

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

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

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

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

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

Clear Form

The Land **i** ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 200	St. Name: Moore Road
Suburb/Locality: Sunbury		Postcode: 3429

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A	Lot No.: 6	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 315796
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

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

② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

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

③ Estimated cost of development for which the permit is required *

Cost \$300,000.00

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

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

Existing Conditions **i**

④ Describe how the land is used and developed now *

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

Open undeveloped land
📎 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

5 Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *


The person or organisation who owns the land

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

Name:		
Title: Mr	First Name: Adrian	Surname: Dube
Organisation (if applicable): Lendlease Services Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 6	St. No.: 331	St. Name: Ingles Street
Suburb/Locality: PORT MELBOURNE	State: VIC	Postcode: 3207

Contact person's details *		
Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>		
Name:		
Title: Mr	First Name: Adrian	Surname: Dube
Organisation (if applicable): Lendlease Services Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 6	St. No.: 331	St. Name: Ingles Street
Suburb/Locality: PORT MELBOURNE	State: VIC	Postcode: 3207

Contact information	
Business Phone:	Email: adrian.dube@lendlease.com
Mobile Phone: 0429 129 577	Fax:

Signature: 		Date: 31 May 2021
Digitally signed by Adrian Dube DN: cn=Adrian Dube, c=AU, email=adrian.dube@lendlease.com O=O=2021.08.01 10:38:32 +1000'		day / month / year

Declaration

7 This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:



Digitally signed by Adrian Dube
DN: cn=Adrian Dube, c=AU,
email=adrian.dube@lendlease.com
O=O=2021.08.01 10:38:32 +1000'

Date: 31 May 2021

day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

No Yes

If 'yes', with whom?: Narelle Haber - Senior Statutory Planner

Date: 18/5/21


day / month / year

Checklist

9 **Have you:**

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To
Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.



31 May 2021

Planning Department
Hume City Council
1079 Pascoe Vale Road
Broadmeadows VIC 3047

Via Email: contactus@hume.vic.gov.au

Our Reference: M8514 Sunbury South

Re: Planning Permit Application for the construction of a new Telecommunications Facility at 200 Moore Road, SUNBURY VIC 3429 (Lot 6 on PS315796).

Attention: Planning Department,

Lendlease Services Pty Ltd (Lendlease) is writing on behalf of Optus seeking to install a new telecommunications facility supporting Optus communications infrastructure at the above address as part of their comprehensive fourth generation (4G) and fifth generation (5G) rollout.

Optus is undertaking an enhancement of its existing mobile phone network, aimed at introducing a greater range of services to its customers. The purpose of this base station is to provide improved telecommunication services to parts of Sunbury, Diggers Rest as well as along Calder Freeway and the local road network.

Please find enclosed a Planning Permit Application for the proposed telecommunications facility. This application is accompanied by:

- Planning Permit Application Form;
- Planning Report;
- APPENDIX 1 – Proposal Drawings and Survey Plans;
- APPENDIX 2 – Certificate of Title;
- APPENDIX 3 – ARPANSA EME Report;
- APPENDIX 4 – Network Coverage Maps;
- APPENDIX 5 – EPBC Act (1997) Protected Matters Report; and
- APPENDIX 6 – Planning Property Report

For the payment of the Development Application fees for the development cost of \$300,000.00, it is requested that Council provides an Invoice for payment via email to Adrian Dube at adrian.dube@lendlease.com to process payment via Credit Card.

Should you require more information or wish to discuss the matter further, please do not hesitate to contact me on 0429 129 577.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Adrian Dube", written over a circular stamp or seal.

Adrian Dube – Senior Town Planner
Lendlease Services Pty Ltd
6/331 Ingles Street, PORT MELBOURNE VIC 3207
Mob: 0429 129 577 **Email:** adrian.dube@lendlease.com



PLANNING REPORT

Proposed Telecommunications Facility

200 Moore Road
SUNBURY VIC 3429
Lot 6 PS315796

**Prepared on behalf of Optus Pty Ltd
by Lendlease Services Pty Ltd**

Project Reference: M8514 Sunbury South



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The following drawings and documents are attached in support of the Development Application and are included in the appendices:

- APPENDIX 1 – Proposal Drawings & Survey Plans
- APPENDIX 2 – Certificate of Title
- APPENDIX 3 – ARPANSA EME Report
- APPENDIX 4 – Network Coverage Maps
- APPENDIX 5 – EPBC Act (1997) Protected Matters Report
- APPENDIX 6 – Planning and Property Report



DOCUMENT CONTROL

CLIENT: OPTUS MOBILES PTY LTD					
PROJECT: Greenfield Project					
TITLE: M8514 Sunbury South					
DOCUMENT REFERENCE NO: 1					
PROJECT MANAGER: Kirsty Forno				FILE NO: M8514 Sunbury South	
SPELL CHECK (WP OPERATOR) BY: N/A				SECTION: N/A	
Document Details		Preparation & Self Check	Independent Review By:	Corrective Action/ Approved by:	Sent To/ Date:
REV A Initial Draft Date	Name: Date: Signature:	Adrian Dube	Joanna Ward	Joanna Ward	31 May 2021
Rev B Second Draft Date	Name: Date: Signature:				
Reviewers Comments:					



