Ordinary Council Meeting

22 August 2023

Attachment Booklet – August 2023

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ATTACHMENT 1: CC01-08/23

Accounts for Payment – July 2023

Shire of Irwin

List of Accounts paid July 2023 for presentation to the Council Meeting 22 August 2023

MUNICIPAL/(TRUST) PAYMENTS

EFT/CHQ #	DATE		DESCRIPTION	PAYMENTS
EFT30716	13/07/2023	ALTUS TRAFFIC PTY LTD	TRAFFIC MANAGEMENT FOR WORK SON BLENHEIM ROAD AND ALLANOOKA SPRINGS ROAD	-3,970.44
EFT30717	13/07/2023	AMPAC DEBT RECOVERY (WA) PTY LTD	RATES DEBT RECOVERY FEES	-938.16
EFT30718	13/07/2023	AMY CHADBOURNE	COMMUNICATIONS AND MEDIA CONSULTANCY SERVICES	-4,860.00
EFT30719	13/07/2023	AUSTRALIA POST	POSTAGE & FREIGHT CHARGES	-589.68
EFT30720	13/07/2023	BABA MARDA ROAD SERVICES	TRAFFIC MANAGEMENT FOR WORKS ON BLENHEIM ROAD	-2,090.17
EFT30721	13/07/2023	CONSTRUCTION TRAINING FUND	CONSTRUCTION TRAINING FUND RECONCILIATION	-7,931.46
EFT30722	13/07/2023	BLACKWOODS	PROTECTIVE EQUIPMENT & MATERIALS FOR TRANSFER STATION	-688.13
EFT30723	13/07/2023	BRAND MECHANICAL SERVICES	PARTS FOR TORO MASTER MOWER	-227.92
EFT30724	13/07/2023	DEPARTMENT OF MINES INDUSTRY REGULATION AND SAFETY	BUILDING SERVICES LEVY RECONCILIATION	-176.80
EFT30725	13/07/2023	BOB WADDELL & ASSOCIATES	ASSISTANCE WITH THE 2023/24 ANNUAL BUDGET	-371.25
EFT30726	13/07/2023	CARL JAMES SCUDDER	INSTALL NEW SCREEN AND SHADE CLOTH AT UNIT 13 THE VILLAGE & DISMANTLE STRUCTURE AT UNIT 4 THE VILLAGE	-1,620.00
EFT30727	13/07/2023	CIVIC WORKFORCE MANAGEMENT	HR CONSULTANT	-1,096.88
EFT30728	13/07/2023	DELNORTH PTY LTD	GUIDEPOSTS FOR ALLANOOKA SPRINGS ROAD AND MOUNT ADAMS ROAD	-8,195.00
EFT30729	13/07/2023	LANDGATE - WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY	GROSS RENTAL VALUATION SCHEDULE AND COPY OF DEPOSITED PLAN	-100.00
EFT30730	13/07/2023	DONGARA BODY BUILDERS	FABRICATE AND PAINT HANDRAIL AT THE TRANSFER STATION, MONTHLY SERVICING OF HEAVY PLANT & TRAILERS, FIT SIGN TO DROP DECK TRAILER & SIDE TIPPER AND INSTALL MUDFLAPS WITH CHAIN SUPPORT ON HEAVY PLANT	-6,503.45
EFT30731	13/07/2023	DONGARA BUILDING & TRADE SUPPLIES	PARKS, GARDENS, ROAD AND BUILDING MAINTENANCE SUPPLIES	-1,188.98
EFT30732	13/07/2023	DONGARA CONCRETE SERVICES	INSTALL FOOTPATH AT THE VILLAGE INCLUDING ALL SITE WORKS & PRAM RAMP	-8,965.00
EFT30733	13/07/2023	DONGARA DRILLING & ELECTRICAL	PROVIDE ELECTRICS, PUMPING SYSTEM AND INSTALLATION FOR CASUARINAS & MOUNT ADAMS WATER TANKS & BORE SYSTEMS, REPLACE METER BOXES AT THE VILLAGE AND ADDITIONAL MATERIALS FOR SPRINGFIELD WATER TANK & BORE	-34,868.13
EFT30734	13/07/2023	DONGARA DENISON SMASH REPAIRS	EXCESS FOR INSURANCE CLAIM	-300.00
EFT30735	13/07/2023	DONGARA TREE SERVICES	LATERAL PRUNING ON ALLANOOKA SPRINGS ROAD & POWDER BARK LOOP	-5,808.00
EFT30736	13/07/2023	DONGARA LOCAL RAG	ADVERTISING & VISITOR CENTRE STOCK	-2,194.00
EFT30737	13/07/2023	RIVERBEND FOODWORKS DONGARA	MONTHLY CONSUMABLES	-103.03
EFT30738	13/07/2023	DONGARA HOTEL MOTEL	LAND USE AGREEMENT	-1,041.67
EFT30739	13/07/2023	GERALDTON MOWER & REPAIR	SERVICING, PARTS & REPAIRS TO SUNDRY EQUIPMENT & PURCHASE OF EDGER	-1,476.90
EFT30740	13/07/2023	CITY OF GREATER GERALDTON	MERU WASTE DISPOSAL & BUILDING CERTIFICATION SERVICES	-6,029.53
EFT30741	13/07/2023	REFUEL AUSTRALIA	FUEL CARD & BULK DIESEL FUEL PURCHASES	-11,526.48
EFT30742	13/07/2023	GARRY HUNT CONSULTING GROUP	REVIEW AND UPDATING OF EXISTING SPONSORSHIP POLICIES AND CASE	-5,285.10
EFT30743	13/07/2023	GLASS CO WA	REPAIR DOOR AND SECURITY LOCK AT UNIT 27 THE VILLAGE	-169.11
EFT30744	13/07/2023	GNC BUILDING & CONSTRUCTION GROUP WA PTY LTD	FLUSH WAVE GRATES FOR DRAINAGE WORKS	-5,445.00
EFT30745	13/07/2023	JB HI-FI GROUP PTY LTD	IT EQUIPMENT AND CONSUMABLES	-122.94
EFT30746	13/07/2023	LG BEST PRACTICES	OUTSOURCED PAYROLL SERVICES	-11,880.00
EFT30747	13/07/2023	MARKETFORCE PTY LTD	ADVERTISING	-854.66
EFT30748	13/07/2023	MCLEODS BARRISTERS & SOLICITORS	LEGAL ADVICE FOR DEBT RECOVERY	-1,724.80
EFT30749	13/07/2023	MIDWEST FIRE PROTECTION & SAFETY SERVICES	MONTHLY SERVICING OF THE FIRE ALARM SYSTEM AT THE REC CENTRE AND ADMIN BUILDINGS	-594.88
EFT30750	13/07/2023	MIDWEST SOLAR AND WATER	PLUMBING REPAIRS AT SHELTER SHED ABLUTIONS	-273.60
EFT30751	13/07/2023	TODD LYNDON PARKER	REFUND	-160.00
EFT30752	13/07/2023	PATIENCE BULK HAULAGE	WET HIRE OF TRUCK & TRAILERS FOR MOUNT ADAMS RESHEETING WORKS	-8,827.50
EFT30753	13/07/2023	PEMCO DIESEL	SERVICE AND PARTS FOR NISSAN PRIME MOVER	-1,949.72
EFT30754	13/07/2023	PIXIES SCREEN PRINTS	PROTECTIVE CLOTHING	-690.00
EFT30755	13/07/2023	PAUL DALRYMPLE	REIMBURSEMENT	-80.00
EFT30756	13/07/2023	RAMSAY CONSTRUCTIONS PTY LTD	EHO CONSULTANCY SERVICES	-3,300.00
EFT30757	13/07/2023	MP ROGERS & ASSOCIATES PTY LTD	PROGRESS PAYMENT - DETAILED DESIGN FOR BOAT RAMP UPGRADE	-31,539.61
EFT30758	13/07/2023	DONGARA IGA	MONTHLY CONSUMABLES	-652.01
EFT30759	13/07/2023	CLEANAWAY CO PTY LTD	RESIDENTIAL, COMMERCIAL AND STREET 240LT AND FRONT LIFT COLLECTION INCLUDING TRANSFER STATION	-29,792.99
EFT30760	13/07/2023	T-QUIP	PARTS FOR TORO MOWER	-170.30
EFT30761	13/07/2023	CANCELLED		0.00
EFT30762	13/07/2023	WA PLANNING & LOGISTICS PTY LTD	CONTRACT PLANNING SERVICES	-39,688.00
EFT30763	13/07/2023	WELL DONE INTERNATIONAL	MONTHLY CALL CENTRE CHARGES	-538.45
EFT30764	13/07/2023	SYNERGY	VARIOUS ELECTRICITY CHARGES	-14,684.63
EFT30765	13/07/2023	WESTLINE CONTRACTING	SUPPLY & INSTALLATION OF LINE MARKING AND DELINEATORS ON BLENHEIM ROAD	-3,555.20
EFT30766	21/07/2023	AUSTRALIAN TAXATION OFFICE - BAS	BAS RECONCILIATION JUNE 2023	-726.00
EFT30767	25/07/2023	6 STAR GROUP YARNDA GANA	SUPPLY AND INSTALL ILOCS	-14,313.66
EFT30768	25/07/2023	ALTUS TRAFFIC PTY LTD	TRAFFIC MANAGEMENT FOR WORKS ON ALLANOOKA SPRING ROAD	-8,042.39
EFT30769	25/07/2023	AMPAC DEBT RECOVERY (WA) PTY LTD	RATES DEBT RECOVERY FEES	-1,862.81
EFT30770	25/07/2023	AUSTRALIA DAY COUNCIL OF WA INC.	GOLD MEMBERSHIP SUBSCRIPTION - 2023/24	-720.00
EFT30771	25/07/2023	AUTOMOTION PLUS	REMOTES FOR BOOM GATE AT TRANSFER STATION	-100.00
EFT30772	25/07/2023	BP ROADHOUSE	CATERING	-187.00
EFT30773	25/07/2023	BOB WADDELL & ASSOCIATES	ASSISTANCE WITH THE 2023/24 ANNUAL BUDGET	-1,938.75
EFT30774	25/07/2023	CELESTE MCGUIGAN	REIMBURSEMENT	-284.20
EFT30775	25/07/2023	CENTRAL REGIONAL TAFE	BASIC WORKSITE TRAFFIC MANAGEMENT TRAINING	-675.10
EFT30776	25/07/2023	CLEANPAK TOTAL SOLUTIONS	DISINFECTANT FOR TRANSFER STATION	-44.60
EFT30777	25/07/2023	CORE BUSINESS AUSTRALIA	WHS MONITOR SOFTWARE SUBSCRIPTION 2023/24	-16,054.50

Shire of Irwin

List of Accounts paid July 2023 for presentation to the Council Meeting 22 August 2023

MUNICIPAL/(TRUST) PAYMENTS

EFT/CHQ #	DATE		DESCRIPTION	PAYMENTS
EFT30778	25/07/2023	CAROLYN WALKER PUBLIC RELATIONS	CONSULTANCY SERVICES - ARROWSMITH HUB	-5,940.00
EFT30779	25/07/2023	DC TWO PTY LTD	MONTHLY BACKUP IT SERVICES	-3,657.50
EFT30780	25/07/2023	DONGARA FREIGHT	FREIGHT CHARGES	-363.00
EFT30781	25/07/2023	DONGARA BODY BUILDERS	DEPOSIT - SUPPLY OF SIDE TIPPING TRAILERS AND BOGIE DOLLY	-82,494.50
EFT30782	25/07/2023	TYREPOWER DONGARA	PUNCTURE REPAIR ON WATER TRUCK	-65.00
EFT30783	25/07/2023	DONGARA HOTEL MOTEL	LAND USE AGREEMENT	-1,239.67
EFT30784	25/07/2023	ELEMENT ADVISORY PTY LTD	PROGRESS PAYMENT - LOCAL PLANNING STRATEGY REVIEW	-1,501.50
EFT30785	25/07/2023	EJ DIESEL	REPLACE GLOBES IN FORD RANGER	-73.70
EFT30786	25/07/2023	ERIN & JUSTIN GOULD	REFUND	-3,500.00
EFT30787	25/07/2023	FIRST HEALTH SERVICES	MEDICAL PRACTISE MANAGEMENT SUPPORT - MEDICAL CENTRE	-13,475.00
EFT30788	25/07/2023	CITY OF GREATER GERALDTON	MERU WASTE DISPOSAL	-9,124.80
EFT30789	25/07/2023	REFUEL AUSTRALIA	BULK DIESEL FUEL DELIVERY	-10,412.51
EFT30790	25/07/2023	GRANT READY PTY LTD ATF THE SPENCER FAMILY TRUST	GRANT GURU SUBSCRIPTION - 2023/24	-1,100.00
EFT30791	25/07/2023	GLOBAL SPILL & SAFETY	RURAL STREET NUMBER SIGNAGE	-75.24
EFT30792	25/07/2023	INTEGRITY MANAGEMENT SOLUTIONS PTY LTD	ANNUAL SUBSCRIPTION 2023/24	-6,050.00
EFT30793	25/07/2023	INCITE SECURITY	INSTALLATION OF DURESS BUTTONS AT ADMIN CENTRE	-1,185.46
EFT30794	25/07/2023	INSIDE OUT CLEAN	CLEANING OF UNIT 10 THE VILLAGE	-60.00
EFT30795	25/07/2023	IRWIN SHIRE - RATES	PAYROLL DEDUCTIONS	-1,930.00
EFT30796	25/07/2023	KICK SOLUTIONS	PYLON SIGN FOR KAILIS DRIVE ENTRY STATEMENT	-17,487.40
EFT30797	25/07/2023	NODE 1 PTY LTD	NBN FIBRE CONNECTION FEES	-1,011.90
EFT30798	25/07/2023	SHIRE OF IRWIN - LOTTO FUND	PAYROLL DEDUCTIONS	-191.00
EFT30799	25/07/2023	MANDALAY TECHNOLOGIES PTY LTD	ANNUAL SUBSCRIPTION AND LICENCE RENEWAL - 2023/24	-16,834.40
EFT30800	25/07/2023	MARKETFORCE PTY LTD	ADVERTISING	-3,192.41
EFT30801	25/07/2023	ML COMMUNICATIONS	INSTALL TWO WAY RADIO IN ISUZU TRUCK	-1,500.07
EFT30802	25/07/2023	MURRAY CONNELL	REIMBURSEMENT	-693.00
EFT30803	25/07/2023	OFFICEWORKS	FOLDING MACHINE	-1,356.95
EFT30804	25/07/2023	LOCAL WORKS	STATIONERY CONSUMABLES	-103.73
EFT30805	25/07/2023	PROCUREMENT PLUS	PROCUREMENT ADVISORY SUBSCRIPTION SERVICES - 2023/24	-594.00
EFT30806	25/07/2023	MP ROGERS & ASSOCIATES PTY LTD	PROGRESS PAYMENT - DETAILED DESIGN FOR BOAT RAMP UPGRADE	-31,274.54
EFT30807	25/07/2023	SMS GROUP WA	SERVICE OF ISUZU TRUCK & HOLDEN COLORADO	-2,043.99
EFT30808	25/07/2023	SHANE RICHARD O'KEEFFE	REIMBURSEMENT	-225.50
EFT30809	25/07/2023	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES	-166.12
EFT30810	25/07/2023	T-QUIP	PARTS FOR SWEEPER	-1,400.00
EFT30811	25/07/2023	TUNBRIDGE CONSTRUCTION & MAINTENANCE	FINAL CLAIM - CONSTRUCT UNISEX TOILET AT BOWLING CLUB	-16,160.00
EFT30812	25/07/2023	PUBLIC TRANSPORT AUTHORITY OF WA	BUS TICKET SALES	-1,083.97
EFT30813	25/07/2023	WA CONTRACT RANGER SERVICES PTY LTD	CONTRACT RANGER SERVICES	-3,137.75
EFT30814	25/07/2023	SYNERGY	VARIOUS ELECTRICITY CHARGES	-13,968.53
EFT30815	25/07/2023	WESTRAC EQUIPMENT	PARTS FOR POSI TRACK MULCHER	-82.08
EFT30816	25/07/2023	ON HOLD ON LINE	MESSAGES ON HOLD	-231.00
EFT30817	25/07/2023	WESTLINE CONTRACTING	SIGNAGE INSTALLATION INCLUDING FOOTINGS AND SIGNAGE PANELS	-14,850.00
EFT30818	31/07/2023	NADA GIMBLETT	REFUND	-360.00
EFT30819	31/07/2023	TERRENCE RAY SARGENT	EHO CONSULTANCY SERVICES	-8,200.00
32158	05/07/2023	SHIRE OF IRWIN	CONTAINER DEPOSIT SCHEME	-908.70
32159	10/07/2023	SHIRE OF IRWIN	CONTAINER DEPOSIT SCHEME	-10,778.80
32160	18/07/2023	DEPARTMENT OF TRANSPORT	SHIRE OF IRWIN NUMBER PLATES	-800.00
32161	19/07/2023	DONGARA COMMUNITY RESOURCE CENTRE	MOTOR VEHICLE LICENCE RENEWAL 2023/24	-10,735.15
32162	19/07/2023	WATER CORPORATION	VARIOUS WATER CHARGES	-49,848.71
DD22355.1	24/07/2023	TELSTRA AUSTRALIA	FREE WIFI DATA CHARGES	-80.00
DD22358.1	31/07/2023	TELSTRA AUSTRALIA	VARIOUS MOBILE & DATA CHARGES	-3,063.57
DD22344.1	07/07/2023	WA TREASURY CORPORATION	LOAN 93 - RECREATION CENTRE	-20,727.35
SOL 07/23	17/07/2023	SHINE TECH SOLAR	SOLAR REPAYMENT JULY 2023	-1,947.66
DD22353.1	17/07/2023	N-ABLE PTY LTD	N-ABLE MONTHLY IT CHARGES - JULY 2023	-741.14
DD22347.1	03/07/2023	AUSTRALIAN PHONE COMPANY PTY LTD	VOIP PHONE CHARGES - JUNE 2023	-856.68
DD22349.1	03/07/2023	AUSTRALIAN PHONE COMPANY PTY LTD	VOIP PHONE CHARGES - JUNE 2023	-225.23
40237/23	18/07/2023	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	BONDS ADMINISTRATION - BOND	-1,860.00
DD22314.1	04/07/2023	ASGARD SUPERANNUATION	SUPERANNUATION	-1,251.14
DD22314.2	04/07/2023	MERCER	SUPERANNUATION	-693.20
DD22314.3	04/07/2023	THE M & L OLSEN SUPERANNUATION FUND	SUPERANNUATION	-178.08
DD22314.4	04/07/2023	MLC SUPER FUND	SUPERANNUATION	-307.11
DD22314.5	04/07/2023	AMP CORPORATE SUPER - SIGNATURE SUPER	SUPERANNUATION	-210.43
DD22314.6	04/07/2023	AWARE SUPER PTY LTD	SUPERANNUATION	-16,419.68
DD22314.7	04/07/2023	AUSTRALIAN SUPER	SUPERANNUATION	-3,568.01
DD22314.8	04/07/2023	CBUS SUPER	SUPERANNUATION	-437.50
DD22314.9	04/07/2023	EQUIPSUPER SUPERANNUATION FUND	SUPERANNUATION	-126.14
DD22314.10	04/07/2023	HESTA SUPER	SUPERANNUATION	-402.32
DD22314.11	04/07/2023	HOSTPLUS	SUPERANNUATION	-1,146.03
DD22337.1	18/07/2023	ASGARD SUPERANNUATION	SUPERANNUATION	-1,389.61
DD22337.2	18/07/2023	MLC SUPER FUND	SUPERANNUATION	-312.30
DD22337.3	18/07/2023	AMP CORPORATE SUPER - SIGNATURE SUPER	SUPERANNUATION	-189.07
DD22337.4	18/07/2023	AUSTRALIAN SUPER	SUPERANNUATION	-3,126.76
DD22337.5	18/07/2023	AWARE SUPER PTY LTD	SUPERANNUATION	-17,388.98
DD22337.6	18/07/2023	CBUS SUPER	SUPERANNUATION	-474.51

Shire of Irwin

List of Accounts paid July 2023 for presentation to the Council Meeting 22 August 2023

MUNICIPAL/(TRUST) PAYMENTS

EFT/CHQ #	DATE	DESCRIPTION	PAYMENTS
DD22337.7	18/07/2023 HESTA SUPER	SUPERANNUATION	-385.47
DD22337.8	18/07/2023 HOSTPLUS	SUPERANNUATION	-1,795.62
DD22337.9	18/07/2023 MERCER	SUPERANNUATION	-712.93
			-751,272.67

Sundry Creditors as at 31/07/2023 **457.62**

The Payments included in the above list of Accounts Paid, have been authorised by the Chief Executive Officer under delegation from Council.

4 August 2023
DATE

Shane Ivers
Chief Executive Officer

ATTACHMENT 1: CC02-08/23

Financial Statements for the Period Ended 30 June 2023

SHIRE OF IRWIN

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 30 June 2023

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF IRWIN

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 30 JUNE 2023

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES
All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS
Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

PROFIT ON ASSET DISPOSAL
Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

FEES AND CHARGEES
Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES
Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS
Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME
Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

EXPENSES

EMPLOYEE COSTS
All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS
All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE
All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL
Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS
Depreciation expense raised on all classes of assets.

INTEREST EXPENSES
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE
Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

SHIRE OF IRWIN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2023

BY NATURE OR TYPE

	Note	Adopted Annual Budget	Revised Annual Budget (d)	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var. ▲▼	Significant Var. S
		$	$	$	$	$	%		
Opening Funding Surplus (Deficit)	1	2,256,461	2,130,801	2,130,801	**2,130,801**	0	0%		
Revenue from operating activities									
Rates	6	5,949,556	5,979,224	5,979,224	**5,985,947**	6,723	0%	▲	
Operating Grants, Subsidies and Contributions	12	822,450	774,626	774,626	**1,406,119**	631,492	82%	▲	S
Fees and Charges		2,202,999	2,284,296	2,284,296	**2,434,092**	149,796	7%	▲	
Service Charges		0	0	0	**0**	0			
Interest Earnings		54,872	165,872	165,872	**209,252**	43,380	26%	▲	S
Other Revenue		276,000	310,824	310,824	**396,861**	86,037	28%	▲	S
Profit on Disposal of Assets	7	119,916	87,916	87,916	**118,538**	30,622	35%	▲	S
Gain FV Valuation of Assets		0	0	0	**0**	0			
		9,425,793	**9,602,757**	**9,602,757**	**10,550,809**				
Expenditure from operating activities									
Employee Costs		(3,164,662)	(3,500,525)	(3,500,525)	**(3,827,816)**	(327,291)	(9%)	▼	
Materials and Contracts		(3,909,830)	(3,782,642)	(3,782,642)	**(4,299,279)**	(516,636)	(14%)	▼	S
Utility Charges		(477,400)	(406,100)	(406,100)	**(491,619)**	(85,519)	(21%)	▼	S
Depreciation on Non-Current Assets		(4,366,569)	(4,366,569)	(4,366,569)	**(4,551,217)**	(184,648)	(4%)	▼	
Interest Expenses		(263,044)	(263,044)	(263,044)	**(255,207)**	7,837	3%	▲	
Insurance Expenses		(237,367)	(237,367)	(237,367)	**(240,411)**	(3,044)	(1%)	▼	
Other Expenditure		(200,916)	(187,916)	(187,916)	**(191,354)**	(3,438)	(2%)	▼	
Loss on Disposal of Assets	7	0	0	0	**0**	0			
Loss FV Valuation of Assets		0	0	0	**0**	0			
		(12,619,787)	**(12,744,163)**	**(12,744,163)**	**(13,856,902)**				
Operating activities excluded from budget									
Add back Depreciation		4,366,569	4,366,569	4,366,569	**4,551,217**	184,648	4%	▲	
Adjust (Profit)/Loss on Asset Disposal	7	(119,916)	(87,916)	(87,916)	**(118,538)**	(30,622)	(35%)	▼	S
Movement in Leave Reserve (Added Back)		790	(56,051)	3,949	**(52,790)**	(56,739)	(1437%)	▼	S
Movement in Deferred Pensioner Rates/ESL		0	0	0	**0**	0			
Movement in Employee Benefit Provisions		0	0	0	**0**	0			
Rounding Adjustments		0	0	0	**0**	0			
Movement Due to Changes in Accounting Standards		0	0	0	**0**	0			
Loss on Asset Revaluation		0	0	0	**0**	0			
Adjustment in Fixed Assets		0	0	0	**0**	0			
Amount attributable to operating activities		**1,053,448**	**1,081,196**	**1,141,196**	**1,073,795**				
Investing activities									
Non-Operating Grants, Subsidies and Contributions	13	5,391,447	5,611,617	5,611,617	**1,197,091**	(4,414,526)	(79%)	▼	S
Proceeds from Disposal of Assets	7	312,000	280,000	280,000	**299,955**	19,955	7%	▲	
Land Held for Resale	8	0	0	0	**0**	0			
Land and Buildings	8	(412,874)	(424,778)	(424,778)	**(389,178)**	35,600	8%	▲	
Plant and Equipment	8	(1,683,616)	(1,606,906)	(1,606,906)	**(1,043,628)**	563,278	35%	▲	S
Furniture and Equipment	8	(24,000)	(56,106)	(56,106)	**(54,825)**	1,281	2%	▲	
Infrastructure Assets - Roads	8	(1,475,692)	(1,671,869)	(1,671,869)	**(1,129,967)**	541,902	32%	▲	S
Infrastructure Assets - Drainage	8	0	0	0	**0**	0			
Infrastructure Assets - Footpaths	8	0	0	0	**0**	0			
Infrastructure Assets - Public Facilities	8	0	0	0	**0**	0			
Infrastructure Assets - Other	8	(4,855,966)	(4,760,948)	(4,760,948)	**(416,163)**	4,344,785	91%	▲	S
Amount attributable to investing activities		**(2,748,701)**	**(2,628,990)**	**(2,628,990)**	**(1,536,715)**				
Financing Activities									
Proceeds from New Debentures		0	0	0	**0**	0			
Repayment of Debentures	9	(559,935)	(559,935)	(559,935)	**(559,934)**	1	0%	▲	
Repayment of Lease Financing	9	(17,436)	(17,436)	(17,436)	**(20,161)**	(2,725)	(16%)	▼	
Advances to Community Groups		0	0	0	**0**	0			
Proceeds from Advances		0	0	0	**0**	0			
Self-Supporting Loan Principal	9	37,931	37,931	37,931	**37,930**	(1)	(0%)	▼	
Transfer to Restricted Cash - Other		(40,000)	(40,000)	0	**0**	0			
Transfer from Restricted Cash - Other		195,813	195,813	0	**0**	0			
Transfer from Reserves	10	0	60,000	60,000	**60,000**	0	0%		
Transfer to Reserves	10	(176,868)	(251,868)	(251,868)	**(267,511)**	(15,643)	100%	▲	
Amount attributable to financing activities		**(560,495)**	**(575,495)**	**(731,308)**	**(749,676)**				
Closing Funding Surplus (Deficit)	1	**713**	**7,513**	**(88,300)**	**918,205**				

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 15 for an explanation of the reasons for the variance.
The material variance adopted by Council for the 2022/23 year is $10,000 and 10%.

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

OPERATING ACTIVITIES
NOTE 1
ADJUSTED NET CURRENT ASSETS

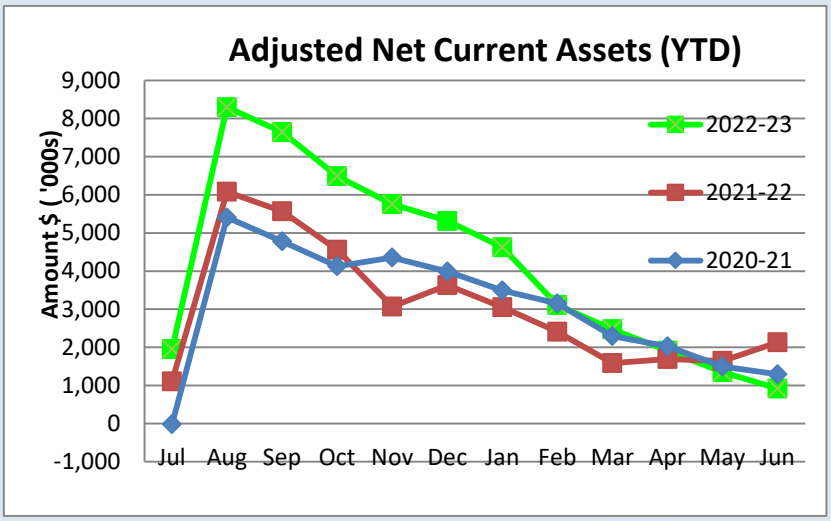
Adjusted Net Current Assets	Note	Last Years Closing 30/06/2022	This Time Last Year 30/06/2022	Year to Date Actual 30/06/2023
		$	$	$
Current Assets				
Cash Unrestricted	2	3,041,395	3,041,395	1,474,777
Cash Restricted - Reserves	2	1,392,831	1,392,831	1,600,342
Cash Restricted - General	2	373,935	373,935	373,935
Cash Restricted - Bonds & Deposits	2	202,689	202,689	236,084
Receivables - Rates	3	332,156	332,156	340,530
Receivables - Other	3	537,545	537,545	632,002
Inventories	4	21,521	21,521	21,521
		5,902,072	5,902,072	4,679,192
Less: Current Liabilities				
Payables	5	(905,385)	(905,385)	(590,014)
Contract Liabilities	11	(499,946)	(499,946)	(515,074)
Financial Liabilities	5	(31,331)	(31,331)	(31,331)
Bonds & Deposits	14	(202,689)	(202,689)	(236,084)
Loan and Lease Liability	9	(577,841)	(577,841)	(609,702)
Provisions	11	(547,240)	(547,240)	(547,240)
		(2,764,433)	(2,764,433)	(2,529,445)
Less: Cash Reserves	10	(1,392,831)	(1,392,831)	(1,600,342)
Add Back: Component of Leave Liability not Required to be funded		220,017	220,017	167,227
Add Back: Loan and Lease Liability		577,841	577,841	609,702
Less : Loan Receivable - clubs/institutions		(37,930)	(37,930)	(34,193)
Less : Restricted Cash General	15	(373,935)	(373,935)	(373,935)
Net Current Funding Position		**2,130,801**	**2,130,801**	**918,205**

SIGNIFICANT ACCOUNTING POLICIES

Please see Note 1(a) for information on significant accounting polices relating to Net Current Assets.

KEY INFORMATION

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.



This Year YTD Surplus(Deficit)
$.92 M

Last Year YTD Surplus(Deficit)
$2.13 M

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Receivables - Rates & Rubbish	30 June 2022	30 Jun 23
	$	$
Opening Arrears Previous Years	444,976	365,548
Levied this year	6,445,431	6,849,083
Less Collections to date	(6,524,859)	(6,840,709)
Equals Current Outstanding	365,548	373,922
Net Rates Collectable	**365,548**	**373,922**
% Collected	94.69%	94.82%

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$
Receivables - General	353,393	8,278	385	114,600	476,656
Percentage	74%	2%	0%	24%	
Balance per Trial Balance					
Sundry Debtors					476,656
Receivables - Other					155,346
Total Receivables General Outstanding					**632,002**

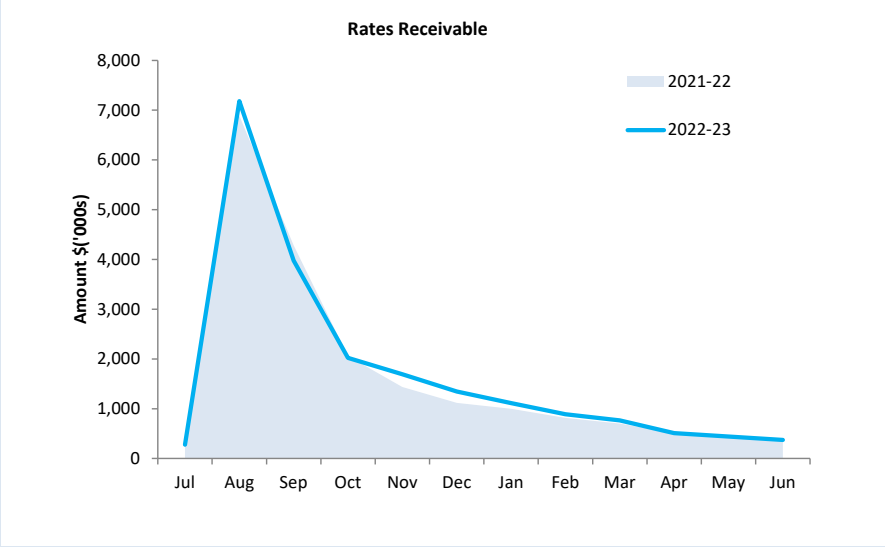
Amounts shown above include GST (where applicable)

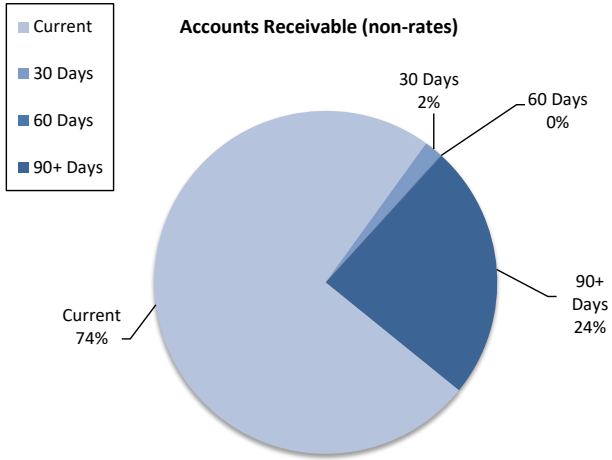
KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.





Collected	Rates Due
95%	$373,922

Debtors Due
$632,002

Over 30 Days
26%

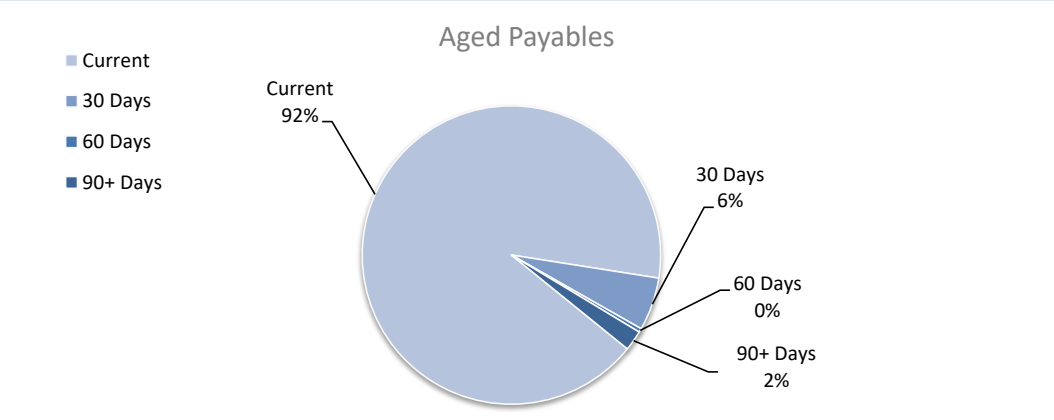
Over 90 Days
24%

OPERATING ACTIVITIES
NOTE 5
Payables

Payables - General	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$
Payables (Sundry Creditors) - General	308,108	19,316	1,390	7,372	336,187
Percentage	91.6%	5.7%	0.4%	2.2%	
Balance per Trial Balance					
Sundry creditors - General					336,187
Other creditors					75,719
ATO liabilities					59,446
Financial liabilities (Developer Contributions)					31,331
Total Payables General Outstanding					**621,345**
Amounts shown above include GST (where applicable)					

KEY INFORMATION

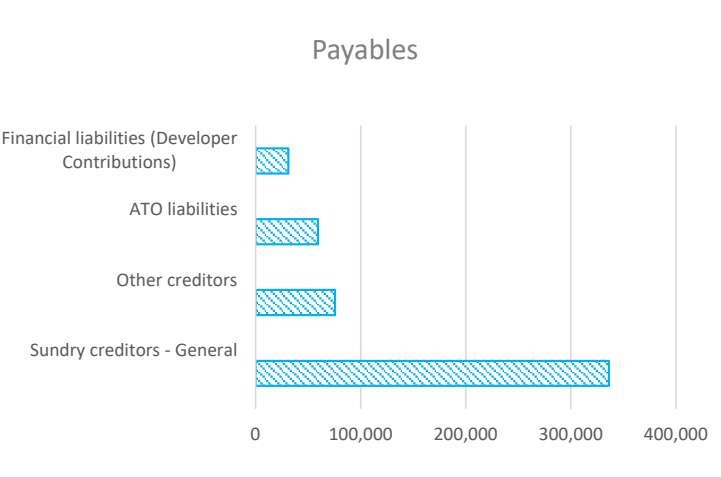
Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

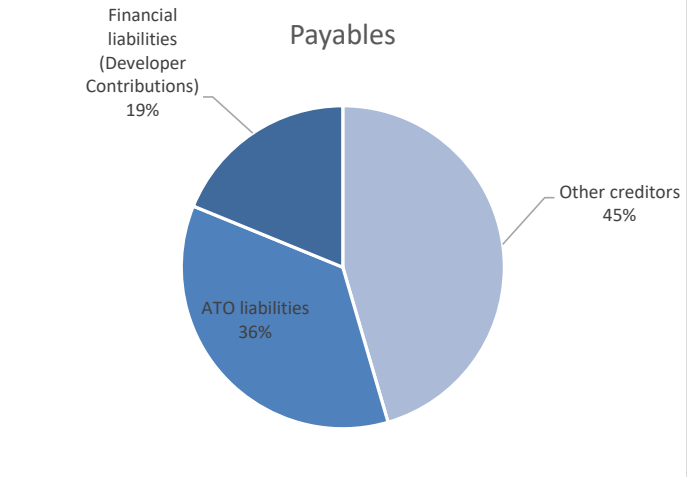


Creditors Due
$621,345

Over 30 Days
8%

Over 90 Days
2.2%





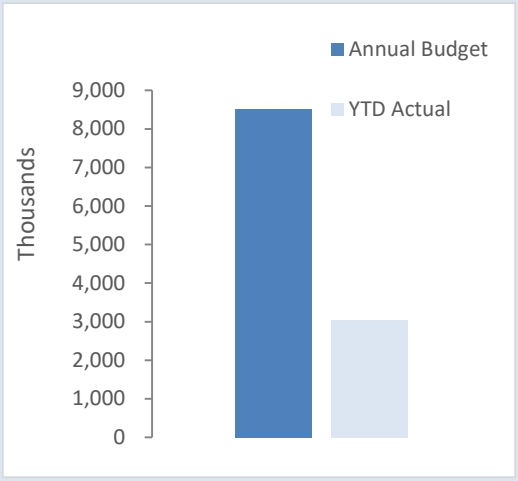
INVESTING ACTIVITIES
NOTE 8
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Annual Budget	YTD Budget	Amended Annual Budget	YTD Actual Total	YTD Budget Variance
	$	$	$	$	$
Land Held for Resale	0	0	0	**0**	0
Land and Buildings	412,874	424,778	424,778	**389,178**	(35,600)
Plant and Equipment	1,683,616	1,606,906	1,606,906	**1,043,628**	(563,278)
Furniture and Equipment	24,000	56,106	56,106	**54,825**	(1,281)
Infrastructure Assets - Roads	1,475,692	1,671,869	1,671,869	**1,129,967**	(541,902)
Infrastructure Assets - Drainage	0	0	0	**0**	0
Infrastructure Assets - Footpaths	0	0	0	**0**	0
Infrastructure Assets - Public Facilities	0	0	0	**0**	0
Infrastructure Assets - Other	4,855,966	4,760,948	4,760,948	**416,163**	(4,344,785)
Capital Expenditure Totals	8,452,148	8,520,607	8,520,607	**3,033,761**	(5,486,846)
Capital acquisitions funded by:					
	$	$	$	$	$
Capital Grants and Contributions	5,391,447	5,611,617	5,611,617	**1,197,091**	(4,414,526)
Borrowings	0	0	0	**0**	0
Other (Disposals & C/Fwd)	312,000	280,000	280,000	**299,955**	19,955
Council contribution - Cash Backed Reserves					
Various Reserves		60,000	0	**0**	(60,000)
Council contribution - operations		**2,568,990**	**2,628,990**	**1,536,715**	(1,032,275)
Capital Funding Total		**8,520,607**	**8,520,607**	**3,033,761**	**(5,486,846)**

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	$8.52 M	$3.03 M	36%

Capital Grant	Annual Budget	YTD Actual	% Received
	$5.61 M	$1.2 M	21%

INVESTING ACTIVITIES
NOTE 8
CAPITAL ACQUISITIONS

Capital Expenditure Total
Level of Completion Indicators
0%
20%
40%
60%
80%
100%
Over 100%

Percentage YTD Actual to Annual Budget
Expenditure over budget highlighted in red.

Level of completion indicator, please see table at the top of this note for further detail.

% of Completion	Assets	Account Number	Balance Sheet Category	Job Number	Adopted Annual Budget	Amended Annual Budget	YTD Budget	Total YTD	Variance (Under)/Over
					$	$	$	$	$
	Buildings								
	Housing								
1.18	AGED APPROPRIATE HOUSING - STAGE 2	2574	1311	CJ18	(63,674)	(63,674)	(63,674)	(75,303)	(11,629)
0.92	BUILDING - THE VILLAGE - RENEWAL	2584	1311	CJ02	(31,000)	(31,000)	(31,000)	(28,654)	2,346
	Total - Housing				**(94,674)**	**(94,674)**	**(94,674)**	**(103,957)**	**(9,283)**
	Community Amenities								
0.52	AIR-CONDITIONING - TRANSFER STATION	1944	1311	CJ104	(5,000)	(5,000)	(5,000)	(2,600)	2,400
1.06	TRANSFER STATION RAMP RENEWAL	1944	1311	CJ115	(40,000)	(45,000)	(45,000)	(47,687)	(2,687)
	Total - Community Amenities				**(45,000)**	**(50,000)**	**(50,000)**	**(50,287)**	**(287)**
	Recreation And Culture								
0.42	BOWLING CLUB ACCESSIBLE ABLUTIONS RENOVATIONS	2834	1311	CJ107	(65,000)	(65,000)	(65,000)	(27,273)	37,727
0.91	IRWIN REC CENTRE ROOF UPGRADE - PARTIALLY GRANT FUNDE	2834	1311	CJ121	(99,000)	(99,000)	(99,000)	(90,000)	9,000
1.31	RUSS COTTAGE RETICULATION	3344	1311	CJ114	(5,000)	(5,000)	(5,000)	(6,557)	(1,557)
1.00	DENISON HOUSE - CAPITAL RENEWAL WORKS	3344	1311	C910	(104,200)	(111,104)	(111,104)	(111,104)	0
	Total - Recreation And Culture				**(273,200)**	**(280,104)**	**(280,104)**	**(234,933)**	**45,171**
0.92	**Total - Buildings**				**(412,874)**	**(424,778)**	**(424,778)**	**(389,178)**	**35,600**
	Plant & Equipment								
	Fire Prevention								
1.00	BORE - IRWIN FIRE STATION	0784	1312	F014	(9,300)	(14,025)	(14,025)	(14,025)	0
0.98	CESM VEHICLE CANOPY (CAPITAL)	0784	1312	V863	(10,000)	(10,000)	(10,000)	(9,803)	197
	Total - Fire Prevention				**(19,300)**	**(24,025)**	**(24,025)**	**(23,828)**	**197**
	Other Law, Order & Public Safety								
1.08	COMMUNITY RANGER VEHICLE - REG 502IR	0884	1312	V502	(40,000)	(40,000)	(40,000)	(43,383)	(3,383)
	Total - Other Law, Order & Public Safety				**(40,000)**	**(40,000)**	**(40,000)**	**(43,383)**	**(3,383)**
	Recreation & Culture								
0.00	TORO Z MASTER MOWER	2844	1312	V868	(36,000)	(36,000)	(36,000)	0	36,000
	Total - Recreation & Culture				**(36,000)**	**(36,000)**	**(36,000)**	**0**	**36,000**
	Transport								
0.00	PRIME-MOVER & TWO TIPPERS	3534	1312	V850	(540,000)	(540,000)	(540,000)	(1,208)	538,792
0.00	SPRAY RIG	3534	1312	V857	(28,316)	(29,919)	(29,919)	(29,919)	(0)
0.00	TRAFFIC ROAD PODS FOR METROCOUNT	3534	1312	V864	(10,000)	(10,000)	(10,000)	(9,748)	252
0.00	NEW RURAL ROADS SUPERVISOR VEHICLE	3534	1312	V883	0	(40,000)	(40,000)	(49,071)	(9,071)
0.00	NEW DEPOT POOL VEHICLE	3534	1312	V874	(40,000)	(54,531)	(54,531)	(54,052)	479
1.00	NEW GRADER	3534	1312	V876	(420,000)	(436,297)	(436,297)	(436,285)	12
1.00	POSI-TRACK LOADER	3534	1312	V859	0	(23,875)	(23,875)	(23,875)	0
1.00	NEW WHEEL LOADER	3584	1312	V879	(530,000)	(372,258)	(372,258)	(372,258)	0
	Total - Transport				**(1,568,316)**	**(1,506,880)**	**(1,506,880)**	**(976,417)**	**530,464**
	Other Property & Services								
1.00	GENERATOR - TELSTRA TOWER	0554	1312	V880	(20,000)	0	0	0	0
	Total - Other Property & Services				**(20,000)**	**0**	**0**	**0**	**0**
0.65	**Total - Plant & Equipment**				**(1,683,616)**	**(1,606,906)**	**(1,606,906)**	**(1,043,628)**	**563,278**
	Furniture & Equipment								
	Other Property & Services								
0.97	OFFICE / CHAMBERS FURNITURE & EQUIPMENT	0264	1314	CJ96	(24,000)	(42,804)	(42,804)	(41,523)	1,281
1.00	REC CENTRE FLOOR CLEANER	2824	1314	CJ129	0	(13,302)	(13,302)	(13,302)	0
	Total - Other Property & Services				**(24,000)**	**(56,106)**	**(56,106)**	**(54,825)**	**1,281**
0.98	**Total - Furniture & Equipment**				**(24,000)**	**(56,106)**	**(56,106)**	**(54,825)**	**1,281**
	Roads								
	Housing								
1.00	THE VILLAGE - FOOTPATHS, HANDRAILS, KERBS	2586	1317	CJ45	(13,000)	0	0	0	0
	Total - Housing				**(13,000)**	**0**	**0**	**0**	**0**
	Transport								
0.10	RURAL ROAD SHOULDER RECONSTRUCTION	6614	1317	CJ110	(165,009)	(165,009)	(165,009)	(16,514)	148,495
0.51	RURAL ROAD RESHEETING	6614	1317	CJ97	(86,288)	(87,995)	(87,995)	(44,753)	43,242
0.70	R2R - WYE FARM ROAD (SLK 0.00 - 5.78)	6644	1317	CJ109	(228,504)	(364,734)	(364,734)	(255,395)	109,339
1.00	R2R - FANE ROAD	6644	1317	CJ75	0	(1,518)	(1,518)	(1,518)	0
1.00	R2R - PIGGERY LANE	6644	1317	CJ76	0	(4,396)	(4,396)	(4,396)	0
1.00	R2R - BELAURA PLACE	6644	1317	CJ77	(16,261)	(10,120)	(10,120)	(10,120)	0
1.00	R2R - PIGGERY LANE: SLK 9.09 TO 10.69	6664	1317	CJ125	(52,206)	(56,206)	(56,206)	(56,404)	(198)
0.47	RRG GRANT - ALLANOOKA SPRINGS RD 2021/22 - SLK 15.91 - 33	6674	1317	CJ98	(157,001)	(157,001)	(157,001)	(74,473)	82,528
0.78	RRG GRANT - MOUNT ADAMS ROAD (SLK 12.0 - 22.6)	6674	1317	CJ108	(471,423)	(471,423)	(471,423)	(368,700)	102,723
1.00	RRG GRANT - BOOKARA EAST RD 2021/22 - SLK 1.65 - 6.65	6674	1317	CJ100	0	(52,467)	(52,467)	(52,467)	0
0.81	BLENHEIM ROAD	6694	1317	CJ24	(286,000)	(301,000)	(301,000)	(245,228)	55,772
	Total - Transport				**(1,462,692)**	**(1,671,869)**	**(1,671,869)**	**(1,129,967)**	**541,902**
0.68	**Total - Roads**				**(1,475,692)**	**(1,671,869)**	**(1,671,869)**	**(1,129,967)**	**541,902**

INVESTING ACTIVITIES
NOTE 8
CAPITAL ACQUISITIONS

Capital Expenditure Total
Level of Completion Indicators
0%
20%
40%
60%
80%
100%
Over 100%

Percentage YTD Actual to Annual Budget
Expenditure over budget highlighted in red.

Level of completion indicator, please see table at the top of this note for further detail.

