swimming Pool Reserve	0	0
Joint Venture Housing Reserve	(54,650)	(53,463)
Refuse Site Rehab/Closure Reserve	0	0
	<u><b>(64,650)</b></u>	<u><b>(53,463)</b></u>
<b>Total Transfer to/(from) Reserves</b>	<u><b>(40,694)</b></u>	<u><b>(52,188)</b></u>

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

**Leave Reserve**

- to be used to fund annual and long service leave requirements.

**Plant Reserve**

- to be used for the purchase of major plant.

**Building and Recreation Reserve**

- to be used to fund the renovation/purchase of Shire of Pingelly buildings and Recreation Infrastructure.

**Electronic Equipment Reserve**

- to be used to fund the purchase of administration computer system equipment.

**Community Bus Reserve**

- to be used to fund the change-over of the community bus.

**Swimming Pool Reserve**

- to be used to fund the upgrading of the swimming pool complex

**Joint Venture Housing Reserve**

- to be used for the future maintenance of the Joint Venture units

**Refuse Site Rehab/Closure Reserve**

- to be used to facilitate the rehabilitation/closure of the town refuse site.

**SHIRE OF PINGELLY**

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**

**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

	<b>2018/19 B/Fwd Per 2019/20 Budget \$</b>	<b>2018/19 B/Fwd Per Financial Report \$</b>	<b>November 2019 Actual \$</b>
<b>5. NET CURRENT ASSETS</b>			
<b>Composition of Estimated Net Current Asset Position</b>			
<b>CURRENT ASSETS</b>			
Cash - Unrestricted	191,736	191,736	816,748
Cash - Restricted Unspent Grants	99,356	99,356	470,868
Cash - Restricted Unspent Loans	0	0	(0)
Cash - Restricted Reserves	240,760	240,760	188,571
Receivables (Budget Purposes Only)	0	0	0
Rates Outstanding	180,395	180,395	656,418
Sundry Debtors	24,386	24,386	119,359
Provision for Doubtful Debts	0	0	0
Gst Receivable	21,955	21,955	11,558
Contract Asset	0	0	0
Loans - clubs/institutions	24,300	24,300	16,457
Accrued Income/Payments In Advance	0	0	0
Investments	0	0	0
Inventories	8,744	8,744	9,363
	<u>791,631</u>	<u>791,631</u>	<u>2,289,341</u>
<b>LESS: CURRENT LIABILITIES</b>			
Payables and Provisions (Budget Purposes Only)	0	0	-
Sundry Creditors	127	127	(13,036)
Accrued Interest On Loans	(74,614)	(74,614)	-
Accrued Salaries & Wages	(23,698)	(23,698)	-
Income In Advance	(90,981)	0	(75,519)
Gst Payable	(9,832)	(9,832)	(12,702)
Payroll Creditors	0	0	-
Contract Liabilities	0	0	-
Performance Obligation Liability	0	0	(395,349)
Prepaid Rates Liability	0	0	(9,422)
Current Lease Liability	0	0	(11,438)
Accrued Expenses	(12,406)	(68,195)	55,789
PAYG Liability	(27,512)	(27,512)	(27,932)
Other Payables	(5,299)	(5,299)	(3,835)
Current Employee Benefits Provision	(282,570)	(282,570)	(282,570)
Current Loan Liability	(1,367,697)	(1,367,697)	(1,313,046)
	<u>(1,894,482)</u>	<u>(1,859,290)</u>	<u>(2,089,061)</u>
<b>NET CURRENT ASSET POSITION</b>	<b>(1,102,851)</b>	<b>(1,067,659)</b>	<b>200,280</b>
Less: Cash - Reserves - Restricted	(240,760)	(240,760)	(188,571)
Less: Cash - Unspent Grants/Loans - Fully Restricted	0	0	0
Less: Current Loans - Clubs / Institutions	(24,300)	(24,300)	(16,457)
Less: Investments	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	282,570	282,570	282,570
Add Back : Current Loan Liability	1,367,697	1,367,697	1,313,046
Add Back : Current Lease Liability	0	0	11,438
Adjustment in Accounting policies	0	0	90,981
Adjustment for Trust Transactions Within Muni	0	0	0
<b>ESTIMATED SURPLUS/(DEFICIENCY) C/FWD</b>	<u><b>282,356</b></u>	<u><b>317,548</b></u>	<u><b>1,693,287.81</b></u>

# SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019

### 6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2019/20 Rate Revenue \$	2019/20 Interim Rates \$	2019/20 Back Rates \$	2019/20 Total Revenue \$	2019/20 Budget \$
<b>General Rate</b>								
GRV - Residential	0.120060	322	3,678,844	441,682	(99)	(117)	441,466	439,884
GRV - Rural Residential	0.120060	66	816,816	98,067	94	14	98,175	98,067
GRV - Commercial/Industrial	0.120060	29	412,252	49,495	0	0	49,495	39,744
GRV - Townsites	0.120060	12	144,560	17,356	0	0	17,356	17,356
UV - Broadacre Rural	0.010340	247	130,804,500	1,352,519	(497)	0	1,352,022	1,352,447
<b>Sub-Totals</b>		676	135,856,972	1,959,119	(502)	(103)	1,958,514	1,947,498
<b>Minimum Rates</b>	<b>Minimum \$</b>							
GRV - Residential	900	62	96,900	55,800	0	0	55,800	55,800
GRV - Rural Residential	900	23	52,909	20,700	0	0	20,700	20,700
GRV - Commercial/Industrial	900	11	36,200	9,900	0	0	9,900	12,600
GRV - Townsites	900	8	44,160	7,200	0	0	7,200	7,200
UV - Broadacre Rural	900	45	2,753,000	40,500	0	0	40,500	40,500
<b>Sub-Totals</b>		149	2,983,169	134,100	0	0	134,100	136,800
Ex Gratia Rates							2,092,614	2,084,298
Movement in Excess Rates							214	240
							(26,037)	0
<b>Total Amount of General Rates</b>							2,066,791	2,084,538
Specified Area Rates							0	0
<b>Total Rates</b>							2,066,791	2,084,538

All land except exempt land in the Shire of Pingelly is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2018/19 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.



**SHIRE OF PINGELLY**

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**

**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

**Municipal Funds Restricted Cash - Bonds and Deposits**

<b>Detail</b>	<b>Balance 01-Jul-19 \$</b>	<b>Amounts Received \$</b>	<b>Amounts Paid (\$)</b>	<b>Balance \$</b>
Transport Licensing	0	156,875	(156,875)	0
BCITF Levy	0	0	0	0
Rates	0	0	0	0
Funds Held on Behalf of Groups	40	0	0	40
Unclaimed Monies	1,052	0	0	1,052
Builders Registration Board	0	0	0	0
Social Club	0	0	0	0
Nomination Deposits	0	160	(160)	0
Bond Monies (Including Key Deposits)	7,150	660	(1,586)	6,224
	<u>8,242</u>	<u>157,695</u>	<u>(158,621)</u>	<u>7,316</u>

**SHIRE OF PINGELLY**

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**

**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

**8. OPERATING STATEMENT**

	<b>November 2019 Actual \$</b>	<b>2019/20 Revised Budget \$</b>	<b>2019/20 Adopted Budget \$</b>	<b>2018/19 Actual \$</b>
<b>OPERATING REVENUES</b>				
Governance	48,597	38,385	38,385	80,098
General Purpose Funding	2,410,805	2,742,245	2,742,245	3,307,592
Law, Order, Public Safety	20,509	70,802	70,802	94,360
Health	345	1,636	1,636	1,526
Education and Welfare	8,042	28,425	28,425	12,737
Housing	0	0	0	0
Community Amenities	176,401	211,850	211,850	210,008
Recreation and Culture	15,852	57,285	57,285	735,338
Transport	602,484	2,336,897	2,336,897	938,651
Economic Services	35,055	45,820	45,820	25,394
Other Property and Services	20,240	51,227	51,227	48,273
<b>TOTAL OPERATING REVENUE</b>	<b>3,338,330</b>	<b>5,584,572</b>	<b>5,584,572</b>	<b>5,453,978</b>
<b>OPERATING EXPENSES</b>				
Governance	284,375	669,607	669,607	544,118
General Purpose Funding	78,954	198,531	198,531	174,790
Law, Order, Public Safety	109,941	236,557	236,557	232,566
Health	44,347	140,955	140,955	112,673
Education and Welfare	85,470	119,363	119,363	67,615
Housing	0	0	0	0
Community Amenities	135,481	417,533	417,533	380,608
Recreation & Culture	601,472	1,383,936	1,383,936	1,310,318
Transport	1,037,496	2,817,866	2,817,866	2,916,697
Economic Services	125,346	314,988	314,988	237,135
Other Property and Services	6,810	26,164	26,164	114,281
<b>TOTAL OPERATING EXPENSE</b>	<b>2,509,692</b>	<b>6,325,500</b>	<b>6,325,500</b>	<b>6,090,801</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATIONS</b>	<b>828,638</b>	<b>(740,928)</b>	<b>(740,928)</b>	<b>(636,823)</b>

**SHIRE OF PINGELLY**

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**

**FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019**

**9. STATEMENT OF FINANCIAL POSITION**

	<b>November 2019 Actual \$</b>	<b>2018/19 Actual \$</b>
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	1,476,188	531,852
Investments Current	5,000	5,000
Trade and Other Receivables	803,791	251,036
Inventories	9,363	8,744
Trust at Bank	7,316	8,242
<b>TOTAL CURRENT ASSETS</b>	<b>2,301,658</b>	<b>804,874</b>
<b>NON-CURRENT ASSETS</b>		
Other Receivables	219,278	219,278
Inventories	0	0
Property, Plant and Equipment	19,896,491	20,141,783
Infrastructure	67,224,225	67,451,711
Investments Non Current	52,551	52,551
<b>TOTAL NON-CURRENT ASSETS</b>	<b>87,392,545</b>	<b>87,865,323</b>
<b>TOTAL ASSETS</b>	<b>89,694,203</b>	<b>88,670,197</b>
<b>CURRENT LIABILITIES</b>		
Trade and Other Payables	493,445	209,023
Long Term Borrowings	1,313,046	1,367,697
Provisions	329,149	329,149
Trust Liability	7,316	8,242
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,142,956</b>	<b>1,914,111</b>
<b>NON-CURRENT LIABILITIES</b>		
Trade and Other Payables	57,503	0
Long Term Borrowings	2,204,709	2,204,709
Provisions	96,091	96,091
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>2,358,303</b>	<b>2,300,800</b>
<b>TOTAL LIABILITIES</b>	<b>4,501,259</b>	<b>4,214,911</b>
<b>NET ASSETS</b>	<b>85,192,944</b>	<b>84,455,286</b>
<b>EQUITY</b>		
Retained Surplus	33,380,567	32,590,720
Reserves - Cash Backed	188,571	240,760
Revaluation Surplus	51,623,806	51,623,806
<b>TOTAL EQUITY</b>	<b>85,192,944</b>	<b>84,455,286</b>

# SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2019 TO 30 NOVEMBER 2019

### 10. FINANCIAL RATIOS

	2019 YTD	2018	2017	2016
Current Ratio	0.91	0.51	2.03	1.05
Operating Surplus Ratio	0.13	(0.74)	(0.60)	(0.72)

The above ratios are calculated as follows:

#### Current Ratio

$$\frac{(\text{Current Assets MINUS Restricted Assets})}{(\text{Current Liabilities MINUS Liabilities Associated with Restricted Assets})}$$

#### Purpose:

This is a modified commercial ratio designed to focus on the liquidity position of a local government that has arisen from past year's transactions.

#### Standards:

The standard is not met if the ratio is lower than 1:1 (less than 100%)

Below Std

The standard is met if the ratio is greater than 1:1 (100% or greater)

Std met

A ratio less than 1:1 means that a local government does not have sufficient assets that can be quickly converted into cash to meet its immediate cash commitments.

This may arise from a budget deficit from the past year, a Council decision to operate an overdraft or a decision to fund leave entitlements from next year's revenues.

NB: Ratio is currently affected by \$1.2M Short Term Borrowing recorded as a current liability.

Adjusted Current Ratio adjusting for this figure is:

\*\* 3.28

#### Operating Surplus Ratio

$$\frac{(\text{Operating Revenue MINUS Operating Expense})}{(\text{Own Source Operating Revenue})}$$

#### Purpose:

This ratio is a measure of a local government's ability to cover its operational costs and have revenues available for capital funding or other purposes.

#### Standards:

Basic Standard is not met less than < 1% (< 0.01)

Below Std

Basic Standard between 1% and 15% (0.01 and 0.15)

Basic Std

Advanced Standard greater than > 15% (>0.15).

Adv Std



SHIRE OF PINGELLY RESTRICTED CASH RECONCILIATION 30 November 2019								
Restricted Grants/Funds Received	Projects	GL/Job Account	Total Restricted Funds	Actual Expenditure previous year 2016/17	Actual Expenditure current year 2017/18	Actual Expenditure current year 2018/19	Actual Expenditure current year 2019/20	Restricted Funds Remaining
Harper St Bodey St State Blackspot SBS01	Transport	1235	20,533.20	0.00	0.00	0.00	0.00	20,533.20
Wickepin Pingelly Road RRG05 and R2R	Transport	1230	74,800.00	0.00	0.00	0.00	5,980.00	68,820.00
Yenellin Road Upgrade RRG09	Transport	1230	69,386.00	0.00	0.00	14,400.00	0.00	54,986.00
Bullaring Road RRG12	Transport	1230	57,850.40	0.00	0.00	45,000.00	0.00	12,850.40
Milton Road RRG14 and R2R	Transport	1230	171,600.00	0.00	0.00	0.00	171,600.00	0.00
Aldersyde Pingelly Road R2R	Transport	1230	15,791.00	0.00	0.00	0.00	15,791.00	0.00
Wickepin Pingelly Road CRSF5	Transport	1231	295,240.00	0.00	0.00	0.00	205.89	295,034.11
Zig Zag Road CRSF6 and R2R	Transport	1231	146,399.80	0.00	0.00	0.00	146,399.80	0.00
Main Roads Bullaring rd Bridge Funding 18/19 c/fwd	Transport	1250	252,000.00	0.00	0.00	152,538.58	80,816.77	18,644.65
<b>Sub Total</b>								470,868.36
<b>Total Restricted Grant Funds</b>								<b>470,868.36</b>
<b>Available Cash</b>		<b>GL/Job Account</b>	<b>Interest Rate</b>	<b>Maturing</b>				<b>Balance</b>
Municipal Bank	Muni Fund Bank	0111	Variable	N.A.				1,286,866.79
Municipal Bank	Till Float SES	0112						50.00
Municipal Bank	Till Float	0113						200.00
Municipal Bank	Petty Cash on hand	0114						500.00
Total Cash								1,287,616.79
Less Restricted Cash								(470,868.36)
<b>Total Unrestricted Cash</b>								<b>816,748.43</b>

# **Attachment 3**

13 October 2019

Shire of Pingelly  
PO Box 20 BENCUBBIN WA 6477

Dear Sir/Madam.