EXECUTIVE SUMMARY

Proposal:	<p>Lendlease Services (Lendlease), acts as Project Manager to facilitate the deployment of Optus Mobile Proprietary Limited (Optus) wireless network including the provision of town planning, design, site acquisition and construction services.</p> <p>Optus proposes to install a new telecommunications facility at 200 Moore Road, SUNBURY VIC 3429 (Title Reference: Lot 6 on PS315796). The proposal is part of a nationwide rollout to improve mobile phone coverage and network services in metropolitan, regional and rural areas across Australia. The proposed works involve installation of:</p> <ul style="list-style-type: none"> • One (1) new 30m Monopole; • Nine (9) new 3G, 4G and 5G panel antennas (each less than 2.8m long), to be mounted on a headframe on top of the monopole; • Ancillary equipment associated with the operation of the facility, including but not limited to; Radio Remote radio Units (RRUs) to be attached to the headframe; GPS antenna, cable trays, cabling, electrical works and air-conditioning equipment; and • One (1) new equipment cabinet installed at ground level adjacent to the pole within an 49m² lease compound area with 1.3m security stock fence with a 3.0m wide access gate.
Purposes:	The primary objective of the site is to provide significantly improved network coverage and capacity, including improved in-building coverage to Sunbury and along Calder Freeway, thereby forming part of the carrier's network and provide mobile voice and data services to the area.
Property Details:	<p>Title Reference: Lot 6 on PS315796 Address: 200 Moore Road, SUNBURY VIC 3429 LGA: Hume City Council</p>
Planning Scheme:	<p>Hume Planning Scheme Zone: Urban Growth Zone Use: Telecommunications Facility</p>
Planning Considerations	None – no overlays affect the subject property (Refer to the VICPlan Report)
Application	Planning Permit for the use and development of land for the purposes of construction and operation of a telecommunications facility.
Applicant	<p>Optus Mobile Pty Ltd, C/- Lendlease Services Pty Ltd 6/331 Ingles Street, Port Melbourne VIC 3207</p> <p>Contact: Adrian Dube Phone: 0429 129 577 Email: adrian.dube@lendlease.com Project Ref: M8514 Sunbury South RFNSA Ref: 3429026</p>

1.0 INTRODUCTION

Optus Mobile Proprietary Limited (hereafter referred to as Optus) is a licensed carrier under the *Telecommunications Act 1997* (Commonwealth) (the Act).

Optus is currently expanding and improving its mobile phone networks throughout Victoria (VIC) to meet growing demand for mobile telecommunications services. As part of this project, Optus are proposing to install a new telecommunications facility in Sunbury to improve the coverage within the Hume City Council Local Government Area (LGA).

This Planning Report has been prepared by Lendlease on behalf of Optus to support a Planning Permit application for the installation of a telecommunications facility at 200 Moore Road, SUNBURY 3429 (Lot 6 PS315796).

Optus has an existing network which continues to require on-going investment to address improved coverage and capacity demands. As part of this deployment process, Optus regularly undertakes detailed assessments of the performance and coverage of its mobile networks to ensure the system is meeting customers' expectations by being reliable and providing adequate network coverage. Currently, there are some mobile network deficiencies in and around western Sunbury and parts of Diggers Rest. These include some areas where Optus has poor mobile coverage due to the location and performance of existing sites, the inability of the radio signal to penetrate inside buildings and the increased demand for mobile phone services. The proposed facility seeks to provide improved voice and data capabilities in the vicinity of the Calder Freeway and its surrounding area.

All mobile carriers are bound by the operational provisions of the *Telecommunications Act 1997* and *Telecommunications Code of Practice 2018*. While some works can be carried out under the *Telecommunications (Low Impact Facilities) Determination 2018* without a planning permit, this proposal is not defined as 'Low Impact' and triggers Council Planning Permit. This report provides an assessment against relevant planning controls and applicable policies as well as the relevant matters for consideration under the *Hume Planning Scheme*.

2.0 BACKGROUND

2.1 What is a mobile phone base station and how do they work?

A mobile phone base station is a facility that provides mobile telephone services to a geographical area. A mobile network is made up of base stations which operate together to provide services to users moving from place to place within the coverage area.

A mobile base station typically consists of the following components: antennas, support structure, an equipment shelter, and transmission equipment which links the base station to the rest of the mobile and fixed phone network in the area and to the main telecommunications network.

2.2 Benefits of Mobile Technologies

Mobile telecommunications play a central role in society and is becoming more deeply integrated into our day-to-day lives. Mobile systems shape how and when people communicate and how we access information. Today, improved connectivity means that mobile devices are used for everything from commerce and research to location-based services and social media. Individuals, families, businesses and society are all benefiting from the improved connectivity facilitated by mobile technologies.

In addition to its personal and social value, the evolution of mobile technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement. Since its introduction, mobile technology has played a key role in stimulating labour productivity growth by allowing employees to be more efficient, with more productive use of time. The economic benefits of mobile technology services have been acknowledged by Deloitte Access Economics – according to Deloitte’s Mobile Nation: Driving Workforce Participation and Productivity (2019) report (as referenced in the 2019 AMTA Annual Report), the mobile industry contributed \$23 billion in value added in 2017-18 and supports the employment of 116,000 people. Outside of the industry itself, the report finds that by 2023, mobile will be worth \$65 billion to the Australian economy - equivalent to \$2,500 for every Australian and that it would otherwise be due to the long-term productivity of mobile technologies.

Mobile technology’s economic contribution is not limited to improving productivity. It improves connectivity and participation in the workforce. In recent times, demands on telecommunications networks in Australia and internationally continue to increase substantially due to the COVID-19 pandemic, particularly as more people are now working from home and education is being moved online. The whole profile of daily demand on networks has changed, with much more traffic being carried throughout the daytime hours and in non-CBD areas than previously.

The Australian Mobile Telecommunications Association (AMTA) have calculated that two decades ago only 4% of Australians owned a mobile device. According to the Australia Bureau of Statistics, there are now over 32 million subscribers with internet access connections via a mobile handset in Australia, demonstrating a 6 million increase since 2015 (ABS, 2018). Mobile technology’s continual development has allowed it to become the preferred channel to access the internet for most people in Australia and the rest of the world.

Telecommunications facilities operate by transmitting and receiving signal in a given area. In order to function effectively, a clear line of sight free from obstructions to service an area – accordingly, it means that in order to cover an area, antennas or a facility will generally need to be installed in or near an area where it intends to provide coverage and achieve a height capable of servicing the surrounding area.