% of Completion	Assets	Account Number	Balance Sheet Category	Job Number	Adopted Annual Budget	Amended Annual Budget	Amended YTD Budget	Total YTD	Variance (Under)/Over
					$	$	$	$	$
	Infrastructure - Other								
	Law, Order & Public Safety								
1.17	WATER TANK, PUMP & BORE @ ALANOOKA	9733	1318	CJ126	(51,495)	(66,502)	(66,502)	(77,902)	(11,400)
0.93	WATER TANK, PUMP & BORE @ MT ADAMS	9733	1318	CJ127	(51,495)	(41,372)	(41,372)	(38,273)	3,099
0.89	WATER TANK, PUMP & BORE @ SPRINGFIELD	9733	1318	CJ128	(51,410)	(50,658)	(50,658)	(44,849)	5,809
	Total - Law, Order & Public Safety				**(154,400)**	**(158,532)**	**(158,532)**	**(161,024)**	**(2,492)**
	Housing								
0.00	TWO HENRY ROAD - LANDSCAPING	2585	1318	CJ113	(15,000)	(15,000)	(15,000)	0	15,000
	Total - Housing				**(15,000)**	**(15,000)**	**(15,000)**	**0**	**15,000**
	Community Amenities								
1.00	TRANSFER STATION SITE REGENERATION	1964	1318	CJ117	(11,000)	0	0	0	0
0.95	TRANSFER STATION CONCRETE BUND FOR OIL TANKS	1964	1318	CJ118	(30,000)	(5,000)	(5,000)	(4,750)	250
	Total - Community Amenities				**(41,000)**	**(5,000)**	**(5,000)**	**(4,750)**	**250**
	Recreation And Culture								
0.00	SURF BEACH STABILISATION	8054	1318	CJ87	(171,414)	(171,414)	(171,414)	0	171,414
0.31	BOAT RAMP DESIGN	8054	1318	CJ120	(126,402)	(126,402)	(126,402)	(39,033)	87,369
1.06	GOLF CLUB ENTRY STATEMENT	2864	1318	CJ123	(18,000)	(28,000)	(28,000)	(29,808)	(1,808)
0.76	DRIVE-IN FENCE REPLACEMENT	2864	1318	CJ102	(10,000)	(15,000)	(15,000)	(11,361)	3,639
1.03	TREE PLANTING	2864	1318	CJ49	(20,000)	(20,000)	(20,000)	(20,536)	(536)
	Total - Recreation And Culture				**(345,816)**	**(360,816)**	**(360,816)**	**(100,738)**	**260,078**
	Transport								
1.01	DRAINAGE, KERBING & FOOTPATH RENEWAL	6794	1318	CJ94	(106,750)	(50,000)	(50,000)	(50,389)	(389)
0.74	DEPOT WASHDOWN BAY	6794	1318	CJ95	(100,000)	(70,000)	(70,000)	(51,583)	18,418
0.67	SIGNAGE RENEWAL - TOWN & RURAL	6794	1318	CJ111	(8,000)	(8,000)	(8,000)	(5,340)	2,660
0.56	TECHNICAL STUDIES - INFRASTRUCTURE RENEWAL	6794	1318	CJ112	(5,000)	(13,600)	(13,600)	(7,600)	6,000
0.00	MILO CROSSING UPGRADE	6794	1318	CJ124	(4,000,000)	(4,000,000)	(4,000,000)	0	4,000,000
	Total - Transport				**(4,219,750)**	**(4,141,600)**	**(4,141,600)**	**(114,912)**	**4,026,688**
	Economic Services								
0.43	KAILIS DRIVE ENTRY STATEMENT	3914	1318	CJ36	(80,000)	(80,000)	(80,000)	(34,739)	45,261
	Total - Economic Services				**(80,000)**	**(80,000)**	**(80,000)**	**(34,739)**	**45,261**
0.09	**Total - Infrastructure - Other**				**(4,855,966)**	**(4,760,948)**	**(4,760,948)**	**(416,163)**	**4,344,785**
0.36	**Grand Total**				**(8,452,148)**	**(8,520,607)**	**(8,520,607)**	**(3,033,761)**	**5,486,846**

NOTE 15
EXPLANATION OF SIGNIFICANT VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.
The material variance adopted by Council for the 2022/23 year is $10,000 and 10%.

	Var. $	Var. %	Var. ▲▼	Significant Var. S	Timing/ Permanent	Explanation of Variance
Revenue from operating activities						
Operating Grants, Subsidies and Contributions	631,492	82%	▲	S	Permanent	Operating Grants, Subsidies and Contributions reflect a favourable variance of 82% or $631k due to the advance receipt of the 2023/24 Financial Assistance Grant.
Interest Earnings	43,380	26%	▲	S	Permanent	Interest Earnings are higher than budget as a result of interest rate increases throughout the financial year.
Other Revenue	86,037	28%	▲	S	Permanent	Other revenue recognised is higher than excepted, resulting in a positive variance of $86k, or 28%.
Profit on Disposal of Assets	30,622	35%	▲	S	Permanent	Assets were disposed at higher value than anticipated, resulting in a positive variance for Profit on Disposal of Assets.
Expenditure from operating activities						
Materials and Contracts	(516,636)	(14%)	▼	S	Timing	The Shire has experienced higher Materials and Contract prices due to high inflation, resulting in an overspend within Materials and Contracts.
Utility Charges	(85,519)	(21%)	▼	S	Timing	Prior to adoption of the 2022/23 Budget Review, utility charges were tracking under budget due to vandalism of the Shires reticulation system. Since then, the reticulation system has been fixed. However, vandalism has persisted, this time resulting in over usage of water.
Investing Activities						
Non-operating Grants, Subsidies and Contributions	(4,414,526)	(79%)	▼	S	Timing	The variance is mostly attributed to budgeted works that did not eventuate as planned, consequently impacting on the recognition of grant funding.
Proceeds from Disposal of Assets	19,955	100%	▲		Permanent	Assets were disposed at higher value than anticipated, resulting in a positive variance for Proceed from Disposal of Assets.
Plant and Equipment	563,278	35%	▲	S	Timing	Due to supply issues, budgeted Plant and Equipment was not acquired and has been carried forward into 2023/24.
Infrastructure Assets - Roads	541,902	32%	▲	S	Timing	This variance is partly due to some incomplete works which have been carried forward into 2023/24.
Infrastructure Assets - Other	4,344,785	91%	▲	S	Timing	The variance to budget is mostly attributed to works for Milo Crossing of $4m, which did not commence in 2022/23 as planned, as the funding from the Federal Government did not materialise as expected. Works have been carried forward into 2023/24.
Financing Actvities						
Transfer to Reserves	(15,643)	(100%)	▼	S	Timing	Reserves transfers were not as high as expected.

ATTACHMENT 1: CC03-08/23

Draft Disability Access and Inclusion Plan 2023-2028

SHIRE OF IRWIN
DONGARA-PORT DENISON
A BRILLIANT BLEND



DISABILITY ACCESS AND INCLUSION PLAN

2023 - 2028





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Document Control

Document No.	Date created	Author	Position
DAIP 2023-28	14/07/23	P. Bracegirdle	Manager Community Services

Revision No.	Date Reviewed	Brief description of amendment	Responsible Officer	Authorising Officer	Next review date
1	24/07/23	Draft Plan Document formatting	F. Boksmati	P. Bracegirdle	-

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Shire of Irwin – Access and Inclusion Plan 2023 - 2028

The review period for this document was March 5 – 2023 to 30 June 2023. The public was invited to review and send comments for improvements or new initiatives to assist the Shire of Irwin to complete a reviewed plan for the next 5-year period. Comments could be emailed to pbracegirdle@iriwin.wa.gov.au or post to

Mrs Peter Bracegirdle
Manager Community Services PMB 21
Dongara WA 6525

This document explains how Council will improve access to functions, facilities and services for people with disability provided by the Shire of Irwin in accordance with outcomes areas and Standards as stated within the Disability Services Act (1993) and this Disability Access and Inclusion Plan (DAIP) intends to meet the requirements of the Act.

At the Ordinary Council Meeting in August 2023 Council consented for the amended Shire of Irwin Access and Inclusion Plan 2023 – 2028, as presented to be advertised for a period of 21 days for public comment and, subject to no objections being received the Plan is adopted.

The public were invited to review and comment on this document as part of the developmental process enacted for the DAIP's review. The Plan was advertised for 21 days, and the Shire received no submissions during this period.



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Executive Summary

The *Western Australian Disability Services Act (1993*)(Act) requires all State and Local Government Authorities to implement a Disability Access and Inclusion Plan (DAIP) to ensure that people with disability have equal access to facilities and services.

Other legislation underpinning access and inclusion includes the *Western Australia Equal Opportunity Act (1984)* and the *Commonwealth Disability Discrimination Act 1992 (DDA)* both of which make discrimination based on a person's disability unlawful.

The review of the Shires DAIP and the outcomes within the plan have been undertaken in accordance with the requirements of the Act.

The Shire of Irwin acknowledges that people living with disability provide an important contribution to the community and understands the importance of appropriate access within the community to develop a sense of inclusion. The DAIP is a plan representing the Shires ongoing commitment to enhance the accessibility and inclusiveness of our community. To this end the Shire of Irwin adopted its first Disability Services Plan in 1995 to address barriers within the community. Since the adoption of the initial Disability Services Plan, the Shire has implemented works and programs to improve disability access within the Shire of Irwin in line with actions developed from the reviewed and updated DAIPs over time.

In revising and updating the existing DAIP a review was completed Community consultation was undertaken with a broad spectrum of stakeholders inviting contributions from residents, people with disability, disability service providers and Council Staff. Responses received through community consultation, Walkability Audit and findings based on recent research relating to barriers, formed the basis on which actions have been identified within the seven (7) outcome areas of the Disability Access and Inclusion Plan 2023-2028.

The Shire of Irwin recognises that the task of addressing the many important issues that affect their diverse community is not an easy one. The Shire will endeavour, through ongoing consultation and involvement with the community, to identify as many barriers and challenges to access and inclusion as possible and work toward achieving success in these areas.

This document details the findings of the consultation conducted for the development and review of the DAIP and provides strategies and actions for the implementation of the Shires reviewed Disability and Access Inclusion Plan 2023-2028.

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Introduction

Disability is any continuing condition that restricts everyday activities. For the purposes of the Act, it is defined as a disability which:

- Is attributed to an intellectual, psychiatric, cognitive, neurological, sensory or physical impairment or a combination of those impairments;
- Is permanent or likely to be permanent;
- May or may not be of a chronic or episodic nature, and results in a:
- Substantially reduced capacity of the person for communication, social interaction, learning or mobility; and/or
- Need for continuing support services.

Access refers to physical access to the natural and built environment- buildings, recreational facilities, parks and footpaths- and access to Shire services, products and information.

Inclusion refers to the practice of ensuring that all people feel they belong and are engaged and connected to the community. The primary categories of disability are physical, sensory, psychiatric, neurological, cognitive, and intellectual, being as follows:

- Physical disability, which relates to disorders of the musculoskeletal, circulatory, respiratory and nervous systems.
- Sensory disability, which involves impairments in hearing and vision.
- Neurological and cognitive disability, which includes disabilities such as multiple sclerosis or traumatic brain injury.
- Intellectual disability includes intellectual and developmental disability which relates to difficulties with thought processes, learning, communicating, remembering information, making judgements and problem solving. Intellectual disability is the result of interaction between developmentally attributable cognitive impairment, attitudinal and environmental barriers.
- Psychiatric disorders resulting in disability may include anxiety disorders, phobias or depression. These disorders can also be driven by a range of factors including trauma, alcohol and drug related mental health issues.

The Act requires all Western Australian public authorities including local governments to develop, implement and review a disability access and inclusion plan (DAIP) to ensure that people with disability have equal access to facilities and services. The Disability Access and Inclusion Plan 2023-2028 provides the Shire of Irwin with a framework to address barriers to access and inclusion across all areas of Council responsibility.

The Shire of Irwin realises the importance of developing a forward plan to ensure that both the physical infrastructure and the communities' perception and awareness of the needs of people with a disability is enhanced through education.

The plan sets to ensure that areas of the greatest need and impact for people with a disability are initiated first.

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About the Shire

Located on the Batavia coast 360 km north of Perth the Shire is a brilliant blend of coastal and rural, new and old mixed with a blend of lifestyle and employment opportunities.
Originally formed in 1871, the Irwin Roads Board stretched to the South Australian border and covered 89,000 square miles (230,509km2). The Shire currently covers 2,223 km2 of land situated on the doorstep of the mid-west wildflower region. When the warmth of spring arrives (particularly after a wet winter) the landscape turns into a mass of colour attracting tourists from all over Australia.



The Shire is within the Irwin River catchment area with the twin townsites of Dongara and Port Denison located on either side of the river mouth. The landscape predominantly consists of coastal sands and dunes giving way to rolling broad acre cropping.

The blend of coastal and rural environments supports agricultural and fishing industries, on and offshore oil and gas industry and mineral sands industries. The regions abundant natural resources and location place it in a prime position to facilitate the development of a range of “green” and clean energy focussed projects that will add to the region’s economic development, population growth and overall prosperity.

From a recreational and tourism perspective the towns beaches provide residents and visitors alike with a range of wide, white sand beaches stretching to the horizon, providing an affordable summer playground for people from outlying mid-west regions, neighbouring Shires and Perth.

Shire Functions, Facilities and Services

The Shire of Irwin has many facilities, functions and services which support the local community. The provision of these deliverables directly and indirectly impacts on the quality of life with people with disability who live, work, and participate within the community. The DAIP applies to all the functions, facilities and services provided by the Shire.
Examples of these include but are not limited to:

Services to property

- Construction and maintenance of roads, footpaths and Shire owned facilities.
- Land drainage and development.
- Waste collection and disposal.
- Litter control and street cleaning.
- Public landscaping.
- Numbering of buildings and lots.
- Street lighting.
- Bush fire control.

Services to community

- Provision of maintenance of recreation areas, playgrounds, parks, gardens, reserves, footpaths and facilities for sporting and community groups.
- Management of recreation centres and swimming pools and associated programs
- Management of events, halls, libraries and information services and recreation facilities including courts, drive ins and pump track, jetties and foreshore areas and reserves.

Regulatory services

- Planning of roads, subdivisions, and planning approvals.
- Building approvals for construction, additions, or alterations to buildings.
- Environmental health services and ranger services, patrol officers re camping and animal control.

General administration

- The provision of general information to the public and lodging of complaints and payment of rates.

Processes of government

- Forum and Ordinary Meetings
- Electors Meetings
- Election of Council members

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People with Disability

Recent Bureau of Statistics data highlighted that in 2021 there were 4.4 million Australians with disability, representing 18.0% of the population. Another 22% of people in Australia have long term health conditions but no disability, and the remaining 60% (14.8 million) have no disability or long-term health condition (ABS 2019).

Within this grouping, 32% of people with disability have severe or profound disability (approximately 1.4 million people). One in four people with disability (23%), list their main form of disability being as mental or behavioural disability. Locally there are currently 44 people living in the Shire who are registered with the National Disability Insurance Scheme (NDIS Data 2022).

Of note is that 50% of people aged 65 years and over in Australia currently experience some form of disability (ABS 2019). This figure will be heavily influenced on a localised basis in the future by the Shires current and projected demographics with the mean average age in Irwin being 53 years compared with the WA and Australian mean age of 38 years. Currently 30.4 % (Comparison 16.1 % WA and 17.3 Australia) of Irwin's population are age 65 years and over with a large contingent due to transition in the near future from the 59 -64 years category. Of note is that in the Shire of Irwin approximately 47.4% of the population are currently afflicted by long term health conditions with many residents needing help in their day to day lives due to a severe or profound disability.

In 2018 the ABS Survey of Disability, Ageing and Carers (SDAC) considered that a person has a disability if they have at least one of a list of limitation, restrictions or impairments, which has lasted, or is likely to last, for at least 6 months and restricts everyday activities.

The limitations are grouped into 10 activities associated with daily living- self-care, mobility, communication, cognitive or emotional tasks, health care, reading or writing tasks, transport, household chores, property maintenance, and meal preparations. The SDAC also identifies 2 other life areas in which people may experience restriction or difficulty because of disability-schooling and employment. The severity of disability is defined by whether a person needs help, has difficulty, or uses aids and equipment with 3 core activities – self-care, mobility, and communication and is grouped into for mild, moderate, severe, and profound limitation.

Sadly, the real picture relating to people living with disability within our community is likely to be higher than reported, considering that the aforementioned statistics are based on self-reporting and a subjective assessment of the individuals' own needs. Additionally, it could be reasoned that, there are also many people in the community who have a disability but do not require assistance with their daily activities and are therefore not captured in the census data.



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Access and Inclusion Statement

The Shire of Irwin is committed to ensuring that the community is an accessible community for people with disability, their families, and carers; via Council's ongoing commitment to;

- Progressive modification of all existing Public Building Facilities and Services under its control, to cater for the needs of the disabled.
- Ensuring that all future Public Buildings, Facilities and Services, constructed or provided within the Shire are designed to cater for the needs of the disabled.

The Shire of Irwin believes that people with disability, their families and carers who live in country areas should be supported to remain in the community of their choice; recognising that people with disability are valued members of the community and contribute socially, economically and culturally, making for a more diverse and richer community.

The Shire is committed to consulting with people with disability, their families and carers and where required, disability organisations, to ensure that barriers to access are addressed appropriately.

The Shire of Irwin interprets an accessible and inclusive community as one in which all council functions, facilities and services are open, available, and accessible to people with disability, providing them with the same opportunities rights and responsibilities enjoyed by all other people in the community.

Development of the Access and Inclusion Plan

In 2023, the Shire undertook to review its Disability Access and Inclusion Plan 2017. The process included:

- Examination of current Disability Access and Inclusion Plan;
- Review of progress reports;
- Consultation with key staff;
- Consultation with key stakeholders;
- Consultation with key members of the community.

Consultation was done through a public questionnaire made available on the Shire website, through email and hardcopy and distribution to relevant stakeholders. Meetings were also conducted with interested community members. Consultation was to identify access and inclusion barriers and a draft review of the Access and Inclusion Plan 2012 – 2017 was prepared to guide further improvements to access and inclusion.

The advertising for feedback through the Dongara Denison Local Rag, Shire website and paper copies asked people to identify areas of access and inclusion that they felt needed to be addressed to help develop the Shire's new Disability Access and Inclusion Plan 2023 – 2028, which has been advertised for public comment.

The Shire realises that it plays an important role in the lives of people who are living with a disability and as such the Shire continues to both develop and implement a DAIP to ensure that people living with disability have equitable access to the Shires events, facilities, and services. This update of the DAIP seeks to relaunch initiatives to enhance planning, facilitation and the development of accessible services and facilities within the Shire. The DAIP attempts to provide strategies and actions to meet the needs of people living with disability (and their families as appropriate) to both enable and enhance their participation in the community.

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Responsibility for Implementing the Access and Inclusion Plan

Implementation of the Disability Access and Inclusion Plan 2023 - 2028 is the responsibility of all areas of the Shire of Irwin. The Act requires all public authorities to take all practical measures to ensure that the Disability Access and Inclusion Plan 2023 - 2028 is implemented by its officers, employees, agents and contractors.

All actions in the Implementation Plan will apply to the Shire of Irwin townsite and were identified within the Shire gazetted boundary. The Implementation Plan sets out who is responsible for each action.

Monitor and Review

The *Act* outlines the minimum review requirements for public authorities in relation to DAIPs. The Shire of Irwin's current Disability Access and Inclusion Plan 2012 - 2017 will be reviewed at least every 5 years, in accordance with the Act. The Access and Inclusion Implementation Plan may be amended on a more regular basis to reflect progress and to action any access and inclusion issues as they arise. Whenever amendments were made to the Shire's Disability Access and Inclusion Plan 2012 - 2017, a copy of the amended plan was lodged with the Disability Services Commission.

The Disability Access and Inclusion Plan 2023 - 2028 will be reviewed and submitted to the Disability Services Commission by the 31 July each year. The report will outline what has been achieved under the Shire of Irwin's Access and Inclusion Plan 2023 - 2028.

Findings of the Review and Consultation

The review found that many of the initial objectives in the Disability Access and Inclusion Plan 2012-2017 have been achieved and that a new plan was required to ensure currency and relevance. The new plan will address current access barriers but also reflect contemporary values and practices, such as striving for inclusion and meeting more than the minimum compliance with access standards. It must also keep abreast of legislative and regulatory changes.

Reporting on the Access and Inclusion Plan 2023-2028

The Act 1993 sets out the minimum reporting requirements for public authorities in relation to DAIPs.

The Shire of Irwin will report on the implementation of its Disability Access and Inclusion Plan 2023 - 2028 through the annual report and the prescribed proforma to the Disability Services Commission by 31 July each year, outlining:

- Progress towards the desired outcomes of its Disability Access and Inclusion Plan 2023 - 2028;
- Progress of its agents and contractors towards meeting the seven desired outcomes; and
- The strategies used to inform its agents and contractors of its Disability Access and Inclusion Plan 2023 - 2028.

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Strategies to Improve Access and Inclusion

The seven desired outcomes provide a framework for strategies aimed at improving access and inclusion for people with disability. This document is intended to proactively communicate what the Shire is achieving, and what it intends to achieve. It is therefore essential that all strategies are accurately reflected in this plan and that communication with the Shire of Irwin underpins all strategies.

The seven outcomes upon which the Shire of Irwin Disability Access and Inclusion Plan has been based will assist representatives of the Shire of Irwin to design and develop fair and equitable disability related policies to guide it into the future. These outcomes are:

1. People with disability have the same opportunities as other people to access the services of, and any events organised by the Shire of Irwin;
2. People with disability have the same opportunities as other people to access buildings and other facilities of the Shire of Irwin;
3. People with disability receive information from the Shire of Irwin in a format that will enable them to access the information as readily as other people are able to access it;
4. People with disability receive the same level and quality of service as other people from the staff of the Shire of Irwin;
5. People with disability have the same opportunities as other people to make complaints to the Shire of Irwin;
6. People with disability have the same opportunities as other people to participate in any public consultation by the Shire of Irwin;
7. People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

Action and implementation plans that could be used to achieve these strategies are outlined under the next chapter heading in this document titled *Implementation Plan*.

Specific Outcomes of the DAIP include;

- Increased awareness of access and inclusion within the Shire. This will be achieved by increasing the awareness of the Shires DAIP and the objectives within the DAIP both internally and with external stakeholders.
- Enhanced access and inclusion for community members.
- Increased awareness of existing strategies and initiatives that occur within the Shire to support people requiring assistance.
- Acknowledgement of the parameters of the work that can be undertaken by the Shire and provide a clear explanation of the role and responsibility of the Shire.
- Identify the best and efficient application of resources.

Planning to provide appropriate and sustainable access for people with disability will also provide benefits to other members of the community who may also be disadvantaged in terms of access. Examples include:

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- Parents with prams and seniors who find it difficult to negotiate steps or steep gradients.
- People who have a temporary disability through accident or illness.
- Small children who have difficulty climbing steps.
- Seniors.

Other factors that also need to be considered when planning services for people with disability include:

- The impact not only on the persons with the disability, but also on their family and carers.
- The additional disadvantages facing people with disability, their families and carers in rural and remote communities.
- The increased likelihood of disability as people get older.
- The continuing rise in the number of people with disability as the population ages.

It is important to note that many environmental barriers can be avoided with better planning, creating a community which is accessible and inclusive to minimise the effect of disability.

Progress since 1995

The Shire of Irwin is committed to facilitating the inclusion of people with disability through the improvement of access to its information and facilities and services. Towards this goal, the Shire adopted its first Disability Services Plan in 1995 to address access barriers within the community.

To meet this goal the Council reviewed the 2012-2017 Disability Access and Inclusion Plan to address barriers for people with disability and ensure present and future needs for persons with disability is identified and addressed.

The DAIP will form a part of the Shire's Integrated Reporting Framework. Integrated Planning and Reporting is an organisational framework used to identify priorities that drive the Shires operations. The framework consists of strategic documents including the organisations Corporate Business Plan and the Strategic Community Plan. These documents link through a range of supporting and informing policies, strategies and plans. These documents outline operational priorities and guide decision making in relation to the adoption of the annual budget.

Communicating the Disability Access and Inclusion Plan

This plan is available upon request in alternative formats such as large print and electronic format and can be downloaded from Councils website www.irwin.wa.gov.au.

The community was advised that Council accepted the plan through advertisements in the local papers. Copies of the plan can be emailed if required contact the Shire of Irwin on 9927 0000.

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Implementation Plan 2023 – 2028

The Implementation Plan 2023 – 2028 itemizes what the Shire of Irwin will be undertaking in 2023 – 2028 to improve access and inclusion to Shire services, information and facilities for people with disability.

The Implementation Plan is presented using a table to outline the:

- Individual tasks being undertaken;
- Timeline for completion of the individual tasks;
- Officer position or part of the public authority with responsibility for completing the individual tasks; and
- The broad strategy that the individual tasks are supporting.



As outlined in the Shire of Irwin's Disability Access and Inclusion Plan, many of the broad strategies will not be completed as estimated; however individual tasks to support the achievement of those strategies may well be undertaken in part or whole at a later date, through the Implementation Plan.

DAIP Outcomes

The DAIP is built around the 7 identified Outcomes for improved access and inclusion as defined by the Disability Services Regulations, these being:

1. People with disability have the same opportunities as other people to access the services of, and of any events organised by, a public authority.
2. People with disability have the same opportunities as other people to access buildings and other facilities of a public authority.



3. People with disability receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.
4. People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority.
5. People with disability have the same opportunities as other people to make complaints to a public authority.
6. People with disability have the same opportunities as other people to participate in any public consultation by a public authority.
7. People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

Outcome 1:

People with disability have the same opportunities as other people to access the services of, and any events organised by, the Shire of Irwin.

Strategy	Actions	Timeline	Responsibility
Ensure that people with disability are provided with an opportunity to comment on access to services.	▪ Make available a Customer Service Module by which people with disability can make comment on accessibility of any facilities maintained by the Shire.	March 2024	Manager Community Services, Coordinator IT and Senior CSO.
Monitor the Shire's Access and Inclusion policy to ensure it reflects contemporary values and practices and supports equitable access to services by people with disability throughout the various functions of the Council.	▪ Observe State Government Guidelines for disability access. ▪ Conduct regular reviews of the accessibility of services and rectify barriers, providing feedback.	Ongoing	Senior Management Team and Human Resources Supervisor.
Ensure that events, whether provided or funded, are accessible to people with disability.	▪ Ensure all events are planned using the Shire of Irwin Events Checklist; i.e. Disabled Toilets provision and general access and parking. ▪ Make the Events Checklist available to staff on the Shire's Intranet. ▪ Ensure accessibility is a requirement for Shire Sponsorship.	Ongoing	Senior Management Team and Community Services.

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Develop links between the Access and Inclusion Plan 2023- 2028 and other Council plans and strategies.	▪ Identify appropriate strategic business planning documents, budget processes and all other relevant plans and strategies requiring alignment with the Access and Inclusion Plan.	Ongoing	Senior Management Team.
Ensure that Council, staff, agents and contractors are aware of the relevant requirements of the Act.	▪ Promote the Shire's policy and procedures regarding the Act requirements to staff, agents and contractors through communication platforms and internal processes including the induction process.	Nov 2023	Senior Management Team.
Improve access to Library information.	▪ Produce information and signage in appropriate formats. ▪ Provide large print books and audios for relevant community members. ▪ Ensure Library has large print books and audio for relevant community members.	Dec 2023	Manager Community Services, Community Development Officer and Library Volunteers.
Develop relationships with key stakeholders who provide services to people with disability.	▪ Promote the benefits of working in partnership to benefit people with living with disability in our community. ▪ Invite key stakeholders to distribute information to inform the community about what is available. ▪ Promote Companion Card and benefits to the community and recreation staff re disabled access and carers attendance if required.	Ongoing	Manager Community Services.

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Outcome 2:

People with disability have the same opportunities as other people to access buildings and other facilities of the Shire of Irwin.

Strategy	Actions	Timeline	Responsibility
Ensure all Shire buildings and facilities are physically accessible to people with disability, where practicable.	▪ Audit and identify access barriers to Shire buildings and facilities using the Access Resource Kit checklists and Disability Access. ▪ Identify access complaints to support audit results; Prioritise and make submission to Council to commence work on rectifying identified barriers. ▪ Continue to audit and review access to the Port Denison Retirement Village and Henry Road Units to identify any access barriers. ▪ Audit and review disability access to Denison House and Dongara Museum/Court House including pathways and ramps for wheelchair and gopher users. ▪ Provision of suitable equipment and fencing at identified playgrounds. ▪ Liaise with local businesses in the Dongara and Port Denison precinct to provide information about how to make businesses accessible, the benefits of, and the support available to businesses that are inclusive.	Ongoing	Manager Community Services in conjunction with Coordinator Buildings and Facilities.

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Ensure that all redevelopment works provide access to people with disability, where practicable.	▪ Ensure any renovations to Shire buildings and facilities, comply with the Australian Standards for access. ▪ Ensure no building application is signed off without meeting the legal requirements for disabled access. ▪ Apply the Building Code of Australia, Australian Standards on Access, and the Advisory Notes on Access to Premises.	Ongoing	Manager Development.
Access to suitable Equipment.	▪ Inclusion principles regarding accessibility of equipment considered when purchasing park/playground equipment, gym equipment and other items available for public use. ▪ Shade for seating in parks and roadside benches.	Ongoing	Manager Community Services and Manager Operations.
Ensure all infrastructure related to transport facilities are accessible.	▪ Prioritise and make submission to Council to commence work on barriers that were identified in the Disability Access and Inclusion Questionnaire and Walkability Audit. **Footpath Improvements:** ▪ Where possible prioritise for footpath and crossing improvements to be installed in locations identified in the Walkability Audit and meetings with community members with disability: ▪ Improve path and crossing where Hunts Road joins Waldeck Street. ▪ Improve PAW access Nairn Way to Richardson Street. ▪ Improve pathway on Richardson Street. ▪ Improve pathway from Ocean Drive to Beach Car Park. ▪ River trails require attention re major potholes.	Ongoing Ongoing	Manager Community Services and Manager Operations.

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Ensure all infrastructure related to transport facilities are accessible. (cont'd)	**Safe Pedestrian Access Points:** ▪ Review all pedestrian access points installed along Moreton Terrace in relation to gradient falls. ▪ That pedestrian access points along Point Leander Drive from Moreton Terrace to FoodWorks comply with existing standard. This includes path alignments at road crossings. ▪ Repair of various highlighted Public Access Ways in relation to Gopher use are completed. ▪ Repair of Waldeck Street footpath crossing relating to the Watercorp easement. ▪ That repairs to existing footpaths along Richardson Road are undertaken. ▪ Enact repairs to expansion joints either end of the bridge over the Irwin River re Gopher rider safety, accessibility and user comfort.	Jun 2024	Manager Operations.
	Access Infrastructure: ▪ Continue to monitor entrance to Disabled Fishing Platform in relation to ensuring the area around the platform entry is level to allow better access for wheelchair and gopher users.	Jun 2024	Manager Operations.
	Transport: ▪ Provide access to Shire funding through the Community Assistance Scheme and Events (CASE) to clubs/groups for excursions to aid wellbeing of members.	Sep 2023	Manager Community Services and CASE Committee.

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Ensure all infrastructure related to transport facilities are accessible. (cont'd)	▪ Upgrade signage to disabled facilities and services, including signs to disabled parking as identified. ▪ Ongoing upgrade of footpaths and ramps leading to disabled facilities and services as required.	Ongoing	Manager Operations.
Encourage local business and venues of the requirements and benefits of providing disabled access.	▪ Provide readily available information on the legal requirements and needs of people with disability. ▪ Promote the benefits of providing access to people with disability to the community. ▪ Invite local businesses to participate in 'You're Welcome' onsite inspections.	Ongoing	Manager Community Services.
Ensure that ACROD parking meets the needs of people with disability.	▪ Undertake an audit of ACROD bays and implement a program to rectify any non-compliance. Include repainting and marking of all ACROD bays.	Ongoing	Manager Operations.

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Outcome 3:

People with disability receive information from the Shire of Irwin in a format that will enable them to access the information as readily as other people are able to access it.

Strategy	Actions	Timeline	Responsibility
Ensure that the community is aware that information is available in alternative formats on request.	▪ Ensure all documents are available in alternative formats. ▪ Advise the community via the Annual Report that other formats are available.	Sep 2023	Senior Management Team.
Improve staff awareness of accessible information needs and how to obtain information in other formats.	▪ Make Accessible Information guidelines available on the Shire of Irwin Website.	Sep 2023	Manager Community Services, Coordinator Customer Services, Coordinator IT.
Improve Shire Website.	▪ Review and update Shire website to provide improved access to content and work to develop capacity/ systems for voice operated mobile phone access. Investigate audio option for website.	Mar 2024	Coordinator Customer Services, Coordinator IT.

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Outcome 4:

People with disability receive the same level and quality of service as other people from the staff of the Shire of Irwin.

Strategy	Actions	Timeline	Responsibility
Ensure that Elected Members and employees are aware of access needs and can provide appropriate services.	▪ Council officers to have disability awareness training. The Disability Services Commission and relevant disability organisations to be contacted for assistance in the development of training. Officers without appropriate training may be unfamiliar with the needs of people with disability.	Dec 2023	Chief Executive Officer and Human Resources Supervisor.
Implement awareness of new staff and new Elected Members about disability and access issues.	▪ Prepare information and include in the induction of new staff and Elected Members.	Ongoing	Human Resources Supervisor.
Cross Agency Communication.	▪ Shire Officers sometimes operate in isolation of other agencies. Improve lines of communication with other agencies operating within the Shire and within City of Geraldton to develop an open dialogue.	Ongoing	Manager Community Services and Community Development Officer.
Community Awareness.	▪ All new signage throughout the Shires buildings and facilities to include Brail and appropriate font size. ▪ Build contacts with disability service providers and agencies to encourage sharing of information regarding services/events for display on Shire social media.	Dec 2023	Coordinator Buildings and Facilities. Manager Community Services and Community Development Officer.

Outcome 5:

People with disability have the same opportunities as other people to make complaints to the Shire of Irwin.

Strategy	Actions	Timeline	Responsibility
Ensure that current complaint and feedback mechanisms are accessible for people with disability.	▪ Implement Customer Service Module – which provides a simple and effective method of recording and classifying all types of Requests, whether internal or external, that are received by Council. ▪ Call Centre – provide service outside of normal office hours. In the event of an emergency, the relevant officer will be notified via text and then action the emergency. ▪ Promote Shire of Irwin's accessible complaints mechanism to the community. ▪ Shire Reception to implement appropriate signage and associated staff training to ensure the needs of those who have difficulty are best met. ▪ Ensure frontline staff have the skills to communicate effectively with people with disability, provide support in an appropriate manner to assist people with disability making complaints.	Dec 2023	Manager Community Services, Senior CSO and ICT Supervisor.

Outcome 6:

People with disability have the same opportunities as other people to participate in any public consultation by the Shire of Irwin.

Strategy	Actions	Timeline	Responsibility
Improve community awareness about consultation processes in place.	▪ Promote the existence of the Disability Access and Inclusion Plan, role and activities of the Shire of Irwin and their facilities for disabled persons in the community by providing hard copies of the Access and Inclusion Plan 2023 – 2028 and advertise in the Local Rag and the Shire of Irwin website.	Ongoing	Manager Community Services.
Commit to ongoing monitoring of the Access and Inclusion Plan to ensure implementation and satisfactory outcomes.	▪ Regularly monitor the progress of the Plan.	Annually	Chief Executive Officer and Leadership Team.
Access to consultation activities.	▪ Ensure all Shire consultation and engagement activities are held in venues or surroundings that are appropriate and accessible.	As required	Manager Community Services.
Written consultation.	▪ Surveys and written requests for input may not be in a suitable format, ensure that all documentation is available in suitable formats on request. Ensure that people with disability are supported and encouraged to participate in general surveys and engagement.	Ongoing	Manager Community Services, Community Development Officer, Coordinator Customer Services.

Outcome 7:

People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

Strategy	Actions	Timeline	Responsibility
Improve employment opportunities for People with Disability.	▪ Implement Equal Employment Opportunities legislation as part of an equal opportunity policy. ▪ Review job descriptions and adverts to ensure inclusive and non-discriminatory language is used. ▪ Make sure job advertisements are in an accessible format (12 or 14pt, Arial). ▪ Review if selection criteria and job descriptions may disadvantage people with disability and adjust position requirements where applicable.	Ongoing Ongoing Ongoing Ongoing	Human Resources Supervisor. Human Resources Supervisor. Human Resources Supervisor. Human Resources Supervisor.
Ensure an inclusive and welcoming workplace where people with disability feel valued and are encouraged to pursue a career in the public sector.	▪ Include equal opportunity information in induction processes, including information about disability. ▪ Foster a workplace culture where access and inclusion are supported by all staff. ▪ Aim to attract and employ people with disability as part of ▪ developing a workforce that is representative of the community.	Ongoing Ongoing Ongoing	Human Resources Supervisor. Human Resources Supervisor. Leadership Team.

Awareness of resources and support available.	▪ Ensure Managers/Supervisors and recruitment staff are aware of the capacities and capabilities of people with disability when recruiting staff. It's what people can do, not what they can't, that we should be focussing on. ▪ Commitment to have staff undertake online disability training. ▪ When recruiting a person with a disability ensure support and resources are addressed through consultation with the appropriate supported employment agency and or the Shire of Irwin's Human Resources Supervisor. ▪ Provide adaptive equipment to employees with a disability if required.	Ongoing Ongoing Ongoing Ongoing	Human Resources Supervisor. Human Resources Supervisor. Human Resources Supervisor. Human Resources Supervisor.

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ATTACHMENT 1: ID01-08/23

Delegated Authority Report – Development, July 2023

Records of exercise of delegated powers or duties – Development, July 2023

Function	Officer	Date of decision	Decision	Description	Address
Grant a Building Permit	Manager Development	5 July 2023	Granted	Building Permit – Holiday Accommodation Unit x 2	Lot 94 (No. 79) Church Street, Dongara
Grant a Building Permit	Manager Development	5 July 2023	Granted	Building Permit – Dwelling	Lot 119 (No. 182) Loxton Drive, Bookara
Grant a Building Permit	Manager Development	20 July 2023	Granted	Building Permit – Communication Mast	Lot 2 (No. 26902) Brand Highway, Arrowsmith
Grant a Building Permit	Manager Development	20 July 2023	Granted	Building Permit – Shed	Lot 325 (No. 5) Carnarvon Street, Port Denison
Grant a Building Permit	Manager Development	21 July 2023	Granted	Building Permit – Patio	Lot 44 (No. 14) Watson Place, Dongara
Grant a Building Permit	Manager Development	24 July 2023	Granted	Building Permit – Patio	Lot 37 (Unit 9, No. 213) Point Leander Drive, Port Denison
Grant a Building Permit	Manager Development	28 July 2023	Granted	Building Permit – Shed	Lot 182 (No. 8) Hunts Road, Dongara
Grant a Building Permit	Manager Development	31 July 2023	Granted	Building Permit – Dwelling	Lot 854 (No. 16) Sea Ripple Avenue, Port Denison
Local Planning Scheme No.5	Manager Development	10 July 2023	Granted	Development Approval – Single House (Outbuilding)	Lot 325 (No. 5) Carnarvon Street, Port Denison
Local Planning Scheme No.5	Manager Development	10 July 2023	Granted	Development Approval – Single House	Lot 709 (No. 16) Retreat Boulevard, Port Denison
Local Planning Scheme No.5	Manager Development	18 July 2023	Granted	Development Approval – Restaurant (Alterations / Additions)	Lot 10738 Point Leander Drive, Dongara
Local Planning Scheme No.5	Manager Development	20 July 2023	Granted	Development Approval – Single House (Outbuilding)	Lot 182 (No. 8) Hunts Road, Dongara
Subdivision Clearance	Manager Development	19 July 2023	Granted	Subdivision Clearance – 8 Residential Lots	Lot 304 Tyford Road, Dongara
Subdivision Clearance	Manager Development	27 July 2023	Granted	Subdivision Clearance – 2 Rural Residential Lots	Lot 201 (No. 121) Blenheim Road, Springfield

ATTACHMENT 1: ID02-08/23

Previous Draft Policies LPP02, LPP03 and LPP04

Policy Number	Policy Title
LPP02	**Outbuildings and other non-habitable buildings associated with residential development in the Residential and Town Centre Zones**

DEFINITIONS

Outbuilding (as per the Local Planning Scheme) – means a detached enclosed non-habitable structure, including garages, storage sheds, studios, games rooms and patios, but not carports, pergolas or structures that are connected to or form part of the main building (except within the Residential zone, where the Residential Design Codes' definition for Outbuilding prevails).

Enclosed (as per the Residential Design Codes) – an area bound on three or more sides by a permanent wall and covered in a water impermeable material.

Reflective Materials – includes zincalume or similar product, shiny metallic finish, white coloured metallic material

Amenity – means all those factors which combine to form the character of an area and include the present and likely future amenity.

Unenclosed (as per the Residential Design Codes) – an area bounded on no more than two sides by a permanent wall and covered in a water impermeable material.

Building (as per the Residential Design Codes) – any structure whether fixed or moveable, temporary or permanent, place or erected on land, and the term includes dwellings and structures appurtenant to dwellings such as carports, garages, verandahs, patios, outbuildings and retaining walls, but excludes boundary fences, pergolas and swimming pools.

Unenclosed non-habitable building (for the purpose of this Policy) - does not include a carport that abuts a dwelling unless the carport abuts or is also attached to the outbuilding.

Residential Development (as per the Residential Design Codes) – development of permanent accommodation for people, and may include all dwellings, the residential component of mixed-use development, and residential buildings proposing permanent accommodation.

POLICY

1.0 Citation

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Irwin *Local Planning Scheme No. 5.* It may be cited as the *Local Planning Policy – Outbuildings and other non-habitable buildings* associated with residential *development in the Residential and Town Centre Zones*.

The local government may prepare a local planning policy in respect of any manner related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent the policy is consistent with the Scheme.

2.0 Policy Objectives

1. The location, design, external colour and appearance, scale and bulk of the outbuilding,

including unenclosed non-habitable buildings attached to or abutting the outbuilding, shall not have adverse amenity impacts on adjoining properties or the area when viewed from public roads;
2. To allow for the regional variation to the R-Codes for outbuildings in residential areas;
3. To set maximum floor areas, heights and specific provisions to outbuildings associated with residential development that are reflective of the needs for the Residential and Town Centre zones;
4. To provide further guidance and consistency on the assessment of development applications for outbuildings;
5. To facilitate the effective and timely processing of outbuilding applications where in accordance with this policy;

3.0 Application Requirements

Development Applications for outbuildings shall be accompanied with the information requirements set out in Part 3 of the R-Codes for outbuildings.

As per Part 3.3 of the R-Codes and Clause 9.2(d) of the Shire's Local Planning Scheme, the local government may require additional information or supporting documentation, as considered necessary dependent on the proposal and context surrounding the proposal, to enable assessment and determination of the application.

Please refer to the Guidelines for residential outbuildings for further information and guidance on what is required with a Development Application.

4.0 Applications subject of this Policy

This Policy applies to outbuildings and unenclosed non-habitable buildings abutting or attached to the outbuilding in the Residential and Town Centre zones only where the R-Codes apply.

4.1 Outbuildings that do not require Development Approval

(a) Outbuildings associated with Residential Development in the Residential and Town Centre zones that meet the Deemed-to-comply requirements referred to as 'standards for small outbuildings' as set out in Clause 5.4.3 C3i of the R-Codes as provided below do not require Development Approval and are exempt from this Policy:
   (i) No more than one outbuilding per dwelling site;
   (ii) Has no more than two boundary walls;
   (iii) Does not exceed 10sqm in area;
   (iv) Does not exceed a wall and ridge height of 2.7m;
   (v) Not located within the primary or secondary street setback area; and
   (vi) Does not reduce open space and outdoor living area requirements in Table 1 of the R-Codes.

(b) Outbuildings associated with Residential Development in the Residential and Town Centre zones that meet the following Deemed-to-comply requirements do not require Development Approval and are exempt from this Policy:
   (i) Individually or collectively do not exceed 60sqm in area or 10% in aggregate of the site area, whichever is the lesser;
   (ii) Set back in accordance with Table 2a of the R-Codes;
   (iii) Does not exceed a **wall height of 2.7m**;
   (iv) Does not exceed a ridge height of 4.2m;
   (v) Not located within the primary or secondary street setback area;
   (vi) Does not exceed the open space and outdoor living area requirements in Table 1 of the R-Codes; and
   (vii) Not listed as requiring Development Approval in Clause 8.2 of the Shire of Irwin Local Planning Scheme No 5.

Note: Provision 4.1(b) is reflective of Clause 5.4.3 C3ii of the R-Codes except with the increase of wall height from 2.4m to 2.7m (shown in bold); a variation to the Deemed-to-comply requirement of the R-Codes permitted by this Policy and reference to the Scheme's exemption requirements.

Please refer to the Guidelines for residential outbuildings for further information and guidance on the types of outbuildings that don't require Development Approval.

4.2 Shipping Containers used as an outbuilding

Shipping Containers that are not for temporary use and used as an outbuilding are to be assessed against this Policy only to the extent of calculating the maximum floor area and open space for outbuildings on the property. For placement, number of containers permitted and other specific Shipping Container provisions – refer to LPP01 Shipping Containers.

5.0 Policy Provisions

Section 5 of this Policy sets out development provisions applicable to outbuildings and other non-habitable buildings that are the subject of a Development Application.

5.1 Residential and Town Centre Zone

5.1.1 Development Provisions

Zone Land Size or Sub-precinct	TABLE 5.1.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
Residential (up to 600sqm)	60sqm or 10% of site area, whichever is the lesser		2.7m	4.2m	As per the R-Codes - unless the outbuilding meets the criteria of Provisions 5.1.2(b) and (c)	No
Residential (601sqm-1000sqm)	80sqm		3m	4.5m		
Residential (1001sqm-2000sqm)	80sqm	100sqm	3m	4.5m		
Residential (2001sqm and greater)	100sqm	120sqm	3m	4.5m		
Town Centre Moreton Terrace – Mainstreet Irwin River – Tourist Residential	60sqm or 10% of site area, whichever is the lesser		2.7m	4.2m	As per the R-Codes for R30 development	

Town Centre (all other sub-precincts)	70sqm or 10% of site area, whichever is the lesser	3m	4.2m		

Provisions applicable to both the Residential and Town Centre zones:

(a) An outbuilding that does not meet one or more of the Deemed-to-comply requirements set out above in Provision 4.1(a) and (b) of this Policy requires Development Approval and is to be assessed against the requirements of this Policy.
(b) Outbuildings that exceed one or more of the following:
  (i) 60sqm or 10% of the site area, whichever is the lesser;
  (ii) 2.7m wall height; and/or
  (iii) 4.2m ridge height
  are to be sited behind the rear building line/s of the dwelling to the primary street/s boundary and sited behind the front building line/s of the dwelling to the secondary street (where used or capable for access) boundary (please refer to Guidelines for further guidance and explanation) unless a greater setback is required as per Provision 5.1.1(c) below.
(c) For lots with secondary street access that is an Important Local Road, Major Road or Highway (refer to Local Planning Scheme maps for road hierarchy), outbuildings are required to meet the minimum primary street setback to this secondary street boundary unless Provision 5.1.1(b) requires greater, in which case the greater setback prevails.
(d) For lots with a rear boundary with no permitted access that is an Important Local Road, Major Road or Highway, outbuildings shall meet the minimum setback for the rear boundary as per Table 2a of the R-Codes.
(e) The outbuilding and any attached or abutting non-habitable unenclosed building does not reduce the open space and outdoor living area required by Table 1 of the R-Codes.
(f) Outbuildings, individually and collectively, do not have a floor area greater than the plot ratio area of the Single House.
(g) An outbuilding must be detached from a dwelling and cannot be constructed on a vacant lot.
(h) Outbuildings that are constructed of masonry that match the construction material and colour of the dwelling are supported to be positioned up to the front building line/s of the dwelling.
(i) The colours and materials of the outbuilding shall compliment the design and appearance of the dwelling.

Provision specific to the Residential Zone:

(j) Up to 40sqm, individually or collectively, of unenclosed non-habitable building abutting or attached to the outbuilding (i.e. open lean-to) is permitted on a lot subject to the following:
  (i) The overall height of the building does not exceed the wall height of the outbuilding;
  (ii) The building does not project forward of the front building line of the dwelling;
  (iii) The building colour and materials match the outbuilding; and
  (iv) The building meets all other 5.1.1 Development Provisions of this Policy.

Provisions specific to the Town Centre Zone:

(k) Outbuildings, greater than 10sqm in aggregate and not associated with Residential Development in the Town Centre Zone are covered in a separate Policy – refer to LPP04 Outbuildings.
(l) The outbuilding shall meet the objectives and development requirements, with the exception of building setbacks which are specified in this Policy, of the relevant sub-precinct in the Dongara Town Centre Precinct Plan.

(m) Up to 30sqm, individually or collectively, of unenclosed non-habitable building abutting or attached to the outbuilding (i.e. open lean-to) is permitted on a lot subject to the following:
  (i) The overall height of the building does not exceed the wall height of the outbuilding;
  (ii) The building does not project forward of the front building line of the dwelling;
  (iii) The building colour and materials match the outbuilding; and
  (iv) The building meets all other 5.1.1 Development Provisions of this Policy.

6.0 Variations to this Policy

For development that proposes a variation to the requirements of this Policy, the applicant will need to provide detailed information justifying why the requirements of the Policy should be varied/relaxed.

Please refer to the Guidelines for residential outbuildings for further information and guidance on the requirements and process required for outbuildings proposals that propose a variation to a requirement of this Policy.

Applications seeking a variation will also be subject to Section 7 Consultation of this Policy and may require determination by Council at an Ordinary Council Meeting.

Please refer to the Guidelines for residential outbuildings for further information on the steps involved and typical timeframes for a Development Application for an outbuilding where a variation is proposed.

7.0 Consultation

7.1 Applications that meet the Policy requirements

For applications that meet all of the requirements of this Policy relevant to the development, no consultation is required prior to determination.

7.2 Applications that do not meet the Policy requirements

For applications that do not meet one or more of the requirements contained within this Policy, the local government, at its discretion, may notify adjoining and/or nearby landowners for the opportunity to make comment on the proposal prior to determination.

In the event an objection to the proposal is received, and is not able to be addressed, the application will require determination by Council at an Ordinary Council Meeting. In the event no objection is received, depending on the extent of variation/s, the local government may determine the application under delegated authority or by Council at an Ordinary Council Meeting.

Please refer to the Guidelines for residential outbuildings for further information on the requirements and process involved with neighbour consultation for a Development Application for an outbuilding where a variation is proposed.

8.0 Appendix

Guidelines for residential outbuildings to LPP02

Date of Adoption:		**Adoption Ref:**	
Date of Review:		**Review Frequency:**	biennial
Responsible Directorate:	Infrastructure and Development Services		
Legislation:	Planning and Development (Local Planning Schemes) Regulations 2015 Shire of Irwin Local Planning Scheme No. 5		
Related Policies and/or Procedures:			

Policy Number	Policy Title
LPP03	**Outbuildings and other non-habitable buildings in zones listed in Clause 5.18 of the Scheme**

DEFINITIONS

Outbuilding (as per the Local Planning Scheme) – means a detached enclosed non-habitable structure, including garages, storage sheds, studios, games rooms and patios, but not carports, pergolas or structures that are connected to or form part of the main building (except within the Residential zone, where the Residential Design Codes' definition for Outbuilding prevails).