**Submission of a development application for a proposed telecommunications facility at 3724 North Wandering Road, West Pingelly WA 6308 (Lot J27 on Diagram 356).**

Please find enclosed an application and supporting information lodged by Visionstream Australia Pty Ltd on behalf of Telstra Corporation Ltd for planning approval for the proposed installation of a telecommunications facility which will form part of Round 4 the Federal Government Mobile Black Spot Program rollout across Australia.

Please find enclosed:

- Schedule 6 form of application for planning approval;
- Written documentation (Planning Report); and
- Plans of the proposal.

**For application fee payment, please contact Liz Wasiel of Visionstream Pty Ltd on (07) 3169 8336 or [elizabeth.wasiel@visionstream.com.au](mailto:elizabeth.wasiel@visionstream.com.au).**

This application has been submitted by Visionstream Australia Pty Ltd on behalf of Telstra Corporation Ltd and involves the installation of a 60m lattice tower and associated ancillary equipment at 3724 North Wandering Road, West Pingelly WA 6308 (Lot J27 on Diagram 356). Telstra has applied the Precautionary Approach in the Selection and Design of the proposed site in accordance with Sections 4.1 and 4.2 of this Code.

An application for the approval to commence and carry out development is submitted to the Shire of Pingelly for its determination.

Should you require any additional information then please do not hesitate to contact Liz Wasiel using the details below.

Yours sincerely,



**Liz Wasiel**  
Town Planning Officer  
Visionstream Australia Pty Ltd  
T: (07) 3169 8336  
E-mail: [elizabeth.wasiel@visionstream.com.au](mailto:elizabeth.wasiel@visionstream.com.au)

**VISIONSTREAM AUSTRALIA PTY LTD** ABN 85 093 384 680  
Western Region Office: 37 Kewdale Road, Welshpool WA 6106  
W [www.visionstream.com.au](http://www.visionstream.com.au)

# PLANNING ASSESSMENT REPORT

## Planning Permit Application for Telecommunications Facility

Telecommunications Facility at  
**3724 North Wandering Road, West Pingelly WA 6308**  
**(Lot J27 Diagram 356)**

Document prepared by **Visionstream Australia Pty Ltd**

On behalf of **Telstra Corporation Ltd**



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## Document Control

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## 1.0 Executive Summary

### 1.1 Site and Proposal Details

Address of Site	3724 North Wandering Road, West Pingelly WA 6308
Legal Property Description	Lot J27 on Diagram 356
Coordinates	-32.54032, 116.96689
Site Area	486.4491ha
Local Authority	Shire of Pingelly
Planning Instrument	Shire of Pingelly Local Planning Scheme No. 3
Zone	General agriculture
Overlays	Bushfire Prone Area
Application seeking	Development permit for a Telecommunications Facility
Use definition	Telecommunications Facility
Owner	Jenny & Timothy Watts

### 1.2 Applicant Details

Applicant	Telstra Corporation Limited ABN 051 775 556 C/- Visionstream Australia Pty Ltd
Contact Person	Liz Wasiel (07) 3169 8336 elizabeth.wasiel@visionstream.com.au
Our Reference	WA10279.01 West Pingelly



## 2.0 Introduction

This report has been prepared by Visionstream on behalf of Telstra as supporting information to a Planning Permit Application for the works and use of a Telecommunications Facility at 3724 North Wandering Road, West Pingelly WA 6308. The property is formally described as Lot J27 on Diagram 356.

As part of Telstra's commitment to regional Australia, Telstra is excited to bring high-speed mobile internet to even more communities around the country as part of the Federal Government's Mobile Black Spot program.

The Black Spot Program is one of the largest ever expansions of mobile coverage in regional and remote Australia. Areas which will receive new mobile network coverage have been announced in multiple rounds since 2015, starting with Round 1, and most recently with Round 4 announced in March 2019. This program will deliver mobile coverage to a large number of regional and remote communities who, for the first time, will be able to access fast mobile voice and data services. The improved coverage is increasing access to new technologies for key regional sectors like agriculture, transport, mining and tourism – technologies which rely on a fast, reliable and affordable mobile network.

After the fourth round of the Mobile Black Spot Program is completed, Telstra will have invested over \$280 million and built over 780 new sites to improve coverage for regional areas around the country - a significant proportion of the total 1047 sites co-funded by Government under the Program since 2015.

The Mobile Black Spot Program Round 4 has identified a need to provide mobile service to West Pingelly and surrounding areas.

All mobile phone network operators are bound by the operational provisions of the federal *Telecommunications Act 1997* ("The Act") and the *Telecommunications Code of Practice 2018*. The proposed telecommunications facility installation is not defined as a low-impact facility and is therefore subject to relevant State and local planning provisions.

The proposal is subject to the provisions of the *WA Planning and Development Act 2005* and the provisions of the *Shire of Pingelly Local Planning Scheme No. 3*.

## 3.0 Proposed Scope of Works

The proposal is inclusive of the following scope of works:

- installation of one (1) 60m high lattice (overall height 62.4m to top of antennae);
- installation of one (1) triangular headframe;
- installation of six (6) new panel antennas;
- installation of one (1) equipment shelter at the base of the lattice tower;
- installation of associated ancillary cabling and equipment on the tower and within the equipment shelter; and
- clearing vegetation for the purposes of the above

Refer to Plans attached in Appendix A for further details.

## 4.0 Purpose of the Proposal

The purpose of the application is to receive development approval for the installation of telecommunications mobile base station at 3724 North Wandering Road, West Pingelly WA 6308.

#### Mobile Black Spot Program:

This program will deliver mobile coverage to a large number of regional and remote communities who, for the first time, will be able to access fast mobile voice and data services. The improved coverage is increasing access to new technologies for key regional sectors like agriculture, transport, mining and tourism – technologies which rely on a fast, reliable and affordable mobile network.

The Mobile Black Spot Program builds upon significant investments already undertaken by Telstra to expand and upgrade their mobile network.

Telstra's partnership with the Federal Government will involve Telstra investing up to \$280 million of their own funds to build over 780 new sites under all rounds of the Mobile Black Spot Program. This is over and above the billions of dollars Telstra have spent on their mobile network in recent years.

Telstra has worked with State and Local Governments, to attract tens of millions of dollars in additional targeted funding. This means Telstra will be able to deliver a combined investment of over \$540 million for regional telecommunications under the program.

Telstra is committed to providing improved mobile coverage to regional and remote Australia. Over the five years to June 2019 their total mobile network investment has been around \$8 billion, of which almost \$3 billion has been invested in regional areas.

In addition to the Mobile Black Spot Program, Telstra has also delivered over 200 small cells in selected areas where appropriate infrastructure is available, which will bring high speed 4G data services to small country towns.

Telstra continues to invest significantly in maintaining and expanding our mobile network across Australia.

#### By way of a background:

Mobile phones and mobile broadband devices continue to play an important role in the lives of Australians. This includes providing the fundamental ability to be in contact with family and friends, operating businesses more efficiently and effectively as well as dialling triple 0 during a natural disaster or other emergency.

Because of the ever-growing demand for more data and better reception, mobile phone carriers such as Telstra continually have to upgrade and expand mobile phone networks to eliminate coverage black spots and to keep up with the demands and expectations placed upon them by the community.

As the incumbent telco Telstra knows how important access to modern telecommunications infrastructure is and in order to remedy the lack of mobile phone coverage in the aforementioned areas Telstra proposes a Telecommunications mobile base station at 3724 North Wandering Road, West Pingelly WA 6308.

## **5.0 Mobile Telecommunications Networks**

A mobile telecommunications network is made up of multiple base stations covering a geographic area. They work by sending and receiving radio signals from their antennas to mobile phones and other mobile devices such as tablet computers, wireless dongles etc. Base stations are designed to provide service to the area immediately surrounding the base station which can be up to several kilometers in distance. Depending on the technical objectives of a base station, the physical characteristics of each

telecommunications facility; such as its height, number and size of antennas, equipment, cabling etc. will vary.

As a general rule, the higher the antennas of a base station the greater the range of coverage and the ability to relieve capacity issues. If this height is compromised then additional facilities, and thus more infrastructure, will be required for any given locality. The further a facility is located away from its technically optimum position the greater the compromise of the service. This may result in coverage gaps and require additional or taller base stations to provide adequate service.

Each base station transmits and receives signals to and from mobile devices in the area. As the mobile device users move around their devices will communicate with the nearest base station facility to them at all times. If the users cannot pick up a signal, or the nearest base station is congested because it is already handling the maximum number of phone calls or maximum level of data usage, then the users may not be able to place a call, they may experience call “drop outs” or they might experience a slow data rate while attempting to download content.

There are three main factors that can cause the above:

- You may be too far away from a facility to receive a signal, or there may be objects blocking the signal from the nearest facility; such as hills and large trees. To ensure optimum service the radio signals transmitted between the facility’s antennas and mobile devices need to be unimpeded, maintaining a “line-of-sight” between them.
- The facility may be transmitting as much data and calls as it can handle. This can result in call drop-outs and slower data rates when too many users are connected to a facility at once.
- The depth of coverage, which affects the ability to make calls inside buildings, may be insufficient in some local areas.

The current proposal will form part of Telstra’s 4GX network solution to the West Pingelly locality and will deliver essential mobile services (voice calling, SMS), as well as live video calling, video-based content including; news, finance and sports highlights, and high-speed wireless internet – wireless broadband. With a coverage footprint of more than 2.1 million square kilometers and covering more than 99% of the Australian population. Telstra’s 4GX is Australia’s largest and fastest national mobile broadband network and as such requires more network facilities, located closer together to ensure a high-quality signal strength to achieve reliable service and the fastest possible data transfer rates.

## 6.0 Site Selection Process

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 amenity of the surrounding locality. Telstra applies and evaluates a range of criteria as part of this site selection process.

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

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

- The potential to co-locate on an existing telecommunications facility.

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

Telstra is also contracted to meet objectives of the Mobile Black Spot Programme, with parameters set by the Federal Government. A number of factors determined which areas received funding, including the lack of outdoor coverage and the number of people who would benefit from a new facility.

In the Mobile Black Spot Programme Discussion Paper, the Australian Government Department of Communications 2013, it states that:

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

In making the proposal for this site at Tampu, Telstra has carefully weighed all of the aforementioned criteria. This analysis is detailed in the next section.

## 7.0 Candidate Sites

Telstra carefully examined a range of possible deployment options in the area before concluding that a new mobile base station at 3724 North Wandering Road, West Pingelly would be the most appropriate solution to provide necessary mobile phone coverage to the West Pingelly locality.

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.

### 7.1 Colocation opportunities

The Communications Alliance Ltd. (formerly Australian Communications Industry Forum Ltd. - ACIF) *Industry Code C564:2018 – Mobile Phone Base Station Deployment* promotes the use of existing sites in order to mitigate the effects of the 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.

A map has been prepared that shows the location of existing and proposed telecommunications facilities surrounding the West Pingelly locality (**Figure 1**).



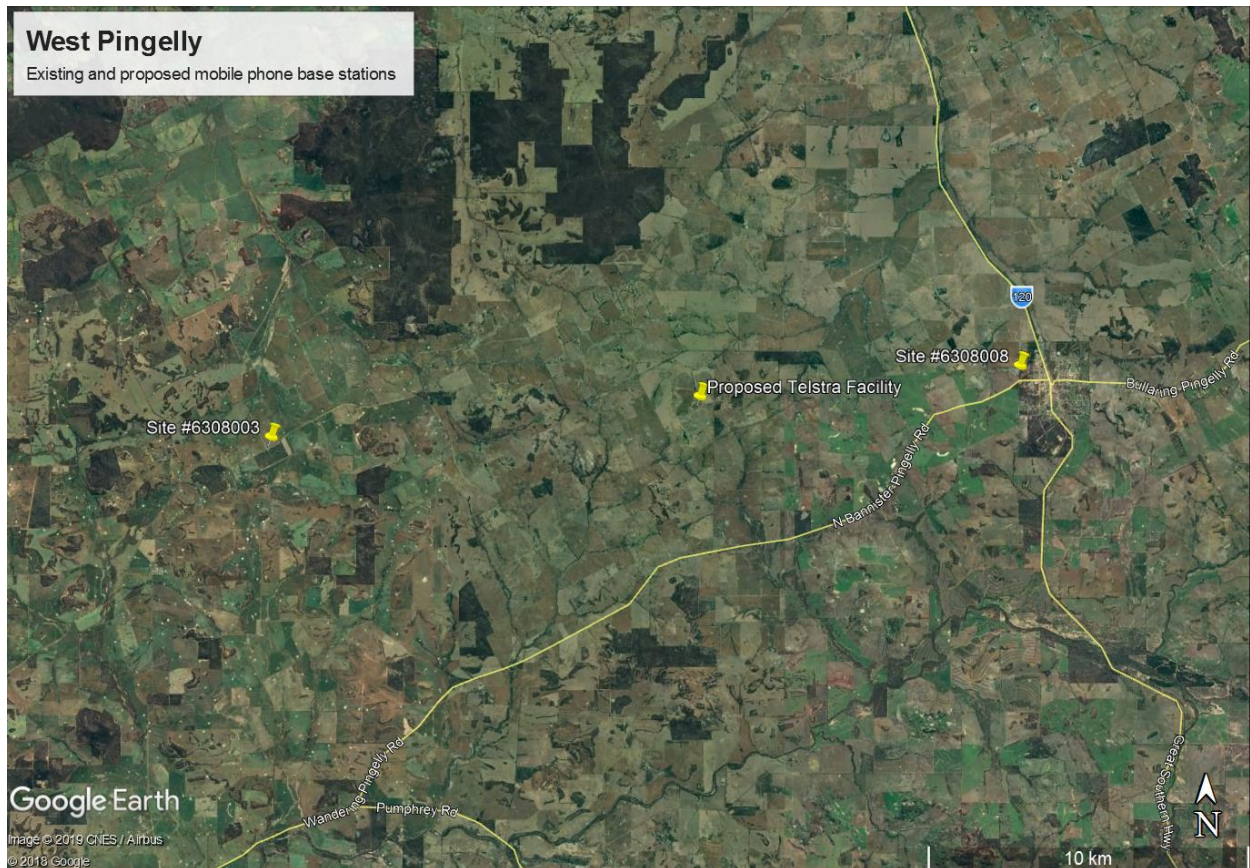


Figure 1: Location of nearby existing and proposed telecommunications facilities (Source: Google Earth)

The map shows two (2) nearby sites 10km east and 13.38km west from the proposed location (Figure 1). The characteristics of the mobile phone base station identified in Figure 1 are provided below in Table 1.