3.0 PROPOSED FACILITY

3.1 Need for the proposed facility

Mobile telecommunications systems work on a cellular principle, whereby a network of base stations provides coverage to an area. Each base station also has a restricted capacity in terms of the number of calls it can receive and transmit and capacity for users to upload and download data or browse the web. High demand and usage in the mobile and internet network are directly proportional to the need and requirement for an increased number of base stations to accommodate the high traffic demand.

To cater for the growing demand for mobile services, Optus has embarked on a nationwide rollout to deliver an improved, reliable telecommunications network to the Australian public. This rollout consists of the upgrade of existing telecommunications facilities and where required the installation of new facilities to expand the coverage footprint and offer seamless mobile services.

Optus has undertaken an analysis of their mobile network in parts of Sunbury and Diggers Rest particularly within the vicinity along the Calder Freeway and have identified that coverage and network quality needs to be improved. In some areas surrounding the proposed facility users will currently see they have coverage via the “bars” on their phone. However, this relates solely to the ability to make/receive a call. Devices are data hungry; users are now demanding more services for indoor and outdoor coverage along with indoor video data streaming. Users also demand the ability to travel without mobile voice and data interruptions. There is such high demand for these services that the provision of telecommunications infrastructure can struggle to meet these demands. If this issue remains unresolved communities will continue experiencing slower download and upload speeds/internet browsing and inability to make/receive calls.

Mobile networks are like roads, when traffic increases, upgrades are needed to relieve congestion. Congestion is relieved by making changes to existing base stations or adding new base stations in areas with coverage issues. Once Optus identifies the need for improved network performance, the optimisation of existing Optus 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. Optus has undertaken investigations into the use of other Carrier facilities within the area. In this instance existing facilities were not able to provide coverage objectives for the given area.

Based on the above, the deployment of a new Optus mobile base station is a viable solution for improved services in parts of Sunbury, Diggers Rest and along the Calder Freeway. The new facility will alleviate service issues/relieve congestion from the surrounding base stations which will have a positive knock on effect on the surrounding areas.

The proposal satisfies relevant planning criterions regarding preserving the amenity of the locality. At the same time, and of equal importance, it meets Optus’ coverage objectives, providing an effective solution to the projected Hume’s Population Growth – 2001 to 2041 and urban growth reflected in Council's "Hume Future – Growth Area Planning and Strategic Plans and Policies". Furthermore, the site is ideally positioned to satisfy Optus’ current and future requirements in terms of providing technology to the area including high speed network access.

3.2 Process of Site Selection

A detailed process in selecting this site to meet Optus’ coverage objectives to increase mobile coverage and capacity was undertaken. The process included considerations of the following:

- Radiofrequency coverage (the ability to provide a feasible extent and depth of coverage);
- Low-impact and co-location opportunities;
- The ability to minimise visual, environmental and heritage impacts;
- The regulatory framework of Commonwealth, State and Local Government views and policies;
- Proximity to sensitive or potentially inconsistent land uses;

- Availability to secure tenure with the landowner; and
- Engineering considerations and build feasibility (including assessment of soil conditions, slope and flood proneness, and confirmation of suitable access and power arrangements).

3.3 Co-location Opportunities

Where possible, Optus endeavour to co-locate on existing telecommunications facilities or other potential co-location options such as radio towers, power stanchions, tall buildings or grain silos. This approach is encouraged by the *Communications Alliance Industry Code – Mobile Phone Base Station Deployment 2020* ('The Deployment Code'), which promotes the use of existing sites for reduced visual impact. Co-location options may not always be available, in these cases – a new 'greenfield' facility is required.

The Radio Frequency National Site Archive (RFNSA) database was used to search nearby sites in the area (www.rfnsa.com.au). This database allows users to search and obtain information on existing site information, including Electromagnetic Energy (EME) Reports and carrier contact details etc. The closest mobile facilities in the area are as follows (for further information on these sites, see www.rfnsa.com.au):