Enclosed (as per the Residential Design Codes) – an area bound on three or more sides by a permanent wall and covered in a water impermeable material.

Reflective Materials – includes zincalume or similar product, shiny metallic finish, white coloured metallic material

Amenity – means all those factors which combine to form the character of an area and include the present and likely future amenity.

Unenclosed (as per the Residential Design Codes) – an area bounded on no more than two sides by a permanent wall and covered in a water impermeable material.

Building (as per the Residential Design Codes) – any structure whether fixed or moveable, temporary or permanent, place or erected on land, and the term includes dwellings and structures appurtenant to dwellings such as carports, garages, verandahs, patios, outbuildings and retaining walls, but excludes boundary fences, pergolas and swimming pools.

Unenclosed non-habitable building (for the purpose of this Policy) - does not include a carport that abuts a dwelling unless the carport abuts or is also attached to the outbuilding.

POLICY

1.0 Citation

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Irwin *Local Planning Scheme No. 5.* It may be cited as the *Local Planning Policy – Outbuildings and other non-habitable buildings in zones listed in Clause 5.18 of the Scheme*.

The local government may prepare a local planning policy in respect of any manner related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent the policy is consistent with the Scheme.

2.0 Policy Objectives

1. The location, design, external colour and appearance, scale and bulk of the outbuilding, including unenclosed non-habitable buildings attached to or abutting the outbuilding, shall not have adverse amenity impacts on adjoining properties or the area when viewed from public roads;
2. To set maximum floor areas, heights and specific provisions to outbuildings that meet the needs of the residents and/or occupiers whilst being appropriate to the zone and permitted land use of the site;

3. To provide further guidance and consistency on the assessment of development applications for outbuildings;
4. To facilitate the effective and timely processing of outbuilding applications where in accordance with this policy;

3.0 Application Requirements

Development Applications for outbuildings shall be accompanied with the information requirements set out in Part 3 of the R-Codes for outbuildings.

As per Part 3.3 of the R-Codes and Clause 9.2(d) of the Shire's Local Planning Scheme, the local government may require additional information or supporting documentation, as considered necessary dependent on the proposal and context surrounding the proposal, to enable assessment and determination of the application.

Please refer to the Guidelines for outbuildings for LPP03 for further information and guidance on what is required with a Development Application.

4.0 Applications subject of this Policy

This Policy applies to outbuildings and unenclosed buildings attached to the outbuilding in the following zones within the Shire of Irwin:

- Special Residential
- Rural Residential
- Rural Smallholdings
- General Farming

Please refer to the Guidelines to see a breakdown of the 3 local planning policies that relate to outbuildings in various zones and to help determine which policy applies to your property.

4.1 Outbuildings that do not require Development Approval

(a) Outbuildings, less than 10sqm in aggregate, do not require Development Approval and are exempt from this Policy.
(b) Outbuildings, in aggregate, that are greater than 10sqm but less than the floor area of Clause 5.18 of the Scheme (as listed below), that meet all of the Policy requirements for the relevant zone and are not listed as requiring Development Approval in Clause 8.2 of the Shire of Irwin Local Planning Scheme No 5, do not require Development Approval:

- Special Residential – 80sqm
- Rural Residential – 100sqm
- Rural Smallholdings – 200sqm
- General Farming – 200sqm

(c) Outbuildings in 4.1(b) above that do not meet one or more Policy requirements for the relevant zone require Development Approval.
(d) Outbuildings, in aggregate, that exceed the floor area of Clause 5.18 of the Scheme (as listed in 4.1(b) above) require Development Approval.

Please refer to the Guidelines for further guidance on the types of outbuildings that do and don't require Development Approval in each zone.

4.2 Shipping Containers used as an outbuilding

Shipping Containers that are not for temporary use and used as an outbuilding are to be assessed against this Policy to the extent of calculating maximum floor area and open space. For placement, number of containers permitted and other specific Shipping Container provisions – refer to LPP01

Shipping Containers.

5.0 Policy Provisions

Section 5 of this Policy sets out development provisions for outbuildings and other non-habitable buildings relevant to the respective zones that are the subject of a Development Application.

5.1 Special Residential Zone

5.1.1 Development Provisions

Zone/Land Size	TABLE 5.1.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
Special Residential	120sqm	150sqm	3.2m	4.5m	As per Clause 5.24 of the Scheme, unless otherwise stated	No

(a) Outbuildings are to be sited behind the rear building line/s of the dwelling from the primary street boundary and front building line/s from the secondary street boundary.
(b) Outbuildings constructed of masonry product that matches the dwelling are permitted to be setback 10m from the primary street boundary or positioned up to the front building line/s of the dwelling, whichever is the greater distance.
(c) Up to 40sqm, individually or collectively, of unenclosed non-habitable building attached or abutting to the outbuilding (i.e. open lean-to) is permitted on a lot subject to the following:
    (i) The overall height of the building does not exceed the wall height of the outbuilding;
    (ii) The building colour and materials match the outbuilding; and
    (iii) The building meets all other 5.1.1 Development Provisions of this Policy.
(d) An outbuilding must be detached from a dwelling as per Clause 5.26.2 ii) of the Scheme.

5.2 Rural Residential Zone

5.2.1 Development Provisions

Zone/Land Size	TABLE 5.2.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
Rural Residential	200sqm	250sqm	3.6m	4.8m	As per Clause 5.24 of the Scheme and, if applicable, Provision 5.2.1(b)	No

(a) The outbuilding shall meet relevant Development Provisions as contained within Clause 5.30 of the Local Planning Scheme. More specifically Clause 5.30.12 of the Local Planning

Scheme restricts Development Approval for an outbuilding on a lot where either a residence exists or is part of the first stage with the outbuilding of a Development Approval.

(b) Outbuildings greater than 10sqm in area shall require a 30m setback to a boundary of a Major Road and 50m setback to a boundary of a Highway (refer to the Local Planning Scheme maps for road hierarchy) regardless if that boundary is the front, rear or side boundary.

(c) Up to 80sqm, individually or collectively, of unenclosed non-habitable building attached to or abutting the outbuilding (i.e. open lean-to) is permitted on a lot subject to the following:
   i. The overall height of the building does not exceed the wall height of the outbuilding;
   ii. The building colour and materials matches the outbuilding; and
   iii. The building meets all other 5.2.1 Development Provisions of this Policy.

(d) Outbuildings greater than 100sqm in area shall be located behind the main building line of the dwelling as viewed from the primary and secondary street (if applicable) boundaries.

5.3 Rural Smallholdings Zone

5.3.1 Development Provisions

Zone/Land Size	TABLE 5.3.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
Rural Smallholdings – less than 20ha	300sqm	450sqm	5m	7m	As per Clause 5.24 of the Scheme and, if applicable, Provision 5.3.1(d)	No
Rural Smallholdings – greater than 20ha	400sqm	600sqm	5m	7m		

(a) Outbuildings greater than 10sqm in area shall be contained within the approved building envelope.

(b) Outbuildings greater than 200sqm in area on lots less than 20ha are to be sited behind the main building line of the dwelling as viewed from the primary and secondary street boundaries. In the circumstance where no dwelling exists, the Applicant shall demonstrate compliance to this with the dwelling shown on the site plan.

(c) Outbuildings, in aggregate, above 200sqm on vacant land (not associated with a dwelling) will be subject to the determination of an associated permitted land use of the site and will include assessment to its suitability in accordance with the Local Planning Scheme.

(d) Outbuildings greater than 10sqm in area shall require a 30m setback to a boundary of a Major Road and 50m setback to a boundary of a Highway (refer to the Local Planning Scheme maps for road hierarchy) regardless if that boundary is the front, rear or side boundary.

(e) Up to 100sqm, individually or collectively, of unenclosed non-habitable building attached or abutting to the outbuilding (i.e. open lean-to) is permitted on a lot subject to the following:
   i. The overall height of the building does not exceed the wall height of the outbuilding;
   ii. The building colour and materials matches the outbuilding; and
   iii. The building meets all other 5.3.1 Development Provisions of this Policy.

5.4 General Farming Zone

5.4.1 Development Provisions

Zone/Land Size	TABLE 5.4.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
General Farming – less than 20ha	450sqm	600sqm	6m	8m	As per Clause 5.24 of the Scheme and, if applicable, Provision 5.4.1(c).	Yes
General Farming – greater than 20ha	No maximum	No maximum	No maximum	10m		

(a) Outbuildings, in aggregate, less than 200sqm that meet the requirements of Table 5.5.1 do not require Development Approval.
(b) Outbuildings, in aggregate, above 200sqm on vacant land (not associated with a dwelling) will be subject to the determination of an associated permitted land use of the site and will include assessment to its suitability in accordance with the Local Planning Scheme.
(c) Outbuildings greater than 10sqm in area shall require a 30m setback to a boundary of a Major Road and 50m setback to a boundary of a Highway (refer to the Local Planning Scheme maps for road hierarchy) regardless if that boundary is the front, rear or side boundary.
(d) There is no prescribed maximum area for unenclosed non-habitable buildings attached to or abutting an outbuilding in the General Farming Zone.

6.0 Variations to this Policy

For development that proposes a variation to the requirements of this Policy, the applicant will need to provide detailed information justifying why the requirements of the Policy should be varied/relaxed.

Please refer to the Guidelines for residential outbuildings for further information and guidance on the requirements and process required for outbuildings proposals that propose a variation to a requirement of this Policy.

Applications seeking a variation will also be subject to Section 7 Consultation of this Policy and may require determination by Council at an Ordinary Council Meeting.

Please refer to the Guidelines for residential outbuildings for further information on the steps involved and typical timeframes for a Development Application for an outbuilding where a variation is proposed.

7.0 Consultation

7.1 Applications that meet the Policy requirements

For applications that meet all of the requirements of this Policy relevant to the development, no consultation is required prior to determination.

7.2 Applications that do not meet the Policy requirements

For applications that do not meet one or more of the requirements contained within this Policy, the local government, at its discretion, may notify adjoining and/or nearby landowners for the opportunity to make comment on the proposal prior to determination.

In the event an objection to the proposal is received, and is not able to be addressed, the application will require determination by Council at an Ordinary Council Meeting. In the event no objection is received, depending on the extent of variation/s, the local government may determine the application under delegated authority or by Council at an Ordinary Council Meeting.

Please refer to the Guidelines for residential outbuildings for further information on the requirements and process involved with neighbour consultation for a Development Application for an outbuilding where a variation is proposed.

8.0 Appendix

Guidelines for outbuildings to LPP03

Date of Adoption:		**Adoption Ref:**	
Date of Review:		**Review Frequency:**	biennial
Responsible Directorate:	Infrastructure and Development Services		
Legislation:	Planning and Development (Local Planning Schemes) Regulations 2015 Shire of Irwin Local Planning Scheme No. 5		
Related Policies and/or Procedures:			

Policy Number	Policy Title
LPP04	**Outbuildings and other non-habitable buildings for commercial, industrial and other areas**

DEFINITIONS

Outbuilding (as per the Local Planning Scheme) – means a detached enclosed non-habitable structure, including garages, storage sheds, studios, games rooms and patios, but not carports, pergolas or structures that are connected to or form part of the main building (except within the Residential zone, where the Residential Design Codes' definition for Outbuilding prevails).

Enclosed (as per the Residential Design Codes) – an area bound on three or more sides by a permanent wall and covered in a water impermeable material.

Reflective Materials – includes zincalume or similar product, shiny metallic finish, white coloured metallic material

Amenity – means all those factors which combine to form the character of an area and include the present and likely future amenity.

Unenclosed (as per the Residential Design Codes) – an area bounded on no more than two sides by a permanent wall and covered in a water impermeable material.

Building (as per the Residential Design Codes) – any structure whether fixed or moveable, temporary or permanent, place or erected on land, and the term includes dwellings and structures appurtenant to dwellings such as carports, garages, verandahs, patios, outbuildings and retaining walls, but excludes boundary fences, pergolas and swimming pools.

Unenclosed non-habitable building (for the purpose of this Policy) - does not include a carport that abuts a dwelling unless the carport abuts or is also attached to the outbuilding.

POLICY

1.0 Citation

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Irwin *Local Planning Scheme No. 5.* It may be cited as the *Local Planning Policy – Outbuildings and other non-habitable buildings in commercial, industrial and other areas*.

The local government may prepare a local planning policy in respect of any manner related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent the policy is consistent with the Scheme.

2.0 Policy Objectives

1. The location, design, external colour and appearance, scale and bulk of the outbuilding, including unenclosed non-habitable buildings attached to or abutting the outbuilding, shall not have adverse amenity impacts on adjoining properties or the area when viewed from public roads;
2. To set maximum floor areas, heights and specific provisions to outbuildings that meet the needs of the residents and/or occupiers whilst being appropriate to the zone and permitted land use of the site;

3. To provide further guidance and consistency on the assessment of development applications for outbuildings;
4. To facilitate the effective and timely processing of outbuilding applications where in accordance with this policy;

3.0 Application Requirements

Development Applications for outbuildings shall be accompanied with the information requirements set out in Part 3 of the R-Codes for outbuildings.

As per Part 3.3 of the R-Codes and Clause 9.2(d) of the Shire's Local Planning Scheme, the local government may require additional information or supporting documentation, as considered necessary dependent on the proposal and context surrounding the proposal, to enable assessment and determination of the application.

Please refer to the Guidelines for outbuildings for LPP04 for further information and guidance on what is required with a Development Application.

4.0 Applications subject of this Policy

This Policy applies to outbuildings and unenclosed buildings attached to the outbuilding in the following zones within the Shire of Irwin:

- Town Centre (where associated with commercial development)
- Service Commercial
- Neighbourhood Commercial
- Marine-Based Industry
- Light Industry
- Heavy Industry
- Other zones (not covered in LPP02 or LPP03) and reserves

Please refer to the Guidelines to see a breakdown of the 3 local planning policies that relate to outbuildings in various zones and to help determine which policy applies to your property.

4.1 Outbuildings that do not require Development Approval

(a) Outbuildings, less than 10sqm in aggregate, do not require Development Approval and are exempt from this Policy.
(b) Outbuildings, in aggregate, that are greater than 10sqm but less than the floor area of Clause 5.18 of the Scheme (as listed below), that meet all of the Policy requirements for the relevant zone and are not listed as requiring Development Approval in Clause 8.2 of the Shire of Irwin Local Planning Scheme No 5, do not require Development Approval:

- Special Residential – 80sqm
- Rural Residential – 100sqm
- Rural Smallholdings – 200sqm
- General Farming – 200sqm

(c) Outbuildings in 4.1(b) above that do not meet one or more Policy requirements for the relevant zone require Development Approval.
(d) Outbuildings, in aggregate, that exceed the floor area of Clause 5.18 of the Scheme (as listed in 4.1(b) above) require Development Approval.

Note: Further to Provision 4.1(b), outbuildings greater than 10sqm in aggregate in the Town Centre zone require Development Approval as the zone is not specifically listed with an outbuilding floor area in Clause 5.18 of the Scheme.

Please refer to the Guidelines for further guidance on the types of outbuildings that do and don't

require Development Approval in each zone.

4.2 Shipping Containers used as an outbuilding

Shipping Containers that are not for temporary use and used as an outbuilding are to be assessed against this Policy to the extent of calculating maximum floor area and open space. For placement, number of containers permitted and other specific Shipping Container provisions – refer to LPP01 Shipping Containers.

5.0 Policy Provisions

Section 5 of this Policy sets out development provisions for outbuildings and other non-habitable buildings relevant to the respective zones that are the subject of a Development Application.

5.1 Town Centre Zone

Note: Applies to outbuildings associated with non-residential development. For outbuildings associated with residential development in the Town Centre zone, refer to LPP02.

5.1.1 Development Provisions

Zone and sub-precinct	TABLE 5.1.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
Town Centre Moreton Terrace – Mainstreet Irwin River – Tourist Residential	60sqm or 10% of site area, whichever is the lesser		2.7m	4.2m	As per the Dongara Town Centre Precinct Plan	No
Town Centre (all other sub-precincts)	70sqm or 10% of site area, whichever is the lesser		3m	4.2m		

(a) Outbuildings, in aggregate, greater than 10sqm require Development Approval and are to be assessed against the requirements of this Policy
(b) The outbuilding shall meet the objectives and development requirements, with the exception of building setbacks which are specified in this Policy, of the relevant sub-precinct in the Dongara Town Centre Precinct Plan.
(c) Outbuildings that exceed one or more of the following:
    a. 60sqm or 10% of the site area, whichever is the lesser;
    b. 2.7m wall height; and/or
    c. 4.2m ridge height

    are to be sited behind the rear building line/s of the main commercial building to the primary street/s boundary and sited behind the front building line/s of the main commercial building to the secondary street (where used or capable for access) boundary (please refer to Guidelines for further guidance and explanation) unless a

greater setback is required as per Provision 5.1.1(d) below.

(d) For lots with secondary street access that is an Important Local Road, Major Road or Highway (refer to Local Planning Scheme maps for road hierarchy), outbuildings are required to meet the minimum primary street setback to this secondary street boundary unless Provision 5.1.1(c) requires greater, in which case the greater setback prevails.

(e) For lots with a rear boundary with no permitted access that is an Important Local Road, Major Road or Highway, outbuildings shall meet the minimum setback for the rear boundary as per Table 2a of the R-Codes.

(f) Up to 30sqm, individually or collectively, of unenclosed non-habitable building abutting or attached to the outbuilding (i.e. open lean-to) is permitted on a lot subject to the following:
   a. The overall height of the building does not exceed the wall height of the outbuilding;
   b. The building does not project forward of the front building line of the main commercial building;
   c. The building colour and materials match the outbuilding; and
   d. The building meets all other 5.1.1 Development Provisions of this Policy.

(g) The outbuilding shall be positioned behind the main building line of the commercial building as viewed from the primary and secondary streets.

(h) The colour, materials and roof pitch of the outbuilding shall compliment the design and appearance of the commercial building of the site.

(i) The outbuilding shall meet the objectives and development requirements of the relevant sub-precinct in the Dongara Town Centre Precinct Plan, unless otherwise specified in this Policy.

(j) An outbuilding is not permitted on a vacant lot unless a permitted commercial land use is being carried out on the land and the identified use of the outbuilding is permitted.

5.2 Service and Neighbourhood Zones

5.2.1 Development Provisions

Zone	TABLE 5.2.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
Service Commercial Neighbourhood Commercial	80sqm or 10% of site area whichever is the lesser		2.7m	4.2m	As per Clause 5.24 of the Scheme, unless otherwise stated	No

(a) Outbuildings shall meet the Development Requirements set out in Clause 5.28.2 of the Scheme.

(b) Outbuildings are to be sited behind the rear building line/s of the commercial building from the primary street and front building line/s from the secondary street.

(c) Up to 40sqm, individually or collectively, of unenclosed non-habitable building abutting or attached to the outbuilding (i.e. open lean-to) is permitted on a lot subject to the following:
   (i) The overall height of the building does not exceed the wall height of the outbuilding;
   (ii) The building does not project forward of the front building line of the commercial building;
   (iii) The building colour and materials matches the outbuilding; and

(iv) The building meets all other 5.2.1 Development Provisions of this Policy.

(d) An outbuilding must be associated with a permitted land use in the Service Commercial or Neighbourhood Commercial Zone.

5.3 Marine-Based Industry, Light Industry and General Industry Zones

5.3.1 Development Provisions

Zone/Land Size	TABLE 5.3.1					
	Maximum Floor Area per Outbuilding	Maximum Aggregate Outbuilding Floor Area	Maximum Wall Height (above natural ground level)	Maximum Ridge Height (above natural ground level)	Minimum Setbacks	Reflective Materials permitted
Marine-Based Industry	300sqm or 40% of site area, whichever is the lesser		6m	8m	As per Clause 5.24 of the Scheme	No
Light Industry	400sqm	600sqm	6m	8m		Yes
General Industry	No maximum		-	10m		Yes

(a) Outbuildings shall meet the Development Requirements set out in Clause 5.29 of the Scheme.

(b) An outbuilding on an industrial lot is subject to the assessment and determination of an associated permitted land use in the zone.

5.4 Reserves and Other Zones

Outbuildings greater than 10sqm in floor area in the Development zone, Special Use zone and Additional Use zone require Development Approval and will be determined on their merits with consideration given to the intent and objectives of this Policy, the Local Planning Scheme and any other matters considered relevant.

Any development on Reserve land requires prior Development Approval.

6.0 Variations to this Policy

For development that proposes a variation to the requirements of this Policy, the applicant will need to provide detailed information justifying why the requirements of the Policy should be varied/relaxed.

Please refer to the Guidelines for outbuildings LPP04 for further information and guidance on the requirements and process required for outbuildings proposals that propose a variation to a requirement of this Policy.

Applications seeking a variation will also be subject to Section 7 Consultation of this Policy and may require determination by Council at an Ordinary Council Meeting.

Please refer to the Guidelines for outbuildings LPP04 for further information on the steps involved and typical timeframes for a Development Application for an outbuilding where a variation is proposed.

7.0 Consultation

7.1 Applications that meet the Policy requirements

For applications that meet all of the requirements of this Policy relevant to the development, no consultation is required prior to determination.

7.2 Applications that do not meet the Policy requirements

For applications that do not meet one or more of the requirements contained within this Policy, the local government, at its discretion, may notify adjoining and/or nearby landowners for the opportunity to make comment on the proposal prior to determination.

In the event an objection to the proposal is received, and is not able to be addressed, the application will require determination by Council at an Ordinary Council Meeting. In the event no objection is received, depending on the extent of variation/s, the local government may determine the application under delegated authority or by Council at an Ordinary Council Meeting.

Please refer to the Guidelines for outbuildings LPP04 for further information on the requirements and process involved with neighbour consultation for a Development Application for an outbuilding where a variation is proposed.

8.0 Appendix

Guidelines for outbuildings to LPP04

Date of Adoption:		**Adoption Ref:**	
Date of Review:		**Review Frequency:**	biennial
Responsible Directorate:	Infrastructure and Development Services		
Legislation:	Planning and Development (Local Planning Schemes) Regulations 2015 Shire of Irwin Local Planning Scheme No. 5		
Related Policies and/or Procedures:			

ATTACHMENT 2: ID02-08/23

New Draft Outbuildings Local Planning Policy

SHIRE OF IRWIN
DONGARA-PORT DENISON
A BRILLIANT BLEND

OUTBUILDINGS

Local Planning Policy

August 2023



www.irwin.wa.gov.au

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6 DEFINITIONS

Policy Status

Revision No.	*Date*	*Comment*
A	22 August 2023	Draft for public consultation – Council Item No. ID02-08-23.

1 CITATION

This is a local planing policy prepared under Schedule 2, Part 2 of the deemed provisions as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the Shire of Irwin Local Planning Scheme No. 5. This policy may be cited as the *OUTBUILDINGS* local planning policy.

2 POLICY INTENT

The intent of this policy is to provide guidance on the exercise of discretion when dealing with the design, planning and assessment of applications for, or related to outbuildings.

3 BACKGROUND

An outbuilding (or shed) is defined by the R-Codes as "*an enclosed non-habitable structure that is detached from any dwelling*." Based on this definition, an outbuilding can only be built on a lot where a dwelling exists or where a dwelling is capable of being approved under the local planning scheme.

It is important to note that outbuildings / sheds are not land uses in themselves, therefore a land use needs to be established to determine whether it is permissible under the local planning scheme. For example a shed may be considered works associated with a 'light industry' land use for incidental storage and repairs. Similarly a shed may be considered works associated with an 'agriculture extensive' land use for storage of equipment and materials directly associated with farming operations.

4 POLICY OBJECTIVES

The objectives of this ploicy are to:

a. To ensure that the outbuilding remains an ancillary use to the main dwelling on the lot.

b. To encourage the use of outbuilding materials and colours that complements the landscape and amenity of the locality.

c. To specify when the development approval of the Shire is not required for an outbuilding.

d. To provide further clarity to the definition of an 'outbuilding'.

5 POLICY MEASURES

5.1 Outbuildings on Vacant Residential Land

The erection of an outbuilding on vacant Residential land will only be supported where the following requirements have been satisfied:

a. The concrete slab or footings of an approved dwelling has been completed; or

b. A building permit for a dwelling has been issued by the local government and evidence is provided of a signed building contract with a registered builder for the construction of that dwelling with a commencement date that is within 6 months.

5.2 Use of Outbuildings

5.2.1 Outbuildings shall only be used for incidental storage purposes associated with a dwelling and the residential use of the lot. Outbuildings shall not be used for any commercial or industrial use or the storage of any items in connection with a commercial or industrial operation (with the exception of an approved home based business).

5.2.3 Under the National Construction Code series (NCC) an outbuilding is a as a non-habitable (Class 10) structure. An outbuilding cannot be used to live in (even on a temporary basis) unless it has been constructed/upgraded to meet the standards for a habitable (Class 1) building, such as a house.

5.3 Location and Appearance

5.3.1 For Residential and Rural Residential land an outbuilding or detached garage is to be located entirely behind any existing dwelling on the lot unless the outbuilding or detached garage is consistent in design and constructed in the same materials and colours as the dwelling.

5.3.2 For Residential and Rural Residential land all non-masonry outbuildings in excess of 60m^2 in area are to be constructed of a colour so as to complement the dwelling on the lot and/or the visual character of the landscape (in general non-reflective buildings materials, however zincalume roofing is permitted).

5.3.3 Masonry constructed outbuildings or detached garages shall have an exterior finish and be constructed of materials that are similar (or complimentary) the dwelling on the lot.

5.4 Development Approval Not Required

Development approval is not required for an outbuilding if the following conditions (in addition to the requirements of this policy, the R-Codes and the Scheme) are satisfied in relation to the zone in which the lot is located:

	Zone	Conditions
1	Residential R10 and higher	a. Individually or collectively does not exceed 90m^2 in area (plus an additional 30m^2 unenclosed lean-to area) or 15% in aggregate of the site area, whichever is the lesser. b. Maximum 3.6m wall height and maximum 4.5m total height.
2	Special Residential, Residential R5 and lower	a. Individually or collectively does not exceed 180m^2 in area (plus an additional 60m^2 unenclosed lean-to area). b. Maximum 4.2m wall height and maximum 5m total height.
3	Rural Residential	a. Individually or collectively does not exceed 240m^2 in area (plus an additional 90m^2 unenclosed lean-to area). b. Maximum 4.8m wall height and maximum 6.5m total height.
4	Rural Smallholdings, Rural (less than 20ha)	a. Individually or collectively does not exceed 480m^2 in area (plus an additional 120m^2 unenclosed lean-to area). b. Maximum 4.8m wall height and maximum 6.5m total height.
5	Rural (greater than 20ha)	a. All outbuildings ancillary to the rural use of the land. b. Clustered with other buildings if other buildings are located on the lot.

Note: Heights are measured from natural ground level.

5.5 Variations

5.5.1 Regardless of zoning, in the case of lots with the potential for further subdivision, the Shire may grant development approval for outbuildings that meet the maximum standards comparable with the size of the lot.

Note: For example a lot with a R12.5 density that is 2,000m^2 in area may (subject to the discretion of the Shire) have an outbuilding that individually or collectively does not exceed 180m^2 in area (plus an additional 60m^2 unenclosed lean-to area).

5.5.2 The development approval of the Shire is required where an outbuilding is proposed either outside of an approved building envelope or within a building exclusion area.

5.5.3 The Shire will only consider variations to the maximum standards as per clause 5.4 in exceptional circumstances and the accumulation of personal items or vehicles is not considered an exceptional circumstance.

6 DEFINITIONS

The terms used in this policy complement those contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Irwin Local Planning Scheme No. 5. The following additional definitions apply within this policy.

Detached means detached in the sense of 'not belonging', 'standing apart', 'not contiguous' or 'separate' to another building.

> Note: A structure can be connected to a dwelling whilst still being 'detached' from it in the relevant sense. The true nature and function of the building and whether it is separate or stands apart from the dwelling is most relevant, not just whether it is connected to the dwelling. If a new structure is proposed to be connected to any part of a habitable building, either existing or proposed (i.e. via a verandah, walkway, breezeway, carport, garage etc.) then for it not to be considered an outbuilding it must be constructed in the same materials and finish to the habitable building, and to the Class 1 building standards under the National Construction Code Series. If not then the proposed structure shall be considered an outbuilding even though it is physically connected to a dwelling.

Exceptional circumstances means circumstances that are, individually or together, uncommon, unusual, special or out of the ordinary. To be exceptional a circumstance need not be unique, or unprecedented, or very rare; but it cannot be one that is regularly, or routinely, or normally encountered. The ordinary and natural meaning of exceptional circumstances includes a combination of factors which, when viewed together, may reasonably be seen as producing a situation which is out of the ordinary course, unusual, special or uncommon.

Lean-to means a roofed structure (similar in nature to a carport or patio) attached to an outbuilding on one side only and is completely unenclosed except to the extent where it abuts the outbuilding.

Non-habitable means a Class 10 building as defined under the National Construction Code Series.

> Note: For a structure detached from the dwelling to be considered 'habitable' it must be built to a Class 1 standard as prescribed under the National Construction Code Series.

ATTACHMENT 1: ID03-08/23

Application for Development

Application to Establish a Kennel at 22 Bonniefield Rd East

Kitalpha Park Animal Services ABN 22798757092

Katherine George-Craggs and Chaz Craggs

We are wishing to obtain shire approval to establish a Licensed Kennel in the shire of Irwin in accordance with the current shire approved "Dog grooming" home business and the Western Australian dog legislation act 1976 act 058. There are no licensed kennels in the shire of Irwin that we are aware of and believe that this service can greatly benefit the community.

We are aiming for a difference to our short term kenneling, our main target clientele will be our grooming clients from surrounding rural areas and tourists visiting Dongara. Kitalpha Park Animal Services will aim for clients to drop their dogs off and then be able to go shopping, out for lunch or various activities in our shire with the knowing their dog is safe, secure and have a grooming service.

Kitalpha Park Animal services will be offering a higher end kennel experience for longer stays. Owners of Kitalpha Park Animal Services do not agree with keeping dogs confined, a dog walking service for each dog will not be an optional extra but a compulsory part of the service for any dog/s boarding for longer than a day. We believe this will also help minimize any extra noise our neighbors' may be subjected too.

Most households have 2 dogs, and we are seeking approval for a multi dog kennel arrangement. We are only requesting a small kennel license so an outstanding level of care will always be available to any dogs staying at our premises, noise will be kept to a minimum for our neighbors and the amenity or our rural location.

Thanks,

Katherine & Chaz

(1) Each dog shall have its own kennel-unless from the same household a maximum of 2 small dogs per middle kennels and a maximum of 2 large dogs per end kennels.
(2) Kennels will be constructed inside shire pre-approved shed.
(3) All external gates and doors into kennel and exercise yard will be fitted with self-closing latching mechanisms.
(4) External walls are constructed of monoclad material.
(5) The surfaces of the kennel floor will be kept free of animal waste.
(6) The roof of the kennel will be constructed of monoclad material.
(7) The shire approved kennel shed complies with town planning.
(8) The kennel building and exercise area is in a 'Small Rural Holdings zone' and is not in vicinity of a church, school, hall, factory, diary or premises where food is manufactured, prepared, packed or stored for human consumption.
(9) From the floor of the kennel shed to the lowest internal fixed height of an individual kennel shall be no less than 2 meters. The height of each internal kennel partition shall be a minimum of 1.2 meters from the floor.
(10) The kennel walls will be constructed of monoclad material.
(11) Bedding for dogs will be maintained at a minimum of 200mm above the floor level.
(12)The minimum size of each indoor kennel will be 4 square meters and each kennel will have an individual exercise yard that is twice the floor area of the inside kennel as in accordance with a "Licensed kennel". Both end kennel exercise runs will be larger in the floor area of the middle exercise yards and will be favored for large dogs and double dog clientele.
(13) The exercise yard boundary will be kept securely fenced with concrete footings, brick wall with Perspex openings and mesh netting/ shade cloth coverage. Yard dividers will be made of mesh type fencing material.
(14) The kennel floor will have a drain for hosing out that leads to a septic tank.
(15) All Feaces will be disposed of in accordance with environmental health-septic tanks will be installed for hosing of kennels, a deep composting pit latrine minimum of 1 meter will be installed away from any water sources and vegetable growing beds.
(16) No permanent structures will be built in exercise yards.
(17) All external surfaces of the kennel building will be kept in good condition.
(18) All kennels, exercise yards and drinking containers will maintained and in clean condition.
(19) Noise, odors', fleas, flies and other vectors of disease shall be effectively controlled
    a. Dogs will be walked in the early evenings before 7pm, locked in kennels between 7am-7pm Mon to Sat and 9am to 7pm Sunday to help prevent barking noise at night. Dogs will be walked and let out of kennels after 7am Mon through Saturday and 9am Sunday. Dogs will have access to exercise yard all day unless they bark for more than 15minutes. The Southern roller door will be closed as per acoustic report.
    b. Cleaning of kennels and exercise yards morning and evening,
    c. Fleas, flies and protentional disease will be controlled by a complete disinfectant application before each new boarder presents for boarding,
    d. All dogs must have a current C5 vaccination certificate.
(20) All food for kenneled dogs will be stored on the back wall of the kennel. The food will be stored in metal shelving, fridges and freezers 50mm above the floor level for ease of cleaning.
(21) The licensee/s in the application will continue to reside at the premises.
(22) Clientele accessing the kennels will only be by appointment, during the hours of 8am to 5pm Monday to Saturday and limited hours on Sunday of 9am till 12pm.

Application for Kennel Establishment-Kitalpha Park Animal Services ABN 22 798 757 092

We: Katherine George-Craggs and Chaz Craggs

Of: 22 Bonniefield Rd East, Bonniefield, Wa 6525

Are seeking shire of Irwin approval for a kennel establishment for 5 kennels and a maximum of 10 dogs if the dogs are from the same household. Primarily a 5-dog kennel establishment, plus our privately owned dogs.

Signature of property owner:

Katherine George-Craggs

0438931365

Chaz Craggs

0408901003

Date: 29/06/22

We: Katherine George-Craggs and Chaz Craggs can confirm we have read and agree to comply with the Code of Practice known as 'Conditions of a License for an Approved Kennel Establishment' in the keeping of dogs at the proposed Kennel Establishment.

Signature of applicants:

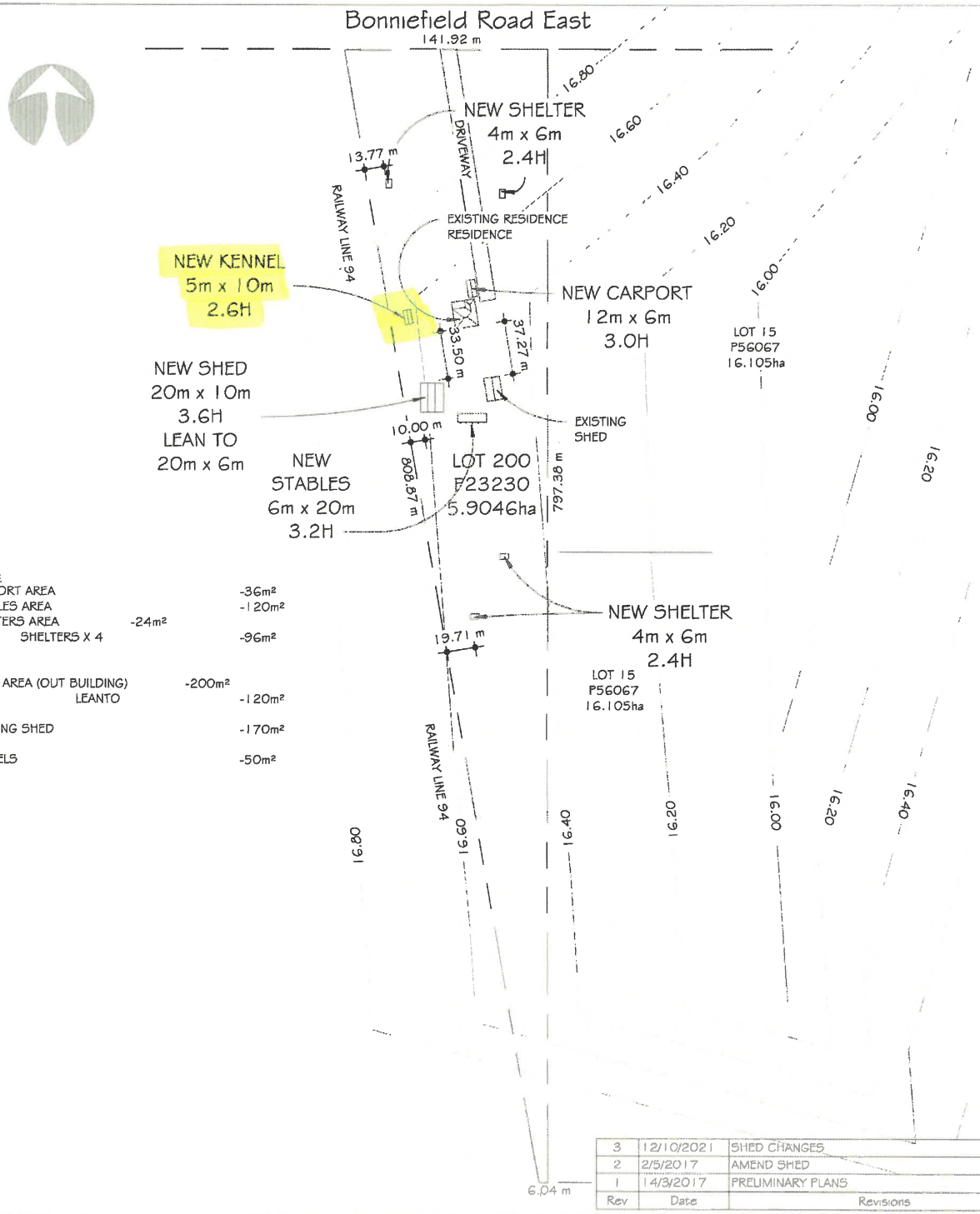
Katherine George-Craggs

0438931365

Chaz Craggs

0408901003

Date: 29/06/22



NOTE:

CARPORT AREA		-36m²
STABLES AREA		-120m²
SHELTERS AREA	-24m²	
SHELTERS X 4		-96m²
SHED AREA (OUT BUILDING)	-200m²	
LEANTO		-120m²
EXISTING SHED		-170m²
KENNELS		-50m²

1 SITE PLAN
1 : 3000

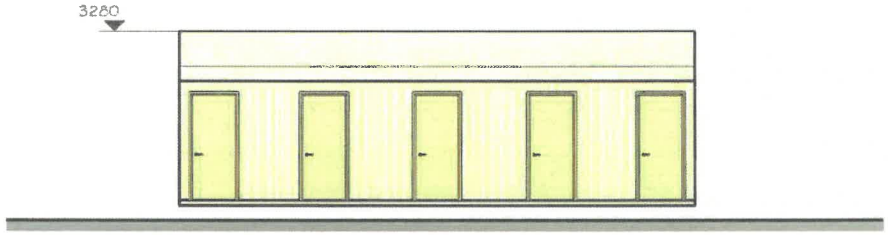
Rev	Date	Revisions
3	12/10/2021	SHED CHANGES
2	2/5/2017	AMEND SHED
1	14/3/2017	PRELIMINARY PLANS

PETER GOODE
Eco Building & Design
GERALDTON W.A.

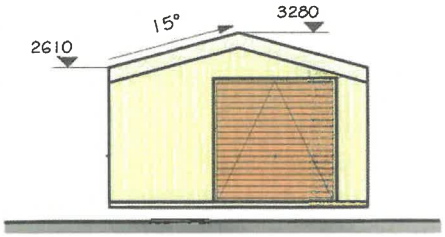
CLIENT: Chaz Craggs & Katherine George-Craggs
22 Bonniefield Road East
BONNIEFIELD, DONGARA

TITLE: NEW SHEDS REV 3

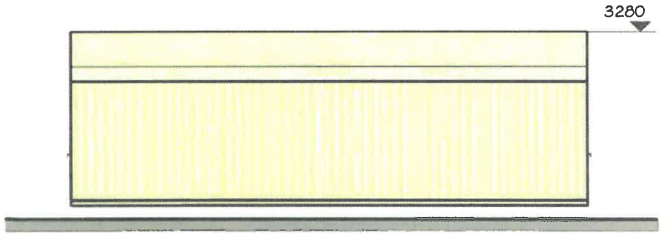
DRAWING No A302 SITE PLAN 12/10/2021



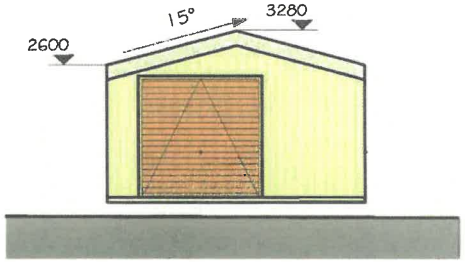
2 KENNELS E
1 : 100



3 KENNELS N
1 : 100

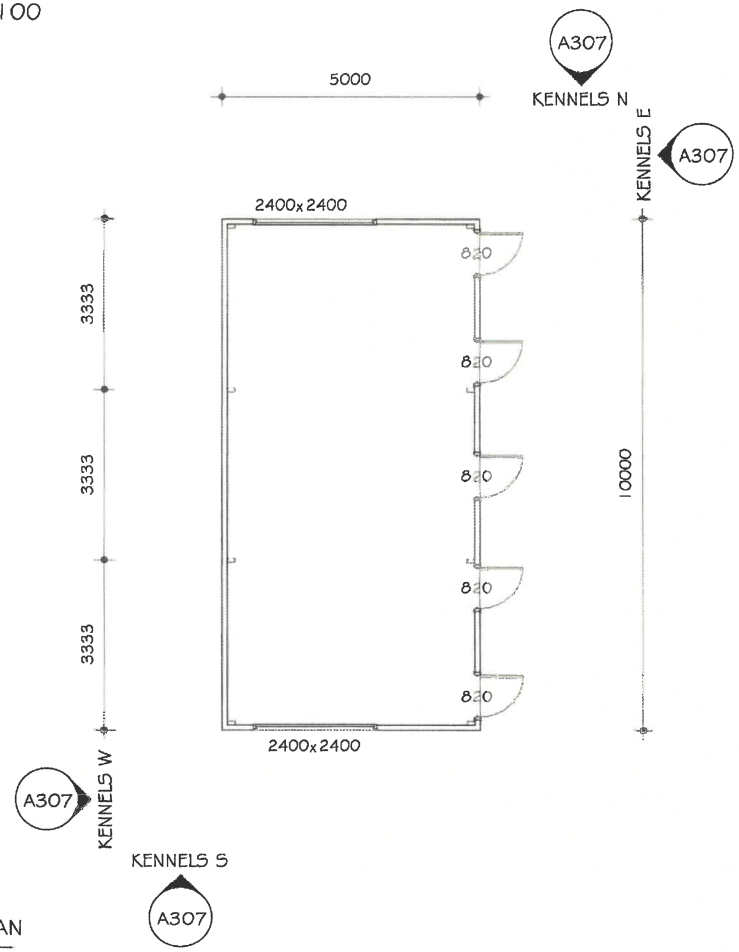


5 KENNELS W
1 : 100



4 KENNELS S
1 : 100





1 FLOOR PLAN
1 : 100

Rev	Date	Revisions
3	12/10/2021	SHED CHANGES
2	2/5/2017	AMEND SHED
1	14/3/2017	PRELIMINARY PLANS

PETER GOODE
Eco Building & Design
GERALDTON W.A.

CLIENT: Chaz Craggs & Katherine George-Craggs
22 Bonniefield Road East
BONNIEFIELD, DONGARA

TITLE: NEW SHEDS REV 3

DRAWING No A307 KENNELS 12/10/2021

ggs 50638 Kennels
t Bonniefield

KENNEL LAYOUT PLAN



PO Box 2124, Malaga WA 6944
E: ndengine@bigpond.net.au
T: (08) 9249 9619
M: 0412 679 431

ND Engineering
Consulting Engineers

nde

Ms Katherine George
22 Bonniefield Road East,
BONNIEFIELD WA 6525

0438 931 365
katherine-cerbie@hotmail.com

ACOUSTIC ASSESSMENT 2302022 Revision 1

PROPOSED DOG KENNELS

22 BONNIEFIELD ROAD EAST, BONNIEFIELD WA 6525

References:

A. Environmental Protection (Noise) Regulations 1997 as amended.

Summary

0.1 ND Engineering's opinion is that the proposed Dog Kennels at 22 Bonniefield Road East Bonniefield WA will comply with Reference A subject to implementation of the recommendations at all times.

Introduction

1.1 ND Engineering (NDE) was commissioned to provide an acoustic assessment with regards to the Environmental Protection (Noise) Regulations 1997 (aka EPNR) for the proposed dog kennels.

1.2 The acoustic assessment is confined to noise emissions by dogs barking as noise emissions by client vehicles, air-conditioning and electrical appliances during business hours are not significant.

Assessment

2.1.1 The Assigned Noise Levels (ANL), see Annex A, of interest are for residences:

a.	LA10 = 45 dB(A)	7am to 7pm	Monday to Saturday (excluding Public Holidays).
b.	LA10 = 40 dB(A)	9am to 7pm	Sundays and Public Holidays.

2.1.2 The other ANL for LAmax & LA1 are not required to be assessed as they are significantly higher than the LA10 values. When dogs bark they generally bark at the highest level which if carried on, assumed continuously, for a minimum of 15 minutes the measured LA10 levels will be no different to the LAmax or LA1 levels. The assessment using the ANL of LA10 is considered to be conservative as it provides for a lower level of noise for compliance purposes.

2.2.1 The noise produced by dogs barking varies considerably and a review of data on the internet and ND Engineering's (NDE) other work with dog kennels indicated that Sound Power Levels (SWL or Lw) of five (5) medium/large dogs barking ranged from 95 to 99 dB(A). NDE utilises Lw = 97 dB(A) as the basis for noise modelling for 5 medium/large dogs which is equivalent to Lw = 90 dB(A) per large/medium dog.

2.2.2 NDE's experience with special noise characteristics for tonality, modulation and impulsiveness is that they are not applicable in a controlled kennel environment as is the case for this proposed dog kennels.

2.3.1 The assessment was conducted using SoundPlan V8.2 software utilising the CONCAWE daytime conditions with the results of the noise modelling contained in Annex N.

Conclusion

3. *ND Engineering's opinion is that the proposed Dog Kennels at 22 Bonniefield Road East Bonniefield WA will comply with Reference A subject to implementation of the recommendations at all times.*

Recommendations

4. The following recommendations are made:

a. The Northern roller door to be kept closed and only used sparingly by staff; and

b. The Southern roller door to be used during business hours and can be left open during business hours however the Southern roller door needs to be kept closed at evenings 7pm to 10pm, nighttime 10pm to 7am (9am on Sundays & Public Holidays) and 9am to 7pm on Sundays & Public Holidays; and

c. The interior of the kennels to be treated with CSR Anticon 55 to the entire roof and Western wall from 900mm above ground level; and

d. An acoustic wall 2100mm high be provided as per ANNEX R – RECOMMENATIONS to the entire perimeter of the external runs comprising brick walls up to a minimum of 600mm high with the remainder being either 6mm glass or 13mm polycarbonate sheet all with a surface density not less than 15kg/m^2; and

e. Business hours including client drop off and pickups are confined the daytime between:

(1) 7am to 7pm Monday to Saturday (excluding Public Holidays).

(2) 9am to 7pm Sundays and Public Holidays.

f. The limit on the number of dogs is 10 with no size restriction however only 5 dogs are permitted in the eternal runs at any time.

g. Nuisance barking to be controlled by:

(1) Bringing dog/s indoor; and

(2) Removal of nuisance dogs having clients return to pick them up; and

(3) Providing line of sight disruption to dogs entering/leaving the kennel and between various areas within the kennels; and

(4) Restricting clients to use of the Southern Roller Door for pickups / drop offs.

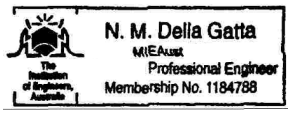
h. Dogs cannot be walked during the evenings 7pm to 10pm and nighttime 10pm to 7am (9am on Sundays & Public Holidays).

End of report

5. If you have any queries, please call me.

Yours Sincerely





24 July 2023

Annexes:

A. ASSIGNED NOISE LEVELS.

N. NOISE MODELLING.

R. RECOMMENDATIONS.

S SITE PLANS & PHOTOS.

ANNEX A – ASSIGNED NOISE LEVELS

A.1 The following table shows the derivation of the Influencing Factor.

INFLUENCING FACTOR CRITERIA			**ASSESSMENT**		
Item	**Criteria**	**Value**	**Criteria**	**Value**	**Totals**
Major Road within the					0
- 100 m radius inner circle	veh/day > 15000	6 dB	-	0	(Transport
- 450 m radius outer circle		2 dB	-	0	Factor ≤ 6)
Minor Road within the					
- 100 m radius inner circle	15k > veh/day > 6k	2 dB	-	0	
Type A 'Industrial and Utility premises' within the (see Figures A3)					0
- 100 m radius inner circle	1/10 x Area%	≤ 10	0 %	0	(≤ 30)
- 450 m radius outer circle	1/10 x Area%	≤ 10	0 %	0	
Type B 'Commercial premises' within the (see Figures A3)					
- 100 m radius inner circle	1/20 x Area%	≤ 5	0 %	0	
- 450 m radius outer circle	1/20 x Area%	≤ 5	0 %	0	
INFLUENCING FACTOR = 0 dB(A)					

A.2 The Assigned Noise Levels, including the Influence Factor, at the two nearest receiving residences 30674 Brand Hwy Dongara WA 6525 and 32 Bonniefield Road Bonniefield WA 6525 as allowed under Reference A are shown in the following table.