Table 1: Summary of co-location opportunities within West Pingelly area

Site No.	Site Address	Structure type	Is site constructed?	Suitable for co-location?	Comments
6308008	2 North Bannister-Pingelly Road West Pingelly	81m Guyed Mast	Yes	No	Distance to nominal location is too far
6308003	North Wandering Road, Kubbine	unknown	Yes	No	Distance to nominal location is too far

As evidenced in Table 1, the nearby mobile phone base stations are inappropriate for co-location due to not being within an appropriate distance to service the Black Spot West Pingelly area.

## 7.2 Candidates considered

The site selected is deemed to be the most optimal location to achieve the required coverage for the identified Black Spot and requires the installation of a new mobile base station. Alternative candidates

were considered in locating on the selected site. This is further outlined in **Table 2** along with the balance of alternative candidates considered as part of the site selection process. **Figure 2** provides a map of the non-colocation candidates considered for the proposed facility.

**Table 2: Summary of non-colocation candidates considered**

Candidate	Location	Proposal	Zoning	Description
Candidate A	143 Ivanhoe Road, West Pingelly, WA 6308	New 60m tower	Rural / Agriculture	<ul style="list-style-type: none"> <li>Could not obtain tenure</li> </ul>
Candidate B	143 Ivanhoe Road, West Pingelly, WA 6308	New 60m tower	Rural / Agriculture	<ul style="list-style-type: none"> <li>Could not obtain tenure</li> </ul>
Candidate C	Lot 6203 On Deposited Plan 255492	New 60m tower	Rural / Agriculture	<ul style="list-style-type: none"> <li>Landowner advised different lot closer to power which is the proposed location.</li> </ul>
Candidate D	202 Ivanhoe Road, West Pingelly, WA 6308	New 60m tower	Rural / Agriculture	<ul style="list-style-type: none"> <li>Could not obtain tenure</li> </ul>
Candidate E	3724 North Wandering Road, West Pingelly, WA 6308	New 60m tower	Rural / Agriculture	<ul style="list-style-type: none"> <li>Candidate selected as proposed location. Moved slightly to the south.</li> </ul>





Figure 2: Location of non-colocation candidates (Source: Google Earth)

### 7.3 Nominated Candidate

A preferred nominated candidate was selected for the proposed facility based on the radiofrequency objectives, property tenure, planning and environmental issues, potential community sensitive uses and engineering criteria as noted above. For this project, co-location on an existing telecommunications facility is not possible and a new macro tower is considered suitable given:

- The site is technically feasible and can achieve Telstra's coverage and capacity objectives by installing the new mobile base station;
- The site will provide improved coverage to the West Pingelly area, which provides an important first response tool in emergency situations;
- The proposed location is situated on freehold land;
- The proposed facility maintains what is considered to be appropriate separation from sensitive land uses;
- The facility will not alter the land use;
- The landowner is supportive of the Telstra proposal;
- The site is not located within a culturally significant area;
- The site is appropriately serviced and has a readily available access to the electricity supply network and existing transport network;
- The proposed facility will not prejudice the existing or anticipated future use of the site; and
- The costs associated with delivering the site and constructing the facility are considered by Telstra to be reasonable.

As stated above, the site selection process carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived impacts. The proposed Telstra site has been sited and designed to minimise any adverse impact on the amenity of the surrounding locality. The site is located on an existing cleared lease area away from sensitive sites such as schools and child care centres and is not within an identified aboriginal heritage area.

As a result of the aforementioned points it is considered that the siting and design effectively responds to the landscape setting in the area.

## 8. Subject site and surrounds

### 8.1 Site details

Site Details	
Site address	3724 North Wandering Road, West Pingelly
Real property description	Lot J27 on Diagram 356
Coordinates	-32.54032, 116.96689
Site area	486.4491ha
Registered owner	Jenny & Timothy Watts
Existing land use	Rural residential / agricultural
Vegetation	The site location is within an area of vegetation, the removal of seven (7) trees is required for the construction of the proposed facility.
Topography	The proposal area is relatively flat
Services	The site is serviced by power and will not require any connected water or sewerage.

The subject site is located at 3724 North Wandering Road, West Pingelly. The legal description of the property is Lot J27 on Diagram 356. A copy of the Certificate of Title has been attached for information purposes (**Appendix B – Certificate of Title**).

The land is identified as a freehold parcel that is privately owned. The site is zoned Agriculture under the *Shire of Pingelly Local Planning Scheme No.3* and accommodates Bushfire prone land and Native Title Applications WC1998/058 and WC2003/006 and Indigenous Land Use Agreement (ILUA) WI2015/005 over the land.

The surrounding area is predominately freehold parcels accommodating relatively cleared areas with some lots entailing dense mature vegetation. The surrounding use is rural agricultural land (**Figure 3**).





**Figure 3: Proposed Telstra Site – 3724 North Wandering Road, West Pingelly** (Source: *Google Earth*)

The subject site is considered appropriately setback from identified sensitive sites such as schools, childcare centers, none of which are identified within the surrounding area.

The subject site location is of request by the landowner as to not interfere with the existing agricultural use of the land. As a result, the development proposes to remove seven (7) trees. The area is not identified as an ecological significant area or highly dense mature vegetation.

## 8.2 Surrounding area

The proposed facility is located within the West Pingelly area, approximately 10km west of the Pingelly Township. The subject property is situated off North Wandering Road. Entrance to the property is taken directly from the existing access off North Wandering Road. The surrounding properties in the area are predominantly large partially vegetated rural and agricultural uses, and the closest residence is located approximately 2.3km to the east.

<b>North</b>	The northern edge of the property borders North Wandering Road
<b>East</b>	The eastern edge of the property borders rural agricultural land
<b>South</b>	The southern edge of the property borders rural agricultural land
<b>West</b>	The western side of the property borders rural agricultural land

## 9.0 Federal Regulatory Framework

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

### 9.1 Telecommunications Act 1997

The *Telecommunications Act 1997* (the Act) came into operation on 1 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 the inspection of land, maintenance of facilities, installation of “low impact facilities”, subscriber connections and temporary defense facilities. These exemptions are detailed in the *Telecommunications (Low-impact Facilities) Determination 2018* and these exemptions are subject to the *Telecommunications Code of Practice 2018*;
2. A limited case-by-case appeals process exists to cover the installation of facilities in situations of national significance; and
3. There are some specific powers and immunities from the previous *Telecommunications Act 1991*.

### 9.2 Telecommunications Code of Practice 2018

Noise and vibration emissions associated with the proposed facility would be limited to the construction/demolition phase outlined above. The works are to be concluded in a timely manner, so, the residents and visitors to West Pingelly should not be inconvenienced in the long term.

The Telecommunications Code of Practice 2018 (The Code) authorizes a carrier to enter land, inspect land and install and maintain a facility. The Code emphasizes “best practice” for the installation of facilities, compliance with industry standards and minimization of adverse impacts, particularly in terms of degradation of the environment and visual impact. The proposal is considered to comply with “best practice” given the proposal will:

- Provide improved telecommunications and wireless internet coverage in the West Pingelly area;
- Be located on a non-residential site within the local area, which maximizes separation to residential and other sensitive uses; and
- Comprises the smallest configuration possible for the site to reduce the visual impact of the proposal, while providing appropriate coverage to the surrounding area.

### 9.3 Telecommunications (Low-impact Facilities) Determination 2018

The *Telecommunications (Low-impact Facilities) Determination 2018* came into effect in 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 West Pingelly does not fall under the *Determination* and, therefore, requires approval under State Planning Legislation.

#### 9.4 Communications Alliance Ltd. Industry Code C564: 2018 – Mobile Phone Base Station Deployment

The new Communications Alliance Ltd. *Industry Code C564:2018 – Mobile Phone Base Station Deployment* (referred to as the Deployment Code), replaced the 2011 version of the Deployment Code, which in turn replaced the Australian Communications Industry Forum (ACIF) '*Industry Code - Deployment of Mobile Phone Network Infrastructure*' (more commonly referred to as the ACIF Code) in July 2012.

Similar to the previous ACIF Code, the Deployment Code does not change the existing regulatory regime for telecommunications at Local, State or Federal levels. However, it supplements the existing obligations on Carriers, particularly in relation to community consultation and the consideration of exposure to radio signals, sometimes known as electromagnetic energy (EME or EMR).

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 proposed infrastructure.

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 procedures.

Nevertheless, the intent of the Code is to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses and this approach has been followed in the selection of this site, as demonstrated in the *Deployment Code* section 4.1 and 4.2 Precautionary Approach Checklists. The checklists will be uploaded to the RFNSA website, reference number 6308011.

Included in these section's 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.

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.

#### 9.5 Environment Protection and Biodiversity Conservation Act 1999

The Environmental Protection Biodiversity Conservation Act (the EPBC Act) controls matters of national environmental significance. The key objectives of the EPBC Act include:

- a) *"To provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and*
- b) *To promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and*
- c) *To promote the conservation of biodiversity; and*
- d) *To provide for the protection and conservation of heritage..."*

Amongst other aspects, the EPBC Act relates to matters of national environmental significance, including world heritage areas, natural heritage places (including declared RAMSAR wetland areas), listed threatened species in communities, listed migratory species, protection of environment on nuclear actions, and environment matters.

The proposal is not identified as having a significant impact on any of the above matters of national environmental significance. Therefore, the proposal will not require referral to the Government Minister for the Environment for assessment.

## 10.0 State Regulatory Framework

The following information provides a summary of the State legislation/guidelines relevant to telecommunications development proposals.

### 10.1 Planning and Development Act 2005

The Minister of Planning and Infrastructure has ultimate authority for town planning in Western Australia. Development within Western Australia is controlled by the *Planning and Development Act 2005* through the application of environmental planning instruments. Under the *Planning and Development Act 2005*, the Western Australian Planning Commission (WAPC) is the responsible authority for land use planning and development matters and this report seeks to demonstrate compliance with the WAPC and other items of relevant legislation which pertain to the subject application.

### 10.2 State Planning Policy No. 5.2 – Telecommunications Infrastructure (WAPC)

State Planning Policy 5.2: Telecommunications Infrastructure Policy aims to balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas. The SPP applies for above and below telecommunications infrastructure, other than those exempted under the Commonwealth Telecommunications Act 1997.

Under section 5.1.1 of the State Planning Policy 5.2: Telecommunications Infrastructure Policy the West Australian Planning Commission provides a set of measures in assessing the visual impact of a proposed telecommunications facility.

An assessment of these guidelines below has found that the proposed Telstra Mobile Phone Base Station is compliant with the intent and requirements of the State Planning Policy 5.2: Telecommunication Infrastructure Policy.

Table 4: Assessment against State Planning Policy 5.2, Policy Measure 5.1.1

Measures	Comments	Complies
Be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;	The proposed 60m lattice structure has been sited to maintain the primary use of the land whilst considering the impact to the surrounding locality. The site carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived impacts.	✓
Be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or	Telstra has selected a site and location that seeks to minimise any perceived negative impacts on the visual amenity of the area, particularly when viewed from residential areas. The lattice tower will remain unpainted (dull grey in colour) which blends in with the sky.	✓

a panorama, whether viewed from public or private land;	Furthermore, the proposed subject site maintains suitable separation distance from surrounding residential areas.	
Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised;	The proposed facility will involve the removal of seven (7) trees. The site is not identified as containing matters of environmental or cultural heritage importance. The visual impact of the facility is mitigated to an appropriate level by both the significant distance to rural residences in the area, and the existing mature vegetation between it and surrounding residences.	✓
Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;	The proposed 60m lattice tower structure has been sited to maintain the primary use of the land whilst considering the impact to the surrounding locality. The site carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived impacts.	✓
Be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community;	The Federal Government under the Mobile Black Spot Program has identified a need for wireless services in the West Pingelly locality.  The proposed location at the subject site will provide improved and continuous coverage to the locality and will also provide other carriers with the opportunity to co-locate their infrastructure in the future.	✓
Telecommunications infrastructure should be co-located and whenever possible: Cables and lines should be located within an existing underground conduit or duct; and Overhead lines and towers should be co-located with existing infrastructure and/or within an existing infrastructure corridor and/or mounted on existing or proposed buildings.	As per Section 7 of this report, all opportunities for co-location on existing structures without any changes to their design were investigated. All possible locations are too far from the subject area to meet the radio frequency objectives of the proposal.  The proposed Telstra lattice tower will also provide other carriers with the opportunity to co-locate their infrastructure in the future.  Overhead lines are not applicable to this application.	✓

Overall the proposed development application is consistent with the intent and requirements of the SPP 5.2.

## 10.2 Statement of Planning Policy No. 5.2 – Telecommunications Infrastructures (WAPC)

With the gazettal of State Planning Policy 5.2, the WAPC *Statement of Planning Policy No. 5.2 – Telecommunications Infrastructure* (Statement 5.2) has been repealed. However, it is recognised that the Statement 5.2 provides a more holistic set of criteria than SPP 5.2 which largely focuses on visual impacts. Given this, an assessment of the guiding principles of Statement 5.2 is provided in **Table 5**.