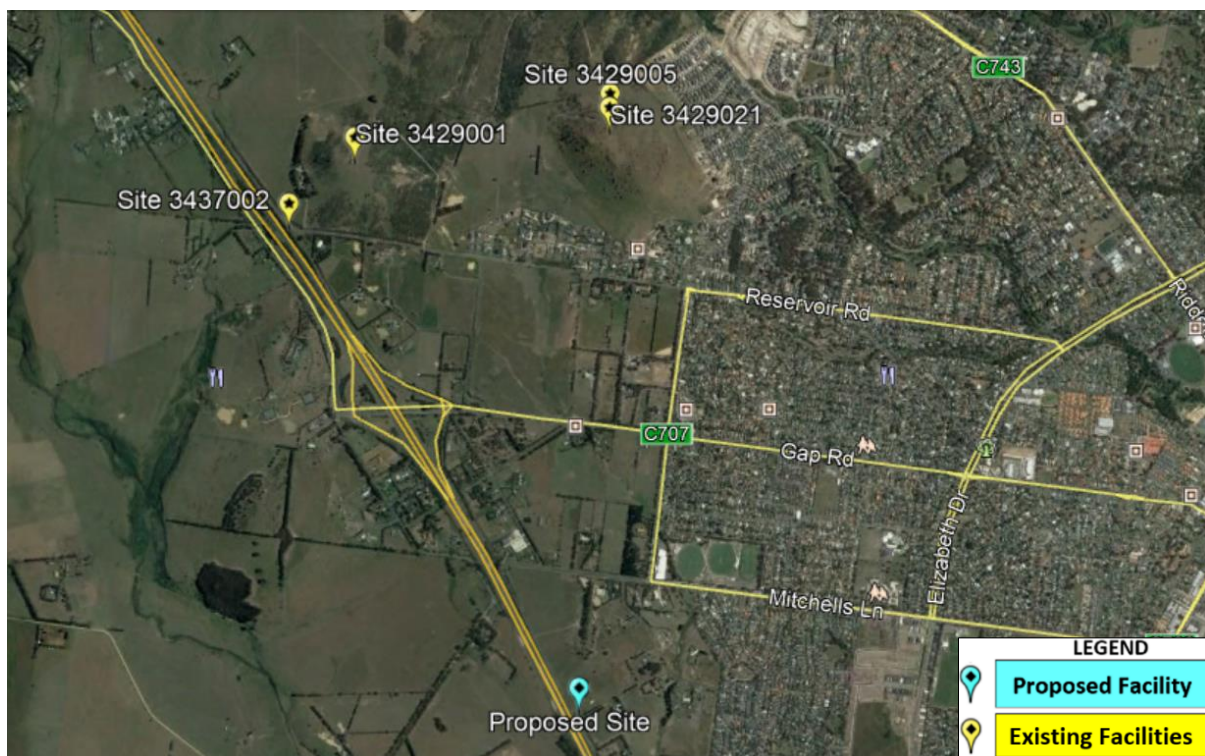


Figure 1: Existing Telecommunication Facilities (Carrier Sites) up to 3km from the proposed site location (from RFNSA Website and Google Earth).

- **RFNSA Ref # 3429004: Telstra 25m Monopole, Eric Boardman Memorial Reserve – 258-274 Mitchells Lane, SUNBURY**
Existing Telstra site located approx. 806m north-east of the current proposal site. Co-location opportunities are always the preferred option due to reduced impact on the visual amenity with a straightforward planning pathway as a "Low-Impact facility". This option was investigated however rejected on performance levels, Optus antennas would have been mounted at a height lower than 18m due to the configuration of the existing Telstra equipment. This is not a satisfactory height considering the footprint Optus is required to cover. An alternative solution was the deployment of a new much taller structure to accommodate both Optus and Telstra however, this solution was discounted by the landowner.
- **RFNSA Ref # 3437002: Telstra 18m Steel Pole (Cypress Tree), Freeway Reserve opposite 550 Reservoir Road SUNBURY**

Existing Telstra site located approximately 2.7km north-west of the proposal site. This option was rejected on performance grounds – the facility is too small to accommodate new Optus equipment. Additionally, the site is too far north to provide a feasible level of service to the required parts in Sunbury and along the Calder Freeway.

- RFNSA Ref # 3429021: NBN Co 45m Lattice Tower, 250A Reservoir Road, SUNBURY**
Existing Telstra site located approximately 2.79km north of the proposal site. Due to distance and location, colocation on this facility will not result in improved levels of service to the target areas.
- RFNSA Ref # 3429005: Telstra 30m Monopole, 250A Reservoir Road, SUNBURY**
As per above, Telstra has a facility on the same property adjoining the NBN facility. This site is not a feasible for colocation as will not result in service improvements in the target area.
- RFNSA Ref # 3429001: 40m Guyed Mast, Burke Hill – 550 Reservoir Road, SUNBURY**
Existing site located approximately 2.82km north of the current proposed site. Optus antennas are already present at this site and this site provides mobile service to the west of Sunbury. Given the increasing network usage, distance and the wide area this site must cover, this site cannot adequately provide service towards the proposal target areas to the south despite being recently upgraded in June 2020 and March 2021.

3.4 Consideration of Alternative Sites

Figure 2 below indicates the seven (7) potential candidates investigated for a new site.