Noise sensitive premises at locations within 15 m of a building directly associated with a noise sensitive use.	**Time of day**		**Assigned Noise Levels dB(A)**		
			L_{A10}	**L_{A1}**	**L_{Amax}**
	Day	**0700-1900 hrs Monday to Saturday**	**45**	55	65
		0900-1900 hrs Sunday, Public holidays	**40**	50	
	Evenings	1900-2200 hrs all days			55
	Night	2200-0700 hrs Monday to Saturday	35	45	
		2200-0900 hrs Sunday, Public Hol.			
Commercial	**All hours**		60	75	80
Industrial	**All hours**		65	80	90

A.3 The criteria LAmax, LA01 and LA10 represent the maximum, 1 percentile and 10 percentile highest A weighted sound pressure levels respectively over a required measurement period of not less than 15 minutes and not more than 4 hours.

ANNEX N – NOISE MODELS

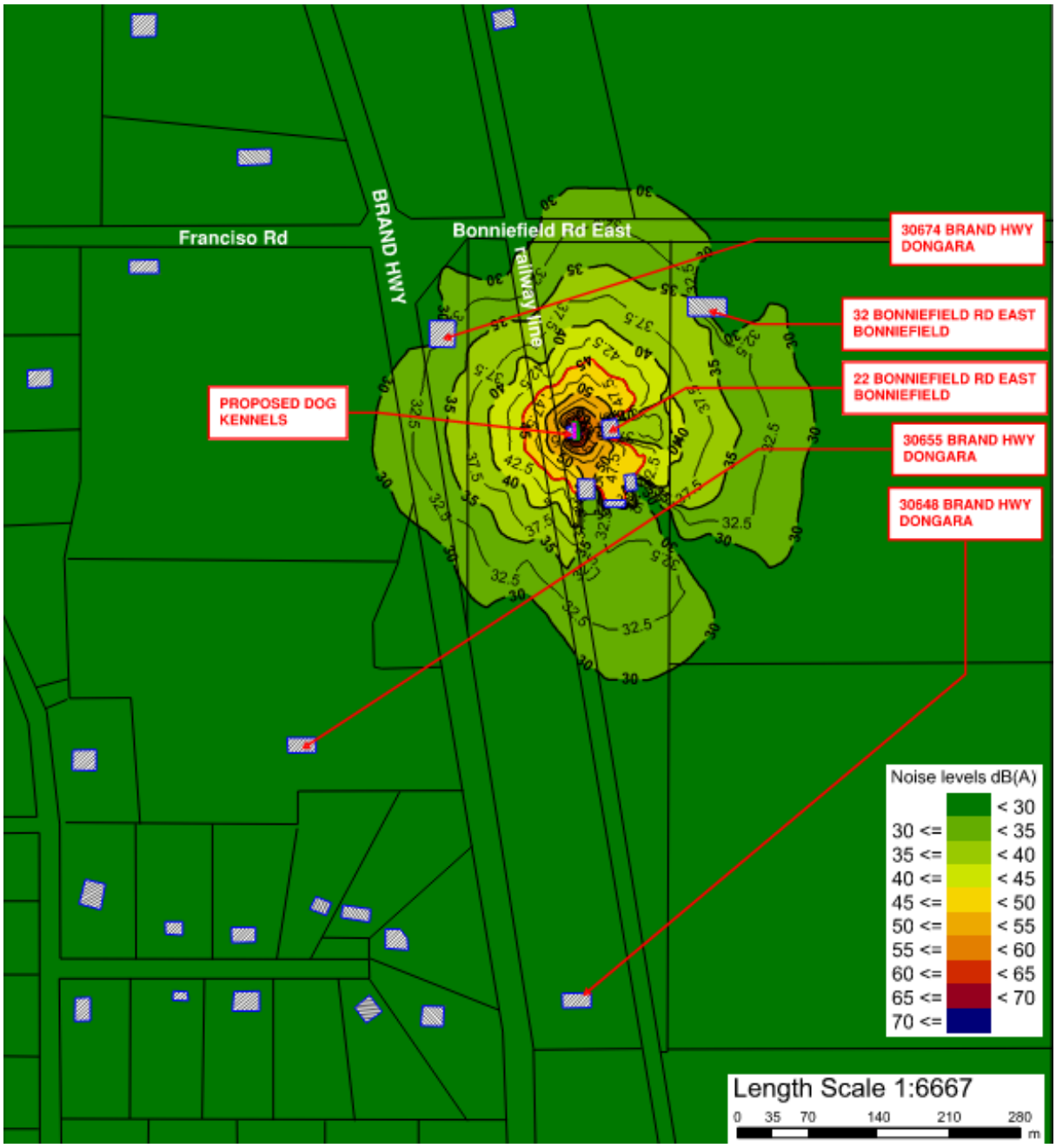


FIGURE N1.1: OUTDOOR MODEL LA10 = 45 dB(A) with Calm Wind Conditions

Monday to Saturday 7am to 7pm

5 Large Dogs Barking Outdoors continuously for a minimum of 15 minutes in the play area which incorporates a 2.1m high acoustic barrier on all sides.

Calm Wind Conditions.

Complies with the EPNR.

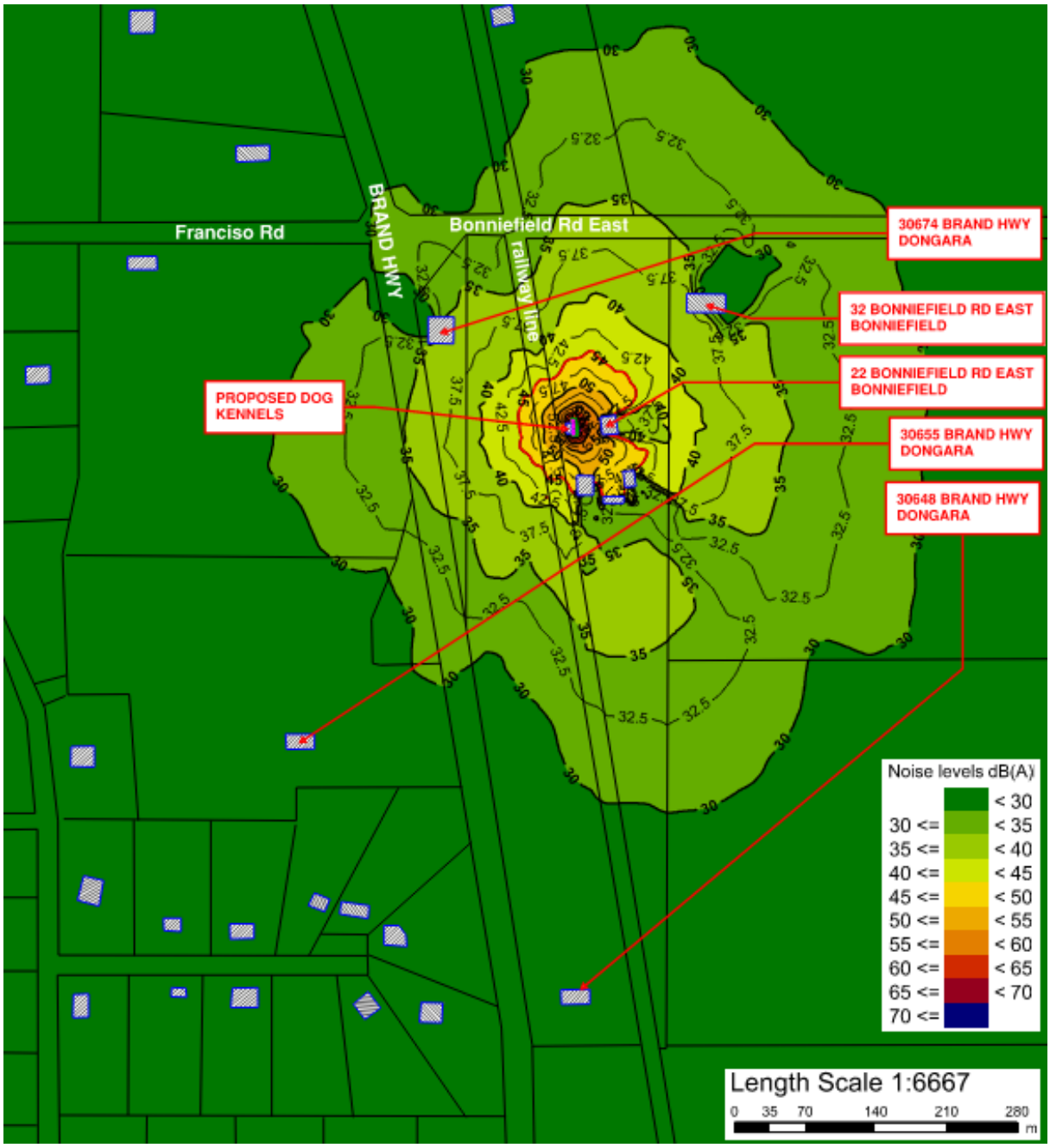


FIGURE N1.2: OUTDOOR MODEL LA10 = 45 dB(A) with Concawe Wind Conditions

Monday to Saturday 7am to 7pm

5 Large Dogs Barking Outdoors continuously for a minimum of 15 minutes in the play area which incorporates a 2.1m high acoustic barrier on all sides.

Concawe Wind Conditions = a fictitious 4 m/s wind blowing outwards in a 360° pattern from the source (dogs) to the receiver (residences).

Complies with the EPNR.

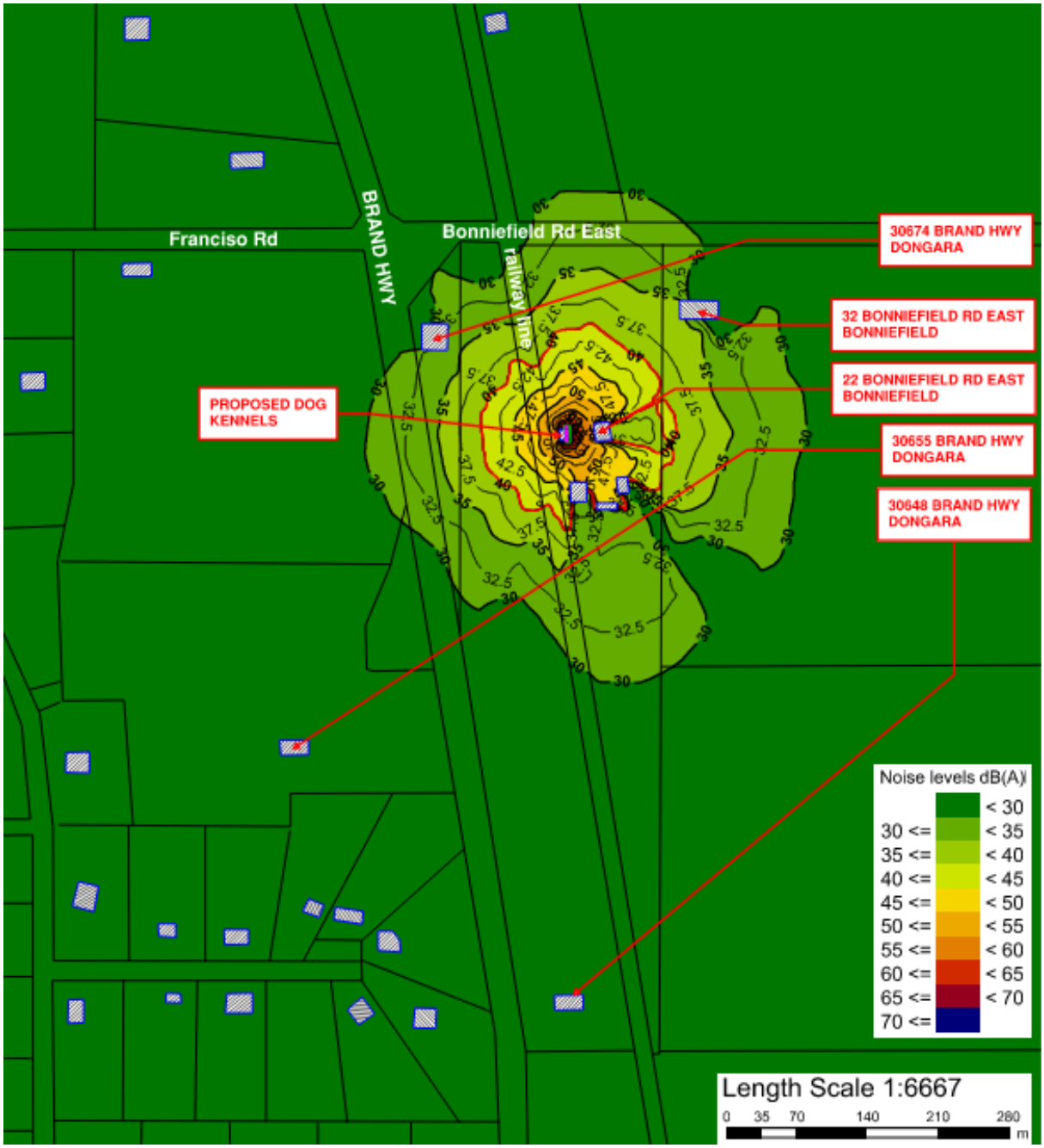


FIGURE N2.1: OUTDOOR MODEL LA10 = 40 dB(A) with Calm Wind Conditions

Sunday & Public Holidays 9am to 7pm

5 Large Dogs Barking Outdoors in Play Area continuously for a minimum of 15 minutes.

Calm Wind Conditions.

Complies with the EPNR.

NB: Night time noise contours will be 10 to 20 dB(A) lower due to attenuation of the kennel structure thus still retaining compliance with the EPNR.

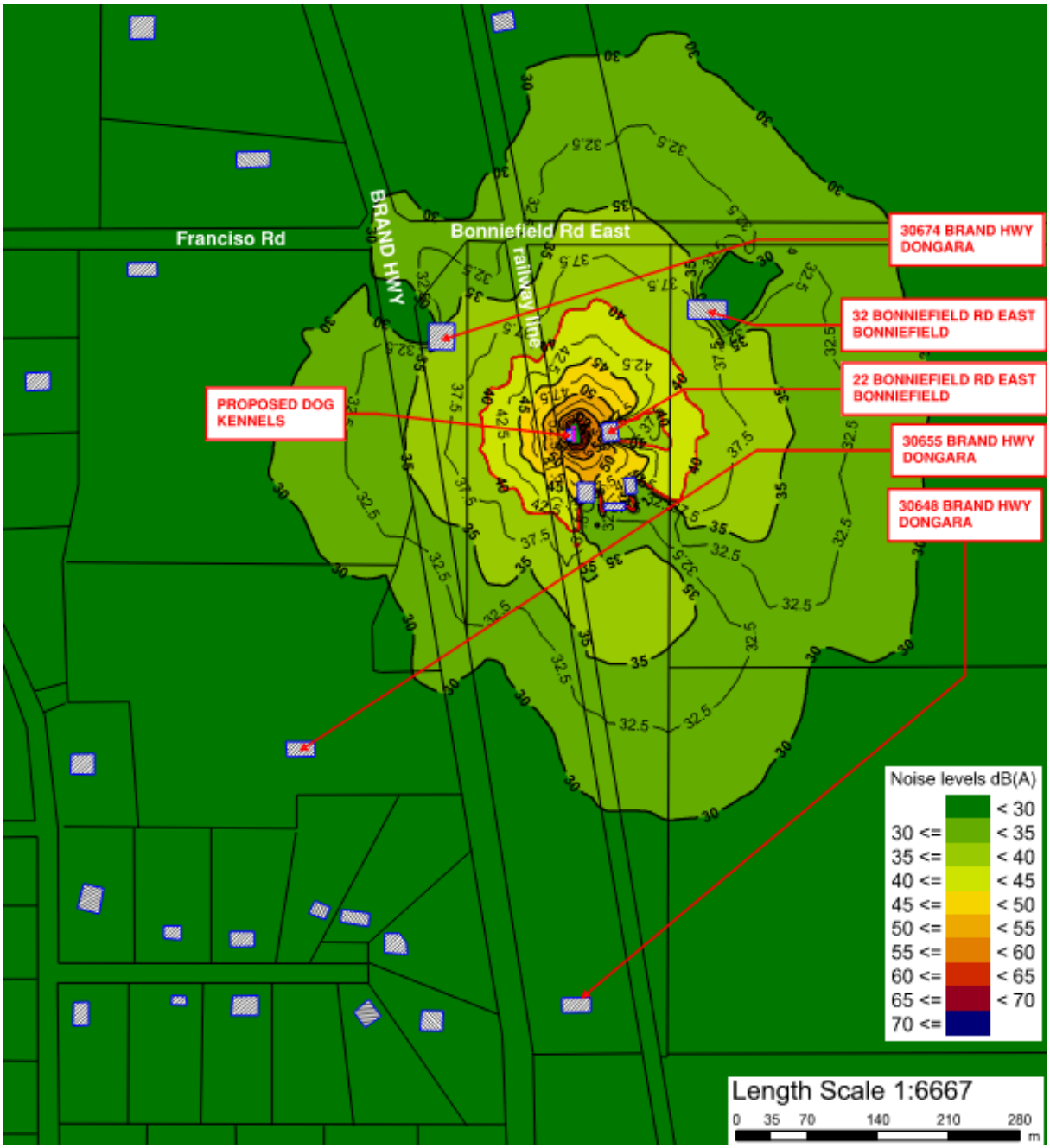


FIGURE N2.2: OUTDOOR MODEL LA10 = 40 dB(A) with Concawe Wind Conditions

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Complies with the EPNR.

NB: Night time noise contours will be 10 to 20 dB(A) lower due to attenuation of the kennel structure thus still retaining compliance with the EPNR.

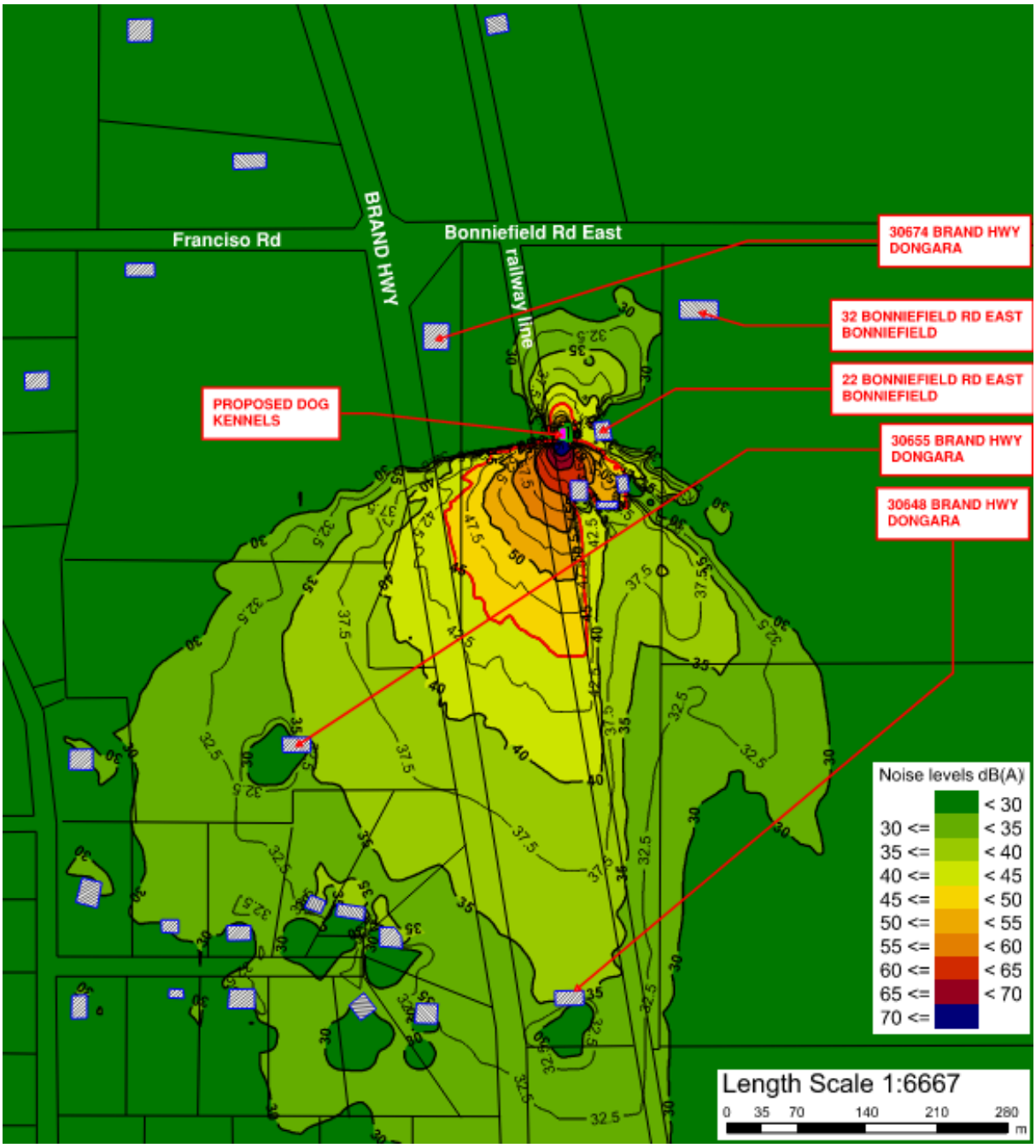


FIGURE N3.1: INDOOR MODEL LA10 = 45 dB(A) with Calm Wind Conditions

Monday to Saturday 7am to 7pm
10 Large Dogs Barking Indoors continuously for a minimum of 15 minutes.

Kennel North Door Closed & South Door Open.

Calm Wind Conditions.

Complies with the EPNR.

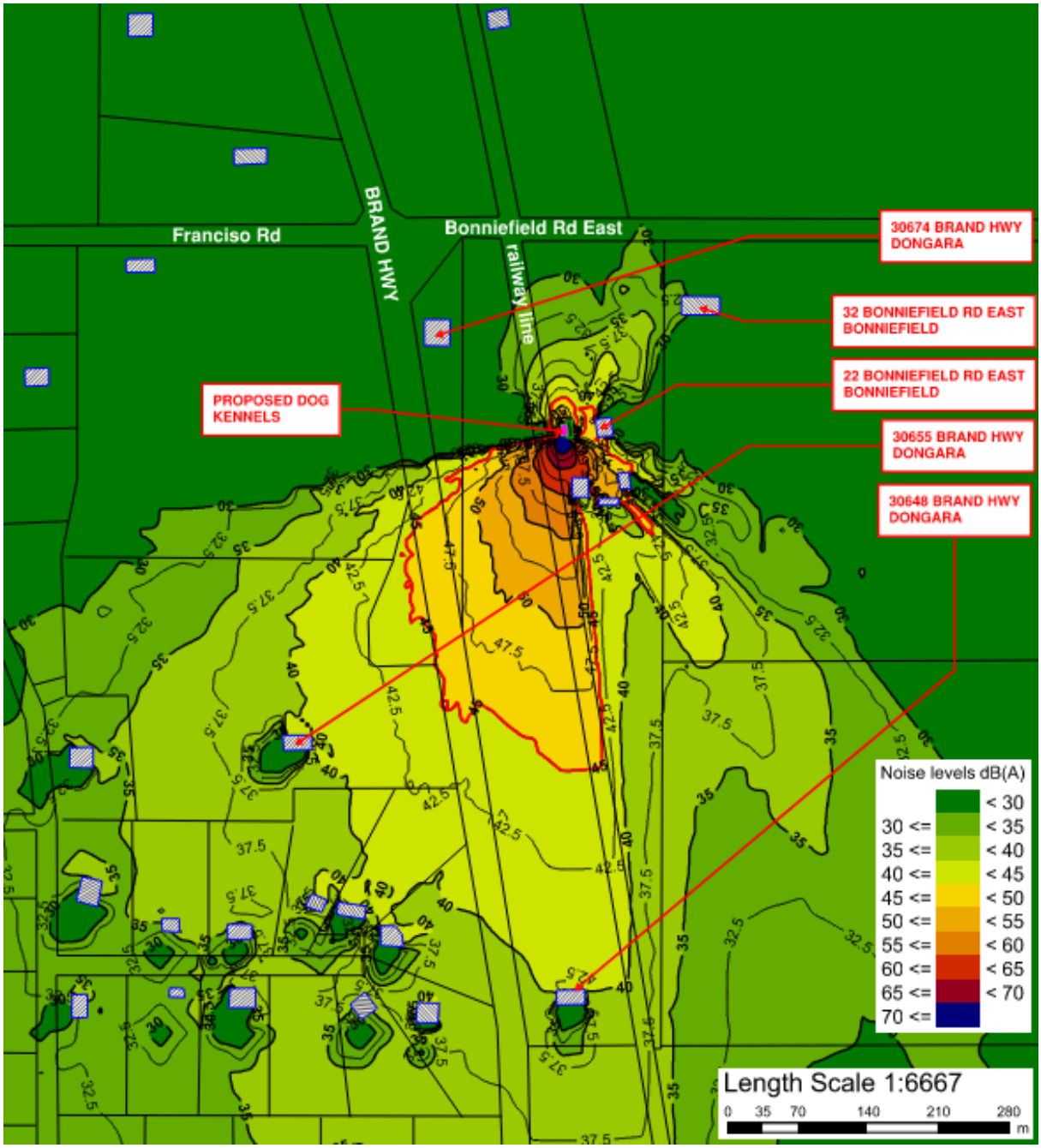


FIGURE N3.2: INDOOR MODEL LA10 = 45 dB(A) with Concawe Wind Conditions

Monday to Saturday 7am to 7pm
10 Large Dogs Barking Indoors continuously for a minimum of 15 minutes.

Kennel North Door Closed & South Door Open.

Concawe Wind Conditions = a fictitious 4 m/s wind blowing outwards in a 360° pattern from the source (dogs) to the receiver (residences).

Complies with the EPNR.

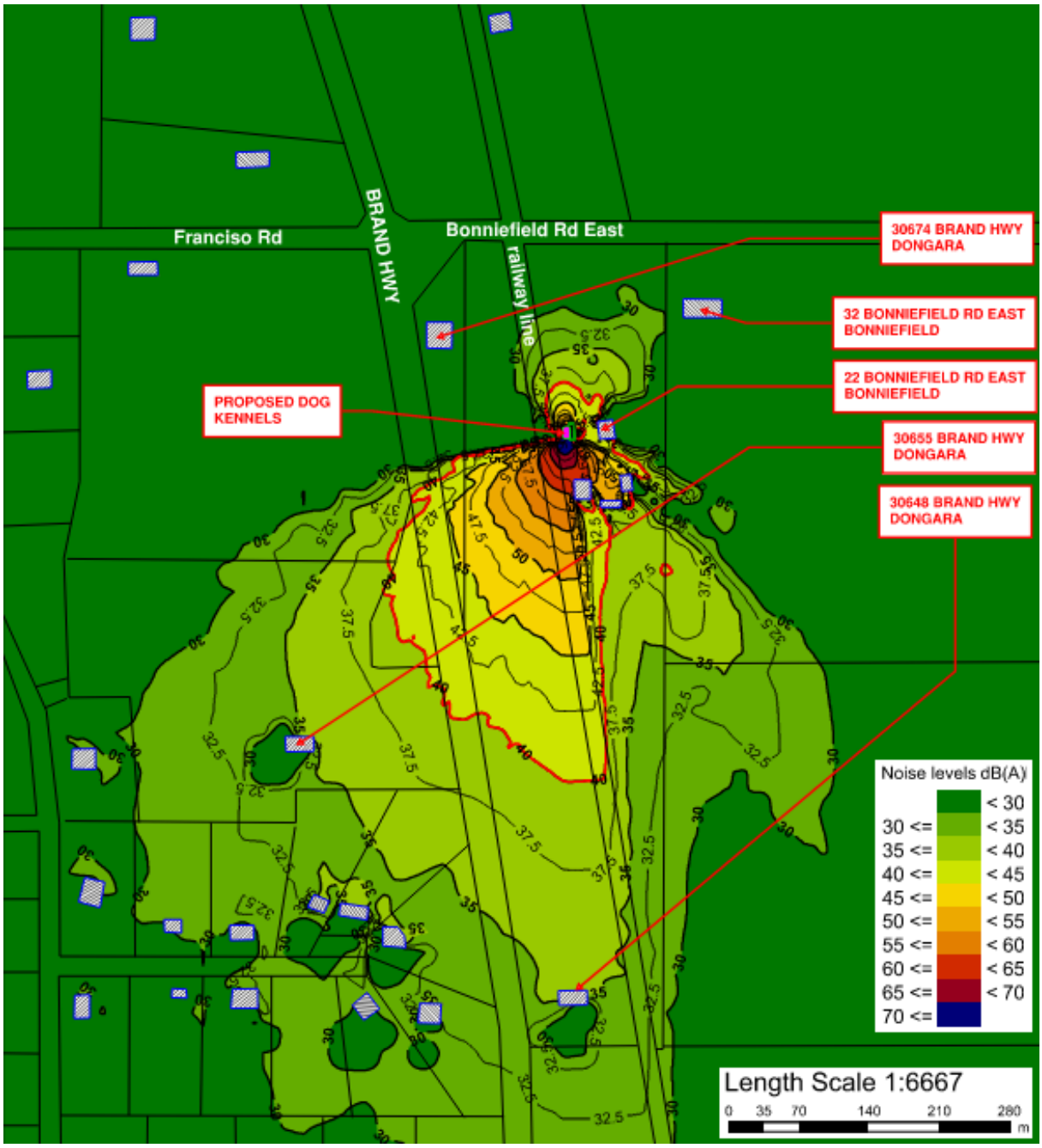


FIGURE N4.1: INDOOR MODEL LA10 = 40 dB(A) with Calm Wind Conditions

Sunday & Public Holidays 9am to 7pm
10 Large Dogs Barking Indoors continuously for a minimum of 15 minutes.

Kennel North Door Closed & South Door Open.

Calm Wind Conditions.

Complies with the EPNR.

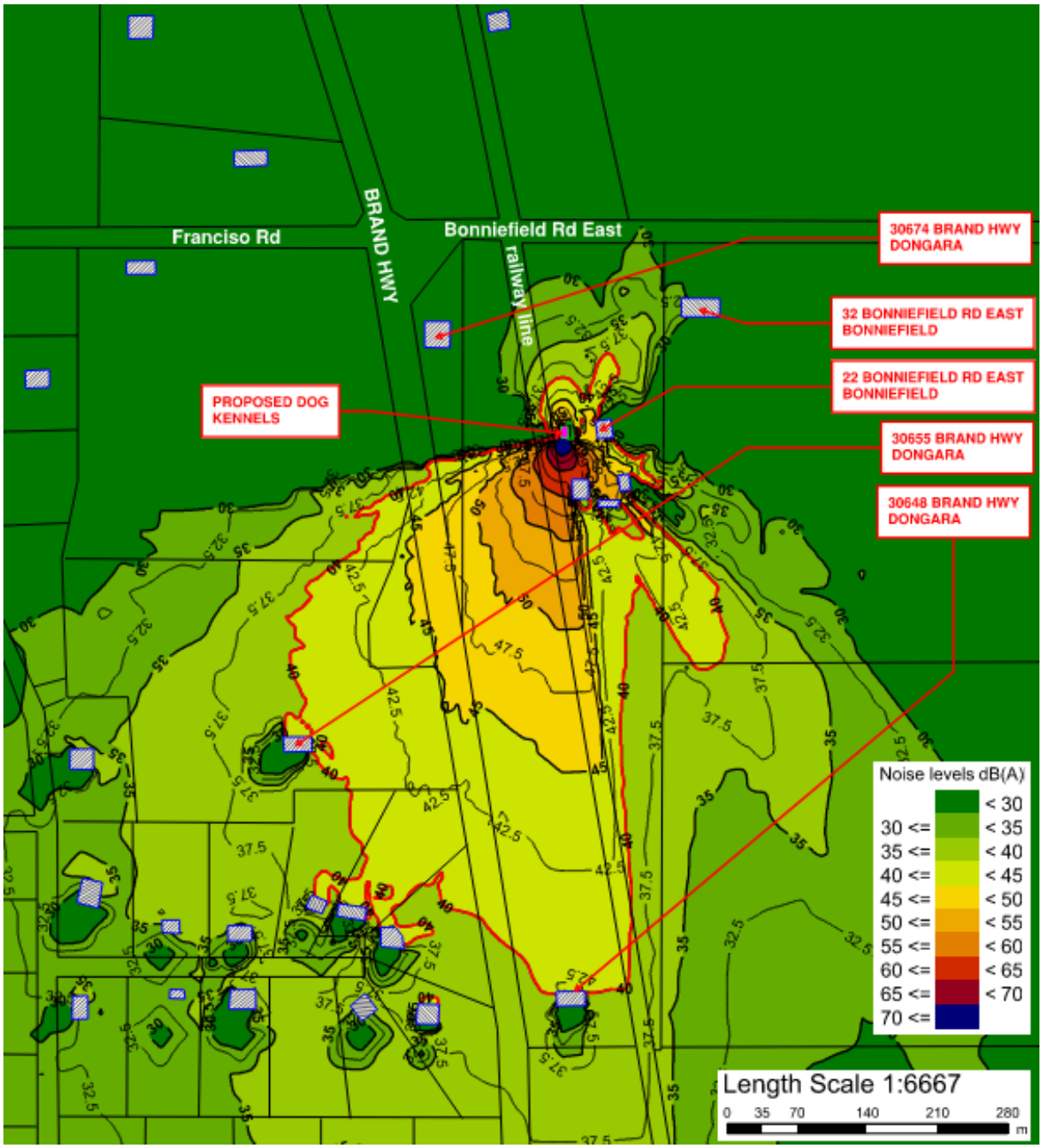


FIGURE N4.2: INDOOR MODEL LA10 = 45 dB(A) with Concawe Wind Conditions

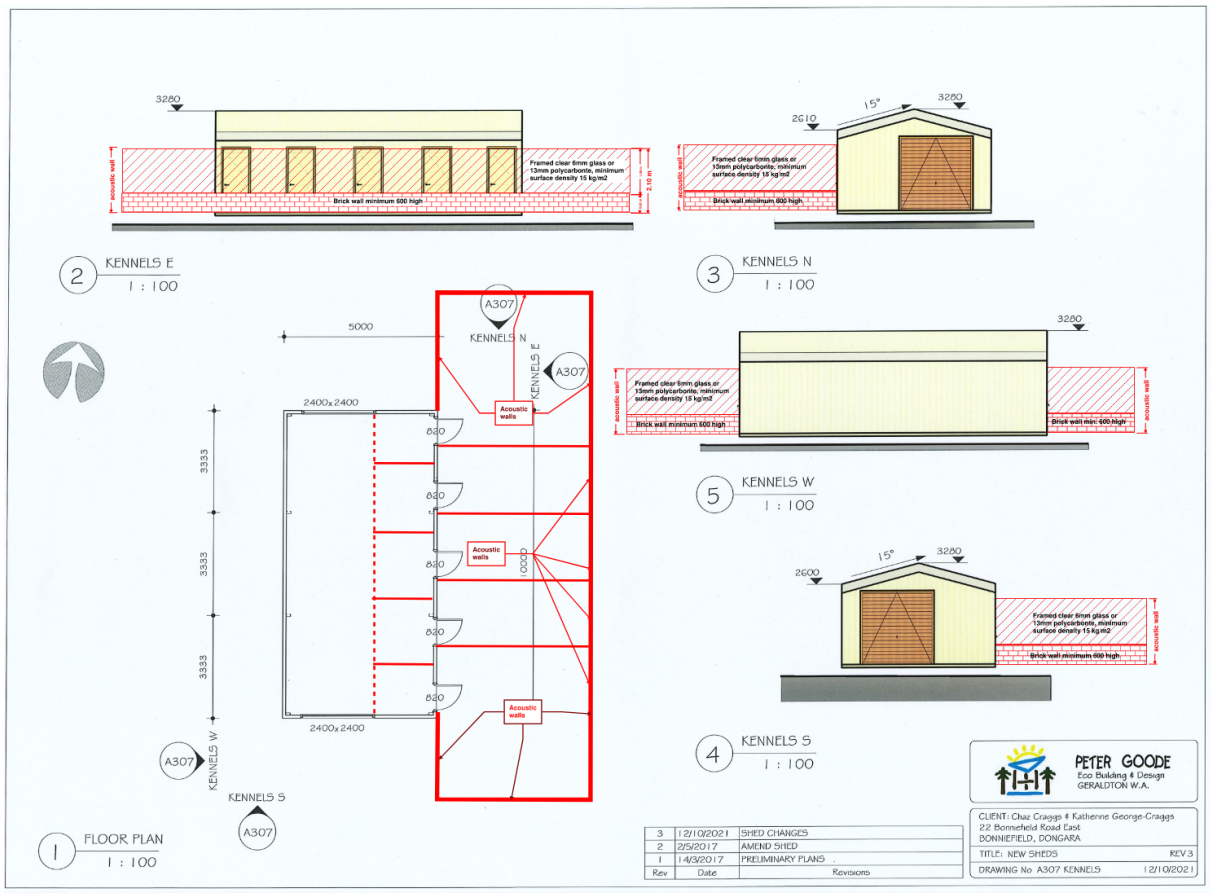
Sunday & Public Holidays 9am to 7pm
10 Large Dogs Barking Indoors continuously for a minimum of 15 minutes.

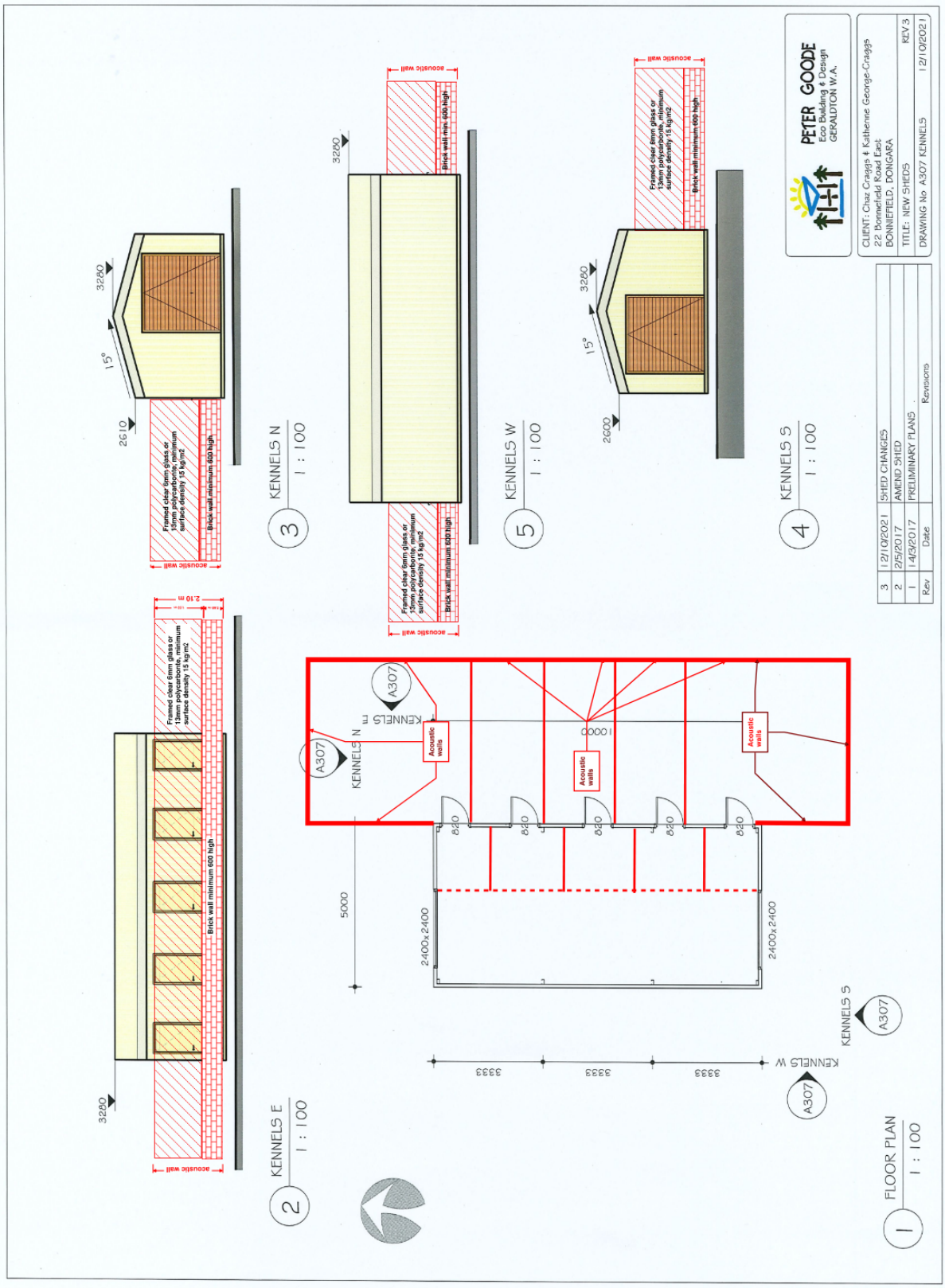
Kennel North Door Closed & South Door Open.

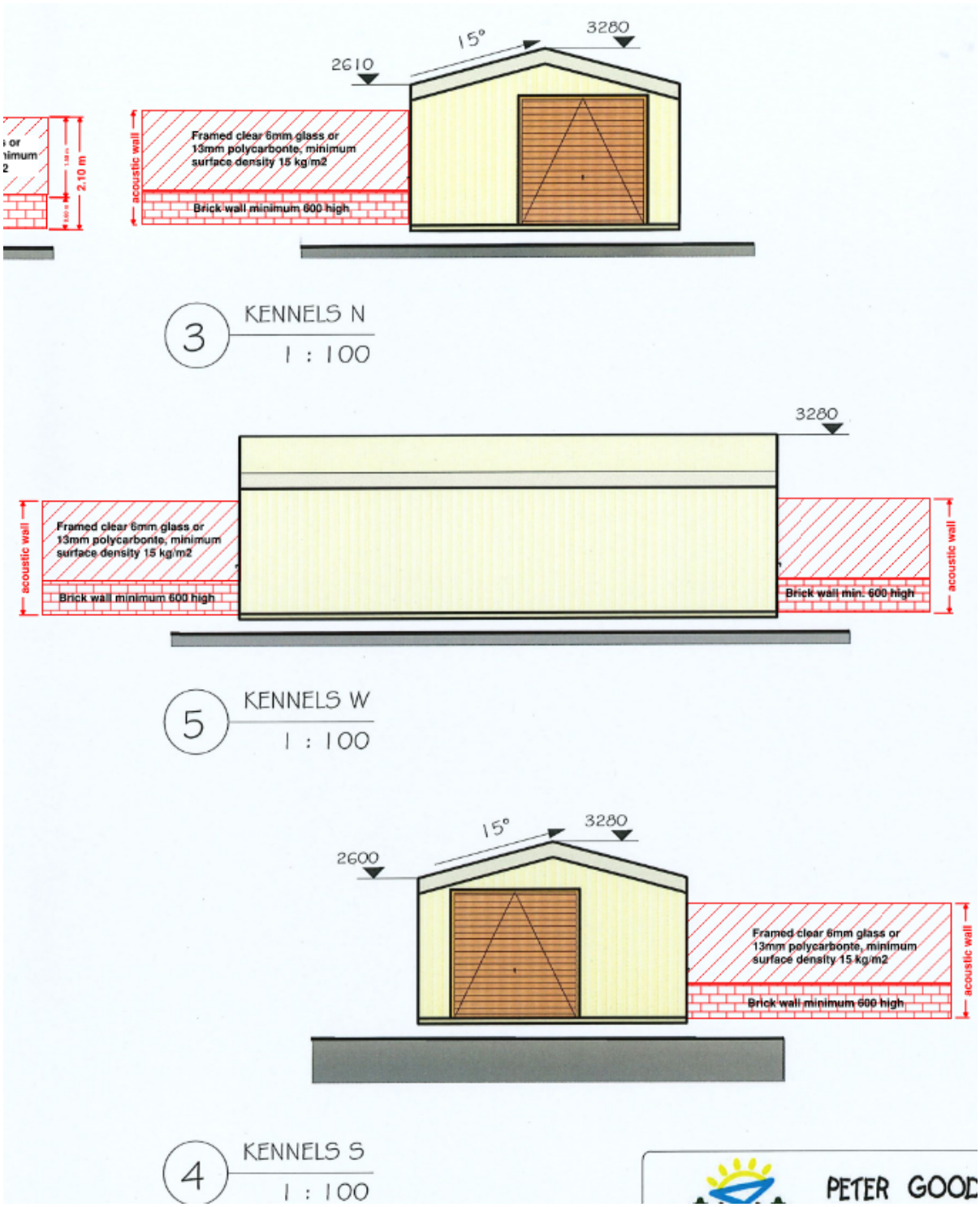
Concawe Wind Conditions = a fictitious 4 m/s wind blowing outwards in a 360° pattern from the source (dogs) to the receiver (residences).

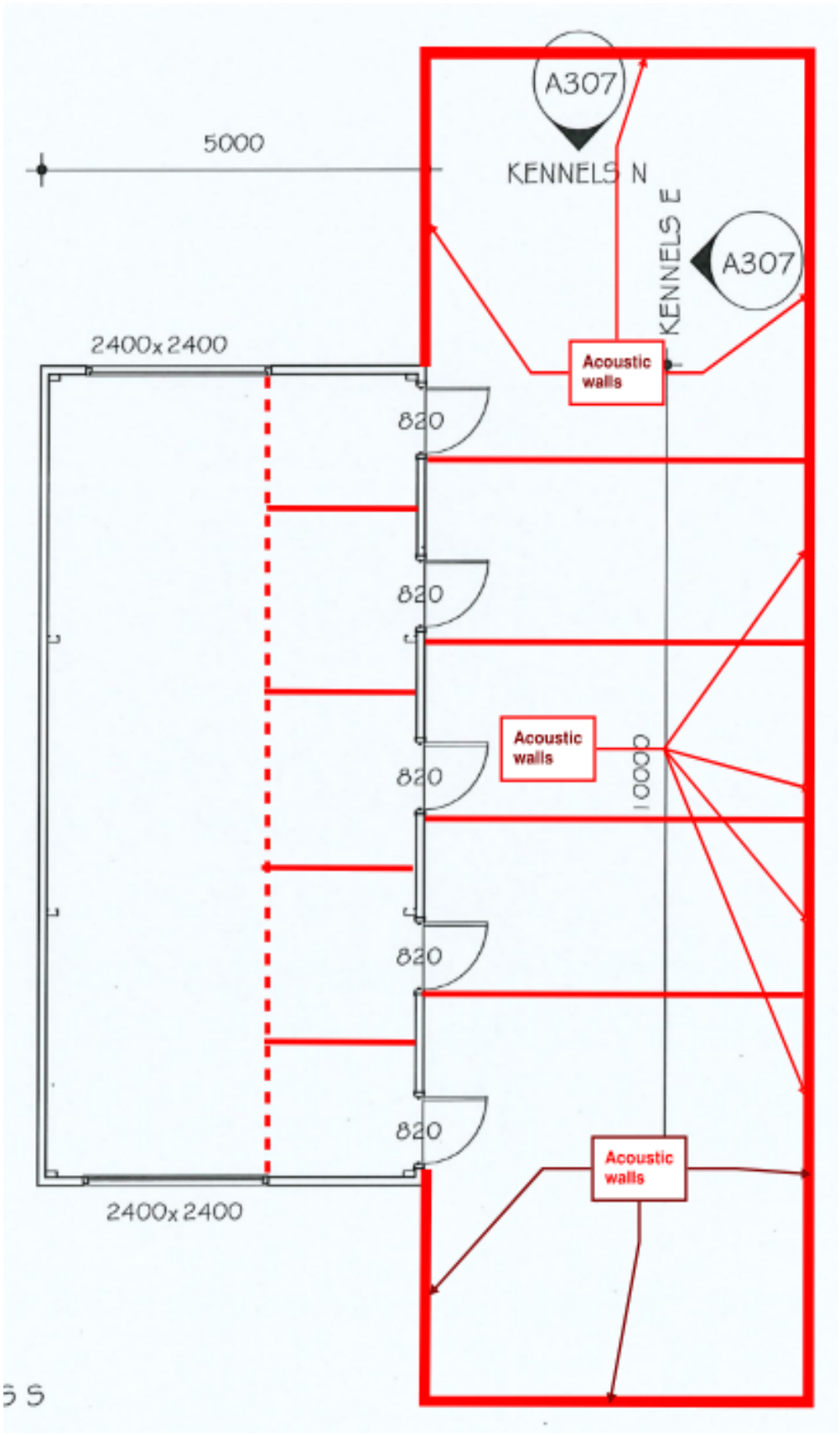
Does not comply with the EPNR but NDE's opinion is that this is an unrealistic scenario.