**Table 5 Assessment against Statement 5.2 Guiding Principles**

Principles	Comments	Complies
There should be a co-ordinated approach to the planning and development of telecommunications infrastructure, although changes in the location and demand for services require a flexible approach.	Telstra undertakes a carefully co-ordinated and planned approach to the development of their network.	✓
Telecommunications infrastructure should be strategically planned and co-ordinated, similar to planning for other essential infrastructure such as networks and energy supply.	The proposed facility is strategically planned and co-ordinated to ensure that the facility will provide high level coverage to the West Pingelly locality.	✓
Telecommunications facilities should be located and designed to meet the communication needs of the community.	The proposed facility is strategically planned and co-ordinated to ensure that the facility will provide high level coverage to the West Pingelly locality.	✓
Telecommunications facilities should be designed and sited to minimise any potential adverse visual impact on the character and amenity of the local environment, in particular, impacts on prominent landscape features, general views in the locality and individual significant views.	The proposed 60m lattice tower structure has been sited to maintain the primary use of the land whilst considering the impact to the surrounding locality. The site carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived impacts.	✓
Telecommunications facilities should be designed and sited to minimise impacts on areas of natural conservation value and places of heritage significance or where declared rare flora are located.	The proposed telecommunications facility will remove seven (7) trees and is not located within an identified built heritage or cultural heritage area. As a result, the proposed facility will not have any impact on areas of natural conservation values, places of heritage significance or rare flora.	✓
Telecommunications facilities should be designed and sited with specific consideration of water catchment protection requirements and the need to minimise land degradation.	Prior to the commencement of work Telstra will undertake such measures as deemed necessary by Council to effectively protect water catchments within the immediate area.	✓
Telecommunications facilities should be designed and sited to minimise adverse impacts on the visual character and amenity of residential area.	Telstra has selected a site and location that seeks to minimise any perceived negative impacts on the visual amenity of the area, particularly when viewed from residential areas. The lattice will remain unpainted (dull grey in colour) which blends in with the sky. Furthermore, the proposed subject site	✓

	maintains suitable separation distance from surrounding residential areas.	
Telecommunications cables should be placed underground, unless it is impractical to do so and there would be no significant effect on visual amenity or, in the case of regional areas, it can be demonstrated that there are long-term benefits to the community that outweigh the visual impact.	Overhead cabling is not proposed for this site.	✓
Telecommunications cables that are installed overhead with other infrastructure such as electricity cables should be removed and placed underground when it can be demonstrated and agreed by the carrier that it is technically feasible and practical to do so.	This principle does not apply to the subject of this application.	<ul style="list-style-type: none"> <li>N/A</li> </ul>
Unless it is impractical to do so telecommunications towers should be located within commercial, business, industrial and rural areas and areas outside identified conservation areas.	The proposed site is located in a rural locality predominately used for agricultural uses. The location of the facility is by request of the landowner, ensuring the agricultural use is maintained. Given the rural nature of the land, the proposed facility will be located in the desired zone.	✓
The design and siting of telecommunications towers and ancillary facilities should be integrated with existing buildings and structures, unless it is impractical to do so, in which case they should be sited and designed so as to minimise any adverse impact on the amenity of the surrounding area.	As per Section 7 of this report, all opportunities for co-location on existing structures without any changes to their design were investigated. All possible locations are too far from the subject area to meet the radio frequency objectives of the proposal. The proposed development will minimise amenity impacts due to its location being approximately 2.29km from the nearest dwelling, and having sparse mature vegetation between it and all surrounding residences.	✓
Co-location of telecommunications facilities should generally be sought, unless such an arrangement would detract from local amenities or where operation of the facilities would be significantly compromised as a result.	As per Section 7 of this report, all opportunities for co-location on existing structures without any changes to their design were investigated. All possible locations are too far from the subject area to meet the radio frequency objectives of the proposal.	✓
Measures such as surface mounting, concealment, colour co-ordination, camouflage and landscaping to screen at least the base of towers and ancillary structures, and to draw attention away from the tower, should be used, where appropriate, to	Telstra has selected a site and location that seeks to minimise any perceived negative impacts on the visual amenity of the area, particularly when viewed from residential areas. The lattice tower will remain unpainted (dull grey in colour) which blends in with the sky. Furthermore, the proposed subject site maintains suitable separation distance from surrounding residential areas.	✓

minimise the visual impact of telecommunications facilities.		
Design and operation of a telecommunications facility should accord with the licensing requirements of the Australian Communications Authority, with physical isolation and control of public access to emission hazard zones and use of minimum power levels consistent with quality services.	Telecommunications facilities include radio transmitters that radiate electromagnetic energy (EME) into the surrounding area. The levels of these electromagnetic fields must comply with safety limits imposed by the Australian Communications and Media Authority (ACMA, previously ACA). All Telstra installations are designed to operate within these limits.	✓
Construction of a telecommunications facility (including access to a facility) should be undertaken so as to minimise adverse effects on the natural environment and the amenity of users or occupiers of adjacent property and to ensure compliance with relevant health and safety standards.	During construction Telstra contractors will endeavour to minimise the impact of their works on the amenity of nearby residents and on the surrounding environment. As the proposed site is located in a rural area, adverse effects on nearby properties will be minimal. Following construction, maintenance (excluding emergency repair work) activities should not interfere with the amenity of users. All Health and Safety standards will be adhered to.	✓

Overall the proposed development application is consistent with the intent and requirements of the Statement 5.2

## 11.0 Local Regulatory Framework

The following information provides a summary of the local provisions relevant to telecommunications development proposal.

### 11.1 Shire of Pingelly Local Planning Scheme No. 3

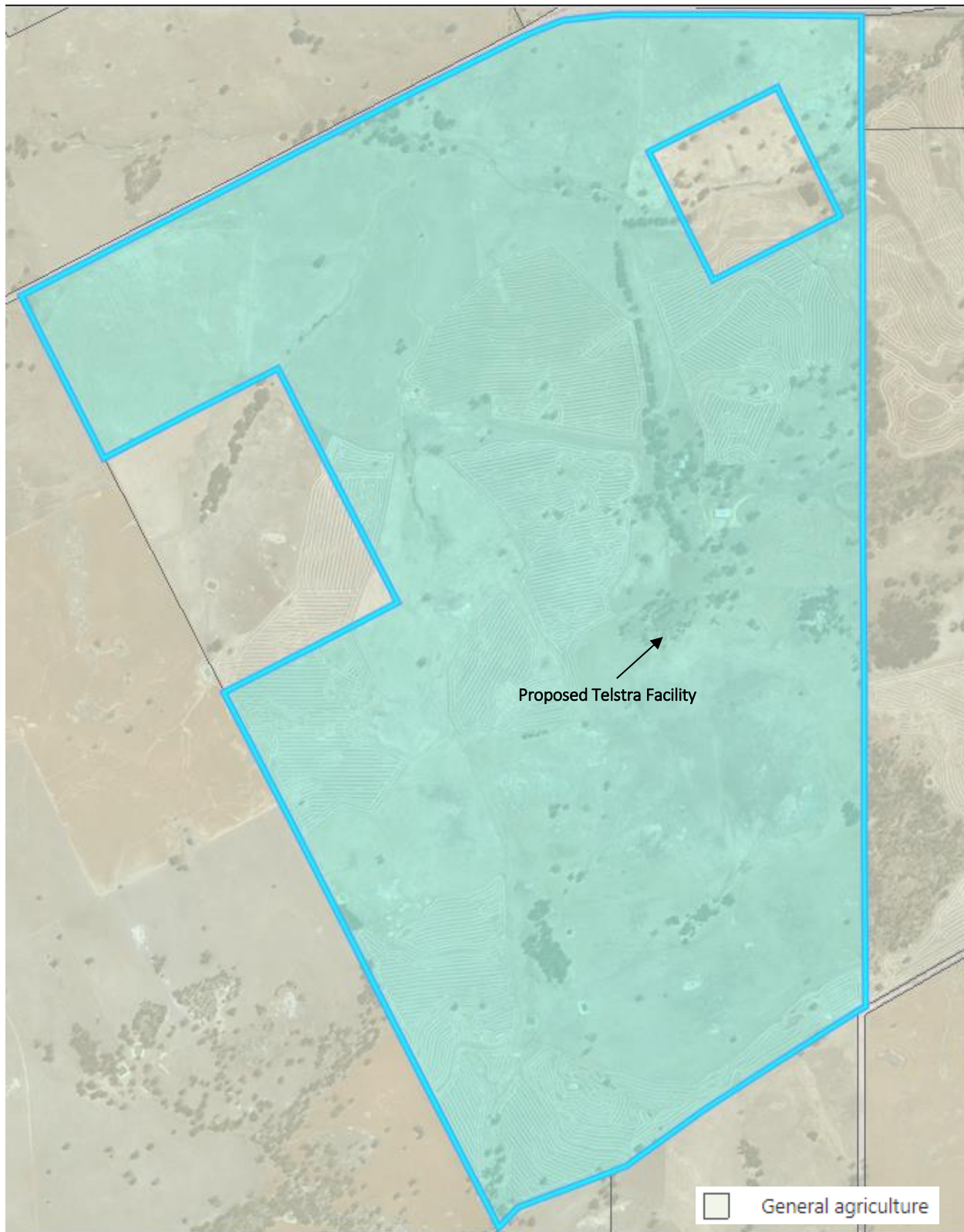
The *Shire of Pingelly Local Planning Scheme No.3* provides the legal basis for planning in the Shire of Pingelly's local government area.

The proposed site is within the General Agriculture Zone (**Figure 4**), and within a designated bushfire prone area which is further outlined in **section 11.8** of this report.

For the purposes of this proposal the Principal Designated Use of the property is 'Rural'.

The proposed telecommunications facility is identified as "D", where the use is not permitted unless the local government has exercised its discretion by granting planning approval. Nonetheless, the proposal complies with the objectives and general requirements of the General Agricultural Zone, encouraging process and value adding industries and further intensive agriculture through providing a mobile network to connect and support industries and future growth. Ensuring the protection of rural landscapes and the natural environment and maintaining an appropriate distance from any sensitive uses. As the proposal is located within an area not designated to an agricultural use and by request of the landowner, only taking up a small amount of space, there is no adverse impacts to the existing agricultural use of the land, or surrounding uses.





**Figure 4: Zoning Map extract from the Shire of Pingelly Local Planning Scheme No.3** (Source: Dept. of Planning, Lands and Heritage)

Overall the proposed development application is consistent with the intent and requirements of the Western Australian Planning Commission SPP 5.2 and the Shire of Pingelly Local Planning Scheme No.3.

## 12.0 General Provisions

This proposal is for a new Telstra Mobile Base Station Facility in the West Pingelly area.

Telstra considers that the proposal is appropriate for the locality given the rural nature of the proposed site and the nature of existing and anticipated uses of the surrounding land.

Environmental considerations such as visual impact, heritage, flora and fauna, traffic, flooding, bushfire, social and economic aspects, health and safety have been discussed within the below sub sections.

### 12.1 Visual Impacts

The site has been identified as being located within land that is zoned general agricultural. The subject lot is predominately cleared with clustered areas of mature vegetation. The site and the proposed works have been located and designed to take into consideration the aims of the *Shire of Pingelly Local Planning Scheme No.3*.

Telstra has selected a site and location that appropriately minimises any perceived negative impacts on the visual amenity of the area. An assessment of the area has shown that residences in the area are relatively few (**Figure 5**), comprising:

- One residence 2.5km to the north
- One residence 3.9km to the south
- One residence 2.29km to the east
- One residence 2.9km to the west

Views of the existing facility from these residences are significantly obstructed by the existing mature vegetation surrounding, and further lessened by the large distance between the proposal and each residence.

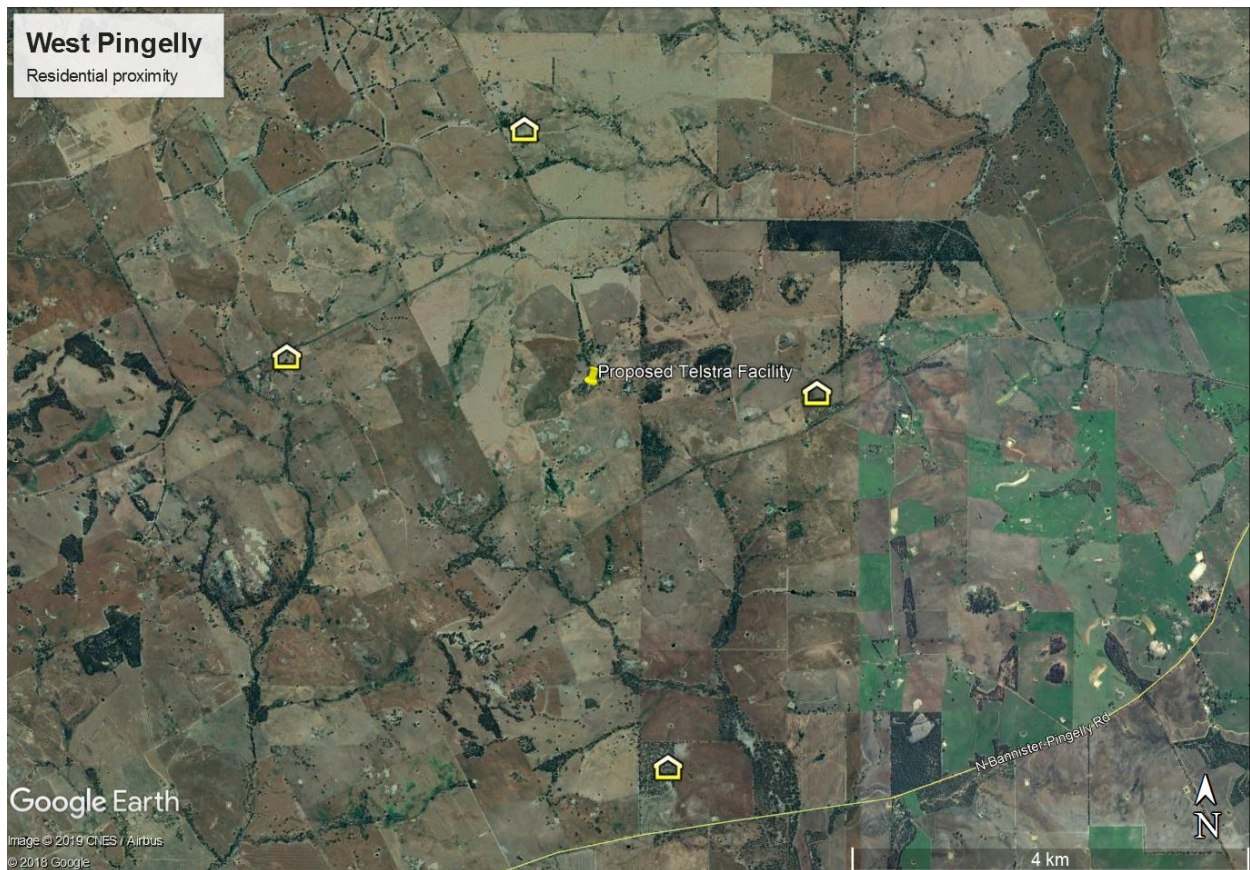


Figure 5: Aerial photo of subject site and closest residences (Source: Google Earth)

The site selection carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived visual impact. Moreover, as previously mentioned the site will also provide other carriers with the opportunity to co-locate their infrastructure in the future.

## 12.2 Heritage

In order to determine any possible natural or cultural values of state or national significance associated with the site a search was conducted through the relevant Heritage Registers.

No Aboriginal or other heritage sites of significance identified within the subject land holding or within close proximity.

The site is located within Native Title Applications WC1998/058 and WC2003/006 and Native Title Indigenous Land Use Agreement (ILUA) WI2015/005. Visionstream will, where required under Native Title legislation, notify the relevant corporation during Telstra's notification or as otherwise directed by Council.

## 12.3 Flora and Fauna

In order to determine any possible natural Flora and Fauna significance associated with the site, a search was conducted through the relevant environmental registers. The Protected Matters Search Tool from the Department of the Environment and Energy which shows matters of national environmental significance or other matters protected by the *Environment Protection and Biodiversity Conservation Act 1999*, found that no significant environmental matter was identified (Figure 6) (Appendix E).