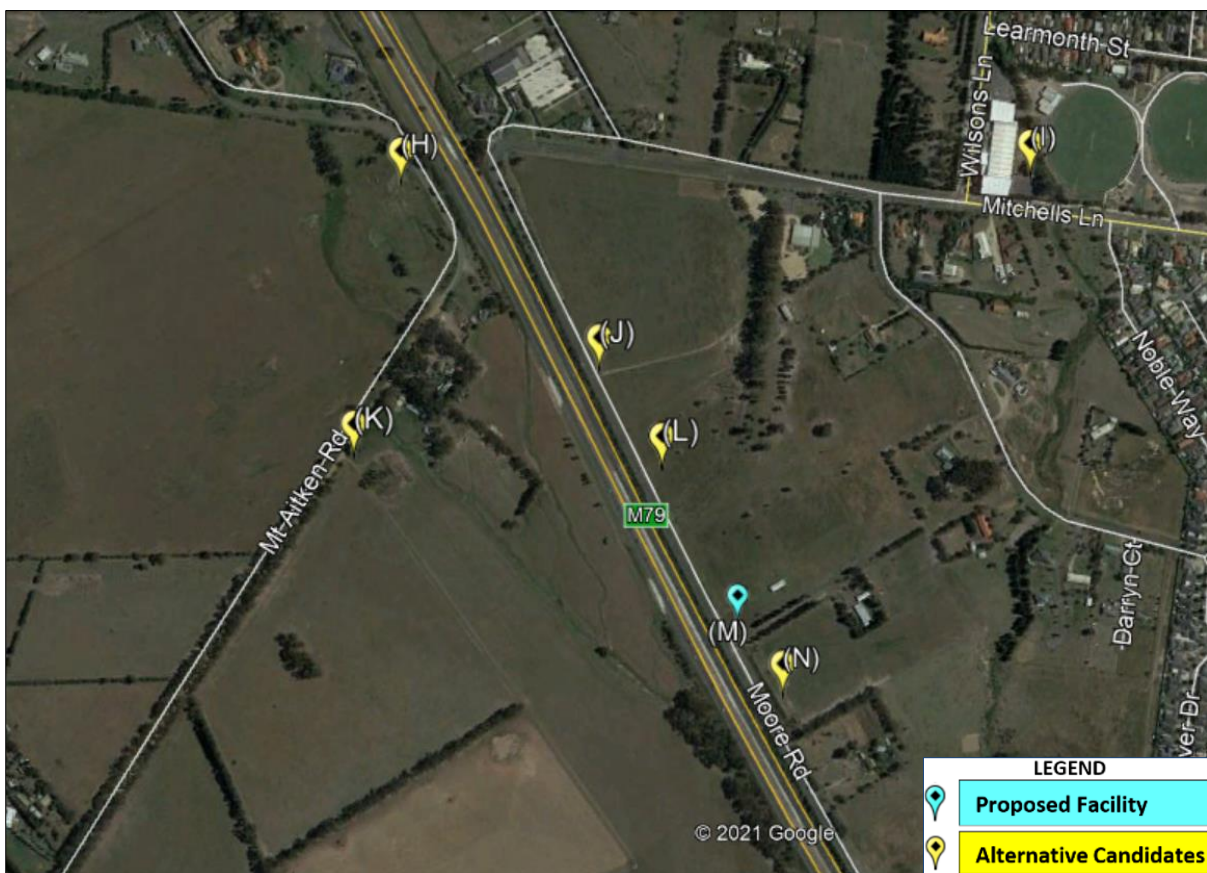


Figure 2: Potential Candidates (from Google Earth).

Table 1 below summarises the issues considered for each candidate.



Table 1 – Site Selection Candidates

Candidate	Address	Opportunities and Constraints
<p>Optus have previously proposed improvements to mobile services in the Sunbury area. A site at 303 Mitchells Lane, Sunbury VIC 3429 was actually selected in 2014, and Optus submitted a Planning Permit application (P18156) to Hume City Council for a similar design to what is currently proposed.</p> <p>It is our understanding that, at the time the application did not proceed due to the proposed development site being subject to a Development Control Plan overlay. Candidates A–G were associated with a previous Planning Permit application which was refused. Optus revised the coverage requirements and the below candidates are additional to the original.</p>		
H	2-70 Mt Aitken Road DIGGERS REST 3427	A site at this location was investigated however it was discounted due to the inability to secure tenure with the landowner.
I	Telstra Co-Location 258–274 Mitchells Lane, SUNBURY	As discussed in Section 3.3 of this report, colocation is the preferred option based on visual impact aspects – avoiding the proliferation of towers within the locality. Unfortunately, the site was rejected on performance levels as there was no satisfactory height available – the height was too low to mount Optus equipment to provide a suitable coverage outcome.
J	220 Moore Rd, SUNBURY	A site at this location was investigated however it was discounted due to the inability to secure tenure with the landowner.
K	560 Calder Highway, DIGGERS REST	A site at this location was investigated however it was discounted due to the inability to secure tenure with the landowner.
L	210 Moore Rd, SUNBURY	A site at this location was investigated however it was discounted due to the inability to secure tenure with the landowner.
M (Prime)	200 Moore Rd, SUNBURY	<p>The proposal is located within a suitable land use zone, adjacent to utility infrastructure and is located away from sensitive land uses (childcare facilities or schools). At this location the proposal meets the Optus Radio Frequency (RF) objectives as it achieves the desired mobile network service outcomes. Additionally, access and power are available on site and does not pose significant environmental impact to the locality.</p> <p>This candidate was considered suitable with a willing landowner and the site was progressed.</p>
N	190 Moore Rd, SUNBURY	A site at this location was investigated however it was discounted due to the inability to secure tenure with the landowner.

3.5 Preferred Nominated Candidate

Candidate M at 200 Moore Road is the most appropriate location for the installation of a new facility. A description of the proposal and further explanation of the key considerations that led to this site being selected as the preferred nominated candidate can be found in the following sections of this report.

4.0 SITE CONTEXT

4.1 Subject Site and Surroundings

This proposal involves the establishment of a new telecommunications facility at 200 Moore Road, SUNBURY VIC 3429 (Lot 1 TP871758). The lot is approximately 5.917ha and is currently open undeveloped land hosting a storage shed. The proposed facility will not impede on the existing use of the land.

The subject land is rectangular shaped allotment which is located on the urban fringe of Sunbury. The subject site is zoned Urban Growth similar to adjoining properties along Moore Road with either vacant land (little development) or dwelling units along Moore Road. Land to the north, east and south of the site is generally unimproved and clear of dense vegetation while further east is predominantly medium density residential development. **Figure 3-7** illustrates the context and appearance of the subject site.