ANNEX R – RECOMMENDATIONS




PETER GOODE
Eco Building & Design
GERALDTON W.A.
CLIENT: Chaz Craggs & Katherine George-Craggs
22 Bonniefield Road East
BONNIEFIELD, DONGARA
TITLE: NEW SHEDS
REV 3
DRAWING No A307 KENNELS
12/10/2021
Rev | Date | Revisions
3 | 12/10/2021 | SHED CHANGES
2 | 25/2017 | AMEND SHED
1 | 14/3/2017 | PRELIMINARY PLANS
KENNELS N
1 : 100
KENNELS E
1 : 100
KENNELS W
1 : 100
KENNELS S
1 : 100
FLOOR PLAN
1 : 100
3280
2610
2600
15°
acoustic wall
Framed clear 6mm glass or 10mm polycarbonite, minimum surface density 15 kg/m2
Brick wall minimum 600 high
Brick wall minimum 600 high
Acoustic walls
A307
5000
2400x2400
3333
820
2.10 m


15°
3280
2610
Framed clear 6mm glass or
13mm polycarbonte, minimum
surface density 15 kg/m2
acoustic wall
Brick wall minimum 600 high
2.10 m
3
KENNELS N
1 : 100
3280
Framed clear 6mm glass or
13mm polycarbonte, minimum
surface density 15 kg/m2
acoustic wall
Brick wall minimum 600 high
Brick wall min. 600 high
acoustic wall
5
KENNELS W
1 : 100
15°
3280
2600
Framed clear 6mm glass or
13mm polycarbonte, minimum
surface density 15 kg/m2
Brick wall minimum 600 high
acoustic wall
4
KENNELS S
1 : 100
PETER GOOD


A307
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KENNELS N
KENNELS E
A307
2400x2400
Acoustic walls
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820
Acoustic walls
10000
820
820
820
Acoustic walls
2400x2400

ANNEX S – SITE PLANS

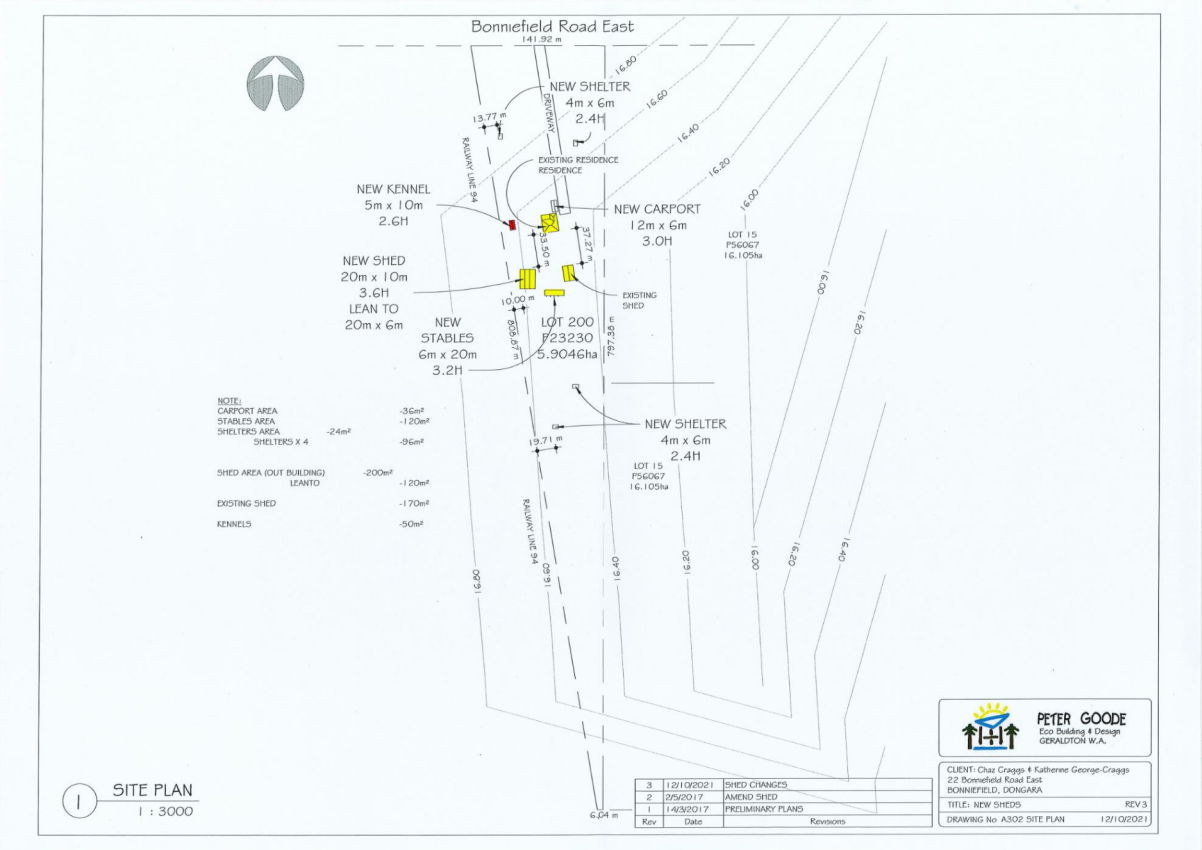


Figure S1: SITE PLAN

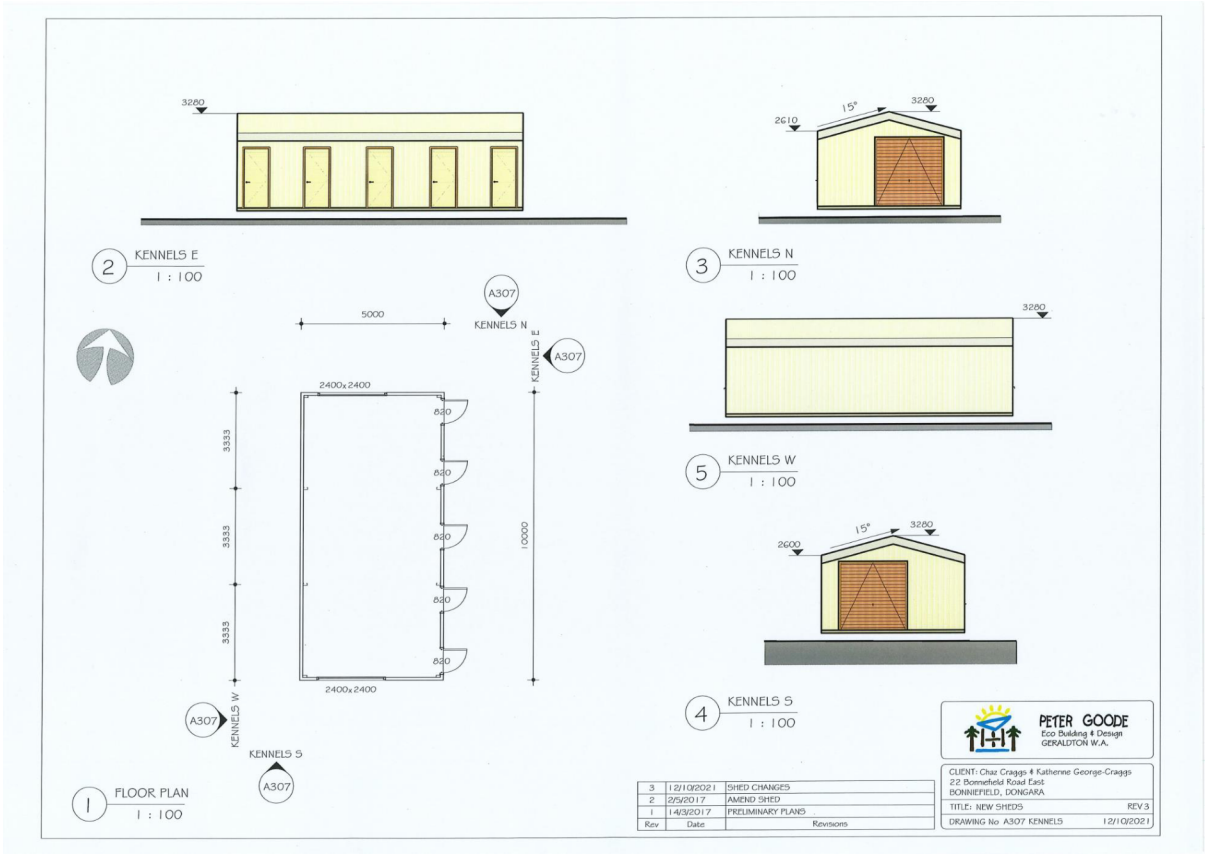


Figure S1: PLANS

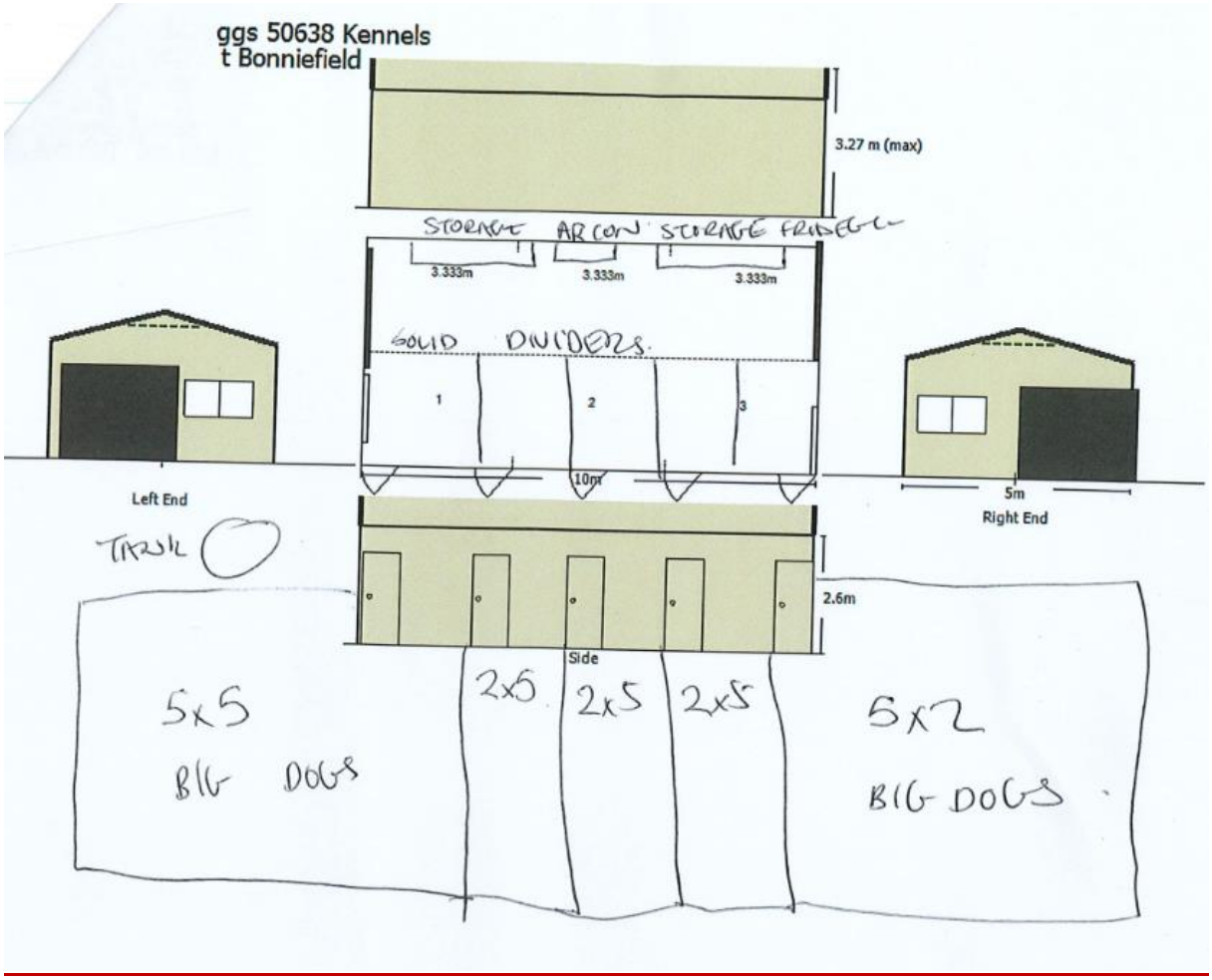


Figure S2: PLAN SITE EXTRACT

ATTACHMENT 2: ID03-08/23

Government Services Agency Submission

GOVERNMENT OF WESTERN AUSTRALIA

Department of
Primary Industries and Regional Development

Your reference: Dog kennel
Our reference: LUP 1572
Enquiries: Grant Stainer

Kathryn Jackson
Planning Officer
Shire of Irwin
PMB 21
Dongara WA 6525
planning@irwin.wa.gov.au

Date: 13 April 2023

Dear Ms Jackson,

Development application for a proposed animal establishment (dog kennel) – 22 (Lot 200) Bonniefield Road East, Bonniefield

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

DPIRD does not object to the abovementioned proposal, but offers the following comments.

The property is located in a rural area, where there is the potential for nearby properties to be running livestock such as sheep.

The proponent should develop a management plan in collaboration with the neighbouring properties that details how escapee dogs trespassing onto the nearby properties will be addressed, in particular what to do when such dogs kill any livestock in the process.

The engineering report highlights that there are a number of instances where the acoustic levels may not comply with the *Environmental Protection (Noise) Regulations 1997* (EPNR). The engineering report considers these scenarios to be unrealistic.

75 York Road Northam 6401
PO Box 483 Northam WA 6401
Telephone +61 (0)8 9690 2000 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

Regardless of how unrealistic they are, there need to be engineering solutions put in place to ensure that these noise impacts cannot affect nearby receptors, even if these scenarios are uncommon.

The proponents should also prepare and maintain a register for any odour related complaints, along with a management plan to ensure any complaints are addressed.

For more information, please contact Grant Stainer on 90813 113 or grantley.stainer@dpird.wa.gov.au

Yours sincerely,



Heather Percy
Principal Research Scientist
Agriculture Resource Management Assessment
Sustainability and Biosecurity

Government of **Western Australia**
Department of **Health**

Your Ref:
Our Ref: EHB-01855 D-AA-23/168196
Contact: Chris Hill/ Phill Oorjitham 9222 2000

Shane Ivers
Chief Executive Officer
Shire of Irwin
PMB 21
DONGARA WA 6525

Attention: Kathryn Jackson

Via email: planning@irwin.wa.gov.au

Dear Mr Ivers

PROPOSED ANIMAL ESTABLISHMENT (DOG KENNEL) — 22 (LOT 200) BONNIFIELD ROAD EAST, BONNIEFIELD

Thank you for your letter of 23 March 2023, requesting comments from the Department of Health (DoH) on the above proposal.

The DoH provides the following comments:

> Ensure that waste from the kennels is adequately disposed of in accordance with the Shire of Irwin requirements. The Shire of Irwin, Environmental Health Officer, may have requirements about the disposal of waste and cleaning water and should be consulted.
>
> The kennels should also be operated so that they do not impact on the health or amenity of any surrounding sensitive receptors.

Should you have any queries or require further information please contact Chris Hill or Phill Oorjitham on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

05 April 2023

189 Royal Street East Perth Western Australia 6004
Telephone (08) 9222 2000 TTY 133 677
PO Box 8172 Perth Business Centre Western Australia 6849
ABN 28 684 750 332
www.health.wa.gov.au

ATTACHMENT 1: ID03-08/23

Application for Development Approval

PLANNING ASSESSMENT REPORT

Planning Permit Application for a Telecommunications Facility

3 Armstrong Street, Dongara WA 6525

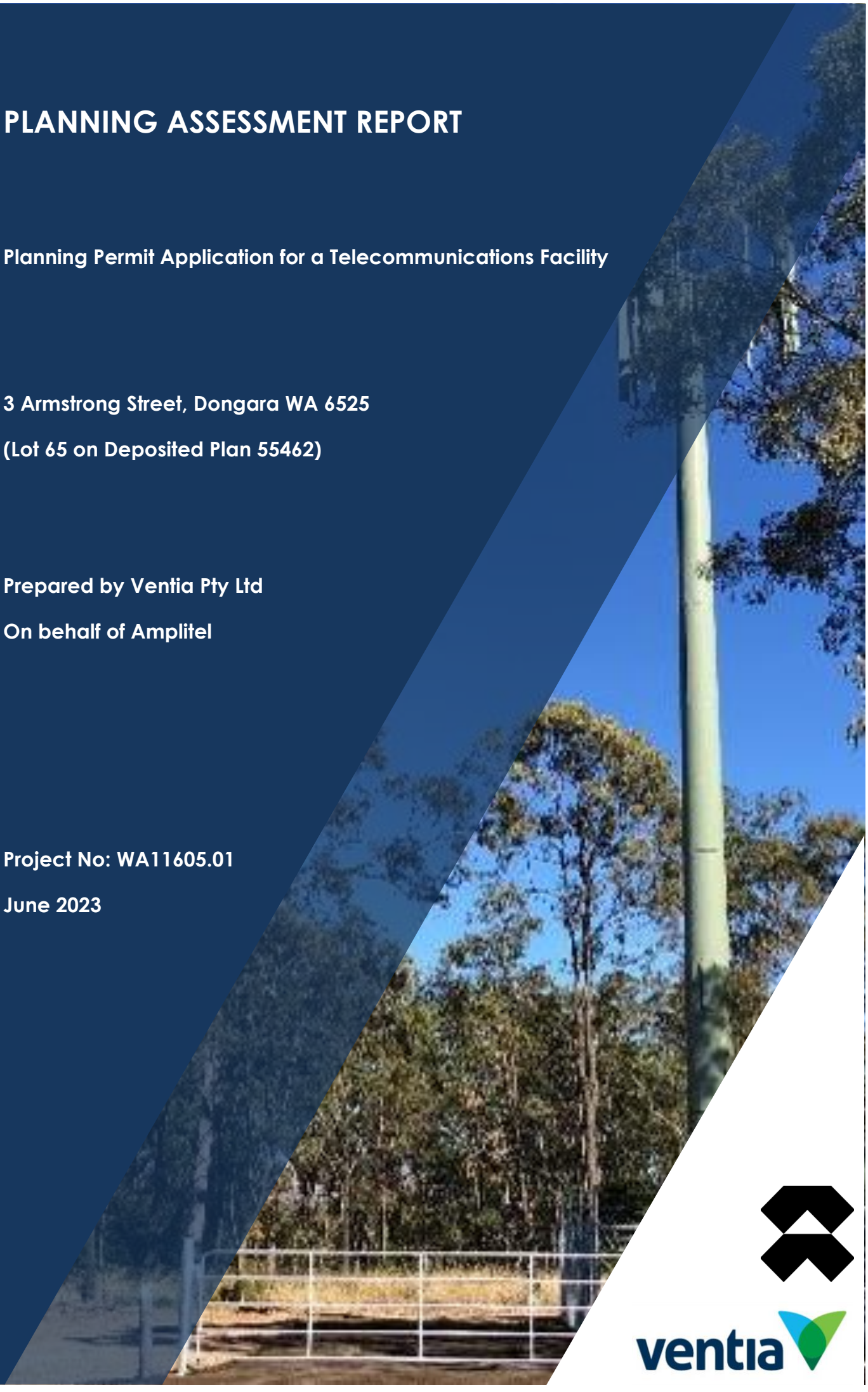
(Lot 65 on Deposited Plan 55462)

Prepared by Ventia Pty Ltd

On behalf of Amplitel

Project No: WA11605.01

June 2023



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Document Quality Control

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1.0 EXECUTIVE SUMMARY

1.1 Site and Proposal Details

Address of Site	3 Armstrong Street, Dongara WA 6525.
Legal Property Description	Lot 65 on Deposited Plan 55462
Coordinates	-29.252057, 114.930289
Site Area	567m²
Registered Owner	Telstra Corporation Limited
Local Authority	Shire of Irwin
Proposal	30m high monopole tower, six (6) panel antennas on a circular headframe, one (1) equipment shelter not more than 3m high with a base area of not more than 7.5m² at the base of the tower and ancillary equipment. This is to be installed within the existing site.
Planning Instrument	Shire of Irwin Local Planning Scheme No. 5
Zone	Town Centre Zone
Overlays	None
Application seeking	Development permit for a Telecommunications Facility
Use definition	Telecommunications Facility

1.2 Applicant Details

Applicant	Amplitel C/- Ventia Australia Pty Ltd
Contact Person	Marc Bays (02) 6124 4423 Marc.bays@ventia.com
Our Reference	WA11605.01 Dongara Exchange

2.0 INTRODUCTION

This report has been prepared by Ventia on behalf of Amplitel as supporting information to a Planning Permit Application for the works and use of a Telecommunications Facility at 3 Armstrong Street, Dongara WA 6525. The property is formally described as Lot 65 on Deposited Plan 55462.

Amplitel, a new company part of the Telstra Group is currently undertaking work across Australia to support and expand the new mobile phone infrastructure and coverage for Telstra and other Carrier to improve customer experience through faster and more reliable voice and data services.

Due to an industry-specific network requirement, Amplitel have identified the need to install a telecommunications facility on the site to improve both voice and data services within the surrounding area. Furthermore, the facility will provide 4G and 5G services to the surrounding Dongara area.

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.

An extensive site selection process has been completed prior to selecting the subject site as the nominated candidate for a new Telecommunications Facility. This site selection process included considering a variety of factors including planning scheme considerations technical and coverage objectives, cost considerations, land tenure, visual impact and engineering/design criteria. The site was selected as the most appropriate location based on the above considerations, which are outline in **Section 8** of the report.

The proposal is subject to the provisions of the *WA Planning and Development Act 2005* and the provisions of the *Shire of Irwin Local Planning Scheme No. 5*.

3.0 PROPOSED SCOPE OF WORKS

The proposal is inclusive of the following scope of works:

- Installation of one (1) new 30m high monopole;
- Installation of one (1) new circular headframe;
- Installation of six (6) new panel antennas (no greater than 2.8m in length);
- Installation of one (1) Telstra Equipment Shelter that is not more than 3m high with a base area of not more than 7.5m² at the base of the aforementioned tower; and
- Installation of associated ancillary cabling and equipment.

Refer to Plans attached in **Appendix A** for further details and **Appendix B** for Land Titles.

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 1997. The proposed telecommunications facility installation **is not defined as a low-impact facility** and is therefore subject to relevant State and local planning provisions.

Pursuant to the *Planning and Development Act 2005* (**PDA**), the proposal constitutes a change of use and requires a development application to be made to Shire of Irwin Council (**Council**) for approval.

The proposal is subject to the *Shire of Irwin Local Planning Scheme No. 5* (the **local planning scheme**). The proposal has addressed the applicable provisions of the planning scheme in **Section 11** of this report.

Under the planning scheme, the proposed scope of works meet the definition for 'telecommunications infrastructure' and the site is within a 'town centre' zone and subject to no overlay features. As such, the use will not be permitted unless Council has exercised its discretion by granting development approval.

This Planning Assessment Report demonstrates compliance of the proposal against the local planning scheme and the applicable overlay provisions.

Based on the above, the proposed application to install a Telecommunications Facility at 3 Armstrong Street, Dongara is considered appropriate for the site and warrants favourable consideration by Council.

4.0 PURPOSE OF THE PROPOSAL

To cater for the growing demand for mobile services, Telstra has embarked on a nationwide rollout to deliver an improved, reliable telecommunications network to the Australian public. The rollout will provide improved mobile coverage and enhanced services in metropolitan, regional and rural areas throughout Australia. This rollout consists of the upgrade of existing telecommunications facilities and where required the installation of new mobile base stations to expand the coverage footprint and offer seamless mobile services.

Additional base stations are required where surrounding facilities cannot provide sufficient coverage to a target area. New facilities are also required when existing base stations are fully utilised and cannot serve additional users in the area. Amplitel and Telstra have undertaken analysis of the Telstra mobile network in Dongara and have identified areas where coverage and network quality needs to be improved. These include existing commercial and residential areas, as well as the future residential areas to the west. If this investment is not made, the following main issues will arise:

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

As noted above, the dearth of Telecommunications Facilities in Dongara does not only deprive existing users of signal, but also puts at risk the availability of 21st century services to facilitate residential expansion.

Once a need for improved network performance has been identified, the optimisation of existing facilities throughout the region is explored and undertaken where required. In some cases, this option resolves network deficiencies in an area. However, in this situation the optimisation of surrounding facilities has not been able to achieve a satisfactory outcome for the network in Dongara. Further investigations into the use of other Carrier and broadcast facilities within the area have also been completed. This is discussed in the Site Selection Process of this report.

5.0 THE NEED FOR THE PROPOSAL

Access to wireless services is a critical requirement in the modern era. While Australia has among the fastest mobile networks speeds across the globe, there is an identified coverage disparity between urban and rural areas. This disparity is due to the population concentration in urban areas, with existing wireless services covering 99% of the population but only 33% of the total landmass. As a result, major transport routes and large landholdings miss out on the critical wireless services available in urban areas.

While satellite services for mobile phone and data are available in some rural areas, the steep cost for landholders, unreliability and low data caps are all significant impediments to their daily use.

The 2018 Regional Telecommunications Review (the **Edwards Review**) brought these issues into clear focus, with important findings relating to:

- economic benefits; and
- social benefits

The Edwards Review found that economic benefits in regional areas are increasingly linked to wireless services, with regional businesses in a weak position to take advantage of new digital applications and economic opportunities. The Australian Government Response to the review strengthened this argument, stating that "*digital agriculture could increase the gross value of Australian agricultural production by $20.3 billion, a 25% increase over 2014-15 levels. The greatest gains are expected to come from remote monitoring, automation, better tailoring of inputs such as fertiliser and seed, and environmental benefits such as efficiencies in water and pest management*".

Tourism is often touted as a key asset to Australia as a whole, with the emerging areas of agri-tourism and eco-tourism combining with the rich and unique history and experiences available in outback areas to provide new economic opportunities for regional areas. Connectivity is a driver of such economic opportunities, even in rural areas. Data from Tourism Australia shows that 289 million visitor nights were spent in regional Australia in 2017, up from 234 million in 2012. The Edwards Report includes first-hand examples from regional tourism operators on the challenges they have faced and how technologies have or could improve their businesses.

The education opportunities in regional areas of Australia have lagged behind those in urban areas for several decades (Karmel. 1973 and Lamb et al. 2014). The need to send children and young adults to cities to obtain the education available in urban areas was long seen as a necessity. The advent of digital education services has proven a boon in ensuring that families in regional areas can stay together while still receiving a high-quality education. Irrespective of students being educated via distance or at local schools, education is increasingly digital. With video being a key component of lessons, access to wireless services is essential.

Social cohesion and connectivity is another important aspect of the digital age. Expanded wireless services allow for regional and rural communities more options to communicate with each other and with relatives and/or friends in other cities and countries. Additionally, rural and remote communities are less likely to have access to a range of health care services (Rural Health Standing Committee, 2016: National Strategic Framework for Rural and Remote Health). Given the natural hazards such as drought, bushfires and floods that are a frequent and ongoing occurrence in Australia, access to mental health services can be of critical importance. Wireless

services allow for more communications opportunities in regional areas and opens additional avenues for mental health services (National Mental Health Commission, 2018).

Wireless services are also important for safety reasons, particularly in relation to the aforementioned natural hazards present in Australia. The 2017-2018 ACMA Communications Report showed that in 2017-2018 there were nine (9) millions calls made to emergency services numbers, and increase of 4.8 per cent from 2016-2017, with the majority made from mobile phones. This increase in emergency numbers calls from mobile phones is a continuing trend, with the share increase by approximately 2-3% on average every year from 2012-2014. In regional and remote communities, where potentially dangerous tasks are undertaken on a daily basis, but where neighbours or family members are oftentimes out of earshot, the ability to call for assistance from a mobile phone can be critical.

The proposal is an important aspect of bridging the digital disparity between denser urban area and regional communities, and in doing so better supporting their communities in a range of areas, including economic, education, social and safety.

6.0 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 4G and 5G network solution to the Dongara 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.

7.0 SITE SELECTION PROCESS

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

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

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

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

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

8.0 CANDIDATE SITES

Amplitel carefully examined a range of possible deployment options in the area before concluding that a new mobile base station at 3 Armstrong Street, Dongara would be the most appropriate solution to provide necessary mobile phone coverage to the Dongara 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.

8.1 Colocation opportunities

The Communications Alliance Ltd. (formerly Australian Communications Industry Forum Ltd. - ACIF) Industry Code C564:2020 – Mobile Phone Base Station Deployment promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. It should also be noted that as a first preference, Amplitel attempts to utilise, where possible, any existing infrastructure or co-location opportunities. Co-location is the beneficial reuse of an existing tall structure to negate a need for a new tower in the area, with antennas and equipment being placed on the existing tall structure and the immediate ground area. Co-locations will commonly include an existing Telecommunications Facility, but can include tall residential buildings, radio towers, or government assets such as water tanks.

Figure 1 shows all existing tall infrastructure and existing and proposed telecommunications facilities surrounding within the surrounding area.

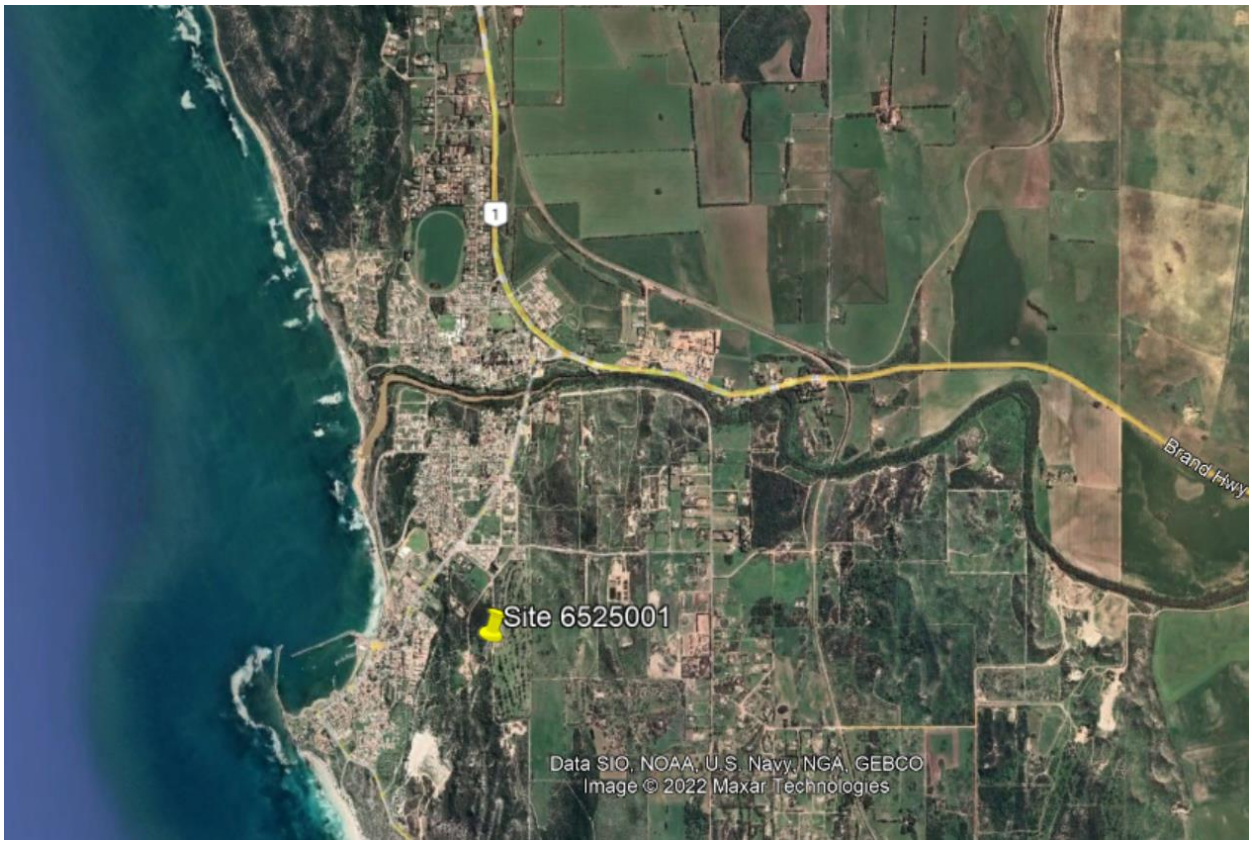


Figure 1: Location of candidates for co-location *Source: www.rfnsa.com.au and Google Earth*

The characteristics of the co-location candidates identified in **Figure 1** are provided below in **Table 1**.

Table 1: Summary of co-location opportunities within the Dongara area

RFNSA Site No.	Site Address	Structure type	Is site constructed?	Suitable for co-location?	Comments
6525001	Lot 943 Plan 194894 Dee Street Port Denison WA 6525	81m Steel Guyed Mast	Yes	No	Amplitel Tower in Port Denison is over 2 km away from Dongara town centre and has existing Telstra, Optus, Vodafone antennas on it and is not able to provide adequate 4G and 5G coverage to the northern part of Dongara and the Dongara town centre targeted area.
	Dongara Police Station 3 Waldeck Street Dongara WA 6525	30m Mast Tower	Yes	No	Mast tower could not adequately support headframe and 6 panel antennas proposed. If not significant strengthening works, it would require the tower to be replaced with a different structure. Other constraints include the site being a former school featured in the municipal inventory and obtaining consent from the landowner.

As indicated in **Figure 1**, the closest existing telecommunications facility is located at Dee Street, Port Denison WA 6525 (RFNSA 6525001) which is over 2KM from the approximate centre of the targeted coverage area. As this facility is unable to provide coverage to the targeted coverage area it was not considered a feasible co-location option.

.

8.2 Candidates considered

The site selected for this application is deemed to be the most optimal location to achieve the required coverage for the targeted coverage area and requires the installation of a new mobile base station. Alternative candidates were considered, though the residential areas in between the candidates were excluded due to issues with amenity, land size and existing use conflicts. The target coverage area was identified as largely compromising several single dwelling residential housing lots, town centre zoned properties, a school and one local park reserve.

Following feedback from Shire of Irwin regarding the potential for using the 3 Waldeck Street Police site instead, Amplitel can confirm that neither a co-location or greenfield solution at that site is viable for the reasons outline in **Table 1** and **Table 2**.

Figure 2 provides a map of the non-colocation candidates considered for the proposed facility. Details on these alternative candidates are further outlined in

Table 2 as part of the site selection process.



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

Table 2: Summary of non-colocation candidates considered

Candidate	Location	Proposal	Zoning	Reason for exclusion/comments

Candidate A	Dongara Exchange 3 Armstrong Street, Dongara WA 6525 Lat: -29.252057° Long: 114.930289°	Greenfield 30.0m monopole	Town Centre (Civic)	This is the preferred candidate and the subject of this application. The subject site is already an existing exchange with suitable space, vehicular access, adjacent parking, underground assets and favorable zoning for this proposal.
Candidate B	Dongara Police Station 3 Waldeck Street Dongara WA 6525 Lat: -29.253002° Long: 114.930184°	Greenfield 30.0-40.0m monopole (decommission existing 30.0m mast tower)	Town Centre (Civic)	This candidate site has favorable zoning, however WA Police have no interest to relocate their antennas from the old mast or support a new greenfield tower. The site is overlayed by the Shire of Irwin heritage listed old 'Dongara School' and as it is on crown lands, property acquisition and approvals would be too lengthy and difficult for this project to meet coverage demands within an acceptable timeframe for the community.
Candidate C	Watercorp land, 1 Waldeck Street, Dongara WA 6525 Lat: -29.253132° Long: 114.931059°	Greenfield 30.0-40.0m monopole	Local Reserve	This site was not determined to be a good candidate as it has too many development constraints. The local planning scheme does not indicate regulatory support for this development in a local park reserve. The area is bushfire prone and would require clearing of native vegetation. The site is in too close proximity to the Irwin River which poses concerns for the structural viability of the tower and the risk of excavating aboriginal artefacts within a registered aboriginal site. The location is also too close to existing high voltage lines and the police stations mast tower, potentially disrupting the performance of existing yagi antennas on it.

Candidate D	Town Park, 1 Moreton Terrace, Dongara WA 6525 Lat: -29.250991° Long: 114.931313°	Greenfield 30.0-40.0m monopole	Local Reserve	This candidate site is a local reserve with specific uses that are permissible, telecommunication towers not being one of them. The location would be metres away from a childcare centre and intersect with the 'Dongara State School (fmr) 2' heritage curtilage.
Candidate E	Dongara District High School, 13 Cave Way, Dongara WA 6525 Lat:-29.250691 Long: 114.928769°	Greenfield 30.0-40.0m monopole	Public Purpose – School Site	Dongara District High School is a highly sensitive community site which would be of great contention if it hosted a tower. The car park area is also fairly exposed with very little visual screening between it and adjoining residences.

8.3 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 considered feasible and a new macro tower is considered suitable given:

- the site is technically feasible and can achieve Amplitel's coverage and capacity objectives by installing the new mobile base station;
- the site will provide improved coverage to the Dongara area;
- the proposed monopole will be located in a site with favourable zoning;
- the facility will maintain good separation from community sensitive places of interest such as Dongara District High School and childcare centres;
- the facility will not alter the land use and will support future carrier co-located facilities;
- the site is not located within a register for heritage or environmental conservation;
- the site is appropriately serviced and has access to the electricity supply network and existing transport network;
- the site will not require the clearing of any regulated shrubbery;
- the costs associated with delivering the site and constructing the facility are considered by Amplitel 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 Amplitel site has been sited and designed to minimise any adverse impact on the amenity of the surrounding locality. The site is located at an existing exchange away from sensitive sites such as Dongara District High School and Dongara Playground Association and is not within an identified heritage item or 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.

Please see **Appendix H** for more information regarding the findings of a pre-community consultation initiated by Ventia on behalf of Telstra for the nominated site at the exchange.

8.4 Site context

The proposed facility is located near the centre of Dongara township, inside the local planning scheme map '11' for Dongara and Port Denison townsite.

The subject property is Dongara exchange at 3 Armstrong Street, Dongara. The entrance to the property is taken directly off Armstrong street. Within the fenced subject lot (24.1m x 23.4m) is a existing exchange building and fibre pits/manhole. Across from the site to the west is R30 density residential homes, all one storey with front yards and shrubbery. The nearest residence across from the subject site is number 2 Armstrong Street, approximately 40m away, therefore residences can be considered to be in the immediate vicinity of the proposal. Surrounding the rest of the site are adjacent premises within the town centre zone such as the adjacent carpark to the south, the council building to the north and a visitor centre and library to the East, all of which are heritage listed. Other community sensitive places of interest close by include Dongara District Highschool approximately 250m away and Dongara Playgroup Association over 100m away.



Figure 3: Aerial view of subject site and surrounds *Source: Google Earth, 2022*

The subject site at 3 Armstrong Street, Dongara is surrounded by one storey residential and commercial buildings with specific cardinal borders provide in **Table**

Table 3: Summary of adjoining land uses

North	Town Centre.
East	Town Centre.
South	Town Centre.

West	Residential.

The surrounding area can be described as a built-up area with a low density of premises with moderate separation from each other. The streetscapes have a low distribution of shrubbery, with mostly small to mid-size mature trees. The figures in the next section below, show the surrounding area from the proposed tower's location inside the existing compound.

8.5 Site details

Site Details	
Site address	3 Armstrong Street, Dongara WA 6525
Real property description	Lot 65 on Deposited Plan 55462
Coordinates	-29.252057, 114.930289
Site area	567m²
Registered owner	Shire of Irwin Council
Existing land use	Town Centre
Vegetation	The subject site is clear of vegetation with just overgrown grass.
Topography	The proposal area is relatively flat
Services	Site has access to power and an existing access.

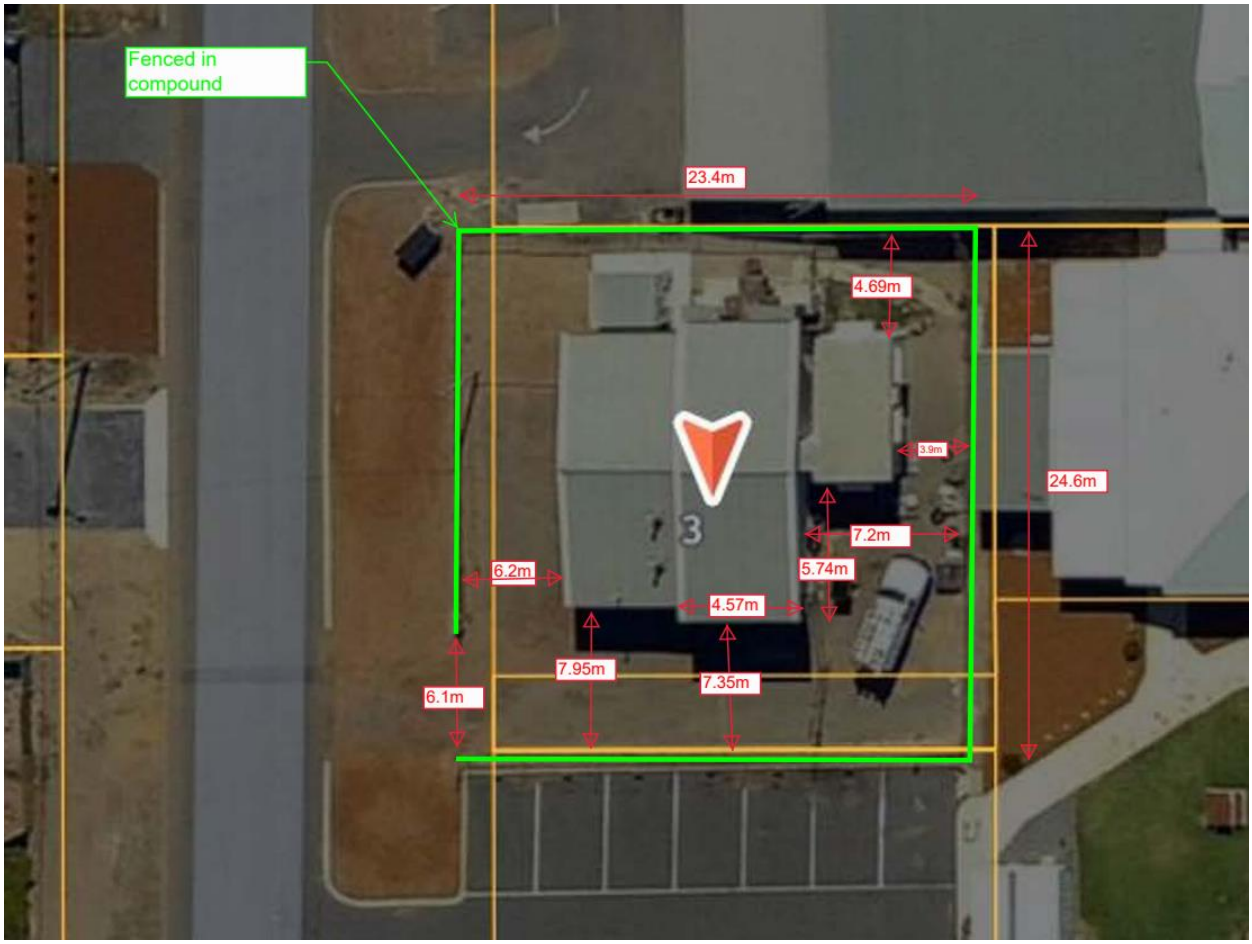


Figure 4: Subject site for Amplitel proposal – 3 Armstrong Street, Dongara *Source: Nearmap 2022*



Figure 5: Subject site for Amplitel proposal – 3 Armstrong Street, Dongara *Source: Ventia 2022*

Figure to **Figure** show the area to be light industrial in nature with residences in the immediate vicinity to the west.



Figure 6 View from proposal looking North Source: Ventia 2022



Figure 7 View from proposal looking East Source: Ventia 2022



Figure 8 View from proposal looking South Source: Ventia 2022



Figure 9 View from proposal looking West Source: Ventia 2022

9.0 PROPOSAL DETAILS

The proposal is necessary to provide improved 4G and 5G telecommunications services within the Dongara area. The proposal is part of Telstra's network coverage expansion program but through Amplitel will support additional Carriers to co-locate on the proposed structure.

9.1 Facility and Equipment Overview

The proposed telecommunication installation requires the following works:

- Installation of one (1) new 30m high monopole;
- Installation of one (1) circular headframe;
- Installation of six (6) new panel antennas (no greater than 2.8m in length);
- Installation of one (1) Telstra Equipment Shelter that is not more than 3m high with a base area of not more than 7.5m² at the base of the aforementioned tower;
- Installation of one (1) GPS antenna on the rooftop of proposed equipment shelter; And
- Installation of associated ancillary equipment such as cabling, mounts, radio units and tower mount amplifiers.

The proposed installation will be an unpainted/untreated galvanized grey in colour. This is considered appropriate given the level of visual impact from the proposed facility. While green-coloured facilities can be a better option in some circumstances, the proposed facility will not have a vegetated backdrop to blend into, therefore a galvanized grey facility will blend better into a variety of sky backdrops. Galvanised facilities also tend to weather over time, creating a low reflective facility that matches the tin and timber style of rural Australia.

The proposal is demonstrated through the proposal plans, attached in **Appendix A**.

9.2 Access, traffic and parking

The subject site has one (1) access off Armstrong Street, one from the west of its boundary. (**Figure 10**).

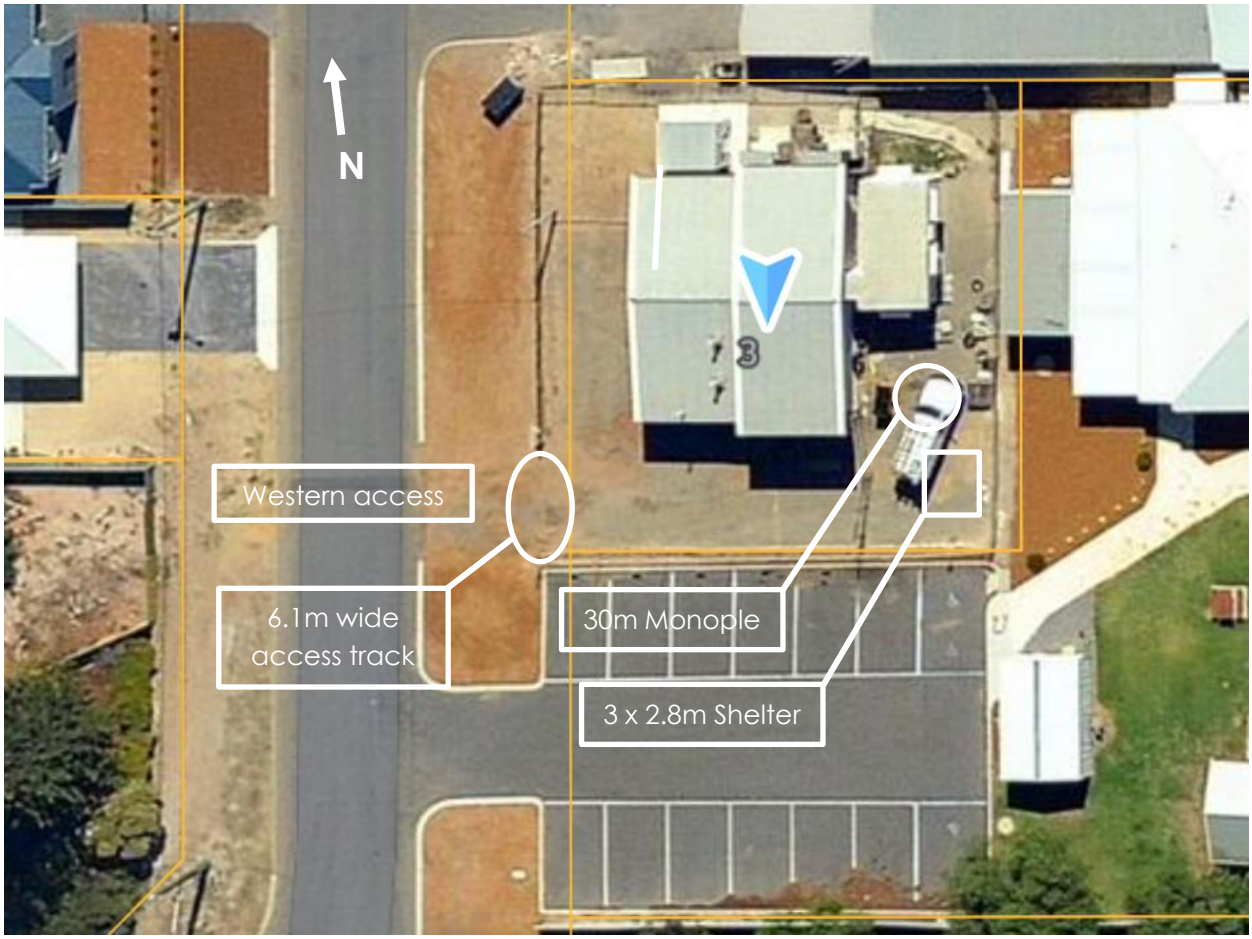


Figure 10 Existing access to subject site *Source: Ventia 2022*

Access to the facility will be via the existing 6m wide western access gate, using the driveway leading to it off Armstrong Street, Dongara. (**Figure**).



Figure 11 Existing access to subject site *Source: Ventia 2022*

Mobile phone base stations require only infrequent maintenance visits (i.e. only two (2) to four (4) times per year). Furthermore, the site will operate on a continually unmanned basis. As such, the proposal will not be a significant generator of vehicular and/or pedestrian traffic.

The existing access will provide appropriate access to the site for the infrequent maintenance inspections. Furthermore, dedicated parking spaces are not considered necessary for the site given the very low traffic generation of the site and the unmanned nature of the site.

During the construction phase various vehicles will be used to deliver equipment and construct the proposed development. Any traffic impacts associated with construction and establishment will be of a short-term in duration (i.e. approximately five weeks over non-consecutive periods) and will be temporary in nature and will not affect existing traffic flows of the surrounding area.

9.3 Utilities

The proposal will connect to the existing power supply on the subject property.

The unmanned nature of the proposed mobile base station removes the need for connection to water or sewer services.

Furthermore, the proposal incorporates very minimal hard surfaces and therefore will generate insignificant stormwater runoff from the site. As such, the proposal does not require connection to the stormwater network.

9.4 Construction schedule

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

The construction of the proposed mobile phone base station primarily consists of the following processes:

- Site preparation and foundation earthworks – Including site clearing and access track preparation
- Tower foundation installation – Concreting of foundations and installation of underground conduits.
- Tower assembly including head frame and equipment shelter – Crane on site for duration of tower assembly
- Installation of new equipment using an EWP and laying of cabling – reflective of the scope of works outlined within this Development Application; and
- Network Integration – Ensuring that the mobile phone base station can connect with both end users and other sites within the Telstra network.

No road closures will be required for the erection and installation of equipment, as all construction equipment can be set up on the subject property or parking lot adjacent, away from the sealed road.

9.5 Acoustic

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 with construction occurring over a period of 4 weeks, so that residents in the surrounding area should not be inconvenienced in the long term.

During normal operation the noise emanating from the air- conditioning equipment would be similar to those used in domestic situations and will comply with the background noise levels given in *Australian Standard AS 1055*.

10.0 RELEVANT FEDERAL LEGISLATION

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

While Amplitel is not a Carrier itself, it is part of the Telstra Group and the proposed facility will serve Telstra initially. As a licensed telecommunications carrier, Telstra must operate under the provisions of the *Telecommunications Act 1997* and the following legislation and industry codes:

- The Telecommunications Code of Practice 2018;
- The Telecommunications (Low-impact Facilities) Determination 2018 (as amended);
- Mobile Phone Base Station Deployment Code; and
- The Environment Protection and Biodiversity Conservation (EPBC) Act 1999

10.1 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. The aim of the *Telecommunications Act 1997* is to provide a regulatory framework that promotes:

- The long-term interests of end users of carriage services or of services provided by means of carriage services; and
- The efficiency and international competitiveness of the Australian Telecommunications Industry.