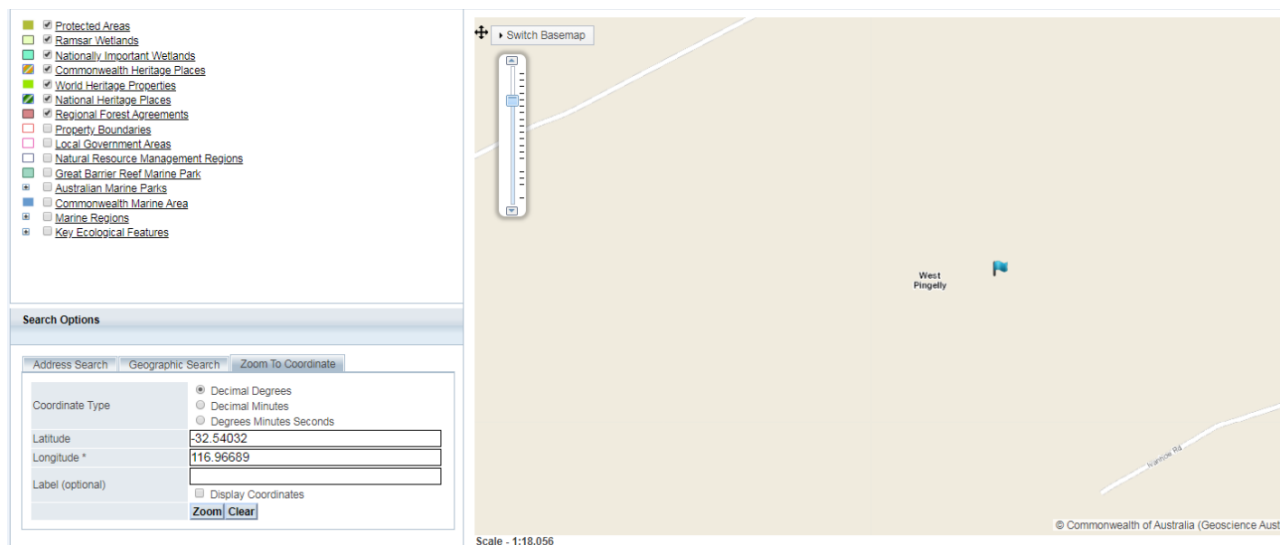


Figure 6: Excerpt from Protected Matters Search Tool showing only a Regional Forest Agreement over the subject site (Source: Department of the Environment and Energy)

## 12.4 Traffic

Mobile phone base stations are not a significant generator of pedestrian or vehicular traffic.

The site will be visited on a quarterly basis throughout the year for maintenance purposes.

During the construction phase various vehicles will be used to deliver equipment and construct the Telstra Mobile Base Station Facility. Any traffic impacts associated with construction and establishment will be of a short-term duration (i.e. approximately five weeks over non-consecutive periods) and are not anticipated to adversely impact on the surrounding road network.

Adequate parking will be available on site for these vehicles and these movements would not impact the local traffic.

Traffic from this construction would only occur from the hours of 7am to 6pm. If a road closure is required for the erection and installation of equipment, the appropriate approvals will be obtained from the Department of Transport (DOT).

The mobile base station facility is unmanned would require maintenance checks approximately 3-4 times per year as required. Routine maintenance would involve one vehicle per visit and parking would be available close to the proposed site for this purpose.

## 12.5 Access

The proposal will utilise two existing accesses for construction and on-going maintenance. The construction access will be through an existing track off Ivanhoe Road (**Figure 7**). The on-going maintenance access will be through the existing access track off North Wandering Road (**Figure 8**). In this regard, there is no requirement for special access to the site. (Refer to **Appendix A – Proposal Plans (S1)** for more information).

The proposed site access is considered to be appropriate given the Telstra facility will not be a significant generator of traffic. Once operational, the facility will require maintenance visits approximately 3-4 times per year as required but will remain unattended at all other times. As the facility generates minimal visits per year it is considered that traffic interference will be negligible.

During the construction phase various vehicles will be used to deliver equipment and construct the Telstra Mobile Base Station Facility. Any traffic impacts associated with construction and establishment will be of a short-term duration (i.e. approximately one to two weeks over non-consecutive periods) and are not anticipated to adversely impact on the surrounding road network. Adequate parking would be available in the vicinity for vehicles used during construction and these movements would not impact local traffic. In the unlikely event that road closure is required Telstra will apply to the relevant authorities for permission.



Figure 8: Existing construction access off Ivanhoe Road



Figure 8: Existing maintenance access of North Wandering Road



## 12.6 Utilities

There is existing access to power on the lot. The proposed site does not require any additional permits for the connection of a sewer/roadway.

## 12.7 Construction

The construction of the mobile base station will take approximately one or two weeks over non-consecutive periods, subject to weather.

Noise and vibration emissions associated with the Telstra Mobile Base Station Facility will be limited to the construction phase. Noise generated during the construction phase will be of short duration and will be in accordance with the standards outlined in the Environmental Protection (Noise) Regulations 1997. Construction works will only occur between the hours of 7am and 6pm.

## 12.8 Bushfire

The specific site location is identified as being in a Bush Fire Prone Area by the Fire and Emergency Services Commissioner (**Figure 7**).



**Figure 7 – Bushfire Prone Areas Mapping** (Source: DFES Slip Mapping)

Natural disasters, including the continuing threat of bushfires, have served to highlight the critical importance of effective telecommunications. Previous bushfire incident reviews have demonstrated effective telecommunications networks are essential for disaster response management, allowing emergency services providers to be alerted to medical or fire emergencies.

In its *Communications Report 2017-2018* the Australian Communications and Media Authority (ACMA) reported calls to Triple Zero and 112 emergency service numbers continue to increase year-on-year, with

2015-2016 showing an increase in calls from 8,350,745 calls offered to 2,995,963 for 2017-2018. In addition to an increase in the volume of totals calls made to these emergency numbers, the shares of such calls made from mobile phones also continue to increase. The ACMA *Communications Report 2017-2018* shows the share of calls made using from mobile has increased from 66.5% in 2013-2014 to 73.3% in 2017-2018. This reporting shows that, in addition to day-to-day personal and business applications, effective telecommunications networks is of critical importance in timely responses to emergency situations.

The proposal is located within a small cluster of vegetation with sparse vegetation surrounding. The subject lot is predominately cleared and not adjoining large vegetated areas which could cause high bushfire risk. Additionally, the proposed facility will operate on an unmanned basis acquiring only 2-4 maintenance visits per year. As a result, the proposed works do not increase the extent of bushfire risk currently affecting the land. Notwithstanding, the *State Planning Policy 3.7* provides the foundation for land use planning to address bushfire risk management in Western Australia, with the updated [Planning Bulletin 111/2016](#) clarifying that for telecommunications infrastructure, *SPP 3.7* should be applied pragmatically.

The Planning Bulletin states:

*“Exemptions from the requirements of SPP 3.7 and the deemed provisions should be applied pragmatically by the decision maker. If the proposal does not result in the intensification of development (or land use), does not result in an increase of residents or employees; or does not involve the occupation of employees on site for any considerable amount of time, then there may not be any practicable reason to require a BAL Assessment. Exemptions may apply to infrastructure including roads, telecommunications and dams; and to rural activities, including piggeries and chicken farms which do not involve employees on site for a considerable amount of time.”*

With respect to the above, Visionstream on behalf of Telstra believes that a pragmatic application of *SPP 3.7* would be that the proposed works do not require bushfire protection and does not increase the extent of bushfire threat for the proposed facility.

## 12.9 Health and Safety

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

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

In 2003 the ACMA adopted a technical standard for continuous exposure of the general public to RF EME from mobile base stations. The standard, known as the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003*, was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is the same as that recommended by ICNIRP (International Commission for Non-Ionising Radiation Protection), an agency associated with the World Health Organisation (WHO). Mobile carriers must comply with the Australian Standard on exposure to EME set by the ACMA.

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

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

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

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

Using the ARPANSA standard methodology, Telstra is required to complete and make available an EME report which predicts the maximum environmental EME level the facility will emit. Telstra has generated an environmental EME report that predicts the maximum levels of radiofrequency EME from the proposed installation at 3724 North Wandering Road, West Pingelly to be 0.15% of the public exposure limit (**Attachment C**). The maximum environmental EME level predicted from this proposed facility is substantially within the allowable limit under the ARPANSA standard. A guide to understanding the EME report, published by ARPANSA has also been made available (**Attachment D**)

Telstra relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) for overall assessments of health and safety impacts.

The WHO advises that all expert reviews on the health effects of exposure to radiofrequency fields have concluded that no adverse health effects have been established from exposure to radiofrequency fields at levels below the international safety guidelines that have been adopted in Australia.

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

## 12.10 Social and Economic Impact

Reliable mobile phone coverage is important to ensure the economic growth of communities. It is not expected to have any adverse social or economic impacts as a result of the development. Indeed, it is anticipated that there would be positive impacts because of the mobile telephone coverage, and the proposed facility could also be utilised in the event of an emergency with reference to mobile phone and internet use.

The proposed development is essential to enable Carriers to remain competitive and increase the choice of mobile telephone services to consumers. Additional competition in the market will have economic benefits for individual consumers and the community as a whole. The development is consistent, with the objectives of the *Telecommunications Act 1997*, namely:

- To promote “the efficiency and international competitiveness of the Australian telecommunications industry” (s.3 (1)); and
- To ensure that telecommunications services “are supplied as efficiently and economically as practicable” (s.3 (2) (a) (ii).



## 13.0 Conclusion

This application is a direct result of the community's requests for reliable telecommunications to be provided to the West Pingelly area. 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 proposed works provide the community with reliable 4G access which in turn supports the various rural, residential and tourist industries in the region and form part of a wider plan to ensure reliable and accessible coverage during emergency situations such as in the event of bush fires.

The proposed telecommunications facility will form an integral component in Telstra's national 4GX network. This 4G service brings higher speeds and extra 4G coverage to a range of communities across the nation. 4GX will include services provided over Telstra's new 700MHz spectrum and deliver higher typical mobile speeds on compatible devices, allowing more Australians to experience more reliable connections and ultra-fast mobile internet.

Telstra has undertaken an assessment of the relevant matters as required by the *Telecommunications Act 1997*, State Legislation and the *Shire of Pingelly Local Planning Scheme No. 3*. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

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

- The proposed works are located as part of the Mobile Blackspot Program to provide reliable mobile phone service to the West Pingelly area. It will deliver mobile coverage to regional and remote communities who, for the first time, will be able to access fast mobile voice and data services. The improved coverage is increasing access to new technologies for key regional sectors and communities, which rely on a fast, reliable and affordable mobile network.
- Public views to the existing facility are adequately contained due to the presence of mature vegetation and the undulating topography, and appropriate distances to surrounding residents.
- The proposal is consistent with the relevant provisions of the *Shire of Pingelly Local Planning Scheme No. 3*.
- The proposal will improve Telstra 4GX communications services to the area, including voice calls, video calling and Wireless Broadband – a high speed wireless internet service via the 3G/4G phone network.
- The proposed facility is appropriately located in a rural area, providing good separation from residential properties and roads.
- Emissions from the proposed facility will be significantly below the Australian Radiation Protection and Nuclear Safety Agency standards adopted by the Australian Communications and Media Authority.

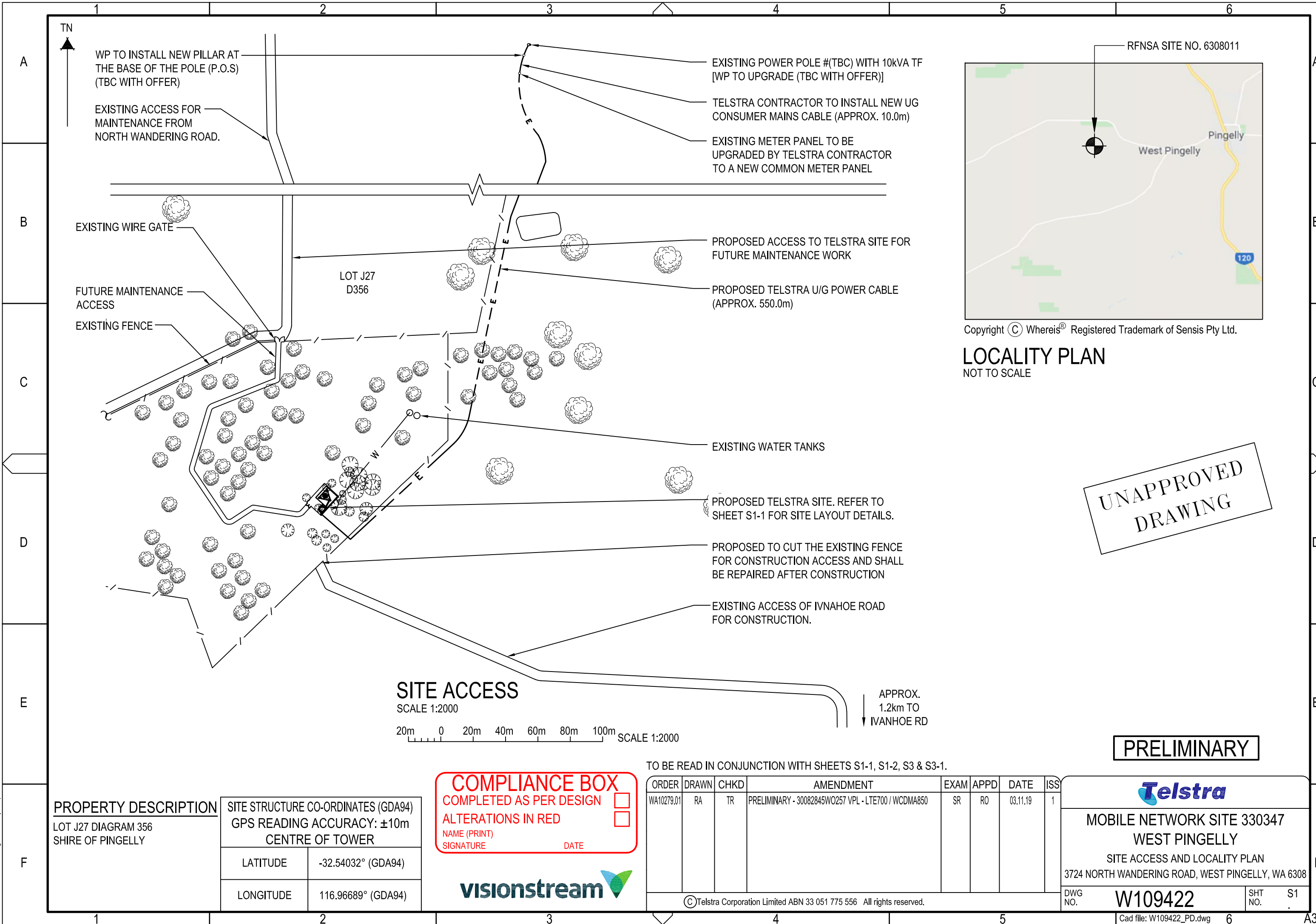
The assessment of the proposal demonstrates that the proposal represents sound and proper town planning and it is respectfully requested that consent is granted for this development application.