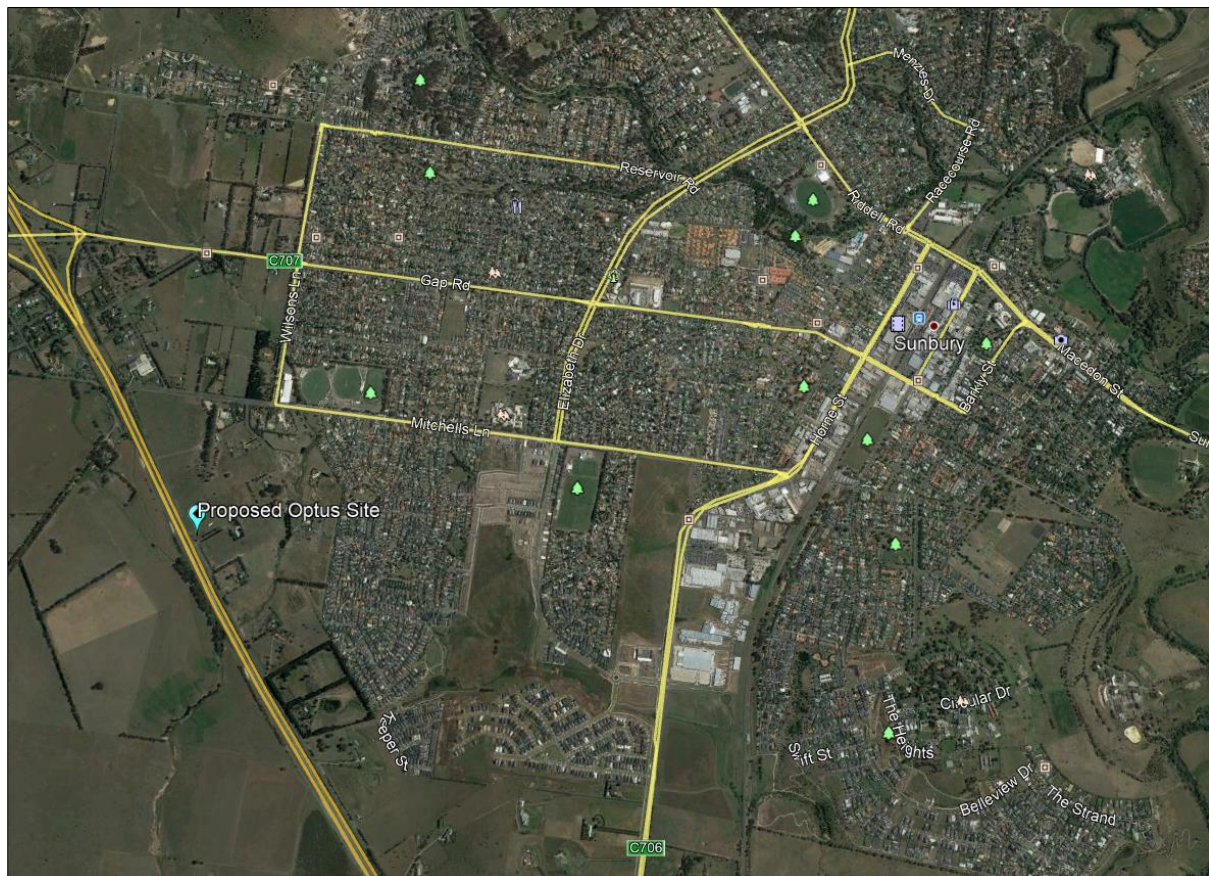


Figure 3: Site Context (from Google Earth)



Figure 4: Aerial view showing subject land parcel and the proposed site location.

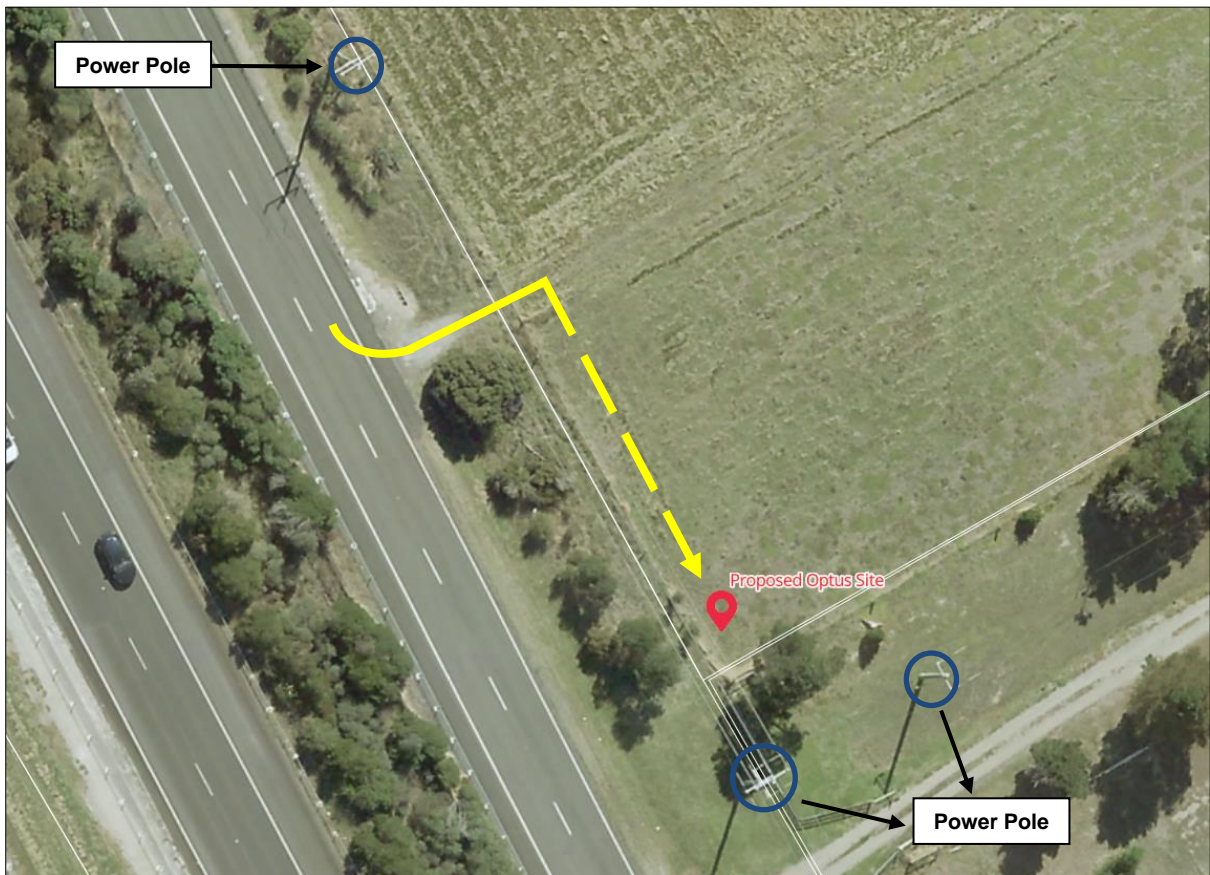


Figure 5: Aerial view of the existing access gate from Moore Road to be utilised. An informal access track within the property terminating at the Optus compound will be formed – yellow dashed arrow.