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.

10.2 Telecommunications Code of Practice 2018

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 Dongara 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.

10.3 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 Dongara does not fall under the *Determination* and, therefore, requires approval under State planning legislation.

10.4 Communications Alliance Ltd. Industry Code C564: 2020 – Mobile Phone Base Station Deployment

The Communications Alliance Limited – *Mobile Phone Base Station Deployment C564:2020* (the Deployment Code) is an industry code of practice registered by the Australian Communications and Media Authority. All licensed telecommunications carriers must abide by the Deployment Code provisions.

The code does not change any regulations at a local, State or Federal level, but supplements these regulations applying to telecommunications carriers, including Telstra. The code sets guidelines for site selection, community consultation, design, installation and operation of telecommunication facilities.

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.

Though the Code does not apply to the proposed development, 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 6525012.

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.

10.5 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection Biodiversity Conservation Act 1999* (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.

10.6 Native Title Act 1993

The *Native Title Act 1993* (the **Native Title Act**) was given effect on 1 January 1994 and recognises the rights and interests of Aboriginal and Torres Strait Islander people in land and waters according to their traditional laws and customs. The Native Title Act also sets out processes through which development as a Future Act can proceed with regards to the rights and interests of Traditional Owners.

The subject site is identified on a site that is the subject of a single Native Title claim (WCD2020/001) that has been determined, with the determination providing that Native Title exists does not exist over the claim area (**Figure**).

Under section 23B of the Native Title Act, native title can be extinguished by previous exclusive possession, where that previous exclusive possession includes a grant or vesting that was granted or created on or before 23 December 1996. The current land title shows the land has been freehold since at least 23 May 2008.

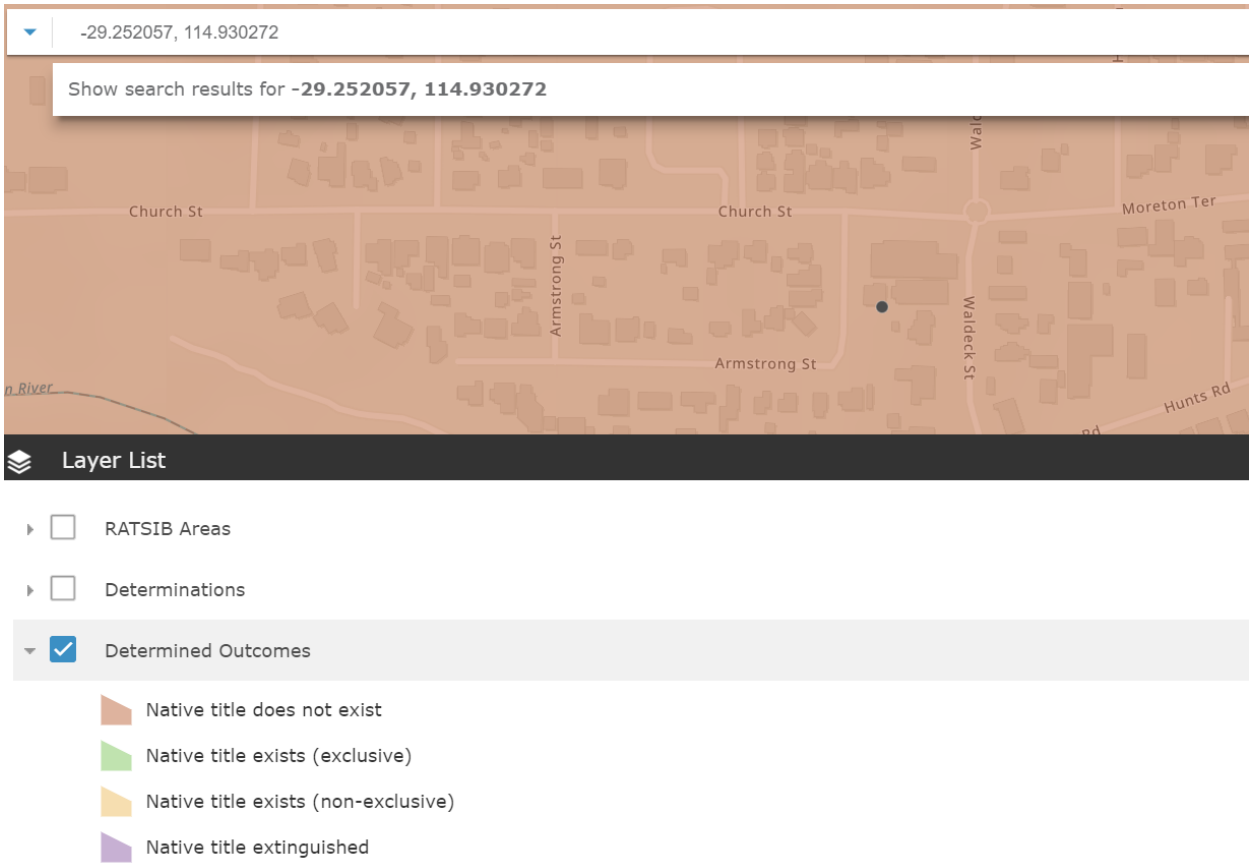


Figure 12: Excerpt of Native Title Tribunal Vision showing relevant Native Title determination in area surrounding subject site *Source: Native Title Tribunal Vision, 2023*

11.0 STATE REGULATORY FRAMEWORK

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

11.1 Aboriginal Heritage Act 1972

The Aboriginal Heritage Act 1972 (the **Aboriginal Heritage Act**) is the main piece of legislation within Western Australia with regards to Aboriginal cultural heritage. The Aboriginal Heritage Act sets out the requirements for ensuring that Aboriginal heritage is appropriately identified and protected.

Under the Aboriginal Heritage Act the Western Australian must maintain an Aboriginal Sites Register where specific places of importance and significance to Aboriginal people are recorded and protected by Law.

Section 5 of the Aboriginal Heritage Act defines an Aboriginal site as;

a) Any place of importance or significance where people of Aboriginal descent have, or appear to have, left any object, natural or artificial, used for, or made or adapted for use for, any purpose connected with the traditional cultural life of Aboriginal people, past or present;

b) Any sacred, ritual or ceremonial site, which is of importance and special significance to people of Aboriginal descent;

c) Any place which, in the opinion of the committee, is or was associated with Aboriginal people and which is of historical, anthropological, archaeological or ethnographical interest and should be preserved because of its importance and significance to the cultural heritage of the State; and

d) Any place where objects to which this Act applies are traditionally stored, or to which, under the provisions of the Act, such objects have been taken or removed.

As a result of this definition a breach of Section 17 of the Aboriginal Heritage Act occurs when a person excavates, destroys, damages, conceals or in any way alters any Aboriginal site; or who deals with in a manner not sanctioned by relevant custom, or assumes the possession, custody or control of, any object on or under an Aboriginal site, commits an offence unless he is acting with the authorization of the Registrar under Section 16 or the consent of the Minister under Section 18.

Regulation 10 Consent can be granted by authorization by the Registrar or Minister under the AHA, usually granted for non-deleterious, site-preservation land uses (rehabilitation) or in emergencies. Aboriginal sites broadly fall into two categories, archaeological and anthropological or ethnographic sites. Archaeological sites are generally where material evidence of Aboriginal people's traditional cultural life is found. Sites of this type consist of artefact scatters, stone structures, marked trees, fish traps, middens, cave or rock paintings/engravings, arranged stones and burial sites. Most archaeological sites are prehistoric, but some are also more contemporary in nature and are where Aboriginal cultural material objects from the post settlement period are found.

Ventia has conducted an assessment of the area against the Aboriginal Heritage Due Diligence guidelines (the **Guidelines**), as published originally by the Department of Aboriginal Affairs & Department of the Premier and Cabinet. This assessment considered that the Aboriginal Heritage

Inquiry System did show that the works area is within the public boundary of Aboriginal site ID 18907 (Irwin River SC04) however Department of Planning, Lands and Heritage (DPLH) have determined that it is not within the actual boundary as administered by DPLH and therefore immune from approvals under the *Aboriginal Heritage Act 1972*. See **Appendix G** for further details.

Given the site has been subject to previous disturbance with the clearing of vegetation to make way for the existing Telstra exchange building, shelter, fencing, power pole and manhole, it is considered all the more less likely that aboriginal relics could be unearthed during the works.

The area where works (including ground disturbance) are proposed (the **works area**) is under 100m2 of land within the 567m2 fenced compound located at 3 Armstrong Street Dongara. The site is also within the built-up, downtown centre of Dongara and therefore not in close proximity to potential risk factors including freshwater, elevated lookouts, exposed stone or rock and other relevant factors.

This assessment has determined the area is not of high or medium risk for aboriginal heritage, therefore the works may proceed without further approval.

11.2 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.

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

State Planning Policy 5.2: Telecommunications Infrastructure Policy aims to 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	The proposed 30m monopole has been sited to maintain the primary use of the land whilst	✓

significant viewing locations such as scenic routes, lookouts and recreation sites;	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. Furthermore, the proposed 30m facility will have the height to allow numerous other Carriers to co-locate in the future which helps to reduce the need for more structures to be built in the area which in turn helps to reduce impacts upon the amenity of the area.	
Be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;	Amplitel has selected a site and location that seeks to minimise perceived negative impacts on the visual amenity of the area. In doing that, it has settled on a specific location within the exchange at 3 Armstrong Street as the prime candidate site. The proposed 30m monopole has been carefully sited so that it avoids heritage overlays within Dongara's town centre 'civic precinct' and does not visibly tower over the buildings of the 'Dongara Post Office and Quarters (fmr)' heritage item when viewed from Waldeck Street. Amplitel will also apply design measures, opting for a circular headframe as opposed to a robust triangular headframe to ensure that the facility is as least visually intrusive as it can be, blending in with the streetscape and telecommunications exchange as best as it can.	✓
Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised;	There are no known items of environmental, cultural or social significance located on the proposed site. The Aboriginal Heritage team of DPLH have advised that 3 Armstrong Street, Dongara is within the public boundary of Aboriginal site ID 18907 (Irwin River (SC04)), but not within the actual boundary as administered by DPLH. Visual impact has been alleviated through careful siting and a variety of design elements.	✓
Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;	The proposed 30m concrete monopole will remain unpainted (dull grey in colour) which blends in with the sky and powerlines from a distance. This structure will be slimmer than lattice towers typically found in rural towns across Western Australia. It will also use a circular headframe for the new antennas as opposed to a more robust triangular one in order to minimise visual bulk within the vicinity. Both the new 30m concrete monopole and equipment shelter will be partially concealed by existing built features within the fenced exchange, sited between the existing exchange building and existing shelter, providing a visual buffer against views from the nearest residences.	✓
Be located where it will facilitate continuous	The proposed location at 3 Armstrong Street in Dongara has existing telecommunications facilities	✓

network coverage and/or improved telecommunications services to the community;	and will provide improved and continuous coverage to the locality, also providing 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, no suitable opportunities for co-location were identified in the area and it has been identified that the proposed Telstra site location is seen as the preferred site location. Colocation was investigated; however, the locations are too far from the subject area to meet the coverage objectives of the project or lack the structural capacity to support a new headframe, panel antennas and other facilities. Therefore, it has been identified that the Dongara Exchange is seen as the preferred site location. As mentioned previously, the site is an existing telecommunications exchange and the proposed Telstra monopole 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.

11.4 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-	The proposed facility is strategically planned and co-ordinated to ensure that the facility	✓

ordinated, similar to planning for other essential infrastructure such as networks and energy supply.	will provide high level coverage to the Dongara area. The proposed facility will allow for future co-location by other telecommunication providers, ensuring no other similar scale facilities are required in the future to provide essential telecommunication services.	
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 Dongara area.	✓
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 30m monopole 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. Furthermore, the proposed 30m facility will have the height to allow numerous other Carriers to co-locate in the future which helps to reduce the need for more structures to be built in the area which in turn helps to reduce impacts upon the amenity of the area.	✓
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.	Amplitel has selected a site and location that seeks to minimise perceived negative impacts on the visual amenity of the area. In doing that, it has settled on a specific location within the exchange at 3 Armstrong Street as the prime candidate site. The proposed 30m monopole has been carefully sited so that it avoids heritage overlays within Dongara's town centre 'civic precinct', and does not visibly tower over the buildings of the 'Dongara Post Office and Quarters (fmr)' heritage item when viewed from Waldeck Street. Amplitel will also apply design measures, opting for a circular headframe as opposed to a robust triangular headframe to ensure that the facility is as least visually intrusive as it can be, blending in with the streetscape and telecommunications exchange as best as it can.	✓
Telecommunications facilities should be designed and sited with specific consideration of	Prior to the commencement of work Telstra will undertake such measures as deemed necessary by Council to effectively protect	✓

water catchment protection requirements and the need to minimise land degradation.	water catchments within the immediate area, though none are identified in available planning documents.	
Telecommunications facilities should be designed and sited to minimise adverse impacts on the visual character and amenity of residential area.	The proposed 30m monopole 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. Both the new 30m concrete monopole and equipment shelter will be partially concealed by existing built features within the subject site, including the existing exchange building and shelter, which will provide a partial buffer against views from the nearest residences. Based on the above measures and the site being a telecommunications exchange site, no other site close to residences could allow for a more acceptable impact with a new 30m tower and equipment shelter proposed.	✓
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.	N/A
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.	N/A
Unless it is impractical to do so telecommunications towers should be located within commercial, business,	The proposed site is zoned 'Town Centre' as identified by the *Shire of Irwin Local Planning Scheme No. 5* and is within the town centre 'civic precinct'. Despite the contrast	✓

industrial and rural areas and areas outside identified conservation areas.	between the residential premises west of Armstrong Street and the adjoining commercial and civic premises North, East and South of the subject site, the proposal being approximately 40m across from the nearest residence is believed to be acceptable since the existing site functions as a telecommunications exchange. The surrounding town centre zoned buildings encircling the proposed monopole and shelter will also partially conceal views towards the facility.	
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, no suitable opportunities for co-location were identified in the area and it has been identified that the proposed Telstra site location is seen as the preferred site location. Colocation was investigated; however, the locations are too far from the subject area to meet the coverage objectives of the project and lack suitable height above ground.	✓
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, no suitable opportunities for co-location were identified in the area and it has been identified that the proposed Telstra site location is seen as the preferred site location. Colocation was investigated; however, the locations are too far from the subject area to meet the coverage objectives of the project and lack suitable height above ground.	✓
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 minimise the visual impact of telecommunications facilities.	Amplitel has selected a site and location that seeks to minimise any perceived negative impacts on the visual amenity of the area. The proposed 30m concrete monopole will remain unpainted (dull grey in colour) which blends in with the sky and powerlines from a distance. This structure will be slimmer than lattice towers typically found in rural towns across Western Australia. It will also use a circular headframe for the new antennas as opposed to a more robust triangular one in order to minimise visual bulk within the vicinity. Both the new 30m concrete monopole and new equipment shelter will be partially concealed by existing built features within the fenced exchange, sited between the existing exchange building and existing shelter, providing a visual buffer against views from the nearest residences. Landscaping is something that has occurred only sporadically within the surrounding area	✓

	but is not precluded by the proposed development.	
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 civic precinct, 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.

11.5 State Planning Policy 3.5 - Historic heritage conservation

This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The objectives of this policy are:

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

While the subject site is not actually a heritage item or within a heritage conservation area, this State Planning Policy is taken into consideration given the numerous heritage items adjacent to and surrounding the site. The below table is a back-to-back assessment of the proposed works in relation to the state planning policy's primary provision regarding section 6.6 Development within a heritage area.

Table 6 Assessment against section 6.6 Guiding Principles

Principles	Comments	Complies
Development within a heritage area should respect and complement the heritage significance of the area as identified in the local planning policy. A respectful design approach gives special consideration to the siting, scale, architectural style and form, materials and finishes of the proposed development in relation to its neighbours, without copying historic detailing or decoration.	In order to respect and complement the heritage significance of the nearest heritage listed buildings in proximity to the proposal, the following siting and design measures have been applied: • The monopole has been positioned as far as possible within the compound from the 'Dongara Post Office & Quarters (fmr)' and 'Shire of Irwin Offices & Hall' heritage items; • A narrower circular headframe will be used to host the antennas as opposed to a larger triangular headframe; And • A unpainted, dull grey colour will apply for the monopole in order for it to blend in with various power poles, rooftop antennas and trees from a distance.	✓
Alterations and additions to existing buildings should be designed and sited in a manner that respects and complements the heritage significance of the area.	No heritage affected buildings will be altered or modified as a result of this proposal. The existing Telstra exchange building at the subject site is not heritage listed and will not be modified. A new stand-alone 30m monopole with headframe and antennas, together with a new equipment shelter will be sited next to the existing exchange building. The proposed structure and facilities have been sited and designed in a manner which draws as least possible attention to them and detracts as little as possible from the streetscape and surrounding heritage items.	✓
A general presumption should apply in favour of retaining buildings that make a positive contribution to the significance of the area.	The proposed works will not require exterior modifications to the existing exchange building at the subject site or any surrounding heritage listed buildings outside the project area.	✓
Approval for demolition, if granted, may be accompanied by a requirement for an acceptable redevelopment	Not applicable. No demolition works are proposed.	✓

proposal to avoid gap sites. If redevelopment is likely to be delayed, consideration should be given to the interim use of the land including a requirement for sympathetic treatment such as facade retention, landscaping or boundary treatment.		
Any new buildings erected in heritage areas should be designed and sited in a way that respects and complements the heritage significance of the area. New construction that is imaginative, well designed and harmonious should not be discouraged.	The proposed structure, equipment shelter and facilities have been sited and designed in a manner which draws as least possible attention to them and detracts as little as possible from the streetscape and surrounding heritage items..	✓

12.0 LOCAL REGULATORY FRAMEWORK

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

12.1 Shire of Irwin Local Planning Scheme No. 5

The *Shire of Irwin Local Planning Scheme No. 5* provides the basis for planning in the Shire of Irwin local government area.

The proposed site is within the Town Centre Zone as (**Figure)** further outlined in **section 12** of this report.

'Telecommunications infrastructure' is listed as an activity in the Shire of Irwin's Local Planning Scheme text and its definition relates with the structure and facilities proposed. As per the Shire of Irwin 'Town Centre – Information Sheet' the subject site is inside the 'Civic' town centre precinct which in the section 3 zoning table specifies that an activity involving 'telecommunications infrastructure' is identified as "D" where the use is not permitted unless the local government has exercised its discretion by granting development approval. An assessment of the proposal against the local planning schemes section 4.2 'town centre zone' objectives suggests the proposal shall comply with the general requirements and that the nature of the development should be deemed appropriate relative to the zoning controls.

The proposal's provision of 4G and 5G services is believed to strongly align with the 2017 *Shire of Irwin Local Planning Strategy's* vision for housing, tourism and employment growth and diversity, along with increased hazard protection and safety. The Opportunities and Challenges section of the LPS's executive summary notes 'The Shire will also benefit from improved hard and soft infrastructure (such as telecommunications) to attract business and industry, and provision of sufficient community infrastructure to support population growth.'

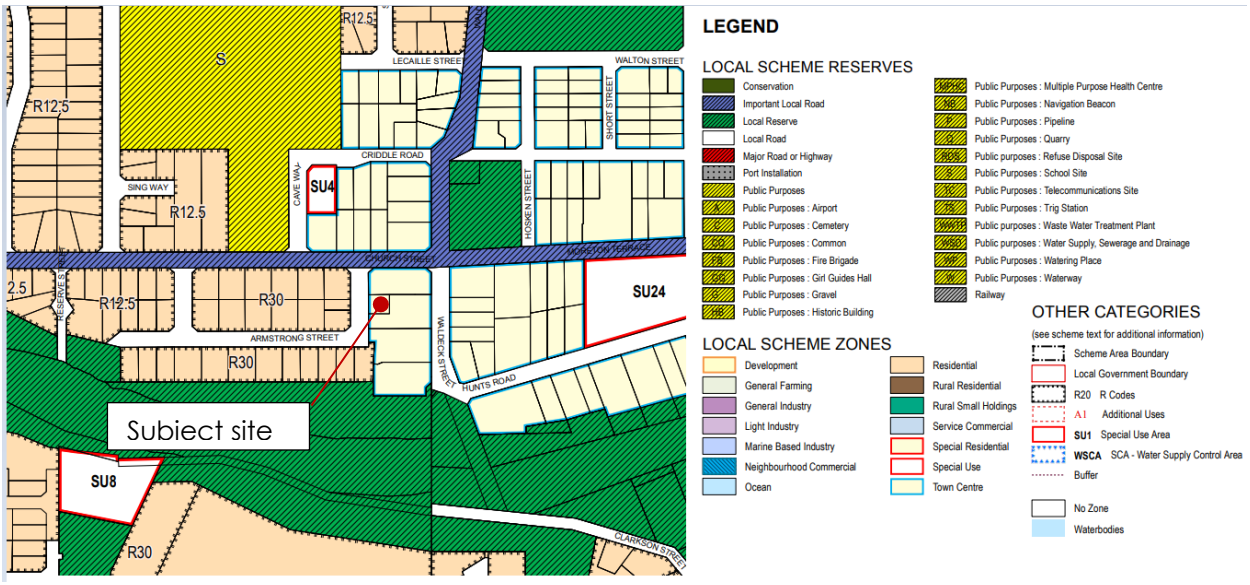


Figure 13: Zoning Map No. 11 Dongara and Port Denison Townsite *Source: Shire of Irwin Local Planning Scheme No. 5*

12.2 Town Centre Zone Objectives

Development within the Town Centre Zone is required to demonstrate compliance with the objectives and site requirements of the zone within the local planning scheme.

As such, this proposal can therefore be assessed against the Town Centre Zone objectives set out in section 4.2.3 of the *Shire of Irwin Local Planning Scheme No. 5* in **Table 7** below.

Objectives	Comments	Complies
To encourage development of a high visual, functional and environmental standard, serving both Town and Rural residents and the development of new buildings and or the modification/restoration of existing buildings in a manner which is compatible with the existing streetscape, the local government's Townscape Plan and or any adjoining land use of heritage value, in terms of scale, height, design, building materials, location and visual facade appearance.	Amplitel has selected a site and location that seeks to minimise perceived negative impacts on the visual amenity of the area while sufficiently servicing the mobile coverage needs of the community. In doing that, it has settled on a specific location within the existing exchange at 3 Armstrong Street, the prime candidate site, tucked away from the street frontages and partially concealed by buildings. The proposed 30m monopole has been carefully sited so that it avoids heritage overlays within Dongara's town centre 'civic precinct' and does not visibly tower over the buildings of the 'Dongara Post Office and Quarters (fmr)' heritage item when viewed from Waldeck Street and prejudice one building more than another. Amplitel will also apply design measures, opting for a circular headframe as opposed to a robust triangular headframe to ensure that the facility is as least visually intrusive as it can be, blending in with the streetscape and	✓

	telecommunications exchange as best as it can.	
To promote convenient and safe shopping facilities and relate these to the wide variety of civic, service, business, entertainment and social functions of the Town Centre.	Improved reception in the Dongara area for SMS/calls and mobile data download speeds will also enhance the local shopping experience and the areas civic, service, business, entertainment and social functions. The proposal will not impede the future development of shopping and retail stores in the area and improved telecommunications coverage will directly benefit the safety of the community and assist emergency service workers.	✓
To encourage the wide range of compatible uses within an accessible Town Centre which are necessary to promote this as a vibrant functional central node for the community it services.	The existing site is a fenced Telstra exchange, therefore the proposal is considered to be compatible with the sites existing function and visual association in the community. The proposed tower and equipment shelter will enable Telstra and other carriers to co-locate their facilities in future reducing the need to erect more visible structures within Dongara. The development of this site will not prejudice any future development in the area and will promote the immediate vicinity as a vibrant civic centre for the community with enhanced telecommunications coverage.	✓
To provide for safe pedestrian movement and the safe efficient flow of traffic and the adequate provision of car parking facilities.	The proposal will not be a significant generator of vehicular and pedestrian traffic, as it will operate on an unmanned basis and require maintenance visits just 2-4 times annually. As such, dedicated parking spaces are not considered necessary. A traffic management plan will be implemented over the short-term duration of the construction phase.	✓

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 Irwin Local Planning Scheme No. 5.*

13.0 GENERAL PROVISIONS

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

Amplitel considers that the proposal is appropriate for the locality given the light industrial and mixed business 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.

13.1 Visual Impacts

The subject site is 'town centre' zoned per the local planning scheme and has been long established in the area as a Telstra exchange site, with its existing gated and fenced compound sections containing an equipment shelter and generic brick style exchange building. The addition of telecommunications facilities at this site, including the proposed 30m monopole is therefore not considered to be an atypical development given the sites existing use and function, however Amplitel can appreciate that the size of the monopole is what will pose most concern visually, not the mere presence of telecommunications facilities.

At present, the 3 Armstrong Street exchange sits largely unremarkably across the road from residences, adjoining the Shire of Irwin Council building, a visitor centre, outdoor parking lot and Dongara Public library all of which are overlayed by heritage items, excluding the residences. While the surrounds of the exchange site present as a rural downtown centre, characterised by predominantly residential and commercial premises all one storey and small, the immediate vicinity is not without existing visual pollution or tall structures. The existing tall radio mast tower at Dongara Police Station, approximately 100m south from the exchange, will not service the local community to the extent as the proposed monopole with Telstra facilities will and is considered to offset visually the eccentricity of the proposed 30m monopole within its local context. See **Figure 14**, **15** and **16** below for photomontages of the proposal.

As there is the onus on Amplitel to ensure that their structure can adequately support the future co-location of facilities by other carriers and enable them to provide a sufficient level of 5G coverage to Dongara, the Telstra antennas must be 30m above ground level to achieve the projects coverage objectives. As there is a lack of suitably tall buildings and structures within Dongara town centre and the existing Dongara Police Station mast tower is not structurally compatible to host additionally a headframe and carrier antennas, Amplitel must opt for a new 30m greenfield tower.

In order to retain the telecommunications site as being sympathetic to its surrounds with as little disturbance possible, there are other design measures which have been applied to mitigate visual impacts. As an example, the proposed 30m high monopole and equipment shelter which does not exceed 3m in height will be sited by the far Eastern border of the lot away from the exchanges Amstrong Street frontage. This will ensure the first 3m of the proposed monopole and the connecting cable tray will be largely concealed from pedestrian views as they will be encircled by the exchange building, council building and visitor centre.

While the 30m monopole, circular headframe and panel antennas will be visually prominent to pedestrians nearby on Church Street, Armstrong Street and Waldeck Street, with the potential for a couple Armstrong Street and Church Street residence window views to be affected, its approximate 40m setback distance from the nearest residential property confines the structures visual intrusion away from the residential areas and just over the schemes town centre 'civic' precinct'.

The precise siting of the tower will also alleviate visual impact to the 'civic' precinct premises, by equally balancing the towers encroachment between surrounding heritage listed premises. As shown in **Figure 18**, the tower when viewed on foot from Waldeck Street will appear to sit in between the heritage listed council admin building and public library building, as opposed to as if protruding from the centre of one of their rooftops. Existing shrubbery between the frontages of both buildings will also minimise the visibility of the lower face section of the monopole close to

the ground surface when looking on from Waldeck Street. See **Figure 14** and **Figure 18** for reference.

Outside of siting considerations, Amplitel will also propose a unpainted, dull grey colour for the monopole in order for it to blend in with various power poles, antennas and trees from a distance. The proposed ICS equipment shelter which will be partially visible from the sites driveway entrance and adjacent carpark, will have a surf mist colour applied, resembling the shade of the adjoining carpark shed and rear of the public library. The shelter too, will visually entrap the proposed 30m monopole between the three existing buildings. See **Figure 19** for reference.

On the whole, Amplitel accepts there is a moderate to high level of visual impact to the nearby community, though when balanced against the immediate and future potential mobile coverage improvements, the outcome of this proposal is seen to generate social and economic benefits which outweigh the visual detriment associated. The structure will have the capacity to be upgraded over time and support the co-location of other carrier facilities to adapt to the mobile coverage needs of the community. The structure and facilities are also easily reversible, without permanently altering the immediate vicinity with their decommissioning and removal.



Figure 14: Photomontage view Westwards from Hunts Road *Source: Ventia 2022*



Figure 15: Photomontage view Southwards from Church Street *Source: Ventia 2022*



Figure 16: Photomontage view Southwards from Armstrong Street *Source: Ventia 2022*

13.2 Heritage

The subject site at 3 Armstrong Street, Dongara does sit next to several nearby heritage items, however when considering section 2.5 of the *Telecommunications (Low impact Facilities) Determination 2018,* the exchange site is not regarded as being an 'area of environmental significance' as it is not featured within a conservation area, municipal inventory or a heritage register. As such, the proposal is immune from *The Heritage Act 2018* and from further approvals by the Heritage Council of Western Australia.

Irrespective of this, the Historic Heritage team of the Department of Planning, Lands and Heritage have been corresponded with during this project, with their advice sought on anticipated heritage impacts and mitigating them. In their last letter of advice dated 5th December 2022 (**Appendix F**) they identify 'Dongara Post Office and Quarters (fmr)' as the main heritage item at risk from the proposed works. While they have commended efforts during the design stage to re-position the 30m monopole away from the building listed in the State Heritage register, they still conclude that the 30m monopole will still be highly visible and too close to the heritage buildings façade. Following their recommendation to reduce visual clutter around the headframe, Ventia have revised the original robust triangular headframe with instead a slimmer circular headframe. The **Figure 18** photomontage demonstrates the circular headframe with antennas reduced horizontal protrusion when compared with the **Figure 17** photomontage.

The 'Dongara Post Office & Quarters (fmr)' heritage item is the eastern adjacent property at 7 Waldeck Steet, Dongara that adjoins the exchange subject site. The former post office building was constructed in 1894 by the public works department, though today no longer functions as a post office, though instead a library and visitor centre. Despite its change of use, the building is still regarded today as retaining a civic community use and is commonly frequented by both locals and tourists. Having undergone alterations in 1950's with further works also in 1997, the Heritage Council of Western Australia deemed this site in 1999 as being in good condition and still retaining a great degree of authenticity and heritage significance, qualifying it for entry in the WA Heritage Register in 1999.

Overall, as the proposal requires a tall monopole near surrounding heritage items, Amplitel accepts that a structure of this magnitude would inevitably harbour some level of impact to the surrounding heritage items and the streetscape, no matter the different siting and design options explored within the exchange. As the monopole will require a broad concrete pad footing within an area of the exchange compound with limited space, the monopole has been moved as far north as possible from the adjacent 'Dongara Post Office & Quarters (fmr)' without compromising the structural integrity of the proposed structure. This improved separation from the state heritage listed library and closer orientation to the Council administration building will further compensate by minimizing the level of visual impact to the libraries significant verandah façade when viewed from Waldeck Street, spreading it more evenly across the adjacent 'Shire of Irwin Offices & Hall' local heritage listed item. The switch from a larger triangular headframe to a slimmer circular headframe, will also reduce the visual clutter introduced by the new headframe and antennas when viewed from a distance and up closer.

As the proposal has incorporated improvements towards the siting and design of facilities and will not compromise the ability for future restoration works at the adjacent heritage items, Amplitel request for consideration and leniency when assessing this proposal and maintain that the heritage items will not be materially affected to an extent which warrants rejecting this opportunity for significantly enhancing mobile coverage in Dongara. The tall radio mast tower at 'Dongara School' at Lot 79 Waldeck Steet Dongara, listed in the Shires municipal inventory, serves as a reminder that sometimes tall radiocommunications structures can also co-exist within a heritage item. The proposed new 30m monopole on the other hand will maintain a comparably greater distance from the built features of nearby heritage items and will not visibly tower over the public library or council admin building when viewed standing directly outside both their street addresses.



Figure 17: Photomontage view of cancelled triangular headframe proposal Westwards from Waldeck Street *Source: Ventia 2023*



Figure 18: Photomontage view of proposal with circular headframe Westwards from Waldeck Street *Source: Ventia 2023*

13.3 Flora and Fauna

In order to determine any possible natural Flora and Fauna significance associated with the site, a search was conducted during a visit to the subject site and an online search conducted through the relevant environmental registers.

The subject site is a previously developed exchange site. The only flora on the subject site are native grasses and some low shrubbery, neither of which are considered valuable or protected. Further, there is no apparent fauna on the site given the lack of habitat for animals beyond rats or mice.

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*. A search using this tool found that no significant environmental matter was identified on the subject site. Please see **Appendix C** for more detail.

13.4 Bushfire

The specific site location is not identified as being within a Bush Fire Prone Area by the Fire and Emergency Services Commissioner (**Figure 19**).

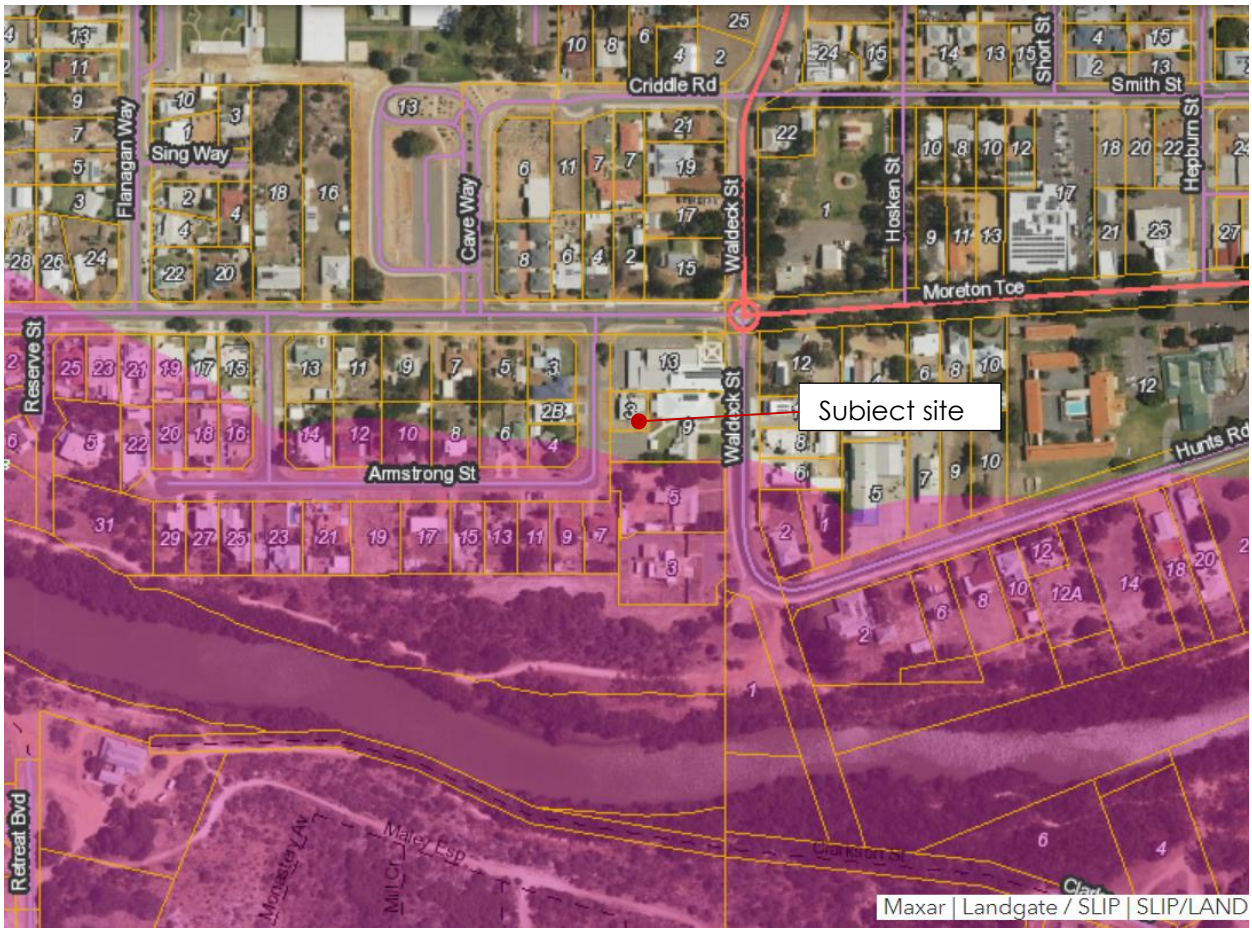


Figure 19: Bushfire Prone Areas Mapping *Source: https://maps.slip.wa.gov.au/landgate/bushfireprone/?center=13022786.8429561,-3828291.59547117,102100&scale=10000*

The subject site is on a flat terrain, predominately cleared and not adjoining a large, vegetated area which could cause high bushfire risk. Additionally, the proposed facility will operate on an unmanned basis, requiring only 2-4 maintenance visits per year. As such, the proposed works do not increase the extent of bushfire risk currently affecting the land.

13.5 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 any Carrier 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 completed this EME report and it shows that the maximum level of EME emitted by the proposed facility is 0.63% (1/158) (**Appendix D**). To better understand the information within this EME report, an ARPANSA published *A Guide to the Environmental EME Report* (**Appendix E**).

Amplitel and Telstra rely on the expert advice of national and international health authorities such as the ARPANSA and the 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.

13.6 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).

14.0 CONCLUSION

This application is a direct result of the community's requests for reliable telecommunications to be provided to the Dongara 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 and 5G access which in turn supports the various residential customers and tourist, commercial and industrial uses in the area. This also forms part of a wider plan to ensure reliable and accessible coverage during emergency situations such as in the event of bush fires or any other natural disaster.

Ventia on behalf of Telstra and Amplitel has undertaken an assessment of the relevant matters as required by the *Telecommunications Act 1997*, State Legislation and the *Shire of Irwin Local Planning Scheme No. 5*. 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 will provide reliable mobile phone service to Dongara. 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.
- The proposal will use an existing Telstra exchange site which is fenced, houses an exchange building and underground telecommunications assets, therefore although a visual impact is anticipated, the site will remain being visually associated as being a telecommunications site as it already is.
- The proposal avoids intersecting several heritage items within the Shire's town centre 'civic' precinct and is therefore not within an area of environmental and heritage significance as featured and defined in the Industry Code and *Telecommunications (Low-impact Facilities) Determination 2018*.
- The proposal achieves acceptable separation from community sensitive places of interest such as the Dongara District High School and the Dongara Playgroup Association.
- The proposal makes a sound effort to mitigate visual impacts through various design measures employed, relating to the material and colours used, along with the size and siting of facilities without compromising the proposal's structure and coverage objectives.

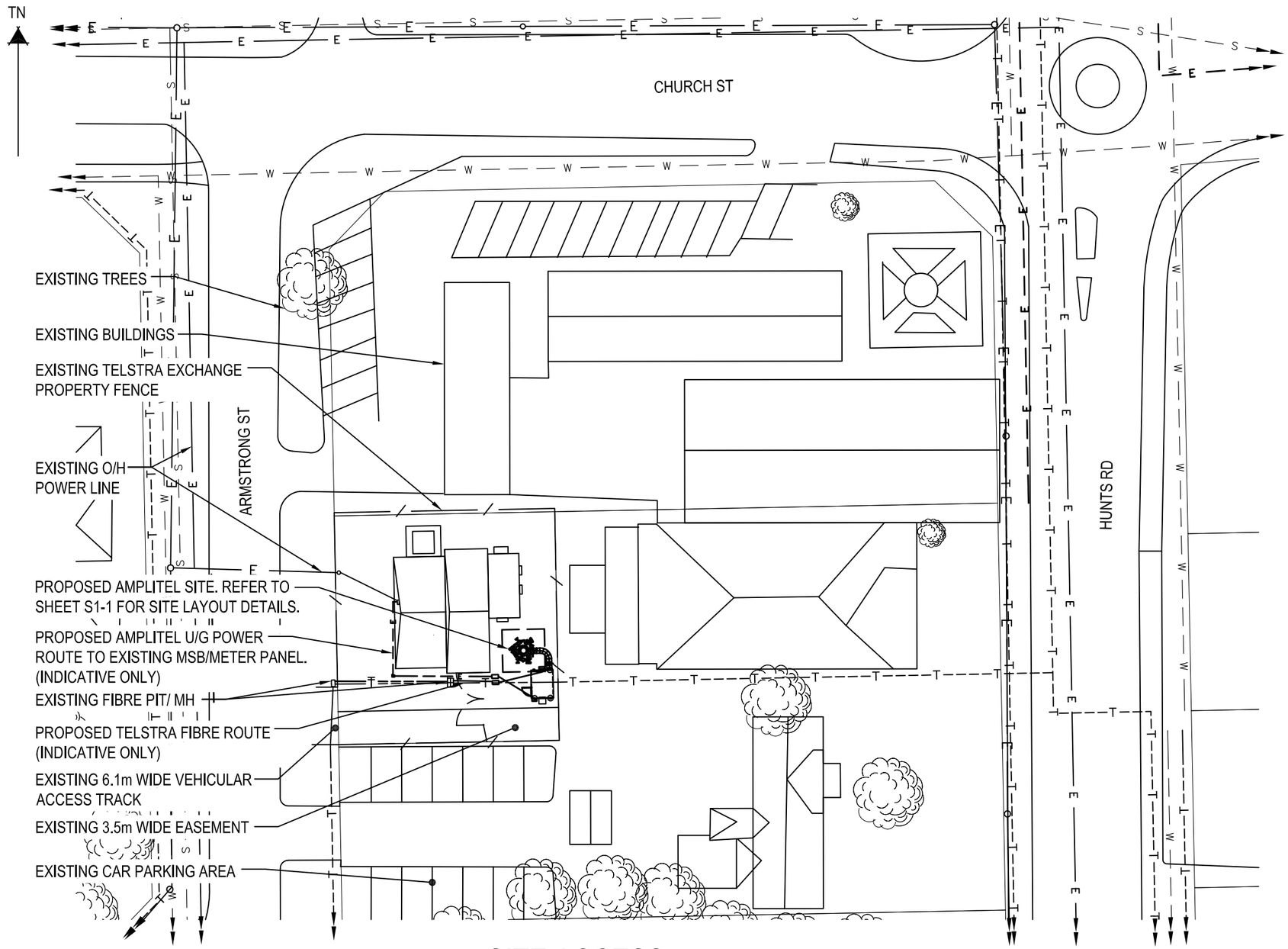
- The proposal is consistent with the relevant provisions of the *Shire of Irwin Local Planning Scheme No. 5* and aligns with the *2017 Shire of Irwin Local Planning Strategy's* vision or presents only minor conflicts with them.
- The proposal will improve Telstra 4G and 5G communications services to the area, including voice calls, video calling and Wireless Broadband, and allow or other Carriers to provide similar services.
- The proposal will require minimal vegetation clearing, confined only to non-environmentally significant flora.
- The proposal will not affect nearby residential and town centre zoned premises or their potential to be developed or redeveloped.
- 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 respectively 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: 16 February 2023 - 4:48 PM

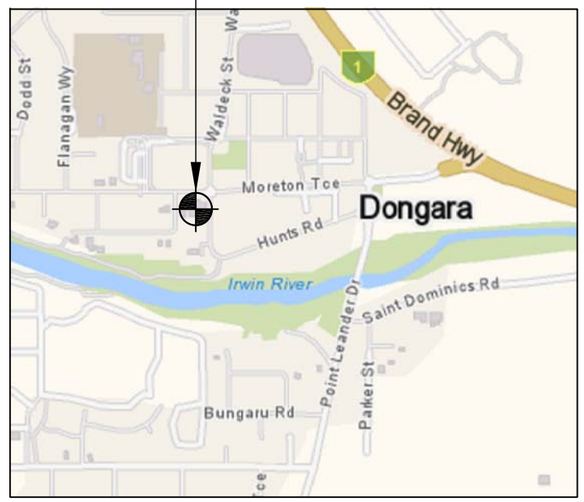


SITE ACCESS

SCALE 1:500

5m 0 5m 10m 15m 20m 25m SCALE 1:500

RFNSA SITE No. 6525012



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LOCALITY PLAN

NOT TO SCALE

SERVICES LEGEND

- OPTICAL FIBRE ABOVE GROUND
- OPTICAL FIBRE BELOW GROUND
- ABOVE GROUND ELECTRICAL SUPPLY
- BELOW GROUND ELECTRICAL SUPPLY
- WATER SUPPLY BELOW GROUND
- SEWER LINE
- ABOVE GROUND FEEDER CABLES
- BELOW GROUND FEEDER CABLES

PROPERTY DESCRIPTION

LOT 11, PLAN 15729
VOL 1921 FOLIO 439
SHIRE OF IRWIN

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
LATITUDE	-29.25200° (GDA94)
LONGITUDE	114.93021° (GDA94)

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11605.01	SI	TJ	PRELIMINARY30095329WO24VENTIA - LTE700/2100/2600/NR850	JL	SR	07.02.23	1

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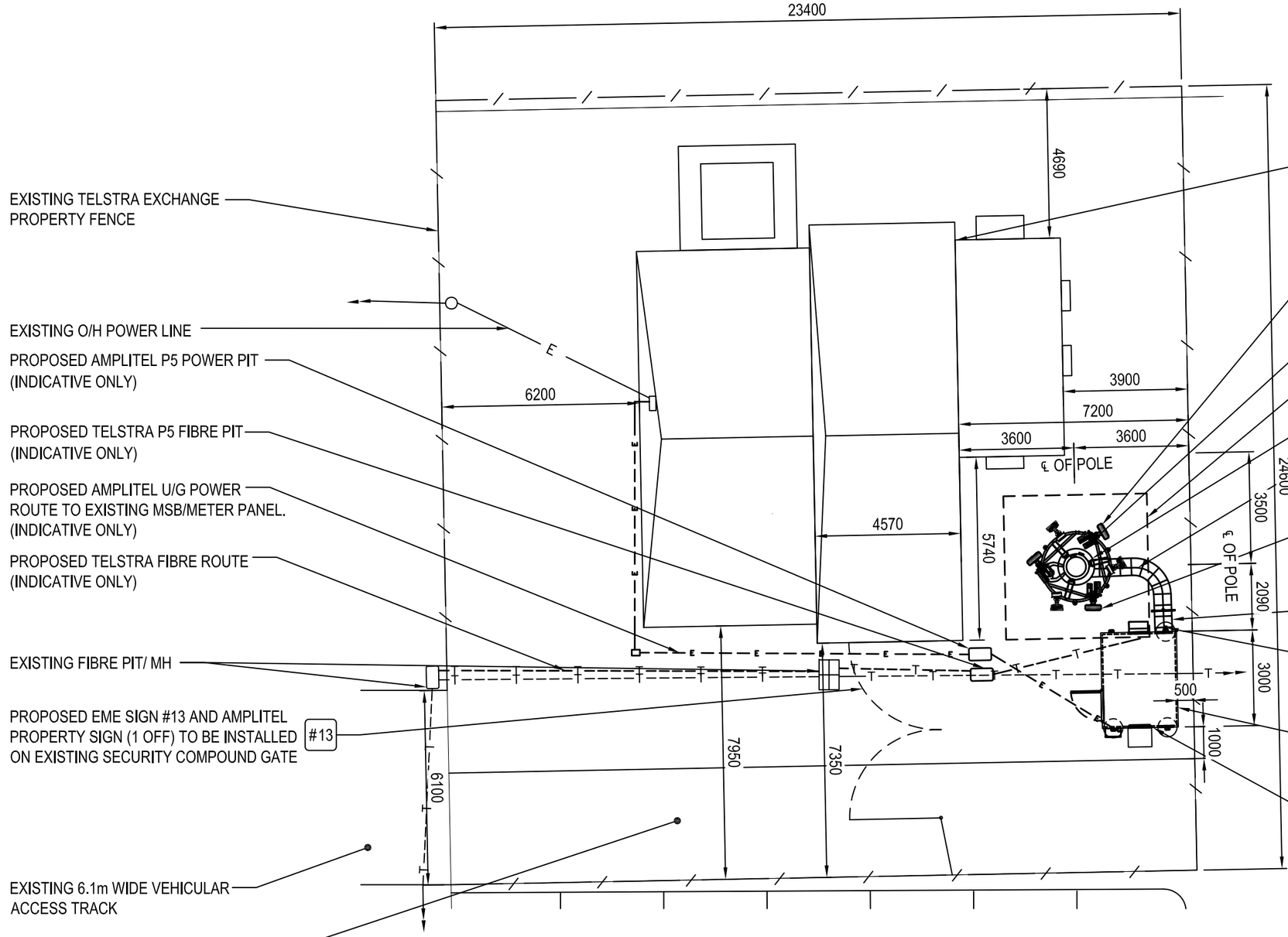
TOWER AMS SITE WA008270
DONGARA EXCHANGE
SITE ACCESS AND LOCALITY PLAN
NEAR 3 ARMSTRONG STREET, DONGARA, WA 6525

DWG NO. W110073 SHT NO. S1

Cad file: W110073_PD.dwg A3

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SITE LAYOUT

SCALE 1:150

3m 0 3m 6m SCALE 1:150

NOTES :

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ▨ PROPOSED AMPLITEL LEASE AREA.
5. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING HENCE COULD SUBJECT TO CHANGE.