Should Council have any further queries regarding the subject application, please do not hesitate to contact the nominated representative outlined within this document.

Appendix A – Plans of the Proposal

Plot date: 12 November 2019 - 8:52 AM

Telstra Networks Wireless Program Delivery Template - 01766P02 Issue 12 11/04/2016



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LOCALITY PLAN  
NOT TO SCALE

UNAPPROVED  
DRAWING

PRELIMINARY

PROPERTY DESCRIPTION

LOT J27 DIAGRAM 356  
SHIRE OF PINGELLY

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

LATITUDE	-32.54032° (GDA94)
LONGITUDE	116.96689° (GDA94)

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT)

SIGNATURE

DATE



TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA10279.01	RA	TR	PRELIMINARY - 30082845WQ257 VPL - LTE700 / WCDMA850	SR	RO	03.11.19	1

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MOBILE NETWORK SITE 330347  
WEST PINGELLY

SITE ACCESS AND LOCALITY PLAN  
3724 NORTH WANDERING ROAD, WEST PINGELLY, WA 6308

DWG NO.	W109422	SHT NO.	S1
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Cad file: W109422\_PD.dwg

A  
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C  
D  
E  
F



EXISTING TREES (1-7) TO BE REMOVED.  
REFER TO SHEET G2-1 FOR DETAILS.

PROPOSED TELSTRA TRIANGULAR ROTATABLE  
HEADFRAME ACCOMMODATES PROPOSED  
ANTENNAS, COMBINERS, RRU'S & TMA'S.

PROPOSED SIGNS TO BE UV STABLE  
STICKERS AND FIXED TO REAR OF ALL  
TELSTRA PANEL ANTENNAS (6 OFF)

PROPOSED TELSTRA PANEL ANTENNAS, RRU'S,  
COMBINERS & TMA'S. REFER TO SHEET S1-2 FOR DETAILS.

PROPOSED TELSTRA TOWER SLAB FOOTING  
(9.5m x 9.5m) INDICATIVE ONLY.

PROPOSED TELSTRA (12.0m x 16.0m)  
COMPOUND WITH STOCK FENCE  
AND 3.0m WIDE ACCESS GATE.

PROPOSED TELSTRA SIGN TO BE  
SECURED TO COMPOUND ACCESS  
GATE USING STAINLESS STEEL STRAPS

PROPOSED ACCESS TO TELSTRA  
COMPOUND

PROPOSED TELSTRA P5 POWER PIT

PROPOSED TELSTRA U/G POWER CABLE

PROPOSED TELSTRA LEASE  
AREA (12.0m x 16.0m)

# 6 PROPOSED SIGN SECURED AT 1.5m  
AGL TO LEG OF LATTICE TOWER

EXISTING 32mm DIA WATER PIPE TO BE  
BURRIED DEEPER OR PROTECTED FROM  
DAMAGE DURING CONSTRUCTION WORKS

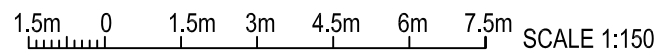
PROPOSED TELSTRA 300W NEMA 20B CABLE  
LADDER WITH SUPPORT POSTS TO  
ACCOMMODATE PROPOSED TELSTRA 7/8"  
HYBRID CABLES (3 OFF).

PROPOSED TELSTRA LTE700 GPS ANTENNA  
(1 OFF) TO BE INSTALLED ON SHELTER USING  
STANDARD MOUNT.

PROPOSED TELSTRA BLACKS POT TYPE 1B  
SHELTER ON CRUSHED ROCK PAD (3.7m x 4.2m).

## SITE LAYOUT

SCALE 1:150



TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-2, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA10279.01	RA	TR	PRELIMINARY - 30082845WQ257 VPL - LTE700 / WCDMA850	SR	RO	03.11.19	1

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UNAPPROVED  
DRAWING

PRELIMINARY

COMPLIANCE BOX

COMPLETED AS PER DESIGN ☐

ALTERATIONS IN RED ☐

NAME (PRINT)

SIGNATURE

DATE

### NOTES :

- ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
- FOR EME SIGNS NOTED AS (#) REFER TO 005486 DOCUMENTS FOR DETAILS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ☒ PROPOSED TELSTRA LEASE AREA.



MOBILE NETWORK SITE 330347  
WEST PINGELLY

SITE LAYOUT

3724 NORTH WANDERING ROAD, WEST PINGELLY, WA 6308

DWG  
NO.

W109422

SHT  
NO.

S1-1

Cad file: W109422\_PD.dwg

6

A3



A  
B  
C  
D  
E  
F



PROPOSED TELSTRA 60.0m HIGH  
LeBLANC 207 LATTICE TOWER WITH  
TRIANGULAR HEADFRAME.

PROPOSED TELSTRA TRIANGULAR ROTATABL  
HEADFRAME ACCOMMODATES PROPOSED  
ANTENNAS, COMBINERS, RRU'S & TMA'S.

PROPOSED TELSTRA WCDMA850 RADIO 2212  
(B5) (3 OFF), WCDMA850 FILTERS (3 OFF) AND  
LTE700/WCDMA850 TMA'S (3 OFF) TO BE  
INSTALLED ON PROPOSED MOUNTS ON  
PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA COMBINERS (6 OFF)  
TO BE INSTALLED BEHIND PANEL ANTENNAS  
MOUNTED ON PROPOSED HEADFRAME.

**COMPLIANCE BOX**  
COMPLETED AS PER DESIGN ☐  
ALTERATIONS IN RED ☐  
NAME (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

### ANTENNA LAYOUT AT EL 61.1m

SCALE 1:25  
250 0 250 500 750 1000 1250

### DISH LAYOUT AT EL 20.0m

SCALE 1:25  
250 0 250 500 750 1000 1250

PROPOSED TELSTRA LTE700 RADIO 2217 (B28)  
(6 OFF) AND RRU INTERFACE JUNCTION BOXES  
(3 OFF) TO BE INSTALLED ON PROPOSED MOUNTS  
ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA LTE700 PANEL ANTENNAS  
(3 OFF A2, A4 & A6) TO BE INSTALLED ON PROPOSED  
MOUNTS ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS  
(3 OFF A1, A3 & A5) TO BE INSTALLED ON PROPOSED  
MOUNTS ON PROPOSED TRIANGULAR HEADFRAME.

PROPOSED TELSTRA MICROWAVE  
LINK DISH (1 OFF, A7) TO BE  
INSTALLED ON PROPOSED MOUNT.



TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA10279.01	RA	TR	PRELIMINARY - 30082845WQ257 VPL - LTE700 / WCDMA850	SR	RO	03.11.19	1

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**PRELIMINARY**



MOBILE NETWORK SITE 330347  
WEST PINGELLY

ANTENNA LAYOUT

3724 NORTH WANDERING ROAD, WEST PINGELLY, WA 6308

DWG  
NO.

**W109422**

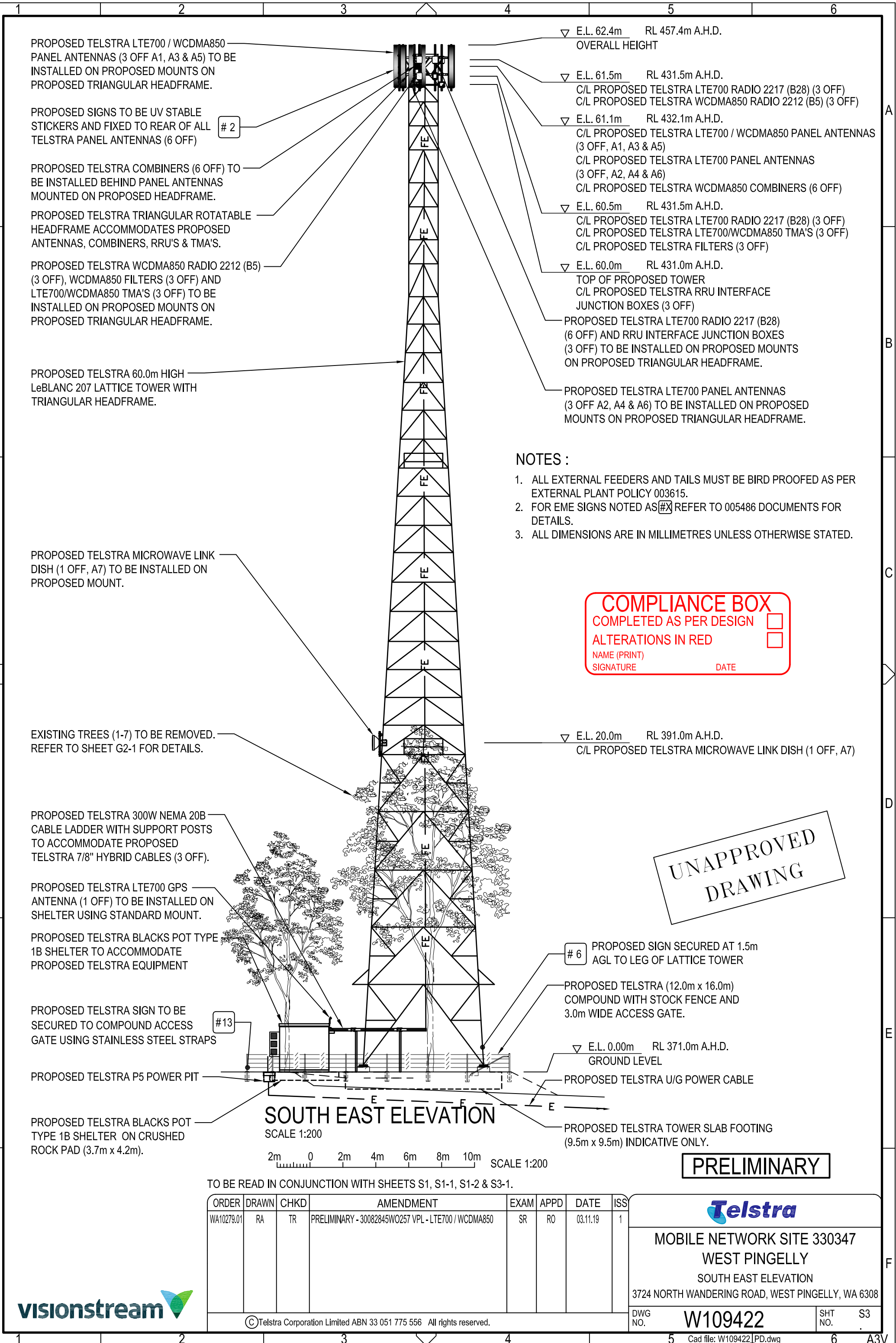
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S1-2

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COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT)

SIGNATURE

DATE

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA10279.01	RA	TR	PRELIMINARY - 30082845WO257 VPL - LTE700 / WCDMA850	SR	RO	03.11.19	1

visionstream

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Telstra

MOBILE NETWORK SITE 330347

WEST PINGELLY

ANTENNA CONFIGURATION TABLE

3724 NORTH WANDERING ROAD, WEST PINGELLY, WA 6308

DWG NO.

W109422

SHT NO.

S3-1

UNAPPROVED  
DRAWING

PRELIMINARY

W109422

Cad file: W109422.PD.dwg

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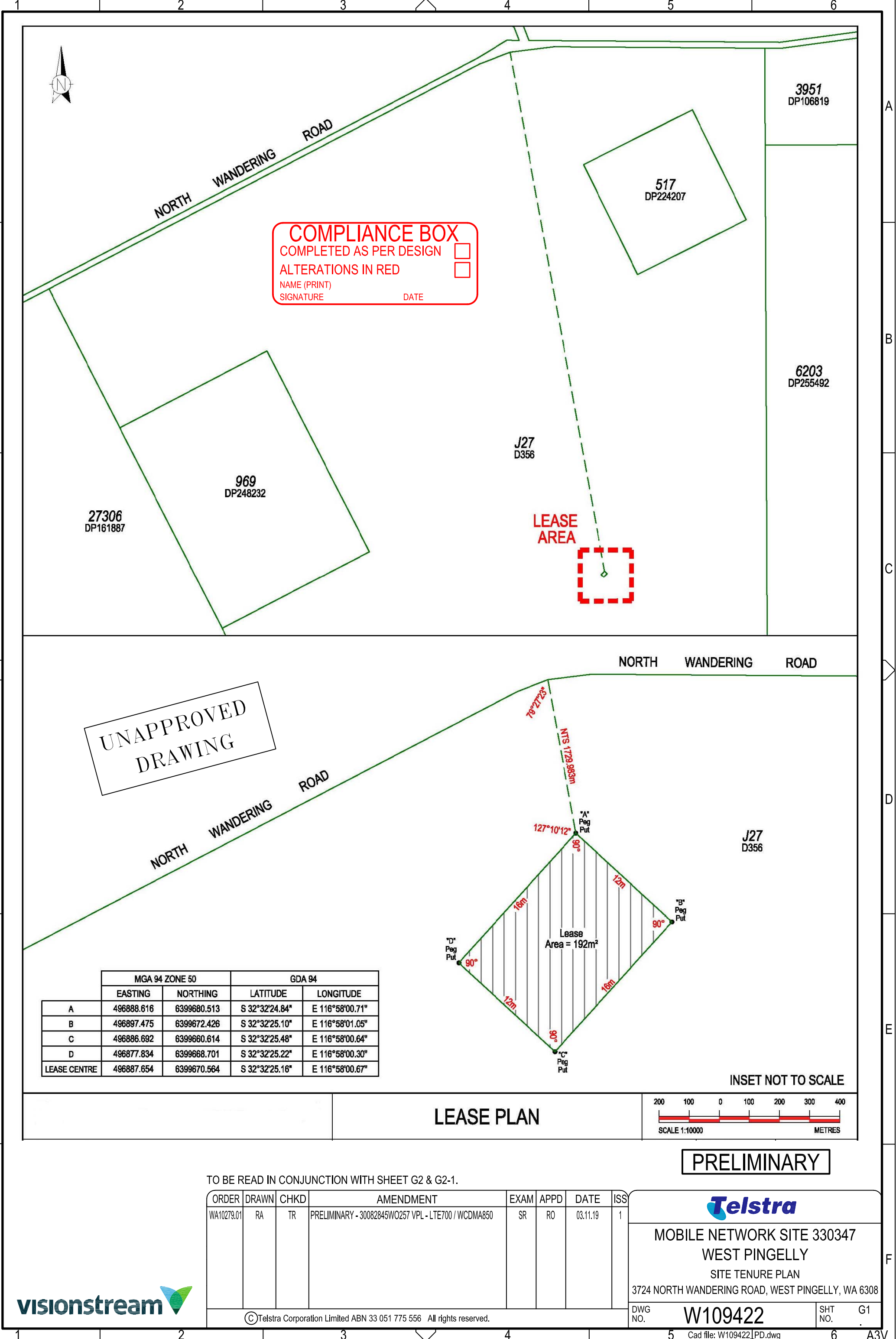
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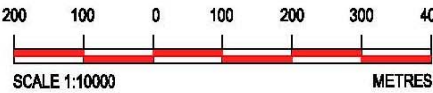
A3V