Figure 6: Existing access gate from Moore Road to be utilised.



Figure 7: View from Moore Road showing the existing character of the site.



Figure 8: Photo showing the Optus compound location. The yellow arrows indicate each corner of the Optus compound area. Note the compound area is within a cleared portion of land – no vegetation removal is required.



Figure 9: Photo taking from the proposed Optus compound location. Note the existing vegetation along the adjoining property driveway that presents screening of the proposed facility from the adjoining dwelling.

5.0 THE PROPOSAL

5.1 Intent of the proposal

The purpose of the proposed Optus facility is to provide improved mobile coverage and capacity for all existing, essential mobile services (voice calling, SMS (short message service)) via the existing 3G and 4G network. The facility will also introduce the new and improved 5th Generation (5G) communications services to the area. This includes live video calling, video-based content services including news, finance and sports highlights, and a high-speed wireless internet service via the 5G phone network – wireless broadband.

As outlined in Section 1, areas of poor network coverage performance have been identified in parts of Sunbury and Diggers Rest as well as along Moore Road. This is due to the high demand being placed on the network capacity of the nearby Optus mobile bases stations and the lack of Optus mobile bases stations to service the area. A new facility will alleviate the network coverage issues in the area and provide increased network capacity. In addition, the proposed facility will provide the community with the latest industry standard in mobile communications, 5G technology.

Expansion of mobile infrastructure reflects community expectation for utility services in modern society. As new technologies arise and the demand for this service grows exponentially, so does the demand for improved telecommunications infrastructure and reliable services. In addition to voice communications, rapid improvements in mobile technologies are driving demand for better quality mobile networks and any-time, any-where, access to content that delivers seamless, digital-rich experiences.

Mobile telecommunications services are considered increasingly important to the economic and social fabric of a community. As indicated in Section 3.1 of this report, mobile networks are like roads, when traffic increases, upgrades are needed to relieve congestion. Congestion is relieved by making changes to existing base stations or adding new base stations in areas with coverage issues. **Figure 10** below shows the existing mobile network coverage in the area currently being provided by nearby mobile base stations.

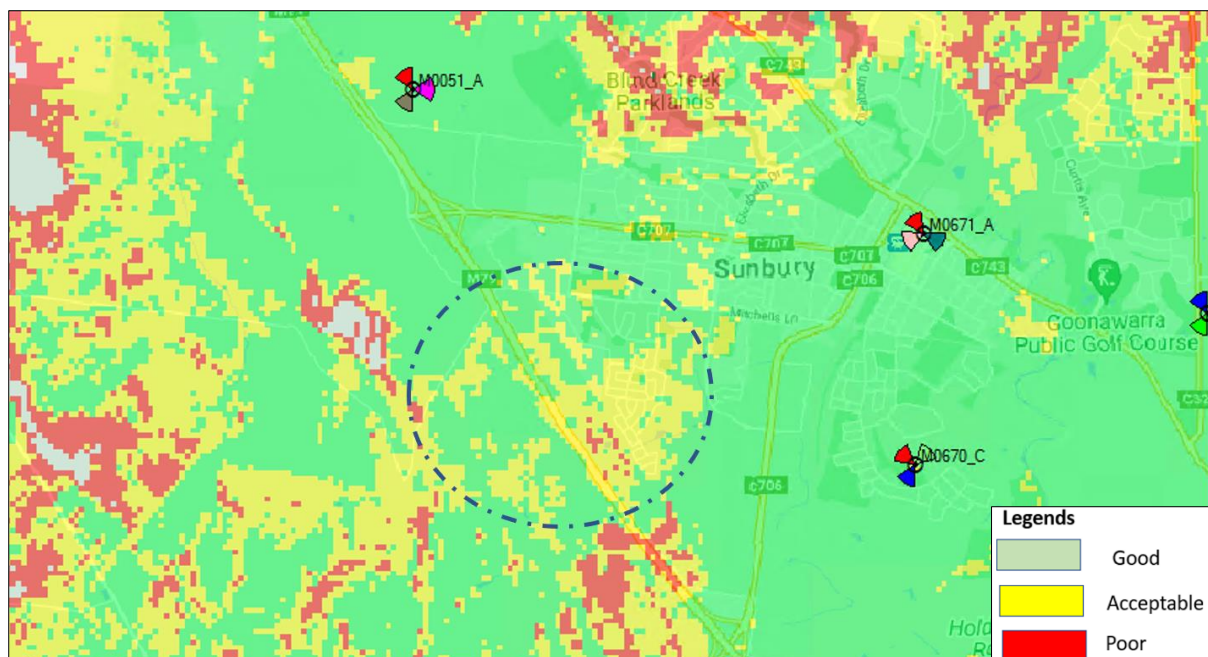


Figure 10: Existing network coverage footprint currently being provided by nearby facilities.

Once Optus identifies the need for improved network performance, the optimisation of existing Optus facilities throughout the region is explored and undertaken where required. In this situation Optus has

undertaken investigations into the use of other Carrier facilities within the area. In this instance existing facilities were not able to provide coverage objectives for the given area.

Optus has undertaken an analysis of its mobile network in the surrounding area and has identified that after optimisation of the existing facilities in the area, there are still areas with little mobile network coverage therefore causing a mobile network hole and shortcomings in mobile services as demonstrated by **Figure 10** above.

Based on the above, the installation of a new mobile base station is a viable solution to provide improved mobile coverage in the area – refer to **Figure 11** below. The new facility will ensure the provision of reliable mobile phone coverage to local businesses, residents and commuters along the transport corridors, supporting the economy and population of the local communities.



Figure 11: Network Coverage provided by the new proposed facility. It should be noted that the proposed site will provide mobile services that will integrate with the existing mobile network coverage in the area.