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

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11605.01	SI	TJ	PRELIMINARY30095329WO24VENTIA - LTE700/2100/2600/NR850	JL	SR	07.02.23	1

AMPLITEL Part of the Telstra Group

TOWER AMS SITE WA008270
DONGARA EXCHANGE
SITE LAYOUT
NEAR 3 ARMSTRONG STREET, DONGARA, WA 6525

DWG NO. W110073 SHT NO. S1-1

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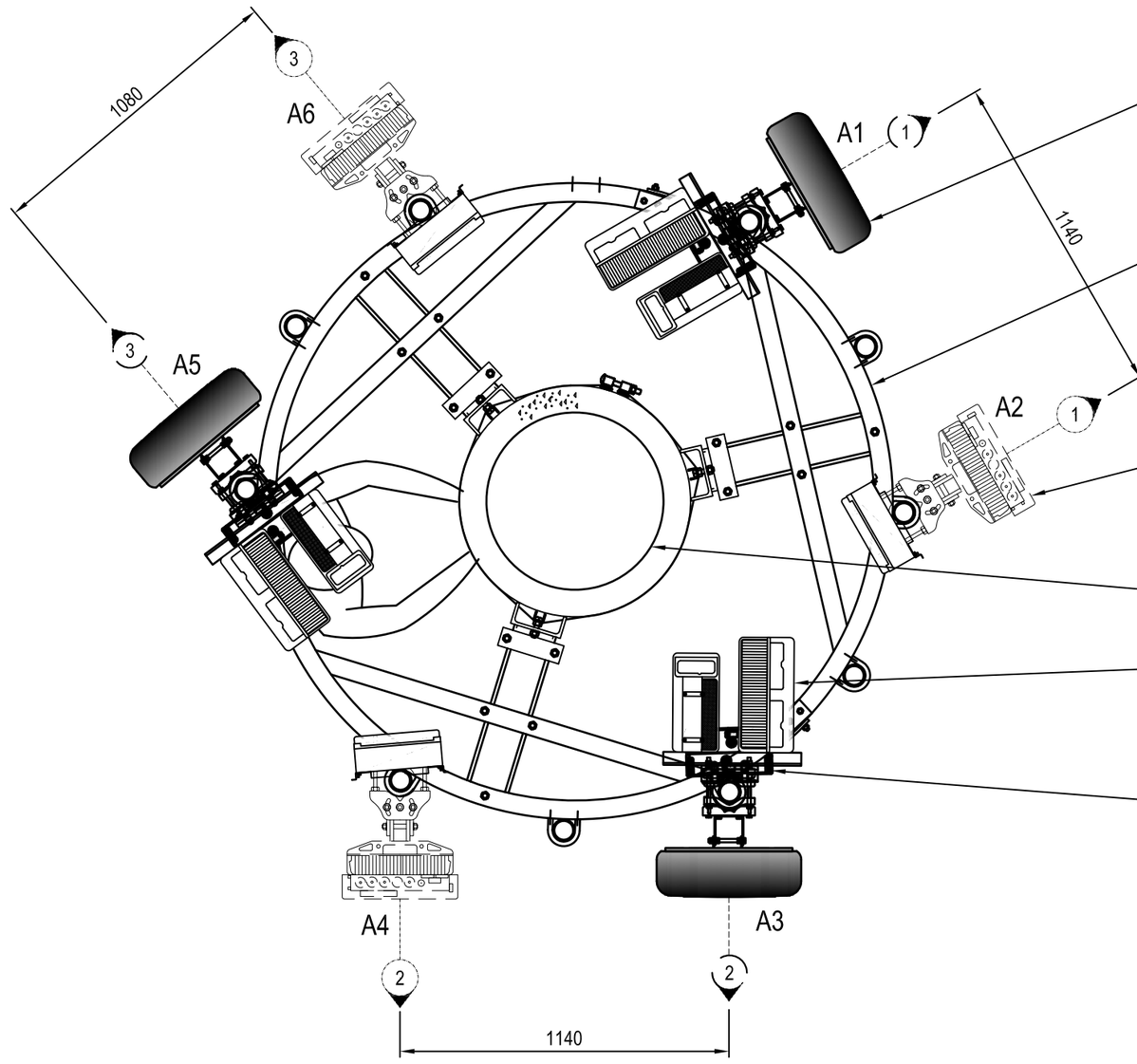
Cad file: W110073_PD.dwg A3

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TN

HEADFRAME
ORIENTATION 77° TN



PROPOSED TELSTRA LTE700 / NR850 / LTE2100 / LTE2600 PANEL ANTENNAS (3 OFF, A1, A3 & A5) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME.

PROPOSED TELSTRA CIRCULAR HEADFRAME TO ACCOMMODATE PROPOSED TELSTRA PANEL ANTENNAS, TMA'S & RRU'S.

PROPOSED TELSTRA NR3600 AIR6488 PANEL ANTENNAS (3 OFF A2, A4 & A6) & RRU JUNCTION BOXES (3 OFF) RESERVED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME
PROPOSED RRU INTERFACE BOXES (3 OFF) TO BE INSTALLED AT 31.0m ON PROPOSED MOUNTS.

PROPOSED AMPLITEL 30.0m HIGH CONCRETE MONOPOLE.

PROPOSED TELSTRA LTE2100 RADIO 4480 (B1/B3) (3 OFF) & PROPOSED TELSTRA LTE2600 RADIO 4415 (B7) (3 OFF) TO BE INSTALLED ON STANDARD RAIL BRACKET BEHIND PANEL ANTENNAS (A1, A2 & A3).

PROPOSED TELSTRA LTE700 / NR850 TMA'S (6 OFF) TO BE NSTALLED ON PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A1, A2 & A3).

ANTENNA LAYOUT AT EL 30.0m AND RRU LAYOUT AT EL 30.5m

SCALE 1:20

200 0 1000 SCALE 1:20

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11605.01	SI	TJ	PRELIMINARY30095329WO24VENTIA - LTE700/2100/2600/NR850	JL	SR	07.02.23	1

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Telstra

MOBILE NETWORK SITE 12683
DONGARA EXCHANGE
ANTENNA LAYOUT
NEAR 3 ARMSTRONG STREET, DONGARA, WA 6525

DWG NO. W110073 SHT NO. S1-2

Cad file: W110073_PD.dwg A3

Telstra Networks \Wireless Program Delivery Template - 017869P02 Issue 12 11 /04/ 2016

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▽ E.L. 31.0m (±100mm) RL46.0m A.H.D.
C/L RESERVE TELSTRA RRU JUNCTION BOXES (3 OFF)

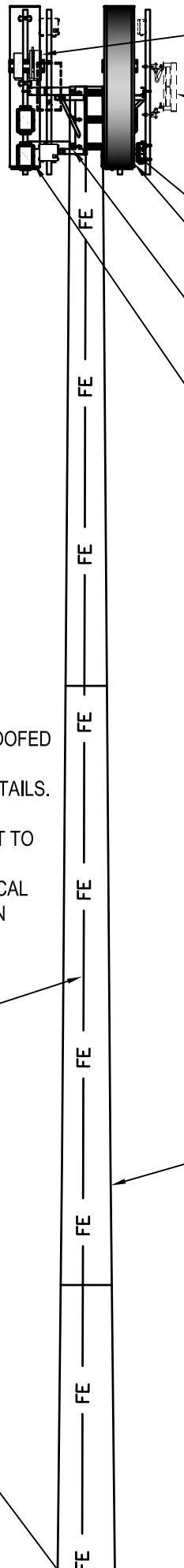
▽ E.L. 30.5m (±100mm) RL 45.5m A.H.D.
C/L PROPOSED TELSTRA LTE2600 RADIO 4415 (B7) (3 OFF)
C/L PROPOSED TELSTRA LTE2100 RADIO 4480 (B1/B3) (3 OFF)

▽ E.L. 30.0m (±100mm) RL 45.0m A.H.D.
TOP OF MONOPOLE
C/L PROPOSED TELSTRA LTE700 / NR850 / LTE2100 / LTE2600 PANEL ANTENNAS (3 OFF A1, A3 & A5)
C/L RESERVED TELSTRA NR3600 AIR6488 PANEL ANTENNAS (3 OFF A2, A4 & A6)

▽ E.L. 29.44m (±100mm) RL44.44m A.H.D.
C/L PROPOSED TELSTRA LTE700 / NR850 TMA'S (3 OFF) BEHIND ANTENNAS (A1, A3 & A5)

▽ E.L. 28.9m (±100mm) RL 43.9m A.H.D.
C/L PROPOSED TELSTRA RRU JUNCTION BOXES (3 OFF)

▽ E.L. 28.84m (±100mm) RL 43.84m A.H.D.
C/L PROPOSED TELSTRA LTE700 / NR850 TMA'S (3 OFF) BEHIND ANTENNAS (A1, A3 & A5)



PROPOSED TELSTRA LTE2100 RADIO 4480 (B1/B3) (3 OFF) & PROPOSED TELSTRA LTE2600 RADIO 4415 (B7) (3 OFF) TO BE INSTALLED ON STANDARD RAIL BRACKET BEHIND PANEL ANTENNAS (A1, A2 & A3).

PROPOSED TELSTRA NR3600 AIR6488 PANEL ANTENNAS (3 OFF A2, A4 & A6) & RRU JUNCTION BOXES (3 OFF) RESERVED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME
PROPOSED RRU INTERFACE BOXES (3 OFF) TO BE INSTALLED ON PROPOSED MOUNTS.

2 PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (3 OFF)

PROPOSED TELSTRA LTE700 / NR850 / LTE2100 / LTE2600 PANEL ANTENNAS (3 OFF, A1, A3 & A5) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME.

PROPOSED TELSTRA CIRCULAR HEADFRAME TO ACCOMMODATE PROPOSED TELSTRA PANEL ANTENNAS, TMA'S & RRU'S.

PROPOSED TELSTRA LTE700 / NR850 TMA'S (6 OFF) TO BE INSTALLED ON PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A1, A3 & A5).

NOTES :

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. PROPOSED ELECTRICAL ROUTES ARE INDICATIVE ONLY AND SUBJECT TO APPROVALS FROM POWER AUTHORITY.
5. PROPOSED FOUNDATION IS NOT FINAL AND SUBJECT TO GEOTECHNICAL INVESTIGATION AND STRUCTURAL ASSESSMENT AT DETAILED DESIGN STAGE.

SERVICES LEGEND

—T———T———T——— OPTICAL FIBRE BELOW GROUND
— — — E — — — E — BELOW GROUND ELECTRICAL SUPPLY
——— FE ——————— FE ——— ABOVE GROUND FEEDER CABLES

PROPOSED TELSTRA LCF78-50JA FEEDERS (12 OFF) AND 7/8" HYBRID CABLES (6 OFF) TO RUN INTERNALLY TO POLE.

PROPOSED AMPLITEL 30.0m HIGH CONCRETE MONOPOLE.

PROPOSED TELSTRA 450W NEMA20B CABLE TRAY WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA FEEDER CABLES (12 OFF) AND PROPOSED 7/8" HYBRID CABLES (6 OFF)

EXISTING TELSTRA EXCHANGE BUILDING

PROPOSED EME SIGN #13 AND AMPLITEL PROPERTY SIGN (1 OFF) TO BE INSTALLED ON EXISTING SECURITY COMPOUND GATE #13

PROPOSED AMPLITEL U/G POWER ROUTE TO EXISTING MSB/METER PANEL (INDICATIVE ONLY)

PROPOSED TELSTRA FIBRE ROUTE (INDICATIVE ONLY)

PROPOSED TELSTRA P5 FIBRE PIT (INDICATIVE ONLY)

PROPOSED AMPLITEL P5 POWER PIT (INDICATIVE ONLY)

PROPOSED AMPLITEL CONCRETE PAD FOOTING (INDICATIVE ONLY).

PROPOSED TELSTRA MK5.1 EQUIPMENT SHELTER (3.0m x 2.38m), COLOURED SURF MIST TO ACCOMMODATE PROPOSED LTE700/2100/2600/NR850 EQUIPMENT.

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF A200) TO BE INSTALLED ON PROPOSED STANDARD MOUNT.

▽ E.L. 3.3m (±100mm) RL 18.3m A.H.D.
B/L PROPOSED TELSTRA LTE700 GPS ANTENNA

4 PROPOSED SIGN SECURED AT 1.5m AGL TO MONOPOLE

EXISTING TELSTRA EXCHANGE PROPERTY FENCE

▽ E.L. 00.0m (±100mm) RL 15.0m A.H.D.
GROUND LEVEL

EXISTING FIBRE ROUTE.

PROPOSED TELSTRA ICS MK5.1 SHELTER TO BE INSTALLED ON PROPOSED CONCTERE PIER FOOTING.

SOUTH ELEVATION

SCALE 1:100

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

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11605.01	SI	TJ	PRELIMINARY30095329WO24VENTIA - LTE700/2100/2600/NR850	JL	SR	07.02.23	1

AMPLITEL Part of the Telstra Group

TOWER AMS SITE WA008270
DONGARA EXCHANGE
SOUTH ELEVATION
NEAR 3 ARMSTRONG STREET, DONGARA, WA 6525

DWG NO. W110073 SHT NO. S3

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Cad file: W110073_PD.dwg A3V

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APPENDIX B – CERTIFICATES OF TITLE

WESTERN AUSTRALIA

REGISTER NUMBER	
65/DP55462	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	21/7/2009

VOLUME 2692 FOLIO 728

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 65 ON DEPOSITED PLAN 55462

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TELSTRA CORPORATION LTD OF TELECOM CENTRE, 80 STIRLING STREET, PERTH
(AF K604892) REGISTERED 23/5/2008

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

1. E684476 EASEMENT BENEFIT FOR THE PURPOSE OF CONSTRUCTING, INSTALLING AND MAINTAINING UNDERGROUND CABLES AND A GUY WIRES ANCHOR BLOCK. REGISTERED 22/8/1991.

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:	DP55462
PREVIOUS TITLE:	1921-439
PROPERTY STREET ADDRESS:	3 ARMSTRONG ST, DONGARA.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF IRWIN

LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/01/2023 10:11 AM Request number: 64615390

Landgate
www.landgate.wa.gov.au

APPENDIX C – ENVIRONMENTAL ANALYSIS REPORT

Australian Government

Department of Climate Change, Energy, the Environment and Water

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. Please see the caveat for interpretation of information provided here.

Report created: 06-Feb-2023

Summary

Details

- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat

Acknowledgements

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	38
Listed Migratory Species:	41

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 https://www.dcceew.gov.au/parks-heritage/heritage

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

Commonwealth Lands:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	63
Whales and Other Cetaceans:	11
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	1
Key Ecological Features (Marine):	None
Biologically Important Areas:	8
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In buffer area only

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Leipoa ocellata Malleefowl [934]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica menzbieri Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit [86432]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Zanda latirostris listed as Calyptorhynchus latirostris			
Carnaby's Black Cockatoo, Short-billed Black-cockatoo [87737]	Endangered	Species or species habitat known to occur within area	In feature area
FISH			
Thunnus maccoyii			
Southern Bluefin Tuna [69402]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area
MAMMAL			
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus geoffroii			
Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat may occur within area	In feature area
Eubalaena australis			
Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Macroderma gigas			
Ghost Bat [174]	Vulnerable	Species or species habitat may occur within area	In feature area
Neophoca cinerea			
Australian Sea-lion, Australian Sea Lion [22]	Endangered	Species or species habitat likely to occur within area	In feature area
Parantechinus apicalis			
Dibbler [313]	Endangered	Species or species habitat may occur within area	In feature area
PLANT			
Caleana dixonii listed as Paracaleana dixonii			
Sandplain Duck Orchid [87944]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In feature area
Egernia stokesii badia Western Spiny-tailed Skink, Baudin Island Spiny-tailed Skink [64483]	Endangered	Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In feature area
SHARK			
Carcharias taurus (west coast population) Grey Nurse Shark (west coast population) [68752]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anous stolidus Common Noddy [825]		Species or species habitat may occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area
Hydroprogne caspia Caspian Tern [808]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area
Sternula albifrons Little Tern [82849]		Species or species habitat may occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Thalassarche cauta](#) Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
[Thalassarche impavida](#) Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
[Thalassarche melanophris](#) Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area
[Thalassarche steadi](#) White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Marine Species			
[Balaenoptera edeni](#) Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
[Balaenoptera musculus](#) Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Carcharhinus longimanus](#) Oceanic Whitetip Shark [84108]		Species or species habitat may occur within area	In buffer area only
[Carcharodon carcharias](#) White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
[Caretta caretta](#) Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In feature area
[Chelonia mydas](#) Green Turtle [1765]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Dermochelys coriacea](#) Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Eubalaena australis as Balaena glacialis australis			
Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Lamna nasus			
Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area	In feature area
Megaptera novaeangliae			
Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
Mobula alfredi as Manta alfredi			
Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat known to occur within area	In feature area
Mobula birostris as Manta birostris			
Giant Manta Ray [90034]		Species or species habitat may occur within area	In feature area
Natator depressus			
Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In feature area
Orcinus orca			
Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
Pristis pristis			
Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
Rhincodon typus			
Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Terrestrial Species			
Motacilla cinerea			
Grey Wagtail [642]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

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

Commonwealth Land Name	State	Buffer Status
Unknown		
Commonwealth Land - [50381]	WA	In feature area

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Anous stolidus Common Noddy [825]		Species or species habitat may occur within area	In feature area
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna carneipes as Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Chalcites osculans as Chrysococcyx osculans](#) Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
[Diomedea amsterdamensis](#) Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
[Diomedea epomophora](#) Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In feature area
[Diomedea exulans](#) Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area
[Haliaeetus leucogaster](#) White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
[Hydroprogne caspia as Sterna caspia](#) Caspian Tern [808]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
[Larus pacificus](#) Pacific Gull [811]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
[Limosa lapponica](#) Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In feature area
[Macronectes giganteus](#) Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
[Macronectes halli](#) Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Merops ornatus](#) Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
[Motacilla cinerea](#) Grey Wagtail [642]		Species or species habitat may occur within area overfly marine area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pandion haliaetus](#) Osprey [952]		Breeding known to occur within area	In feature area
[Puffinus assimilis](#) Little Shearwater [59363]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
[Rostratula australis as Rostratula benghalensis (sensu lato)](#) Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area overfly marine area	In feature area
[Sternula albifrons as Sterna albifrons](#) Little Tern [82849]		Species or species habitat may occur within area	In buffer area only
[Thalassarche carteri](#) Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Thalassarche cauta](#) Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
[Thalassarche impavida](#) Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
[Thalassarche melanophris](#) Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Thalassarche steadi](#) White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
[Thinornis cucullatus as Thinornis rubricollis](#) Hooded Plover, Hooded Dotterel [87735]		Species or species habitat may occur within area overfly marine area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area overfly marine area	In feature area
Fish			
[Acentronura australe](#) Southern Pygmy Pipehorse [66185]		Species or species habitat may occur within area	In buffer area only
[Campichthys galei](#) Gale's Pipefish [66191]		Species or species habitat may occur within area	In buffer area only
[Choeroichthys suillus](#) Pig-snouted Pipefish [66198]		Species or species habitat may occur within area	In buffer area only
[Halicampus brocki](#) Brock's Pipefish [66219]		Species or species habitat may occur within area	In buffer area only
[Hippocampus angustus](#) Western Spiny Seahorse, Narrow-bellied Seahorse [66234]		Species or species habitat may occur within area	In buffer area only
[Hippocampus breviceps](#) Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
[Hippocampus subelongatus](#) West Australian Seahorse [66722]		Species or species habitat may occur within area	In buffer area only
[Lissocampus fatiloquus](#) Prophet's Pipefish [66250]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys meraculus Western Crested Pipefish [66259]		Species or species habitat may occur within area	In buffer area only
Nannocampus subosseus Bonyhead Pipefish, Bony-headed Pipefish [66264]		Species or species habitat may occur within area	In buffer area only
Phycodurus eques Leafy Seadragon [66267]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Pugnaso curtirostris Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area	In buffer area only
Solegnathus lettiensis Gunther's Pipehorse, Indonesian Pipefish [66273]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Syngnathoides biaculeatus Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Vanacampus margaritifer			
Mother-of-pearl Pipefish [66283]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri			
Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Neophoca cinerea			
Australian Sea-lion, Australian Sea Lion [22]	Endangered	Species or species habitat likely to occur within area	In feature area
Reptile			
Aipysurus pooleorum			
Shark Bay Seasnake [66061]		Species or species habitat may occur within area	In buffer area only
Caretta caretta			
Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In feature area
Chelonia mydas			
Green Turtle [1765]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dermochelys coriacea			
Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In feature area
Disteira kingii			
Spectacled Seasnake [1123]		Species or species habitat may occur within area	In buffer area only
Natator depressus			
Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pelamis platurus			
Yellow-bellied Seasnake [1091]		Species or species habitat may occur within area	In buffer area only

Whales and Other Cetaceans			[Resource Information]
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			

Current Scientific Name	Status	Type of Presence	Buffer Status
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In buffer area only
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
Stenella attenuata Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area	In buffer area only
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area	In buffer area only
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Extra Information

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Biologically Important Areas			
Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna pacifica			
Wedge-tailed Shearwater [84292]	Foraging (in high numbers)	Known to occur	In buffer area only
Hydroprogne caspia			
Caspian Tern [808]	Foraging (provisioning young)	Known to occur	In buffer area only
Larus pacificus			
Pacific Gull [811]	Foraging (in high numbers)	Known to occur	In buffer area only
Puffinus assimilis tunneyi			
Little Shearwater [59363]	Foraging (in high numbers)	Known to occur	In buffer area only
Sternula nereis			
Fairy Tern [82949]	Foraging (in high numbers)	Known to occur	In buffer area only
Seals			
Neophoca cinerea			
Australian Sea Lion [22]	Foraging (male and female)	Known to occur	In buffer area only

Scientific Name	Behaviour	Presence	Buffer Status
Whales			
Balaenoptera musculus brevicauda			
Pygmy Blue Whale [81317]	Distribution	Known to occur	In buffer area only
Megaptera novaeangliae			
Humpback Whale [38]	Migration (north and south)	Known to occur	In buffer area only

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and 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

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

Where little information is available for a 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 detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

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

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

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

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

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

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

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

Please feel free to provide feedback via the Contact us page.

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APPENDIX D – EME REPORT

Environmental EME Report

Location	3 Armstrong Street, DONGARA WA 6525		
Date	18/11/2022	**RFNSA No.**	6525012

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 3 Armstrong Street, DONGARA WA 6525. These levels have been calculated by Ventia - IRFA 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.

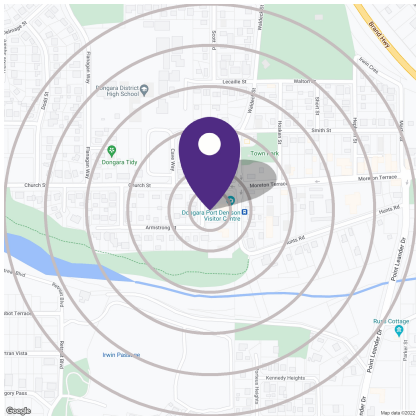
A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

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

0.63%

out of 100% of the public exposure limit, 201 m from the location.



EME levels with the proposed changes

Distance from the site	Percentage of the public exposure limit
0-50 m	0.21%
50-100 m	0.13%
100-200 m	0.63%
200-300 m	0.63%
300-400 m	0.36%
400-500 m	0.20%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at *http://www.rfnsa.com.au/6525012*.

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.

	Existing		Proposed	
Carrier	**Systems**	**Configuration**	**Systems**	**Configuration**
Telstra			4G, 5G	LTE2100 (proposed), LTE2600 (proposed), LTE700 (proposed), NR850 (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 360º circular bands.

	Existing configuration			Proposed configuration		
Distance from the site	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
0-50m				2.69	19.22	0.21%
50-100m				1.93	9.86	0.13%
100-200m				3.82	38.80	0.63%
200-300m				3.84	39.19	0.63%
300-400m				2.99	23.71	0.36%
400-500m				2.25	13.38	0.20%

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 C564:2020 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/m²)	Percentage of the public exposure limit
Dongara Playgroup Association	0-3 m	3.48	32.04	0.61%
Dongara District High School	0-3 m	2.64	18.53	0.28%

APPENDIX E – GUIDE TO EME REPORT

Australian Government
Australian Radiation Protection and Nuclear Safety Agency

arpansa

A Guide to the Environmental EME Report

What is an Environmental EME Report?

The Environmental EME Report provides calculations of the maximum levels of radiofrequency (RF) electromagnetic energy (EME) around an existing and/or proposed wireless base station that may include mobile telephony, broadband and data services. The report is generally produced by a network operator (such as a mobile phone company) or consultants working on their behalf.

All deployment of public mobile telecommunications service infrastructure in Australia, which includes wireless base stations, small cells and antennas, must be carried out according to the Industry Code C564:2020 Mobile Phone Base Station Deployment (the Code)[1]. The Code requires the supply of certain information as part of the consultative process with the local community and local government authority. The environmental EME report is part of this process and is produced according to a methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)[2]. It provides objective estimates of the maximum levels of EME from a wireless base station or small cell for both existing and proposed upgrades to telecommunications systems at the site. There are two types of environmental EME report, each representing either a wireless base station or a small cell.

Why is there an EME Report?

Wireless base stations and small cells work by sending out RF EME in the form of waves carrying information. When the RF EME reaches objects, including people and animals, some of the energy carried by the waves is deposited in the object[3]. This can lead to heating of the object and, if levels are too high, can cause harmful effects. The ARPANSA RF Standard[4] provides limits of exposure which must be complied with by all radio installations, including wireless base stations and small cells. The limits for EME exposure given in the ARPANSA Standard are intended to provide protection for people of all ages and medical conditions when exposed 24 hours per day, 7 days per week. The EME Report shows the maximum

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

[2] The ARPANSA methodology produces overconservative calculations for multiple-input and multiple-output (MIMO) systems

[3] Information on RF EME and its effects is available from ARPANSA http://www.arpansa.gov.au/RadiationProtection/basics/rf.cfm

[4] The ARPANSA RF Standard is available from http://www.arpansa.gov.au/Publications/Codes/rps3.cfm

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calculated levels for a specific installation and compares them against the exposure limits in the ARPANSA Standard.

What information is on the report?

The report gives the address of the installation, together with a list of the companies using the site and the types of mobile network currently installed and being proposed. It also includes details of calculated levels of RF EME. If the site already has antennas in place, the report includes separate information on the existing and the combined existing and proposed installations. The report estimates RF EME from all of the identified wireless transmitters at this site; it does not estimate RF EME from all surrounding sites. The calculated levels do not include RF EME from other types of radio transmitters (that are not subject to the industry Code) which may be installed on the same structure, e.g. AM and FM radio, TV etc.

EME Levels

The tables of calculated EME levels on the report provide maximum levels of EME found at various distances from the base of the tower or supporting structure for wireless base stations. Within each range of distances, the highest value is given regardless of direction. For small cells mounted on light and power poles or other structures, the report shows the maximum EME level and the distance where this occurs. This provides more relevant exposure information to account for the lower overall power and the much shorter range of the transmitted radio signals from small cells.

For wireless base stations the values of EME are presented in 3 different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)[5]
- percentage (%) of the ARPANSA Standard

In reports for small cells the EME levels are only presented as a percentage of the ARPANSA Standard.

When expressed as a percentage, a value of 100% corresponds to the general public exposure limit. For example, a typical highest value of 1% means that the total EME level from all wireless network transmitters on the site, all operating at their maximum power, will be no more than one hundredth (1/100) of the limit set by the ARPANSA Standard for members of the public.

The table below shows the actual EME limits in the ARPANSA RF Standard used for the frequency bands representing different types of mobile network. At frequencies below 2000 megahertz (MHz) the limits vary across the band and the limit values shown in the table have been determined at the Assessment Frequency indicated. The table shows the three equivalent exposure limit figures in V/m, mW/m^2 and % ARPANSA Standard.

[5] Power density is often expressed in units other than mW/m², other common units are watts per square metre (W/m²) and microwatts per square centimetre (μW/cm²). Where conversion is required: 1 watt per square metre (W/m²) = 100 microwatts per square centimetre (μW/cm²) = 1000 milliwatts per square metre (mW/m²).

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Standard public exposure limits at the Assessment Frequency		
			Electric Field V/m	Power Density mW/m²	% of ARPANSA exposure limits
LTE700	758 – 803 MHz	750 MHz	37.5 V/m	3750 mW/m²	100%
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m	4500 mW/m²	100%
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m	4500 mW/m²	100%
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m	9000 mW/m²	100%
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m	10000 mW/m²	100%
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m	10000 mW/m²	100%
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m	10000 mW/m²	100%
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m	10000 mW/m²	100%

Effect of Landscape (topography)

The tables of calculated EME levels provide values at 1.5 m above a flat landscape. Commonly, wireless base stations and small cells are located on a high point and the assumption of flat ground provides a worst-case estimate for these situations. Sometimes, however, the ground may slope upwards away from the installation and this can cause concern that levels may be higher than calculated. In these cases the 'Calculated EME levels at other areas of interest' table should include the levels of EME at a selection of heights where maximum levels are expected.

Generally, locations very close to the base of the antenna will experience very low levels of EME compared to the surrounding areas. This may not be true if a location is both close, say within 100 m, and elevated above the height of the base of the antenna structure. This may occur because a building is located nearby or the ground rises sharply. In either of these circumstances, EME levels may actually be higher than found at the height of flat ground or a community member may have reasonable concerns that this is so. If such locations exist, carefully calculated estimates in a representative sample of such situations should be provided in the 'Calculated EME levels at other areas of interest' table. It is important to note that in many cases the location may not be in the direction of significant radiated EME and the EME levels may be very low.

Other Areas of Interest

The Code requires the mobile network companies to take account of Community Sensitive Locations. The Code defines Community Sensitive Location to include land uses such as residential areas, childcare centres, schools, aged care centres, hospitals and regional icons which may be considered as sensitive uses in some communities. It is acknowledged that each location should be evaluated on a site by site basis to determine community sensitive locations.

The table 'Calculated EME levels at other areas of interest' on the report provides additional estimates of EME levels at a small number of such locations. These locations may be identified as being of particular concern to the community during the consultation process required by the Code. Typically, levels may be given for the closest point of a children's facility, or for a small number of other locations. It is expected that for an average report, there may be 3 to 5 additional areas of interest calculations. These should be chosen to be representative of both community concern and locations where higher levels of EME may actually be expected on technical grounds. Community Sensitive Locations would be expected to include a small number of floors of a multistorey building if it is close to the antennas and in the direction of significant radiated EME. For some sites there may be no indication for other areas of interest, such as where there is flat ground, no elevated buildings and no locations identified as being of particular community concern. In these cases, after checking:

- the Code's community consultation plan
- topography or buildings near the antennas
- other locations, such as those identified as being of significant previous community concern

no other areas of interest will have been identified. In this case, the EME Report should include the statement 'No locations identified' in the 'Calculated EME levels at other areas of interest' table.

Can I expect to have an EME calculation done for my house?

Whilst the Environmental EME report is a basic report, members of the public are free to request (in writing) a Carrier to provide additional information under section 3.3 of the Code

The Carrier will choose how best to service that request, but it will not be considered as part of the ARPANSA EME report.

Why do the EME levels vary with distance?

The calculations of the maximum EME levels are based on well understood principles of physics that deal with how electromagnetic waves travel and spread out. The total amount of energy emitted from the antenna is limited by the power of the amplifier used to drive the antenna. As the energy leaves the antenna, it spreads out to cover bigger and bigger areas and so gets less intense the further away it gets, this is illustrated in Figure 1 which shows a basic 2-dimensional view of what happens to the EME around a real base station.

The antenna is usually designed to direct most of the energy out towards the horizon, or a few degrees below, so that most of the energy goes where it is needed to communicate with the mobile phone handsets or other user equipment. As one moves away from a base station at ground level, the levels first increase before reaching a maximum and then get less as you move still further away. Typically, the maximum EME level at ground level will occur between 75 m and 200 m from the base of the antenna.

The mobile network companies sometimes need to adjust the angle of the antennas to obtain the best coverage and this can alter slightly the distance at which the maximum occurs and exactly what EME level is found there. Often, the ARPANSA EME Report will take likely alterations into account and include the

highest levels that might occur if the antenna is moved in the future. Some antennas use self-tilt and pan to dynamically change direction; in these situations the orientation that produces the highest maximum EME level is used for the calculation.

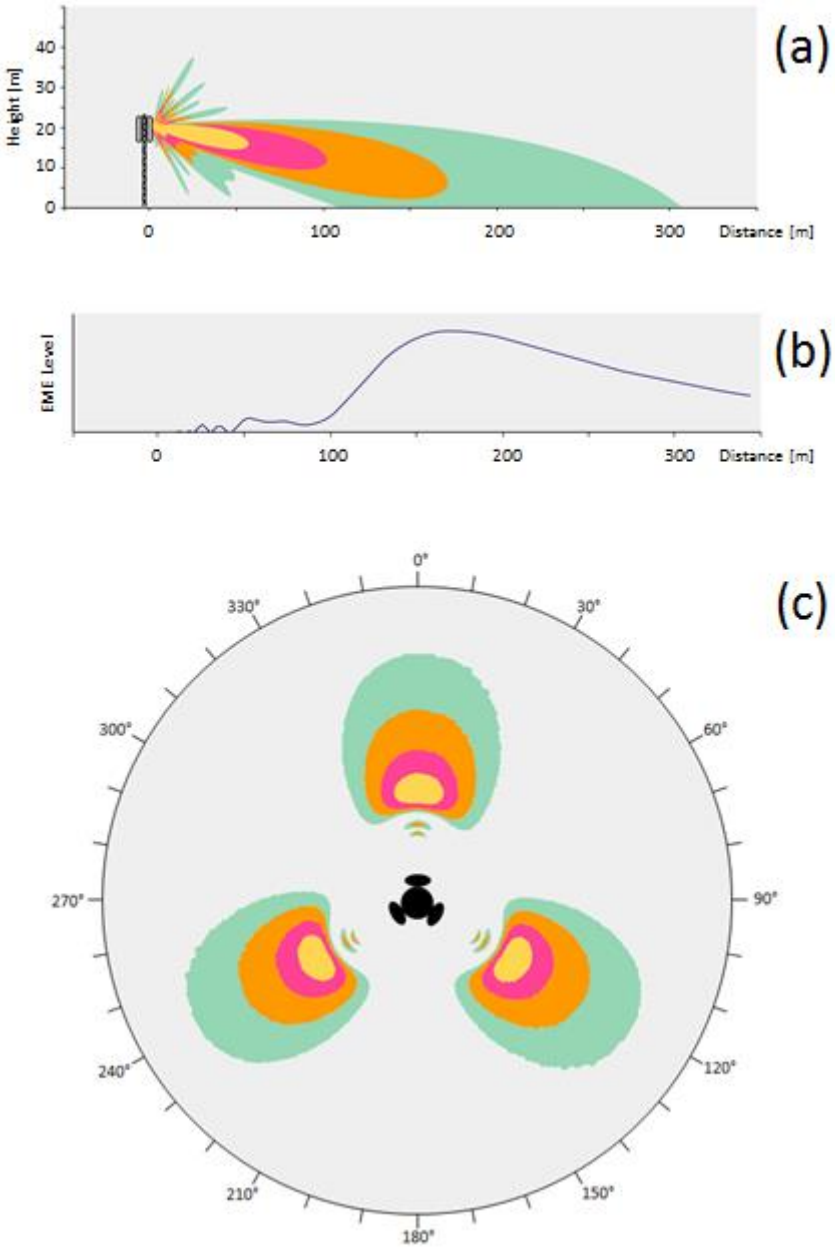


Figure 1. How the EME levels vary as you move away from a base station tower.
(a) Side view of a single antenna pattern. (b) EME level at 1.5 m above ground.
(c) Aerial view of three sector antenna pattern

The EME transmitted from small cells is more localised and, depending on its configuration, may not follow the same emission profile as a larger base station. Typically, the EME levels are very low and they decrease rapidly with distance away from the source much like the larger base stations.

How Accurate are the Calculated Values?

The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off. Even when a call is in progress, the power transmitted is adjusted to be only as high as necessary to communicate with the handset. If the handset is close, or in a good signal area, the base station transmitter will reduce its power automatically.

The calculations do not take into account trees, vegetation or buildings which may alter the EME levels, generally decreasing them. Some of the EME is reflected from buildings and the ground and often this signal is used by a handset when the direct signal is blocked by a building. When the reflected signal and direct signal combine the overall level can be lower or higher than the direct signal alone depending on the exact location.

Measurements around base stations have shown actual values of EME are usually less than calculation by factors of 10 to 1000 or even more. Values of EME indoors will typically be even lower as walls, windows and roofs absorb or reflect the energy.

A similar situation applies to the emissions from small cells. The EME emissions from small cells follow the same physical process and are similarly affected by surrounding objects.

Example Snapshot of Calculated EME Levels

The maximum EME level calculated for the **existing** systems at this site is

0.46%

out of 100% of the public exposure limit, 161.98 m from the location.

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

1.0%

out of 100% of the public exposure limit, 161.10 m from the location.



EME levels with the proposed changes

Distance from the site	Percentage of the public exposure limit
0–50 m	0.09%
50–100 m	0.16%
100–200 m	1.0%
200–300 m	0.88%
300–400 m	0.43%
400–500 m	0.24%

The example snapshot above applies to the calculated EME levels around a typical base station and provides the following information:

- The highest calculated level of RF EME coming from the existing equipment at this base station is found at a distance of approximately 161.98 m and is 0.46% or less than 1/200 of the ARPANSA Standard exposure limit.
- Subsequent to the proposed alterations to the equipment at this site, the highest calculated level of RF EME rises to 1.04%, which is found at a distance of 161.10 m from the base of the tower.

The information detailing EME levels at radial distances from the installation is not included in EME reports for small cells due to the more localised emission of the antennas. In this case, information about the highest calculated EME level at the corresponding distance associated with the small cell is included. This is reported for both existing and proposed systems at the site in the same way as wireless base stations.

Example Table of an In-depth Look at Calculated EME Levels

	Existing configuration			Proposed configuration		
Distance from the site	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
0–50 m	0.57	0.87	0.01%	1.7	7.2	0.09%
50–100 m	0.96	2.5	0.04%	1.9	9.2	0.16%
100–200 m	3.4	31	0.46%	5.0	66	1.0%
200–300 m	3.2	27	0.40%	4.6	56	0.88%
300–400 m	2.3	13	0.20%	3.2	28	0.43%
400–500 m	1.7	7.7	0.11%	2.4	16	0.24%

The example table above provides the following information:

- At any location on level ground within 50 m of the base of the tower, the highest calculated level of RF EME coming from the existing equipment at this base station is 0.01% or approximately 1/10000 of the ARPANSA Standard exposure limit. In physical units this is a power density of 0.87 milliwatts per metre squared (mW/m²), equivalent to an electric field strength of 0.57 volts per metre (V/m).
- Subsequent to the proposed alterations to the equipment at this site, at any location on level ground within 50 m of the base of the tower, the highest calculated level of RF EME rises to a power density of 7.18 mW/m² or an electric field strength of 1.65 V/m which is equivalent to 0.09% of the ARPANSA Standard exposure limit (or less than 1/1000 of the limit).
- The values reported here are only expected to occur when the transmitters are all operating at full power and where there is clear line-of-sight to all antennas. Levels indoors will be lower.
- At any distance within 500 m of the tower the table can be used to determine the maximum level. For example at a location 330 m from the tower, that is between 300 m and 400 m, the calculated level will be less than 0.2% of the ARPANSA Standard exposure limit for the existing equipment and 0.43% of the ARPANSA Standard exposure limit for the existing and proposed equipment. In many directions, and at most times, the actual level will be much lower than this calculated level.
- For a new wireless base station where there are no antennas already installed, the above table will only contain data under the 'Proposed Configuration' columns. Similarly, for a wireless base station that is not being upgraded, the table will only contain data under the 'Existing Configuration' columns.

This table is not included in EME reports for small cells due to the more localised emission from these installations.

It should be noted that all values quoted in the above two tables are calculated at 1.5 m above ground level in a flat landscape. As stated in the section “Effects of Landscape (topography)”, If the ground height changes enough to cause significant under estimation of the worst case environmental levels, further calculations shall be reported in the “Other Areas Of Interest” section.

Example Table of Calculated EME levels at Other Areas of Interest

Location	Height range	Electric field (V/m)	Power density (mW/m^2)	Percentage of the public exposure limit
ABC Primary School	0–6 m	2.6	18	0.29%
123 Sports Centre	0–6 m	2.4	15	0.23%
XYZ Community Centre	0–6 m	2.6	18	0.29%

The 'Calculated EME levels at other areas of interest' table provides calculated levels of RF EME at locations considered to be of special community interest or at elevated locations where there may be concern about higher levels of EME. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site This table is included in reports for both wireless base stations and small cells. In reports for small cells the EME levels are only presented as a percentage of the ARPANSA Standard.

Further Information

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

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

- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; “Radio Frequency EME Exposure Levels - Prediction Methodologies” [2]
- The ARPANSA RF Standard[4]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at https://www.acma.gov.au/our-rules-eme.

The Communications Alliance Ltd Industry Code C564:2020 Mobile Phone Base Station Deployment is available from the Communications Alliance Ltd website, http://commsalliance.com.au.

Contact details for the Carriers (mobile network companies) operating in Australia and the most recent version of each site’s Environmental EME Report are available online at the Radio Frequency National Site Archive, http://www.rfnsa.com.au.

1. The Communications Alliance Ltd Industry Code C564:2020 Mobile Phone Base Station Deployment is available from the Communications Alliance Ltd website, https://www.commsalliance.com.au/Documents/all/codes/c564

2. The ARPANSA methodology produces overconservative calculations for multiple-input and multiple-output (MIMO) systems. (Radio frequency EME exposure levels - prediction methodologies technical report.)

3. Information on RF and its effects is available from ARPANSA https://www.arpansa.gov.au/understanding-radiation/what-is-radiation/non...

4. The ARPANSA RF Standard is available from https://www.arpansa.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rpss-1

5. Power density is often expressed in units other than mW/m^2, other common units are watts per square meter (W/m^2) and microwatts per square centimetre ($\mu W/cm^2$). Where conversion is required: 1 watt per square metre (W/m^2) = 100 microwatts per square centimetre ($\mu W/cm^2$) = 1000 milliwats per square metre (mW/m^2).

APPENDIX F – DPLH HISTORIC HERITAGE ADVICE

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Your ref: N/A
Our ref: P1236/50137
Enquiries: Katie Davies (08) 6552 4638

Marc Bays
Ventia
community.consultation@ventia.com

Dear Marc

DONGARA POST OFFICE AND QUARTERS

Thank you for the opportunity to provide our comment as part of the community consultation being undertaken for following proposal due to its proximity to the State Registered Heritage Place known as *Dongara Post Office and Quarters*, 7 Waldeck St, Dongara.

Referral date	18 November 2022
Proposal Description	New Mobile Phone Base Station at Dongara Exchange - 3 Armstrong St, Dongara

We received the following drawings prepared by Amplitel dated 18 July 2022:
Dongara Exchange W110073 - S1 Site Access/ Locality Plan
Dongara Exchange W110073 - S1-1 Site Layout
Dongara Exchange W110073 - S3 South Elevation

We also received the following information prepared 23 November 2022:
Photomontages Figures 1-3
Site Survey - measurements

As *Dongara Post Office and Quarters* is in the State Register of Heritage Places, the proposal has been considered in the context of its identified cultural heritage significance and the following comments are given:

Findings

- *Dongara Post Office and Quarters* (fmr), a domestic scale limestone and sandstone building in the Federation Arts and Crafts style and associated underground tank, has cultural heritage significance as is an important part of the historic town precinct of Dongara.
- The proposed work is a 30m telecommunication antennae monopole and 3m high shelter to be located on a rear adjacent lot to Dongara Post Office and Quarters (fmr).
- Previous comments were provided on 17 August 2022 stating:
    - Option 2 of the proposal is the preferred option for having the least amount of heritage impact.

    - Option 1 of the proposal impacts the identified cultural heritage significance of Dongara Post Office and Quarters (fmr).
- As per advice of 23 November 2022, due to site limitations, Option 2 is no longer considered feasible.
- The current option is a modified version of Option 1 which has been revised to set the monopole further 2-3m away from the heritage building. Although this a slight improvement, the photomontages provided still show the monopole structure being highly visible and in close alignment with the main façade of the heritage building.

Comments

1. The proposal impacts the identified cultural heritage significance of *Dongara Post Office and Quarters (fmr)* for being visually intrusive to the setting of the place.
2. It is recommended that further consideration be given to reducing the visual impact of the headframe structure.

These comments are based on an assessment of the proposal's impact on *Dongara Post Office and Quarters (fmr)* and are given from a heritage perspective to assist your application to the decision-maker. These comments do not replace the need for any required approvals from the decision-maker.

Should you have any queries regarding this advice please contact Katie Davies at katie.davies@dplh.wa.gov.au or on 6552 4638.

Yours sincerely

Adelyn Siew
Director
Historic Heritage Conservation

5 December 2022

cc: Shire of Irwin, reception@irwin.wa.gov.au

APPENDIX G – DPLH ABORIGINAL HERITAGE ADVICE

RE: Query regarding Aboriginal Heritage approval conditions for a 30 metre telecommunications monopole tower at Dongara Exchange - Site Ref D...

PR

Paul Reed <Paul.Reed@dplh.wa.gov.au>
To Marc Bays

Reply | Reply All | Forward

Thu 11/08/2022 11:50 AM

External Email: This email was received from outside our company. Do not click links or open attachments you were not expecting. Report all suspicious emails using Phish Alert on your Outlook toolbar or menu. Block all unwanted email using your Email Management Portal.

Dear Marc

Thank you for your email. A review of the Register of Places and Objects as well as the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Database concludes that 3 Armstrong Street, Dongara is within the public boundary of Aboriginal site ID 18907 (Irwin River (SC04)), but not within the actual boundary as administered by DPLH. Based on the information held by DPLH, no approvals under the *Aboriginal Heritage Act 1972* are required for the proposed works.

Please don't hesitate to contact me if you have any questions.

Kind regards

Paul Reed | Senior Heritage Officer, Aboriginal Heritage Conservation | Heritage and Property Services
140 William Street, Perth WA 6000
6551 7937
www.dplh.wa.gov.au



We're on a Roll, WA

Keep doing 3 simple things
Wear a mask when necessary | Update your vaccinations | Wash hands regularly.

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

Disclaimer: this email and any attachments are confidential, and may be legally privileged. If you are not the intended recipient, any use, disclosure, distribution or copying of this material is strictly prohibited. If you have received this email in error please notify the sender immediately by replying to this email, then delete both emails from your system.

From: Marc Bays <marc.bays@ventia.com>
Sent: Thursday, 4 August 2022 2:55 PM
To: Aboriginal Heritage <AboriginalHeritage@dplh.wa.gov.au>
Subject: Query regarding Aboriginal Heritage approval conditions for a 30 metre telecommunications monopole tower at Dongara Exchange - Site Ref DONGARA EXCHANGE_WA11605.01

Hi Sir/Madam,

Please find the attached preliminary mark-up drawings of what is proposed.

Proposed Structure: 30m high monopole tower with triangular headframe and antennas at the top.
Site Address: 3 Armstrong Street, Dongara WA 6525
Proposed Location Coordinates: -29.252057, 114.930289
Aboriginal Heritage Site: Irwin River (SC04) - Registered Aboriginal Site 18907

Ventia has been engaged by Amplitel to gain the required approvals/permits to erect a number of new mobile phone base stations throughout WA.

The new installation would involve the erection of a new 30 metre monopole tower, along with the installation of ancillary equipment necessary for the proper functioning of the telecommunication facilities.

Typically these proposals require a development application to be lodged with the local consent authorities, however we have found that the site intersects with Registered Aboriginal Site 18907 as per the Aboriginal Heritage Enquiry System.

The proposed site is very disturbed and an existing telephone exchange site would require some ground disturbance within a new 8 x 8 metre fenced compound. No significant vegetation is anticipated to be cleared.

Could you kindly advise if the above location intersects with the actual boundary of the heritage place as administered by the Department of Planning Lands and Heritage? If so, could you please advise what the process will be in order to obtain approval to undertake the works within the heritage place?

Please feel free to give me a call if you require any additional information.

Kind Regards,

Marc Bays
Planning Consultant

Ventia

T +61 (02) 6124 4423
E marc.bays@ventia.com
W www.ventia.com

APPENDIX H – PRE-DA COMMUNITY CONSULTATION REPORT

Consultation Report:
Mobile Phone Base Station Deployment

Report on submissions received during **Consultation C564:2020 Section 6 style consultation for red rated site**

Report Date:	13/02/2023
Prepared By:	Marc Bays – Ventia Solutions

Site / Proposed Location	RFNSA ID 6525012 / Dongara Exchange, 3 Armstrong Street, Dongara WA 6525
Carrier	Telstra/Amplitel

CODE ITEM	**DESCRIPTION**	**DATE**
6.1 - Development and Evolution of Consultation Plan	Planning due diligence was carried out, identifying all key stakeholders in relation to the site proposal. All premises within 300m of the proposal were identified as stakeholders including community sensitive locations within Dongara such as childcare centres, schools, aged care centres, community centres, hospitals, etc along with relevant members of parliament, council officers, native title groups, state heritage officers, etc.	05/10/2022
6.2 - Consultation with Council on the Consultation Plan	As the proposal is not 'low impact' and will require a future DA application depending on Amplitels verdict as to whether to proceed or not, Council were	N/A – This is an informal red-rated consultation inspired by section 6 of the deployment code and initiated by the client in

	not consulted with regarding the consultation plan, as they have already been consulted with from the very early stages of this project.	good faith. Should this project reach development application stage, Shire of Irwin will conduct a more formal community consultation.
6.3 – Letter to Interested and Affected Parties on the Proposal	A notification letter and supplementary documents were emailed to Council and all Interested and Affected Parties (IAPs) with emails identified in the Red Rated Checklist Corporate Brief and Strategy on the 18th of November 2022. Mail was physically posted on the 18th of November 2022 from NSW to the WA addresses of the owner/occupiers of the identified premises within the 300m radius. This informed council and IAPs of the proposal and provided them an opportunity to make any comments or submissions. The consultation expiry date of the 15th of December 2022 exceeds the industry code's recommended 20 business day period to allow for council to comment and the15 day period for all other IAPs to comment.	18/11/2022
6.3 – On-site signage	Signs were placed: •Power pole across from exchange adjacent to 2B Armstrong St, Dongara WA 6525 •Power pole adjacent to Dongara Library on Waldeck Street, Dongara WA 6525. •Chainlink fence between 3 Dongara Exchange 3 Armstrong Street, Dongara WA 6525 and the car park. They will be left on site until construction is complete. A 15 business day period was assigned to the signage notification to allow for any of the general public to submit any	18/11/2022

	comments.	
6.3 – Website information	A webpage was published to provide the general public with an indicative visual representation, design drawings, an Environmental EME report and further information regarding the proposed facility.	18/11/2022

Summary of Submissions Received

We have had regard to comments received during the consultation. A summary of the comments received in relation to the proposal, have been collated, along with our responses to them in the attached table.

Carrier's Consideration and Assessment of Comments

Please see the below summary table.

Intended action regarding proposed work

As a result of the consultation Amplitel/Telstra intend to review the project design and proceed soon with a development application early 2023.