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	MGA 94 ZONE 50		GDA 94	
	EASTING	NORTHING	LATITUDE	LONGITUDE
A	496888.616	6399680.513	S 32°32'24.84"	E 116°58'00.71"
B	496897.475	6399672.426	S 32°32'25.10"	E 116°58'01.05"
C	496886.692	6399660.614	S 32°32'25.48"	E 116°58'00.64"
D	496877.834	6399668.701	S 32°32'25.22"	E 116°58'00.30"
LEASE CENTRE	496887.654	6399670.564	S 32°32'25.16"	E 116°58'00.67"

LEASE PLAN



PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEET G2 & G2-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA10279.01	RA	TR	PRELIMINARY - 30082845WO257 VPL - LTE700 / WCDMA850	SR	RO	03.11.19	1



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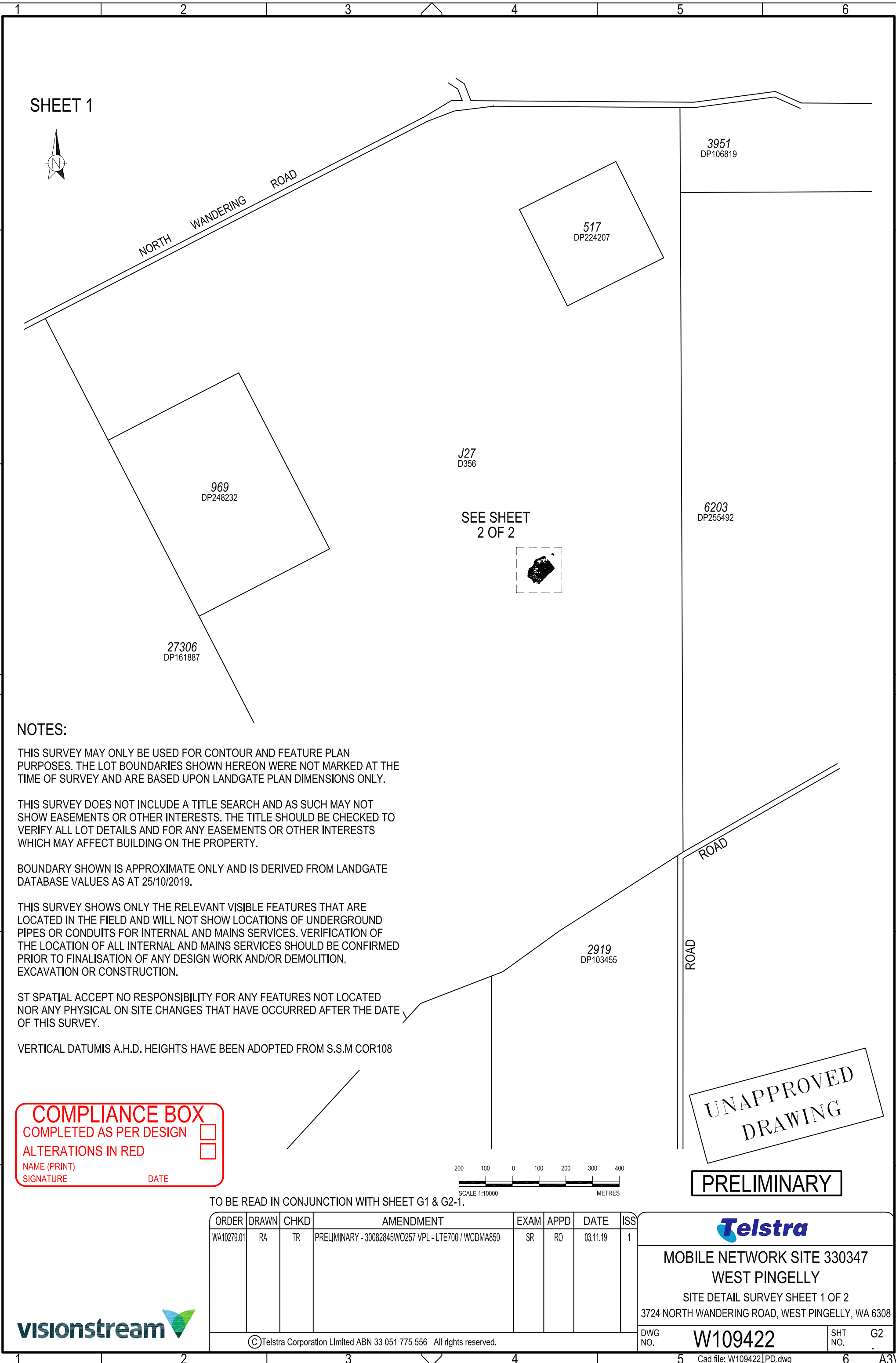


MOBILE NETWORK SITE 330347  
WEST PINGELLY  
SITE TENURE PLAN  
3724 NORTH WANDERING ROAD, WEST PINGELLY, WA 6308

DWG NO.	W109422	SHT NO.	G1
---------	---------	---------	----

Plot date: 12 November 2019 - 5:59 AM

Telstra Networks Wireless Program Delivery Template - 017868PD2 Issue 12 11/04/2016



NOTES:

THIS SURVEY MAY ONLY BE USED FOR CONTOUR AND FEATURE PLAN PURPOSES. THE LOT BOUNDARIES SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND ARE BASED UPON LANDGATE PLAN DIMENSIONS ONLY.

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH AND AS SUCH MAY NOT SHOW EASEMENTS OR OTHER INTERESTS. THE TITLE SHOULD BE CHECKED TO VERIFY ALL LOT DETAILS AND FOR ANY EASEMENTS OR OTHER INTERESTS WHICH MAY AFFECT BUILDING ON THE PROPERTY.

BOUNDARY SHOWN IS APPROXIMATE ONLY AND IS DERIVED FROM LANDGATE DATABASE VALUES AS AT 25/10/2019.

THIS SURVEY SHOWS ONLY THE RELEVANT VISIBLE FEATURES THAT ARE LOCATED IN THE FIELD AND WILL NOT SHOW LOCATIONS OF UNDERGROUND PIPES OR CONDUITS FOR INTERNAL AND MAINS SERVICES. VERIFICATION OF THE LOCATION OF ALL INTERNAL AND MAINS SERVICES SHOULD BE CONFIRMED PRIOR TO FINALISATION OF ANY DESIGN WORK AND/OR DEMOLITION, EXCAVATION OR CONSTRUCTION.

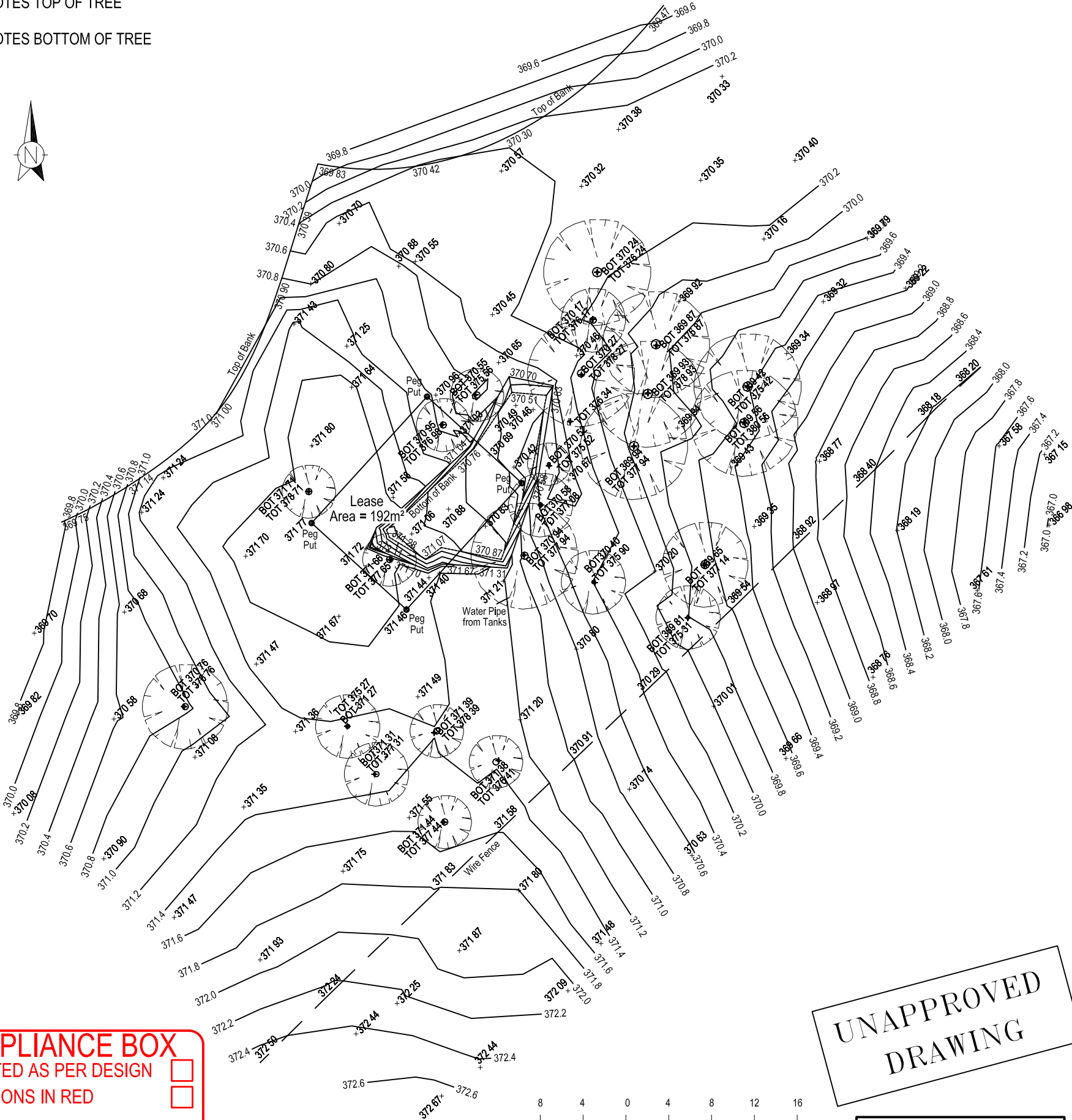
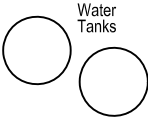
ST SPATIAL ACCEPT NO RESPONSIBILITY FOR ANY FEATURES NOT LOCATED NOR ANY PHYSICAL ON SITE CHANGES THAT HAVE OCCURRED AFTER THE DATE OF THIS SURVEY.

VERTICAL DATUM IS A.H.D. HEIGHTS HAVE BEEN ADOPTED FROM S.S.M COR108

TOT DENOTES TOP OF TREE

BOT DENOTES BOTTOM OF TREE

J27  
D356



COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT)

SIGNATURE

DATE

UNAPPROVED  
DRAWING

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEET G1 & G2.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA10279.01	RA	TR	PRELIMINARY - 30082845WO257 VPL - LTE700 / WCDMA850	SR	RO	03.11.19	1



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MOBILE NETWORK SITE 330347  
WEST PINGELLY  
SITE DETAIL SURVEY SHEET 2 OF 2  
3724 NORTH WANDERING ROAD, WEST PINGELLY, WA 6308

DWG NO. W109422 SHT NO. G2-1

Cad file: W109422\_PD.dwg

A3V

Appendix B – Certificate of Title



WESTERN



AUSTRALIA

REGISTER NUMBER <b>N/A</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

# RECORD OF CERTIFICATE OF TITLE

## UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**1689**FOLIO  
**431**

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

REGISTRAR OF TITLES



### THIS IS A MULTI-LOT TITLE

### LAND DESCRIPTION:

LOT J 27 ON DIAGRAM 356  
LOT 517 ON DEPOSITED PLAN 224207  
LOT 969 ON DEPOSITED PLAN 248232

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JENNY ANN WATTS  
TIMOTHY JAMES WATTS  
BOTH OF RMB 254, WEST PINGELLY  
AS JOINT TENANTS

(T H964595 ) REGISTERED 20/12/2001

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1689 FOLIO 431 AS TO LOT J27 ONLY
2. \*N497165 MORTGAGE TO RABOBANK AUSTRALIA LTD REGISTERED 30/11/2016.

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

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

### STATEMENTS:

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

SKETCH OF LAND: 1689-431 (J 27/D356), 1689-431 (517/DP224207), 1689-431 (969/DP248232)  
PREVIOUS TITLE: 1225-917  
PROPERTY STREET ADDRESS: 3724 NORTH WANDERING RD, WEST PINGELLY (J 27/D356).  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF PINGELLY

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: N/A

VOLUME/FOLIO: 1689-431

PAGE 2

NOTE 1: L117838 LAND PARCEL IDENTIFIER OF AVON LOCATIONS 517 AND 969 CHANGED TO LOT 517  
ON DEPOSITED PLAN 224207 AND LOT 969 ON DEPOSITED PLAN 248232 TO ENABLE  
ISSUE OF A DIGITAL CERTIFICATE OF TITLE

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

NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
N497165



Appendix C – Environmental EME Report

# Environmental EME Report

Location	3724 North Wandering Road, WEST PINGELLY WA 6308		
Date	07/11/2019	RFNSA No.	6308011

## How does this report work?

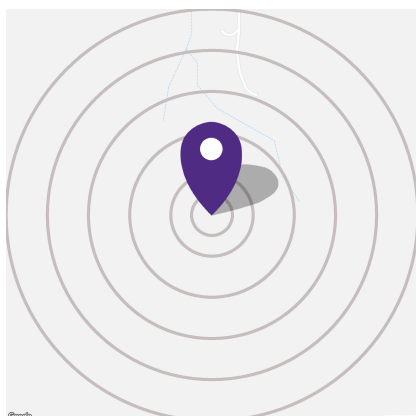
This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 3724 North Wandering Road, WEST PINGELLY WA 6308. These levels have been calculated by Visionstream using methodology developed by the Australian Radiation Protection and Nuclear 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

There are currently no existing radio systems for this site.



The maximum EME level calculated for the **proposed** changes at this site is

**0.15%**

out of 100% of the public exposure limit, 346 m from the location.