Summary of issues raised in submissions	Number of Times raised	Carrier Response
Proximity to Residences/School/Childcare centre	4	In order for mobile phone base stations to provide 4G and 5G coverage, many carriers accept that the sites must be located where we live, play and work to provide the best mobile phone coverage and to allow devices and the network to operate most efficiently. Sometimes, in order to strike a balance, they do need to be close to schools and childcare centres. The proposed monopole is approximately over 100m away from the Dongara Playgroup Association and over 200m away from Dongara District High School. Amplitel consider this to be an acceptable level of separation, considering in few cases, schools have also hosted telecommunications facilities. Both Dongara District High School and Dongara Playgroup Association have been engaged regarding this project and Amplitel has commissioned a specific "point of interest" for them to be included in the site Electromagnetic Energy (EME) Report accessible to the public, with their own individual readings.
Method of community consultation	3	Please note that Amplitel are not legally obliged to or guided by any national standards to conduct a community consultation for the deployment of large mobile phone base stations which require development consent. Community consultation for these facilities is instead undertaken by local authorities such as Shire or Irwin during the development assessment stage. As Amplitel can appreciate there have been comparably more sensitivities around designing and placing a mobile phone base station tower in Dongara town centre as opposed to other rural Western Australian towns, Amplitel out of good faith has determined to initiate a pre-community consultation in accordance with the requirements of Section 6 of the *Mobile Phone Base Station Deployment Code 2020*. This is to garner early feedback from the community, before determining whether to lodge an application for development permit or not with the Shire of Irwin. As Amplitel emphasise, this is only a 'pre-community consultation' rather than a 'community consultation'. As such, Amplitel believe they have devised and

		executed a comprehensive consultation plan, notifying by mail all premises within 300m radius of the proposal, erecting three different A3 signs visible to the public near the exchange and notifying by email all relevant stakeholders including politicians, council representatives, community groups, schools, childcare centres, an indigenous group and heritage authority. A webpage has been created for this proposal at www.rfnsa.com.au/6525012 and has been advertised on the A3 signs, community pamphlets posted and notices emailed between the 15th and 18th of November. All of these measures combined have allowed for the community to voice their concerns within a window of time exceeding the 15 business days recommended by Section 6 of the *Mobile Phone Base Station Deployment Code 2020* with the pre-community consultation period set to expire the 15th of December.
Visual impact	6	Amplitel can appreciate that the exchange at present is a challenging site for delivering a minor visual impact with the erection of a 30m high monopole structure within an area characterised by surrounding one storey residences and premises. In order to minimise visual encroachment over the nearest residences, the monopole itself has been sited as far east within the subject exchange lot as possible, leaving it nested between the existing exchange building and fence separating it from the adjacent Shire of Irwin administration building. This allows for an approximate separation of 40m between the proposed monopole and the nearest residence on Armstrong Street. The existing built features within the local planning scheme zoned 'town centre' which encircle the proposed structure will provide some visual relief, partially concealing the lower portion of the structure. This position ensures that the visual impact does not single out any nearest residence, or adjacent premises more than another, though spreads as minimal as possible an impact between the closest premises. By also opting for a thin monopole structure instead of a broader lattice tower, the design is considered to be more sympathetic to its surrounding suburban landscape than other structural options. As per the photomontages featured in the community pamphlet letter and IAP notice, the proposed structure can be considered to blend in with the

		surrounding cluster of town centre zoned premises, with the exchange site already visually associated with being a premise for telecommunication facilities. As Dongara Police Station houses a existing tall mast tower approximately 100m from the exchange, this proposal is considered to be less visually prominent as a result and more acceptable within the community.
Property values	1	Fluctuations in price are subject to a vast number of factors – many of which are subjective such as amenity, access to transport, condition of land improvements, views and increasingly the quality and availability of telecommunications services. However, often significant are broader market forces affecting supply and demand for housing. Unlike a transmission line or power easement, utility installations such as telecommunications facilities do not materially affect the ability of adjoining landowners to develop or enjoy the use of their properties. It is further noted that since the 1990's, there have been thousands of telecommunications facilities developed throughout Australian metropolitan and regional areas. During this period property values across the board have continued to increase, showing no sign of deterioration as a result of specific factors such as the location of telecommunications base stations. The improvements to mobile network connectivity resulting from improved service coverage is likely to be very significant, which will in turn support business, health, education and a range of other sectors. Amplitel is not aware of any credible evidence that directly links the siting of a telecommunications facility to either an increase or decrease in property prices and rent.
EME & health	3	Prior to consultation, Telstra engaged an assessor to produce a report of the Environmental EME levels. This report calculates the worst-case cumulative EME levels as a percentage of the Australian standard and considers any existing and proposed mobile services. The Environmental report, the template, methodology and underlying assumptions, are strictly defined by the authority on EME- the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). As such Telstra does not have the freedom to deviate from this report. Furthermore, it is

		worth noting that measured EME levels are always found to be considerably less than these worst-case predictions. For an understanding of this difference and EME measurements results done on a large number of 5G base stations, please visit the ACMA (Australian Communications and Media Authority) EME Checker website. Once a site has become operational, and at every significant upgrade, the assessor makes a determination of a site's compliance. This considers co-sited operators. The outcome of this analysis is a document that certifies each individual site as compliant with the Australian standard. This Compliance Certificate is produced by an independent NATA (National Association of Testing Authorities) certified assessor. The report bears the NATA logo meaning that the laboratory is routinely audited by NATA and an independent expert for adherence to a defined quality process, and depth of technical competence, and more. In compliance with Section 6 of the *Mobile Phone Base Station Deployment Code 2020,* Telstra has provided an ARPANSA EME report to all interested and affected parties. As you will see, the first page of the report shows a maximum predicted EME level for the proposed facility at 0.63% out of the allowable 100% ARPANSA safety standard limit at a height of 1.5 metres above ground level. This maximum EME level is almost 200 times lower than the maximum allowable limit (100%). This worst-case scenario reading is calculated assuming the following extreme and unrealistic parameters: • The facility would be running at full power and capacity 24 hours a day, 7 days a week. • All locals (includes all ages and sizes per ARPANSA standards) will be stationary 24 hours a day, 7 days a week. • Neither natural features (ie trees and shrubbery) or physical features (such as exterior and interior features of buildings) of the property and those in the vicinity could act as a barrier against EME waves.
Heritage impact	6	Ventia has been liasing with the Shire of Irwin council planner and heritage teams of the Department of Planning, Lands and Heritage (DPLH) since the projects inception.

		As the Dongara exchange site was one of few non-residential premises within the search area not overlayed by a heritage item featured in a list, municipal inventory or state heritage register, the proposal is therefore considered immune from the *Heritage Act 2018*. Irrespective of this, Ventia and Amplitel have the obligation to ensure the siting and design of their new mobile phone base station is as sympathetic as possible to the surrounding heritage landscape of the Dongara Town Centre. Following earlier input from Ventia's planner and in consideration of DPLH's Historic Heritage division's feedback on the preliminary design, the monopole has been re-positioned 2-3 metres within the exchange so that the structure will be visibly in between Dongara Public Library and the Dongara Port Denison Visitor Centre, when facing westwards towards the State Heritage registered premises façade from Waldeck Street. As such, the proposal will not materially affect any heritage item and is not anticipated to encroach largely over an adjacent heritage premise more than another. The Ventia planning team at this stage will continue to encourage reasonable design modifications where possible to ensure visual impact from a finalised design is minimised as much as possible.
Site selection	3	The town park was ruled out as a potential candidate because it is a local park reserve as determined by the *Shire of Irwin Local Planning Scheme No. 5* and is also listed as a category 2 heritage item in the local municipal inventory. The park is completely overlayed with the 'Dongara State School (fmr) 2' heritage area and warrants 'maximum protection under the Town Planning Scheme with encouragement to the owner to conserve the significance of the place' as per the Heritage Council notes. Amplitel consider this prime candidate to be the best suited site for a number of reasons. The site itself is an existing exchange, therefore it is already visually associated with being a site for telecommunications facilities, housing an existing shelter and assets

		which will facilitate the development, with fencing already established and driveway access for larger vehicles. The site will also allow Telstra (and other carriers) to achieve its coverage objectives, improving reception within Dongara and urgently addressing currents gaps in cellular coverage. As Amplitel were also confined to a candidate search area radius of just a few hundred metres within Dongara, the prime candidate at 3 Armstrong Street successfully avoids residential zoning and is one of very few sites within the Shire of Irwin's local planning schemes civic and town centre zone which is not intersected with a heritage item or area.
Structural hazard	1	Amplitel and Telstra are reputable infrastructure and services providers who diligently adhere to national building standards along with the Australian Radiation Protection and Nuclear Safety Agency standards adopted by the Australian Communications and Media Authority. Following geotechnical investigations and structural assessment at this site, both will be able to ascertain the most appropriate extent of concrete foundation, strengthening measures and construction methodologies necessary for the structure. This unmanned base station will then typically require only 2-4 maintenance visits annually.

ATTACHMENT 2: ID03-08/23

Submissions

Development Application Consultation Form

SHIRE OF IRWIN
DONGARA-PORT DENISON
A BRILLIANT BLEND

Development Application Consultation Form V1

APPLICATION BEING REFERRED (information on cover letter)			
DA#	P1264	Property Address	3 (LOT 65) ARMSTRONG STREET, DONGARA

STATEMENT

I/We [redacted] have inspected the enclosed plan/s for the above-mentioned Development Application and;

Support ☑

Indifferent ☐

Object ☐ **(please state reasoning below).**

Reason for objection:

Development Application Consultation Form

Development Application Consultation Form V1

APPLICATION BEING REFERRED (information on cover letter)			
DA#	P1264	Property Address	3 (LOT 65) ARMSTRONG STREET, DONGARA

STATEMENT

I/We [redacted] have inspected the enclosed plan/s for the above-mentioned Development Application and;

Support ☒

Indifferent ☐

Object ☐ **(please state reasoning below).**

Reason for objection:

Irwin Districts Historical Society Inc

Maintaining the identity of the Irwin District

The Society acknowledges the traditional owners of the Irwin districts, the Wattendee People of the Yamatji nation, their continuing connection to land, sea and community, and pays its respects to elders and their cultures, past and present.

Affiliations: Royal Western Australian Historical Society | Museums and Galleries Australia

Our Ref: 058/83
Your Ref: A9064/P1264

Mr Murray Connell
Manager Development
Irwin Shire Council
DONGARA WA 6525
reception@irwin.wa.gov.au

Proposed Telecommunications Infrastructure (Tower & Equipment Shelter),
3 Armstrong Street (Lot 65), Dongara : DA P1264
Submission from Irwin Districts Historical Society

Dear Sir,

The Irwin Districts Historical Society operates three museums and a history research centre. Our main museum and research centre, the Irwin Districts Museum, is located in the Old Police Station and Courthouse (State Heritage Place No 1235, Local Heritage Place No 023), with a street address of 5 Waldeck Street, and back gate off Armstrong Street. Our principal museum building is about 35 metres south of the proposed tower base.

This submission was prepared after viewing the *Planning Assessment Report* prepared by Ventia, with our focus being on heritage and culture issues. The submission aims to assist the Council in making its decision. It directly responds to issues in the *Report*, and also reiterates some arguments made in our original submission to Ventia in their 'pre-community consultation' exercise in 2022,

Based on the information in the *Report*, and in our own records, **the Society maintains its objection to this location** for the monopole tower. That position was conveyed to Ventia in our submission on 13 December 2022, and remains unchanged.

General Comments

The Society acknowledges Ventia has responded to some of the issues raised in our earlier (13 December 2022) submission, and has sought to reduce the visual impact through design. The Society also acknowledges the consultation Ventia undertook with DPLH Heritage (17 August, 23 November, 5 December 2022, in *Report*, Appendix F) that obtained some concessions from Ventia in terms of better design, and acceptance by Ventia that the proposal does have an impact on heritage values. The changes undertaken in response to DPLH Heritage probably will change the visual impact of the tower, but as the DPLH Heritage advice clearly says, "Although this a *slight* improvement, the photomontages provided still

5 Waldeck Street
(PO Box 347)
DONGARA WA 6525

W: www.irwinhistory.org.au
E: admin@irwinhistory.org.au
FB: www/facebook.com/irwinmuseum

ABN 88 965 371 802 | Containers for Change Customer ID C10322071

show the monopole structure being highly visible and in close alignment with the main façade of the heritage building ... the proposal [is] visually intrusive to the setting of the place" (*Report*, Appendix F). Regardless of the changes made to the original design the visual impact on a key heritage precinct in the Shire still exists, there will still be a huge concrete and steel pole towering over the shire's core civic precinct.

Ventia argues that, on balance, the convenience of better telecommunications services outweighs the visual impacts. But Ventia also refers several times to opportunities for other carriers to co-locate on the tower (*Report*, pp 3, 12, 19, 28, 29, 30), sometimes 'numerous other carriers', which implies the infrastructure on and around the tower will grow in the future. If that is so, at some point the whole facility at 3 Armstrong Street (Lot 65) will have to relocate, or further adjoining land will be acquired (from the Shire?) to expand the facility. Approving this proposal just delays the inevitable, and comes with concerns that an approval will simply encourage Telstra to develop the site further, rather than assist Telstra to come to terms with the need to relocate sooner rather than later to a site better suited to its future growth and Dongara's telecommunications needs.

Comment on specific issues

Heritage and character will be negatively impacted

1. The Shire's Planning Scheme No 5 includes Part 7 Heritage. We would expect the Shire to request a heritage assessment under clause 7.4, relating to **all** the listed heritage places within 500 metres of the proposed tower (Ventia's study area in their 2022 report). The Society advised Ventia in 2022 that we would expect the Shire to pay particular attention to other heritage clauses in Planning Scheme No 5, especially 9.3 regarding additional material for heritage matters, and clauses 9.2(c) and (d) and 10.2 (h), (i), (j), (k), (n) and (o). We would expect to see these provisions substantially and expertly addressed in any development application. The *Report* has sort of addressed these matters by using the assessments against State Planning Policies 3.5 and 5.2 as a surrogate for the Planning Scheme, but Council should assure itself that the heritage provisions of its own planning scheme are being properly addressed.
2. There is an arbitrary focus on two heritage places in the *Report* (Old Post Office & Quarters, now the Public Library, and the Shire Hall & Office) to create an impression that that they are all the heritage places affected. By this means Ventia cleverly ignores the whole townscape of heritage places that are significant individually and as a whole civic landscape along southern Waldeck Street. The Shire's Local Planning Strategy (2017) has identified the Waldeck Street civic precinct as a proposed cultural precinct in accordance with the Town Centre Revitalisation Plan (s4.1, No Ec1.2) (see Attachment 2). The proposed tower, which will be in the centre of the precinct, will have an overwhelming and domineering impact on the visual character and amenity of the

5 Waldeck Street
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W: www.irwinhistory.org.au
E: admin@irwinhistory.org.au
FB: www/facebook.com/irwinmuseum
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proposed Waldeck Street civic and heritage precinct, despite Ventia's explicit denial on page 36 of the *Report* which is contradicted elsewhere, and undermine the rationale for the proposed cultural precinct. The Society asks the Shire to actively support its own planning strategy and revitalisation plan for the civic/cultural centre concept and reject the application.

3. The Old Police Station, State Heritage Place No 1235, is significant because, among other things, "*the place contributes to the streetscape of Dongara and forms part of a precinct of nineteenth century public buildings in the town.*" That contribution to the nineteenth century character and heritage value of the precinct is generally repeated in the statements of significance of other State-listed buildings in the precinct. Local Heritage Survey place 022 'Old Post Office & Quarters', has a statement of significance that includes "*the building has landmark qualities owing to its elevated siting and prominent location in the heart of Dongara ... and its aesthetic merits.*" LHS place 050 'Shire Offices & Hall', has a statement of significance that reads "*The Hall and Council Offices have social significance for their role in the social activities and public administration of the district. The hall forms a balance with the other three historic buildings at the intersection of Waldeck and Church Streets [Moreton Terrace] and as such adds character to the precinct.*" Collectively these statements emphasise the aesthetic significance of the Waldeck Street civic precinct at the State and local levels, a significance that will be adversely impacted by the visually dominating and completely out-of-character design and materials of the tower. That is not acceptable.
4. There are **eight State heritage registered places** within the 500 metre radius of the tower, and a further **32 Local Heritage Survey places** within the same radius (see Attachment 1 – the State-listed places are also locally listed, and not double-counted). There are also further aesthetically and historically important places in this area not yet adequately evaluated for their heritage and cultural significance. The attached list of all heritage places within a 500 metre radius of the tower demonstrates the artificiality of the approach identified in Point 2 above. The visual and aesthetic impacts of the proposed tower on these places individually, and on the precinct and townscape of which they are an integral part as a whole, is not acceptable.
5. Ventia repeatedly claims that heritage items will not be materially (i.e. physically) affected. Neither the Society nor any other submission of which it is aware has made any such a claim. The issue is not about a material impact but about the visual impact on the character of a precinct composed of historic buildings and civic uses that is at the heart of the local community. No other town in the region has a civic precinct with such an aesthetically distinctive character and amenity, and a strong sense of history and continuity (even with the ongoing prohibition on public use of the Shire Hall). The Society highly values the precinct, and looks to the Council for leadership in protecting

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the precinct values and doing its best to minimise and deter the impacts of powerful infrastructure developers, at least within the precinct.

6. The *Report* repeatedly downplays the extent of the visibility of the proposed tower by limiting its assessments to the two places immediate adjoining Lot 65. By simply using the existing Police tower as a visual reference point it is obvious that the proposed tower (which will be higher) will be visible within a much wider radius, and that impact needs to be seriously considered. Just one example is sufficient to demonstrate the point: beyond the Waldeck Street civic precinct, the proposed tower will visually dominate State Heritage Place No 4367 'Moreton Terrace & Point Leander Drive Fig Trees'. Recent work on landscaping Moreton Terrace paid special attention to the arboreal needs of the avenue of trees, and made the town a finalist in the Tidy Towns Competition. The Statement of Significance for the avenue states, in part, the streetscape "forms a rare, extant example of the 'City Beautiful' philosophy that was current at the time in Western Australia", a design philosophy that did *not* include visually overwhelming avenues of trees with oversized utilitarian structures. The visual impact of the tower on Moreton Terrace is not acceptable.
7. The argument by Ventia that the visual impacts of the structure affect all places equally so therefore no one site is unfairly prejudiced (pp36-37) is essentially nonsense. It is a classic 'reductio ad absurdum' argument, which carried to its logical conclusion would excuse the Shire from ever doing anything to protect anything from any adverse impact. An example is requiring a fire break at a place which, because other places would also be 'equally' affected by a wild fire, would mean they are all 'fairly' affected, which makes the fire impact acceptable and removes the need for fire breaks. It is absurd.
8. The casual use of heritage listings to close-off other potential sites for the tower (Police tower on first school site, pp8 and 11; Watercorp land, p11; and Town Park, p12) is contradicted when it comes to the preferred site, which is in very close physical proximity to several heritage places. Either a heritage listing is sufficient to exclude a site from consideration for the tower or it isn't, it can't be both. This paradox is at the centre of attempts to mitigate the impacts of the proposal by claiming there are no alternative sites, when no such lack of sites, on the basis of heritage listings, has been proven at all.

Planning scheme loophole needs to be closed

1. Constant repetition by Ventia that the site is neither heritage nor residential, and that this is an opportunity for the project, ignores the fact on the ground that it is a miniscule plot (567m^2) wedged between heritage/civic and residential precincts. The proposal exposes this site as a planning loophole, not an opportunity. This site has been chosen for the tower simply because it is a site under the control of Telstra, and is a classic example of decision making based on path dependency (dependence on an

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initial concept, because it is easier, even when there are better alternatives). Telstra's control of the site only arises because this was the post office land taken over by the Commonwealth in 1901 when post and telegraph facilities were taken over from the State. The mischaracterisation of Lot 65 and its environs as 'light industrial' (*Report*, figures 5 to 9, and p37) is egregious, and linked with continual references to further development for other co-locating carriers indicates further incremental growth can be expected unless council removes any further opportunity for growth on the site in its current review of the planning scheme. Any recommendation to approve the application should be accompanied by a recommendation than the zoning of Lot 65 be reconsidered in the planning review to close this loophole and force Telstra to develop an alternate site for future growth. Otherwise the facility will continue to spread over time, and any innovation by Telstra in seeking a new site and/or reducing the visual impacts will be foregone as the corporation continues to rely on path dependency to get its way.

2. The construction of an earlier telecommunications tower on this site in 1997 lead to considerable community anger and disruption, resulting in a large and vocal local protest movement developing, with investigations by Federal agencies, and the eventual re-location of that tower. Unfortunately, the heritage system then in place has been dismantled by a subsequent federal government, and heritage protection has been left in the hands of the Shire. There is a history of community opposition over 25 years to development of this site. The Shire made a new planning scheme in 2008 (the current scheme, replacing the 1992 scheme) but failed to address this problem then, despite developments in telecommunications technologies making it reasonably foreseeable that the issue would arise again. The historic and civic character and amenity of the precinct needs to be protected now while there remains an opportunity to do so. Now is time to do it.

Structural integrity response

1. Ventia seem to be overly-sensitive to questions relating to the structural integrity of the tower (*Report*, Appendix H). Our experience of Cyclone Seroja alone indicates caution is justified, as do changing weather patterns from climate change and even the much-hyped threats of future war in the media, and we do not resile from raising the issue in our December 2022 submission to Ventia. A huge vertical concrete and steel needle is to be inserted into the middle of a historic single-storey civic and residential precinct. This shire has a documented history of being affected by cyclones. Climate change forecasts are all for increased storm and cyclone intensities in this part of Western Australia. We have a strong concern that should the tower, or parts of it, fall or be damaged in such an event, this will also add further to the damage and impacts on listed heritage places in the precinct. The actual record of the Seroja clean-up, and

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especially the very slow rate of repairs to heritage places (see for instance *Geraldton Guardian*, 9 December 2022, p23), shows that these destructive impacts will be around for a very long time, and we would contend that these risks alone far outweigh the benefits.

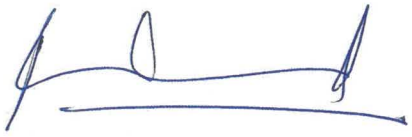
2. Any failure in the tower's integrity would be catastrophic and it is up to Ventia to assure local people of the safety of the structure in future conditions that can be reasonably forecast, such as extreme storm events. The cultural value of the precinct (two churches, two church halls, town hall, public library, public museum, local newspaper office, local arts (pottery) facility, two open space parklands, and 13 listed heritage places), is significant and any risk of destruction from a damaged tower needs to be clearly assessed and mitigation measures developed before construction begins. These concerns should certainly not be ignored just because of any sensitivities in Ventia or its sub-consultants to any reasonable inquiry about the engineering capabilities of the proposal.

Requests

1. If the application is approved, the Society asks that conditions to address the following maters be included:
    a. Provide a professional heritage report to the Shire identifying impacts arising from the development on all heritage places within 500 metres of the development, and the cultural/civic precinct as a whole, and identifying mitigation measures to reduce impacts that can be monitored by the Shire.
    b. Provide a comprehensive risk management strategy for possible damage within the cultural/civic precinct arising from any failure of the structural integrity in the proposed development.
2. Can the current zoning and other planning controls over the site (Lot 65) be referred to the current planning scheme review with a view to limiting further future development of the site for telecommunications infrastructure and identifying potentially suitable alternate sites for such purposes?
3. Can a draft Waldeck Street cultural/civic precinct planning strategy or framework be developed as a priority to guide all future development within the precinct?

Thank you for the opportunity to make a submission,

Yours sincerely



Bruce Baskerville
Chair
20 July 2023

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Attachment 1

List of heritage places within 500 metres of the proposed tower

No	Name	Remarks
SRHP#	State Register of Heritage Places	
1212	Dongara Anglican Church	In Proposed Cultural Precinct
1221	Denison House	
1227	Old Roads Board Office	
1233	Schoolmaster's House	In Proposed Cultural Precinct
1234	Dongara Uniting Church	In Proposed Cultural Precinct
1235	Old Police Station	In Proposed Cultural Precinct
4367	Moreton Terrace & Point Leander Drive Fig Trees	Part in Proposed Cultural Precinct
LHS#	Local Heritage Survey	
014	School Master's House	In Proposed Cultural Precinct
015	Old Methodist Manse	
016	Old Catholic Presbytery	
017	Old Anglican Rectory	In Proposed Cultural Precinct
018	Dongara Bakery	Part archaeological
019	Dongara Anglican Church (St John the Baptist)	In Proposed Cultural Precinct
020	Dongara State School	In Proposed Cultural Precinct
021	Dongara Uniting Church	In Proposed Cultural Precinct
022	Old Post Office & Quarters	In Proposed Cultural Precinct
023	Old Police Station, Courthouse and Gaol	In Proposed Cultural Precinct
024	Western Australian Bank & Quarters	In Proposed Cultural Precinct
025	Pearse House	
026	Herbert's House	
027	Backwater	
029	Criddle's House	
030	Old Roads Board Office	
031	War Memorial Park and Memorial	
032	Tokos	
033	Site of Delmages' blacksmithy	Archaeological
034	Dongara Hotel	
035	Moreton terrace & Point Leander Drive Fig Trees	Part in Proposed Cultural Precinct
036	Dongara Newsagency	

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037	Brand's Store	
038	Delmage's House	
038	Plester's House	
039	Brady's House	
041	Classon's House	
042	Poole's House	
043	Ropely Farm site	Archaeological
044	Billy Sing's Cottage	
045	Masonic Lodge	
046	Dongara Cemetery	
047	Old Dongara Bridge site	Archaeological
047	Dongara Showground (Old Oval)	
048	Walton's Ford	Archaeological; In Proposed Cultural Precinct
050	Shire Hall & Office	In Proposed Cultural Precinct
052	Thungarra estuary	Part in Proposed Cultural Precinct
054	Railway Stationmaster's House	Relocated from original site
063	Denison House	
132	First School site	Archaeological; In Proposed Cultural Precinct

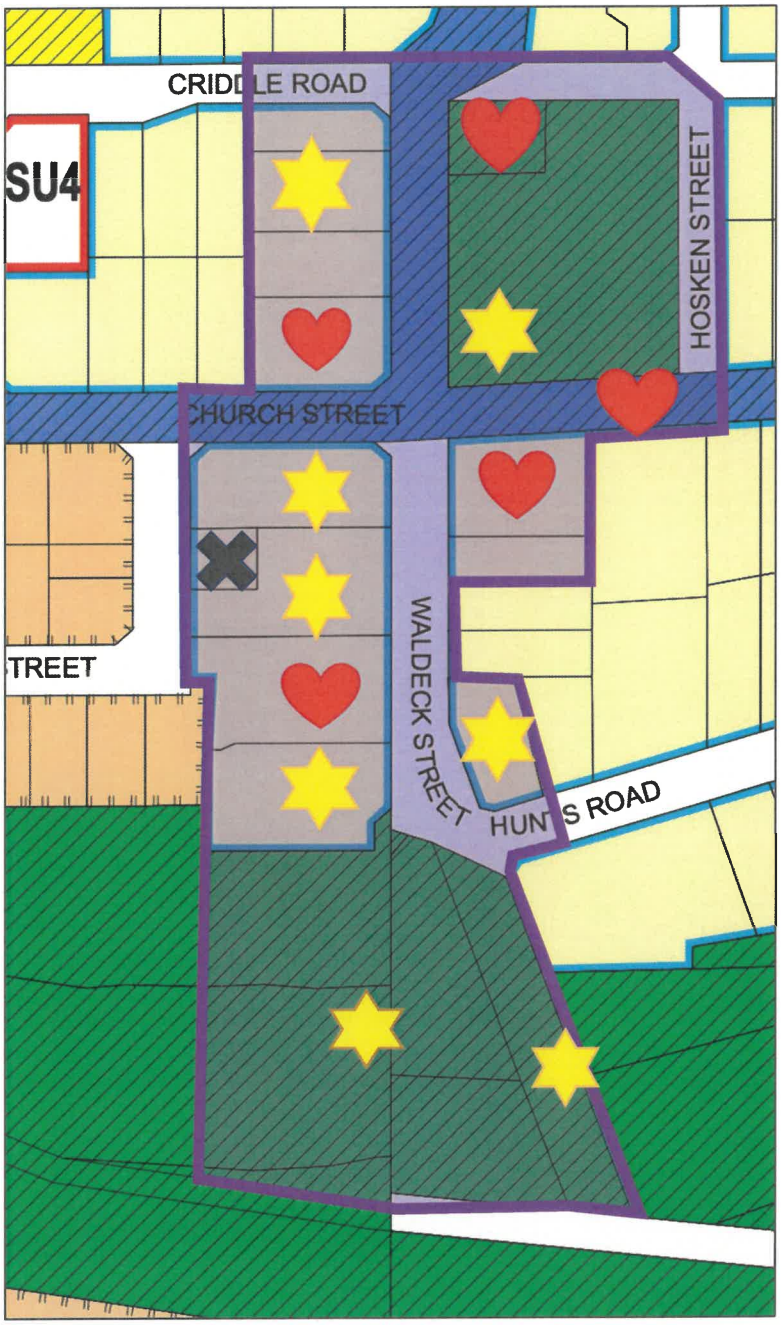
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The Society acknowledges the traditional owners of the Irwin districts, the Wattendee People of the Yamatji nation, their continuing connection to land, sea and community, and pays its respects to elders and their cultures, past and present.

Affiliations: Royal Western Australian Historical Society | Museums and Galleries Australia

Attachment 2

Heritage features in proposed Waldeck Street civic and cultural precinct (purple boundary and shading)



Key

Red heart = State Heritage Register place

Yellow star = Local Heritage Survey place

Black cross = tower development site

Base plan:
LPS No 5, Map 11

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Development Application Consultation Form

SHIRE OF IRWIN
DONGARA-PORT DENISON
A BRILLIANT BLEND

Development Application Consultation Form V1

APPLICATION BEING REFERRED (information on cover letter)			
DA#	P1264	Property Address	3 (LOT 65) ARMSTRONG STREET, DONGARA

STATEMENT

I/We [redacted] have inspected the enclosed plan/s for the above-mentioned Development Application and;

Support ☐

Indifferent ☐

Object ☒ **(please state reasoning below).**

Reason for objection:

- Not in keeping with current aesthetic appearance

- Current area is residential / historical buildings The tower will stand out over heritage buildings, and also stand over the end of Norton Tce, ruining the effect of the trees.

31 July 2023

Statutory Planning
Shire of Irwin
PMB 21
DONGARA WA 6525

Via email: mconnell@irwin.wa.gov.au & CC reception@irwin.wa.gov.au

Dear Sir/Madam,

Re: Response to Submissions
Planning Application Reference - P1264
The construction of a telecommunications facility and associated infrastructure at Dongara Exchange, 3 Armstrong Street, Dongara WA 6525

I refer to the above Planning Application and subsequent advertising/notification undertaken in July 2023. Of the objections received, the nature of them relate primarily to the suitability of the site selected, along with concerns regarding visual and heritage impacts. As such, I provide my response below, addressing the main points collectively from both submissions.

Table 1 – Summary of the main points from submitters and the Ventia/Amplitel response

Letter page	Submitter	Submission details	Ventia/Amplitel response
Pg 2	IDHS	Towards the end of the 'General Comments' section, the submitter implies that with future co-locations and growth in telecommunications demand, the proposal will need to be relocated to a better suited site, or absorb other adjoining lots/spaces.	Telecommunications infrastructure deployed by carriers will continue to adjust to market demands, however Ventia can assure that as it is already an exchange site, there will be ample room for future carrier indoor units inside the proposed equipment shelter, therefore no additional lot will need to be acquired. With a circular headframe proposed at 30m above ground level, the 30m tower will also have the structural capacity to accommodate an additional headframe or turret for future carrier antennas at 20m and/or 25m above ground level. A future tower height extension is therefore not anticipated. As detailed in the previous DA report, Ventia also maintain that this is the most suitable site within the candidate search area for Telstra's 4G and 5G coverage objectives.

Pg 2	IDHS	Dot point 2 of the Heritage and Character section of the letter: 'There is an arbitrary focus on two heritage places in the Report (Old Post Office & Quarters, now the Public Library, and the Shire Hall & Office) to create an impression that that they are all the heritage places affected. By this means Ventia cleverly ignores the whole townscape of heritage places that are significant individually and as a whole civic landscape along southern Waldeck Street.'	A search of the WA inherit online heritage database for Dongara township generated results for 74 heritage items. As Ventia has assessed the proposal against several other environmental considerations in the report, it believes it has given satisfactory weight also to heritage matters, identifying the items considered to be at risk of visual impact and delving into impact mitigation measures to soften the affect to them. Please refer to **Figures 1** to **Figure 10** below for a further desktop visual impact assessment of the proposal in relation to streetscape areas next to heritage items, many of which mentioned by IDHS.
Pg 3	IDHS	The submitter under dot points 3 and 4 goes on to quote excerpts of heritage statements of items on Waldeck Street, emphasising that the streetscape and individual items will be unacceptably visually impacted.	During the preliminary analysis of the candidate search area, Ventia took into large consideration that the search area predominantly comprised of residential lots and heritage listed town centre zoned lots. In order to navigate these challenges, Ventia selected an existing exchange site, one of few town centre zoned lots which was not heritage listed, siting the monopole furthest as possible from the nearest residence, while positioning it as evenly balanced as practical between the two adjoining heritage items. As a result, Ventia maintains that the proposals potential visual impact has been reasonably reduced where possible and that the tower can acceptably co-exist with the heritage landscape to the east without considerably detracting from the significance of individual items. With regards to the Waldeck Street heritage items mentioned, **Figure 2** further down illustrates the proposed towers separation from 'Dongara Police Station, Courthouse & Gaol (fmr)' as it will not visually encroach over the state heritage item's façade, when viewed from outside 3 Waldeck Street. While **Figure 3** using 2010 Google Earth streetview imagery suggests the monopole will appear as if its

			protruding from the local heritage listed 'Shire Offices & Hall' building when looking towards its Eastern building face, the **Figure 12** photomontage based on a 2022 photo survey highlights that the monopole will appear as a separate feature to the entrance of the administration building and the facade of the state heritage registered 'Old Post Office & Quarters' when viewed from the street. **Figure 11** photo montage dated 2022 shows views North-Eastwards towards these Waldeck street heritage items being partially concealed by a series of shrubbery making it difficult to visibly distinguish some the heritage buildings exterior features from one another. The existing trees lining the road therefore safeguards the heritage registered premises from the tower isolating its affect towards them when viewed further on Waldeck Street and Hunts Road on foot.
Pg 4	IDHS	Dot point 6 of the Heritage and Character section of the letter: 'By simply using the existing Police tower as a visual reference point it is obvious that the proposed tower (which will be higher) will be visible within a much wider radius, and that impact needs to be seriously considered.'	The 30m concrete monopole will likely be of a very similar height to the WA Police mast tower. While the WA mast tower may be broader than the proposed concrete monopole, Amplitel can accept that the concrete monopole will not have the transparency that the mast tower has, making it therefore volumetrically greater. It is also accepted the proposed headframe and panel antennas will protrude greater than the existing yagi antennas on the mast tower. **Figures 9**, **10** and **11** when examined however, do not definitively indicate whether either the existing or proposed tower will be more visible within a wider radius through the Dongara and Port Denison surrounds. A desktop Google Earth visual impact assessment using streetview imagery along three points within the 'Moreton Terrace & Point Leander Drive Fig Trees' state heritage curtilage demonstrates that the existing trees and the density of their foliage will significantly mask views of the proposal from pedestrians and vehicles

		'Beyond the Waldeck Street civic precinct, the proposed tower will visually dominate State Heritage Place No 4367 'Moreton Terrace & Point Leander Drive Fig Trees'.'	passing. Please see **Figure 4**, **Figure 7** and **Figure 8** for reference.
Pg 4	IDHS	Dot point 8 of the Heritage and Character section of the letter: 'The casual use of heritage listings to close-off other potential sites for the tower (Police tower on first school site, pp8 and 11; Watercorp land, p11; and Town Park, p12) is contradicted when it comes to the preferred site, which is in very close physical proximity to several heritage places. Either a heritage listing is sufficient to exclude a site from consideration for the tower or it isn't, it can't be both. This paradox is at the centre of attempts to mitigate the impacts of the proposal by claiming there are no alternative sites, when no such lack of sites, on the basis of heritage listings, has been proven at all.'	Mobile carriers have done and do continue to propose structures and facilities within heritage conservation areas and on heritage listed lots when it is determined to be the best course of action out of all options assessed. In the instance of this project, the lack of any existing tall structure compatible for a co-location (including WA Police mast) means the only viable solution to achieve Telstra's 4G and 5G mobile coverage goals was to propose a greenfield tower structure within the small candidate search area identified by radiofrequency engineers. As outlined in section 8.2 of the previously lodged planning assessment report, all other considered candidates had a myriad of constraints, a heritage overlay not often being the primary one.
Pg4-5	IDHS	Dot point 1 of the "Planning Scheme loophole" section of the letter: 'ignores the fact on the ground that it is a miniscule plot (567m2) wedged between heritage/civic and residential precincts.' 'Otherwise the facility will continue to spread over time, and any innovation by Telstra in seeking a new site and/or reducing the visual	The exchange site is **inside** the Town Centre Zone's 'Civic' precinct. Please note that no suitable site was found with the search area which **does not** adjoin a residence or heritage site. As Dongara is a rural town presently characterised by a low population density and a lack of tall structures, Telstra could not consider a rooftop macro solution or the deployment of small-cell antenna installations on several utility poles to achieve their 5G objectives. The proposed tower and its capability to host another headframe for carrier antennas in future,

		impacts will be foregone as the corporation continues to rely on path dependency to get its way.'	mitigates the need for other carriers to erect similar sized visually prominent structures in the vicinity. As a general rule, carriers more and more are proposing smaller structures to achieve their 5G coverage objectives, as opposed to say the 81m Steel Guyed Mast tower near Port Denison Golf Course, deployed for 3G. As such, with population growth within centres over time, there will be more and more demand for 5G telecommunications facilities which will accommodate a smaller geographic scope, thus seeing antenna heights above ground levels reducing.
Pg 5	IDHS	Dot point 1 of the "structural integrity" section of the letter expresses concerns as to whether the proposed structure and facilities could withstand the threat of future cyclones and storms.	Geotechnical investigation and structural assessment findings have guided the design of the structure and the construction methodologies required. Amplitel can assure that carrier facilities will not exceed the loading capacity on their structures and that the monopole will be very resistant to heavy winds. It will be solidly anchored into the earth using a concrete pad footing with a large base area and depth.
Pg 6	IDHS	Dot point 2 of the "structural integrity" section of the letter: 'risk of destruction from a damaged tower needs to be clearly assessed and mitigation measures developed before construction begins.'	Following planning approvals, these Amplitel structures are certified and conditioned before they can be permissibly constructed.
Pg 1	Ratepayer	'Not in keeping with current aesthetic appearance'	While the project site is surrounded predominantly by one storey residences and heritage listed town centre buildings, the subject lot is an existing telecommunications site with a wide driveway access, compound fencing and a brick exchange building. The site alone in its present form can therefore already be visually associated as being that of a telecommunications exchange site. While the structures height may be visually prominent within the vicinity, the concrete monopole will be a standard make found

			throughout several metropolitan suburbs and rural towns, resembling majority of other telecommunications infrastructure with its neutral grey coloured appearance.
Pg 1	Ratepayer	'Current area is residential / historic buildings. The tower will stand out over heritage buildings,'	During the preliminary analysis of the candidate search area, Ventia took into large consideration that the search area predominantly comprised of residential lots and heritage listed town centre zoned lots. In order to navigate these challenges, Ventia selected an existing exchange site, one of few town centre zoned lots which was not heritage listed, siting the monopole furthest as possible from the nearest residence, while positioning it as evenly balanced as practical between the two adjoining heritage items. As a result, Ventia maintains that the proposals potential visual impact has been reasonably reduced where possible and that the tower can acceptably co-exist with the heritage landscape to the east without considerably detracting from the significance of individual items.
		'and also stand over the end of Moreton Tce, ruining the effect of the trees'	A desktop Google Earth visual impact assessment using streetview imagery along three points within the 'Moreton Terrace & Point Leander Drive Fig Trees' state heritage curtilage demonstrates that the existing trees and the density of their foliage will significantly mask views of the proposal from pedestrians and vehicles passing. Please see **Figure 4**, **Figure 7** and **Figure 8** for reference.

In order to ascertain the degree of potential visual impact towards different heritage sites in the vicinity, a basic Google Earth desktop visual impact assessment was done using a few google street view locations shown from **Figure 1** to **Figure 10.** These locations were selected to assess further the potential for visual impact towards heritage items raised in the submission by the IDHS and the ratepayer. Please note that while this analysis did not factor in the visibility of the circular headframes and antennas, solely overlaying just the whole 30m monopole circumference area and height, it allows for the examination and comparison of the proposals probable impacts towards the areas selected. **Figures 1** to **Figure 10** are not to be fully taken at face value and are not as indicative as the professional photomontages shown in **Figure 11** and **Figure 12.**



Figure 1: Assessed viewing locations towards the proposed 30m monopole - *Source: Google Earth*



Figure 2: View looking West towards the façade of the state heritage site 'Dongara Police Station, Courthouse & Gaol (fmr)' at 3 Waldeck Street, Dongara - *Source: Google Earth 2010*

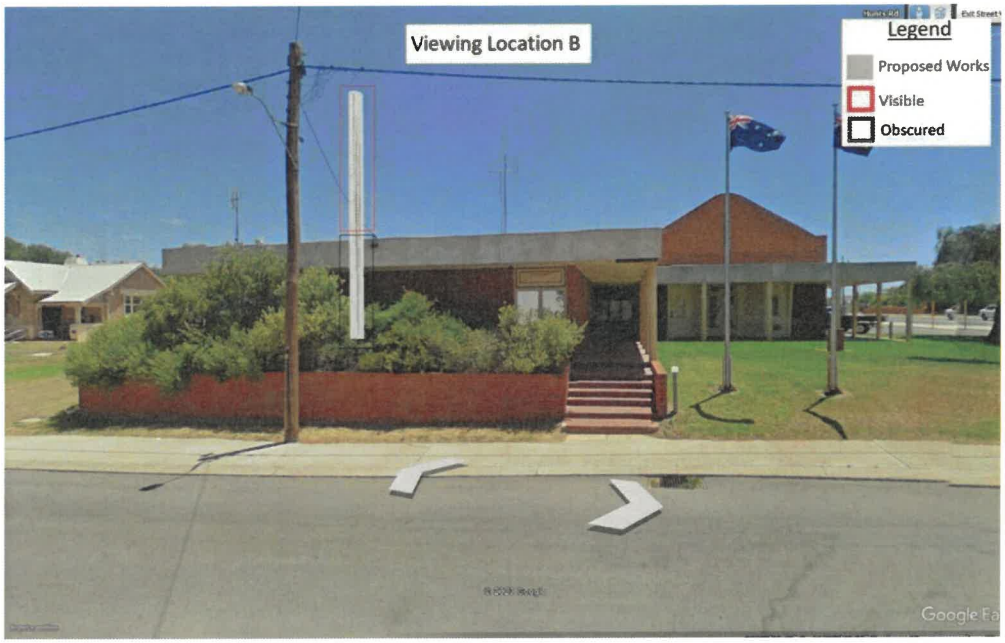


Figure 3: View looking West towards the façade of the local heritage site 'Shire of Irwin Offices & Hall' at corner Waldeck and Church Street, Dongara - *Source: Google Earth 2010*

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ABN 51 603 146 676
ventia.com



Figure 4: View looking West towards the proposal from State Heritage site 'Moreton Terrace & Point Leander Drive Fig Trees' - *Source: Google Earth 2022*



Figure 5: View looking SSW across the town park and local heritage site 'Dongara State School (fmr) 2' towards the proposal from Hosken Street, Dongara - *Source: Google Earth 2010*



Figure 6: View looking South towards the proposal from Waldeck Street, Dongara next to the heritage listed churches - *Source: Google Earth 2022*



Figure 7: View looking West towards the proposal from State Heritage site 'Moreton Terrace & Point Leander Drive Fig Trees' - *Source: Google Earth 2022*



Figure 8: View looking West towards the proposal from State Heritage site 'Moreton Terrace & Point Leander Drive Fig Trees' - *Source: Google Earth 2017*



Figure 9: View looking West towards the proposal from Hunts Road, Dongara next to heritage listed Dongara Hotel - *Source: Google Earth 2010*

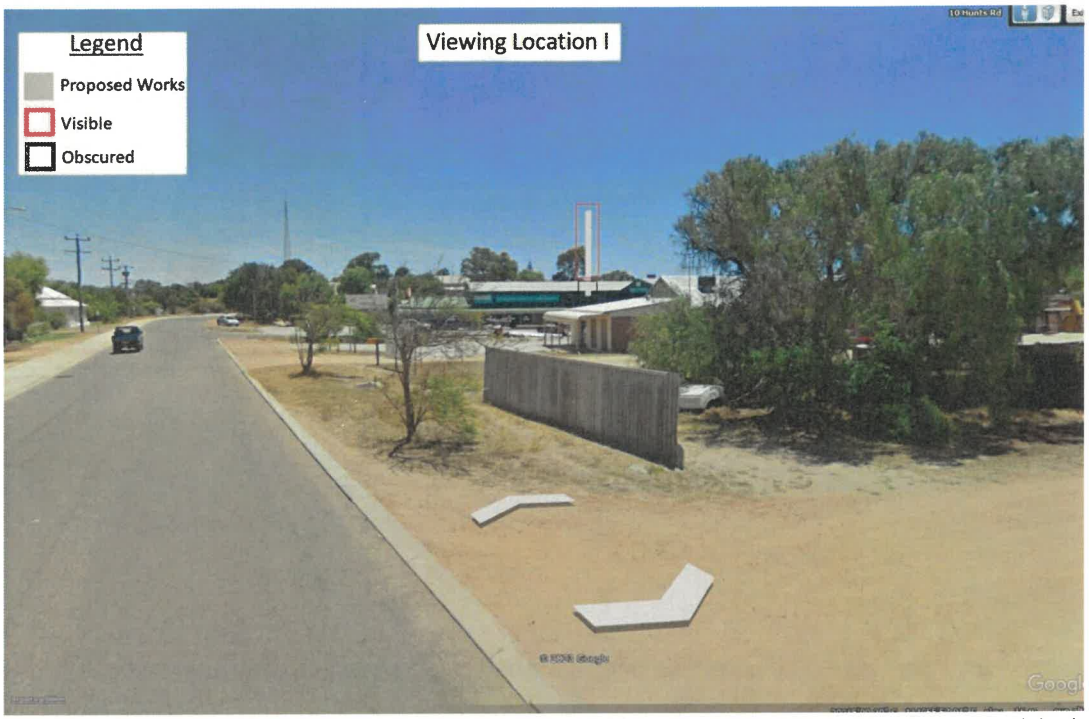


Figure 10: View looking West towards the proposal from Hunts Road, Dongara next to heritage listed Dongara Hotel - *Source: Google Earth 2010*



Figure 11: Photomontage view of proposal viewed West from Hunts Road, Dongara - *Source: Mackinlay Mackenzie 2022*



Figure 12: Photomontage view of proposal viewed West from Waldeck Street, Dongara - *Source: Mackinlay Mackenzie 2022*

Telstra and Ventia recognise the importance of notifying and consulting with the community and we appreciate the time you have taken to collate together all submissions for Ventia to review.

Amplitel, Telstra and Ventia maintain that the proposed facility at 3 Armstrong Street, Dongara represents the most appropriate location for the siting of this telecommunications facility, having regard for the coverage requirements and any associated impacts on the surrounding environment.

If you wish to discuss any aspect of the above, please do not hesitate to contact myself by email at marc.bays@ventia.com.

Kind regards,

Marc Bays
Planning Consultant
Ventia
Ph: (02) 6124 4423
Email: marc.bays@ventia.com
Postal address: Level 8, 80 Pacific Hwy, North Sydney NSW 2060

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GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Your ref: N/A
Our ref: P1236-50774
Enquiries: Katie Davies (08) 6552 4638

Chief Executive Officer
Shire of Irwin
reception@irwin.wa.gov.au
Attention: Murray Connell

Dear Sir

P1236 DONGARA POST OFFICE & QUARTERS (FMR)

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice due to its proximity to the State Registered Heritage Place known as *P1236 Dongara Post Office & Quarters (fmr),* 7 Waldeck St, Dongara.

Referral date	24 July 2023
Proposal Description	Amended Mobile Phone Base Station – 7 Waldeck St, Dongara

We received the following information prepared by Ventia dated June 2023:

Planning Assessment Report - Planning Permit Application for a Telecommunications Facility - 3 Armstrong Street, Dongara WA 6525

The proposal has been considered in the context of the identified cultural heritage significance of *P1236 Dongara Post Office & Quarters (fmr)* and the following advice is given:

Findings

- *Dongara Post Office and Quarters (fmr),* a domestic scale limestone and sandstone building in the Federation Arts and Crafts style and associated underground tank, has cultural heritage significance as an important part of the historic town precinct of Dongara.
- The referral is for a 30m high telecommunications monopole and shelter located at 7 Waldeck St, adjacent to *Dongara Post Office and Quarters (fmr).*
- The position of the monopole is set approximately 20m from the rear of the heritage building and will be visible from the streetscape.
- The original proposal has been modified to position the monopole away from the heritage building and reduce the size of the headframe.
- The telecommunications infrastructure improvements will be of benefit to the community.

- Although the monopole will be intrusive to the setting of *Dongara Post Office & Quarters (fmr),* the overall impact of the proposal on the places cultural heritage significance is minimal and can be supported.

Advice
The proposal does not significantly impact the identified cultural heritage significance of *P1236 Dongara Post Office & Quarters (fmr)*.

This advice is based on an assessment of the proposal's impact on *P1236 Dongara Post Office & Quarters (fmr)* and is given from a heritage perspective to assist your determination.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of the Council determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Katie Davies at katie.davies@dplh.wa.gov.au or on 6552 4638.

Yours faithfully

Adelyn Siew
Director
Historic Heritage Conservation

9 August 2023

cc: Marc Bays, marc.bays@ventia.com