### EME levels with the proposed changes

Distance from the site	Percentage of the public exposure limit
0-50 m	0.0058%
50-100 m	0.018%
100-200 m	0.021%
200-300 m	0.13%
300-400 m	0.15%
400-500 m	0.14%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/6308011>.

## 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			3G, 4G	LTE700 (proposed), WCDMA850 (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 <sup>2</sup> )	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m <sup>2</sup> )	Percentage of the public exposure limit
0-50m				0.29	0.23	0.0058%
50-100m				0.52	0.71	0.018%
100-200m				0.57	0.87	0.021%
200-300m				1.41	5.27	0.13%
300-400m				1.51	6.017	0.15%
400-500m				1.47	5.72	0.14%

## 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 C564:2018](#) 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 <sup>2</sup> )	Percentage of the public exposure limit
No locations identified				

Appendix D – A guide to understanding the EME Report

## Reading the Australian radiation protection and nuclear safety agency EME report

The ARPANSA EME Report has been developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) to ensure that information about wireless base stations and levels of electromagnetic energy (EME) are clearly provided to interested stakeholders.

An ARPANSA EME Report must be prepared for all new wireless base station installations and for upgrades of existing sites where the Mobile Phone Base Station Deployment Code 2011 requires an ARPANSA EME report. The ARPANSA EME Reports are prepared by the carrier or a consultant on the carrier's behalf. This report is publically accessible via the mobile carrier's national database of all mobile phone sites, the Radio Frequency National site Archive (RFNSA - see [www.rfnsa.com.au](http://www.rfnsa.com.au)).

Mobile phone networks operate by sending radio signals from wireless base station antennas placed in strategic locations to and from mobile phones. These antennas are radio transceivers that transmit and receive electromagnetic energy in a specific surrounding area, much like other two-way radio signals.

*For more information on electromagnetic energy, please refer to the ARPANSA fact sheet "Electromagnetic energy and its effects" found at <http://www.arpansa.gov.au/eme/index.cfm>*

EME is estimated using the mandated ARPANSA EME Report methodology. This methodology produces a predictive report based on site specific information and then adopting uniform assessment criteria. The report provides estimates based on the maximum predicted levels of EME.

The first two headings of the report provide introductory information about how the report is prepared and the EME regulations in relation to wireless base stations.

*For more information about the EME exposure limits, please refer to the Australian Communications and Media Authority (ACMA) fact sheet "Mobile base stations and EME" found at [http://www.acma.gov.au/WEB/STANDARD/pc=PC\\_1750](http://www.acma.gov.au/WEB/STANDARD/pc=PC_1750)*

### Existing Site Radio Systems

This section of the ARPANSA EME Report provides information about any existing mobile telephone or other known wireless systems already operating at the specific location. This would include other carriers' operating systems.

The ARPANSA EME Report predictions take in to account the EME levels of operating systems able to be identified by the carrier at that specific location, so that the EME information provided in the Table of Predicted EME Levels is cumulative information.

### Table of Predicted EME Levels – Existing

This table shows the predicted levels of electromagnetic energy from the existing site. Information about the levels of EME are predicted from beneath the proposed antennas to distances of 500m from the site.

The left side of the table shows the levels calculated in circular "bands" from the site, i.e. from the base to 5m distance, 5m to 50 m distance and so on. For example, if you were interested in the maximum predicted level of EME at a distance of 90m from the site, you would refer to the level in the 50m – 100m band. The level reported in each band is the maximum level that will occur in that band.

The right side of the table provides information about the predicted levels of EME. The information is expressed as a percentage of the Australian Government's mandated ARPANSA Standard (RPS3). This Standard provides protection for all people (including children, the infirm and the elderly) for assumed exposure 24 hours a day, 7 days a week.

The levels are predicted at interval distances from the mobile phone base station at a height of 1.5m above the ground. This table assumes that the ground level is flat. Appendix A of the EME Report may provide further information if there is a significant variation in the ground level from the site.

# MCF Fact Sheets



## Existing and proposed radio systems

This section details the existing radio systems and provides further detail about the proposed radio systems. It should be noted that this section is used when there are existing systems, rather than new facilities where there are no existing base station equipment.

## Proposed radio systems

This section provides details about the operating systems that the carrier intends to install at the site. It should be noted that this section is used when there is no existing base station equipment at the site.

This information is usually expressed in terms of the identified frequency band at which the systems will operate. (E.g.) Wideband CDMA 2100 – WCDMA2100

*For more information on radio frequencies and systems, please refer to the ARPANSA fact sheet “About mobile phone networks” found at <http://www.arpansa.gov.au/eme/index.cfm>*

## Table of predicted EME levels – proposed

This table provides calculations of the predicted levels of electromagnetic energy from the proposed site. This includes both the existing and the proposed installations.

The left side of the table shows levels calculated in circular “bands” from the site, i.e. from the base to 5m distance, 5m to 50 m distance and so on. For example, if you were interested in the maximum predicted level of EME at a distance of 90m from the site, you would refer to the level in the 50m – 100m band. The level reported in each band is the maximum level that will occur in that band, at a height of 1.5m above ground level

The right side of the table provides information about the predicted levels of EME from any existing radio transceiver equipment and the proposed equipment. The information is expressed as a percentage of the Australian Government mandated ARPANSA Standard (RPS3). This Standard provides protection for all people (including children, the infirm and the elderly) for assumed exposure 24 hours a day, 7 days a week.

The levels are calculated uniformly out to a distance of 500m from the base station at a height of 1.5m above the ground. This table assumes that the ground level is flat. Appendix A of the EME Report may provide further information if there is a significant variation in the ground level from the site.

The bottom of the table highlights the maximum predicted **cumulative** EME level from the site. It provides information about the maximum predicted level and the actual distance from the site at which it occurs.

The predicted cumulative levels of EME do not include any predictions from other equipment on the site other than wireless base station antennas.

## Summary – Proposed Radio Systems

This section provides a statement about the maximum level of EME for the proposed site expressed as a percentage of the mandatory public exposure limits.

## Appendix A: Other areas of interest

This section of the report provides information on specific locations which may be considered as an “area of interest” in relation to the proposed facility. This would include areas identified as community sensitive locations as defined in the Deployment Code consultation plan, and any other specific locations of interest to stakeholders and could be areas which may be affected by differing topography i.e. when the land is not flat.

Mobile phone carriers are required to consider areas of interest as part of their planning and consultation process. The ARPANSA EME Report can provide information about predicted levels of EME at certain identified locations such as schools, child care centres and residential addresses. Appendix A allows for up to 5 locations to be included in the report.

This section of the report can also provide predictions for situations such as land sloping upward away from the base station or for differing building heights.

For example, a primary school may be located 205m away from the base station. The report can be prepared so that the location of the school is expressed by its distance from the base station, and the predicted level of EME at that specific location is calculated and shown in Appendix A.

Similarly, if a 3 storey building is located 50m from the base station, the maximum EME levels can be predicted at an estimated height on the façade of the building, such as the balcony on the second floor. If the building was on ground level higher than the mobile phone base station, the calculations can be adjusted accordingly.

## Summary

The ARPANSA EME Report is an important tool for providing the community with information about estimated levels of EME from wireless base stations. It is prepared by mobile phone carriers as part of the process for deploying mobile phone base stations.

Each report is prepared on a site specific basis following a methodology developed by ARPANSA. For more information about the methodology, please refer to the ARPANSA Fact sheet “Understanding the ARPANSA EME Report” found at <http://www.arpansa.gov.au/emereports/explanation.cfm>

If you have any questions about site specific reports, please refer them directly to the relevant carrier.

For more information about EME, the Australian Communications and Media Authority have a web site specifically focussing on this issue “Mobile phone towers and EME: information for Communities and Councils” which can be found at <http://emr.acma.gov.au/>







# 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: 22/10/19 10:10:10

[Summary](#)

[Details](#)

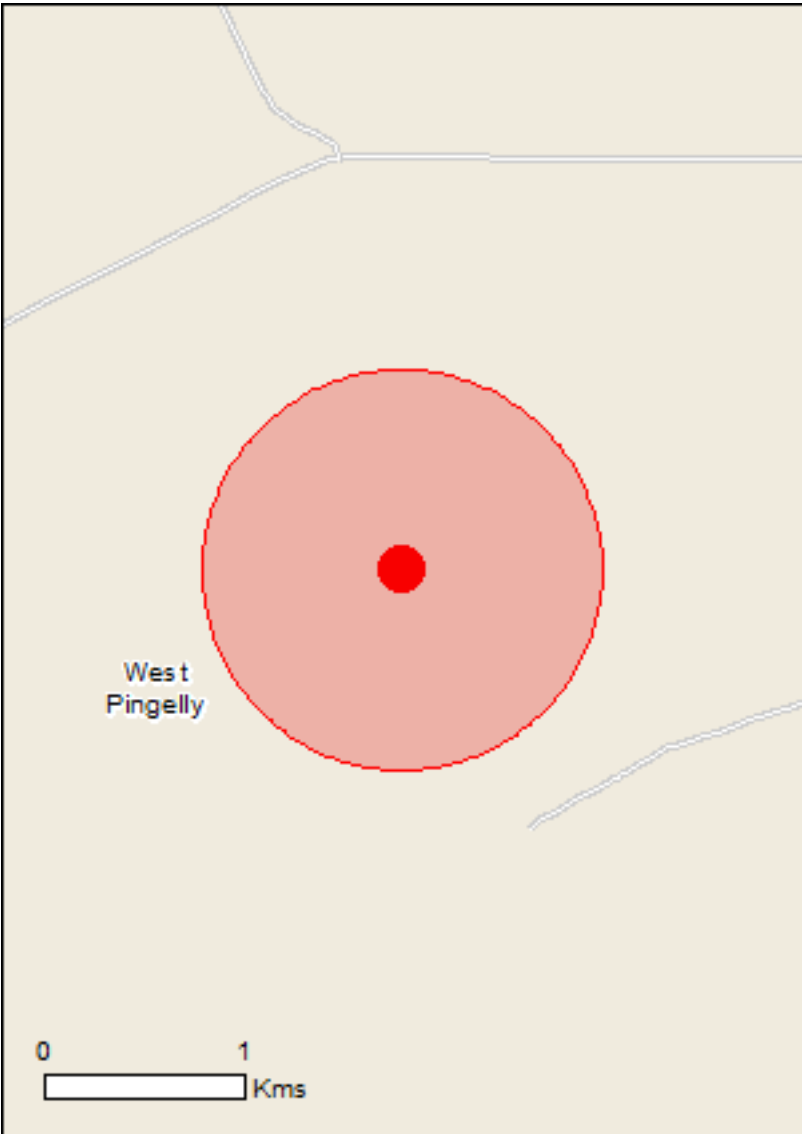
[Matters of NES](#)

[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](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	1
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	1
<a href="#">Listed Threatened Species:</a>	13
<a href="#">Listed Migratory Species:</a>	6

## 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.

<a href="#">Commonwealth Land:</a>	None
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	12
<a href="#">Whales and Other Cetaceans:</a>	None
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Australian Marine Parks:</a>	None

## Extra Information

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

<a href="#">State and Territory Reserves:</a>	None
<a href="#">Regional Forest Agreements:</a>	None
<a href="#">Invasive Species:</a>	17
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">Key Ecological Features (Marine)</a>	None

# Details

## Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)		[ Resource Information ]
Name	Proximity	
<a href="#">Peel-yalgorup system</a>	100 - 150km upstream	

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
<a href="#">Eucalypt Woodlands of the Western Australian Wheatbelt</a>	Critically Endangered	Community likely to occur within area

Listed Threatened Species		[ Resource Information ]
Name	Status	Type of Presence
Birds		
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calyptorhynchus banksii naso</a> Forest Red-tailed Black-Cockatoo, Karrak [67034]	Vulnerable	Species or species habitat may occur within area
<a href="#">Calyptorhynchus latirostris</a> Carnaby's Cockatoo, Short-billed Black-Cockatoo [59523]	Endangered	Breeding likely to occur within area
<a href="#">Leipoa ocellata</a> Malleefowl [934]	Vulnerable	Species or species habitat may occur within area
<a href="#">Rostratula australis</a> Australian Painted-snipe, Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
Mammals		
<a href="#">Bettongia penicillata ogilbyi</a> Woylie [66844]	Endangered	Species or species habitat may occur within area
<a href="#">Dasyurus geoffroii</a> Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat may occur within area
<a href="#">Phascogale calura</a> Red-tailed Phascogale, Red-tailed Wambenger, Kenngoor [316]	Vulnerable	Species or species habitat likely to occur within area
Plants		
<a href="#">Banksia oligantha</a> Wagin Banksia [20697]	Endangered	Species or species habitat may occur within area
<a href="#">Boronia capitata subsp. capitata</a> a shrub [29156]	Endangered	Species or species habitat may occur within

Name	Status	Type of Presence
		area
<a href="#">Diuris micrantha</a> Dwarf Bee-orchid [55082]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thomasia montana</a> Hill Thomasia [12136]	Vulnerable	Species or species habitat may occur within area
<a href="#">Verticordia fimbrilepis subsp. fimbrilepis</a> Shy Featherflower [24631]	Endangered	Species or species habitat may occur within area

Listed Migratory Species	[ Resource Information ]	
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
<a href="#">Motacilla cinerea</a> Grey Wagtail [642]		Species or species habitat may occur within area
Migratory Wetlands Species		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area

### Other Matters Protected by the EPBC Act

Listed Marine Species	[ Resource Information ]	
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<a href="#">Ardea ibis</a> Cattle Egret [59542]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Chrysococcyx osculans</a> Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat may occur within area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]		Species or species habitat may occur within area
<a href="#">Motacilla cinerea</a> Grey Wagtail [642]		Species or species habitat may occur within area
<a href="#">Rostratula benghalensis (sensu lato)</a> Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

## Extra Information

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 Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Streptopelia senegalensis Laughing Turtle-dove, Laughing Dove [781]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
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



Name	Status	Type of Presence
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
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		
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Carrichtera annua Ward's Weed [9511]		Species or species habitat may occur within area
Cenchrus ciliaris Buffel-grass, Black Buffel-grass [20213]		Species or species habitat may occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Solanum elaeagnifolium Silver Nightshade, Silver-leaved Nightshade, White Horse Nettle, Silver-leaf Nightshade, Tomato Weed, White Nightshade, Bull-nettle, Prairie-berry, Satansbos, Silver-leaf Bitter-apple, Silverleaf-nettle, Trompillo [12323]		Species or species habitat likely to occur within area
Tamarix aphylla Athel Pine, Athel Tree, Tamarisk, Athel Tamarisk, Athel Tamarix, Desert Tamarisk, Flowering Cypress, Salt Cedar [16018]		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

-32.54025 116.96698

# 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

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