Figure 10 and **11** are extracts of Appendix 4 – Network Coverage Maps demonstrating the current network status and the network status/improvements once the proposed site is installed.

As mentioned in Section 3.1, the proposal satisfies relevant planning criteria regarding preserving the amenity of the locality and meets Optus’ coverage objectives, providing an effective and efficient solution to the projected Hume’s Population Growth – 2001 to 2041 and urban growth reflected in Council’s "Hume Future – Growth Area Planning and Strategic Plans and Policies" which is directly proportional to the growing demand of the mobile telecommunications network services from the community, businesses and travellers.

5.2 Flora and Fauna

Optus recognises the importance of biodiversity conservation and undertakes necessary practices to minimise environmental impacts. To achieve this, Optus has obtained a report via the Protected Matters Search Tool, which assists in determining matters of national environmental significance protected by the *Environment Protection and Biodiversity Conservation Act 1999* – refer to **Appendix 4**.

The strategic placement of the Optus facility demonstrates the precautionary approach to preserve vegetation in the area – no vegetation removal is required as the area has previously been cleared (refer to **Figure 6** above). The proposal results in minimal environmental impacts.

5.3 Access Details

Existing access is adequate for both construction and ongoing maintenance of the site. Access to and from the proposed site is obtained via the Moore Road without any disruption to the road and traffic flow – refer to attached **Proposal Drawings** and **Figure 4** above.

During the construction phase, one – two trucks will be used to deliver the equipment and a crane or EWP will be utilised to lift the equipment into place. Accordingly, the proposed facility is not be a significant generator of vehicular traffic and will not adversely impact local traffic flow. In the unlikely event that road closure will be required Lendlease will apply to the relevant authorities for permission.

Once operational, the facility requires infrequent maintenance visits up to four times a year using a normal 4WD vehicle or EWP – as such, access will be retained for maintenance purposes. The land is predominantly open dry grass land making the land suitable for both constructions and maintenance vehicle.

5.4 Utility service details

The proposed facility will be connected to mains power – an application to the power authority will determine the most suitable method of connecting power to the facility. This will likely be via an underground supply that is consistent with existing power routes in the area.

The unstaffed nature of the facility removes the need to connect to any local potable water or sewerage services. Furthermore, given the proposal's small footprint and minimal hard surfaces, it would generate insignificant stormwater runoff and as such does not require connection to the stormwater network.

5.5 Acoustics

The facility is not a significant noise generator. Noise produced by the facility, while operating, is low level noise from the air conditioning units within the equipment outdoor units comparable to domestic air condition units and will comply with the background noise levels prescribed by Australian Standard AS1055.

Noise and vibration emissions associated with the proposed facility will be limited to the construction phase. Noise generated during the construction phase will be of short duration and will be in accordance with the standards outlined in the relevant *EPA* guidelines. Construction works will only occur as per Council's daily timeframe direction.

5.6 EME – Health and Safety

Public health and safety is of paramount importance to Lendlease and Optus.

Optus facilities are required to operate within radio frequency standards set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and regulated by Australian Communications and Media Authority (ACMA). ARPANSA is a Federal Government agency incorporated under the Health and Ageing portfolio and is charged with the responsibility for protecting the health and safety of both people and the environment from the harmful effects of radiation (ionising and non-ionising). The operational standards known as the *Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3 kHz to 300 GHz*, prepared by ARPANSA are based on international standards set by the International Commission for Non-Ionizing Radiation protection (ICNRP) – an agency associated with the World Health Organisation (WHO).

All Optus facilities are installed, designed and certified by qualified professionals in accordance with all relevant Australian Standards. The standard operates by placing a limit on the strength of the signal (or RF EME) emitted from mobile base stations. 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.

To demonstrate compliance with the standard, ARPANSA created a prediction report (EME Report) using a standard methodology to analyse the maximum potential impact of any new telecommunications facility. The report demonstrates the maximum signal strength of a proposed facility, assuming that it's handling the maximum number of users 24-hours a day.

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

Using the ARPANSA standard methodology, Optus have undertaken a compliance report that predicts the maximum levels of radiofrequency EME from the proposed facility. The EME Report associated with this site is attached in **Appendix 3**. The report shows that the maximum predicted EME levels will equate to **2.41%** of the maximum exposure limit under the Australian Standard.

Carriers rely on the expert advice of national and international health authorities such as ARPANSA and the World Health Organisation (WHO) for overall assessments of health and safety impacts. The WHO advises that all expert reviews on the health effects of exposure to radiofrequency fields have concluded that no adverse health effects have been established from exposure to radiofrequency fields at levels below the international safety guidelines that have been adopted in Australia. Carriers have 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 the Carrier's responsible approach to EME and mobile phone technology.

In recent years, some misinformation has surfaced around potential dangers of EME exposure pertaining to 5G equipment which has created concern with some members of the community. ARPANSA have recently addressed this information. ARPANSA have stated:

"Contrary to some claims, there are no established health effects from the radio waves that the 5G network uses....."

"We urge you to be cautious of claims from anti-5G campaigns. These campaigns are generating unfounded fear and concern within the community. We have seen increasing misinformation about health effects, our role, and 5G or radio waves generally."

The full statement by ARPANSA is available on their website, the web address shown below:

<https://www.arpansa.gov.au/news/misinformation-about-australias-5g-network>.

6.0 FEDERAL AND STATE LEGISLATIVE CONTEXT

6.1 Commonwealth Legislation

6.1.1 *The Telecommunications Act 1997*

The *Telecommunications Act 1997* regulates telecommunications carrier activities and gives certain powers to carriers to undertake maintenance and installation works. The *Telecommunications (Low-Impact Facilities) Determination 2018* provides that certain proposals are 'Low Impact' and do not require development approval, providing they fall within the parameters of the Determination. The proposed facility is not considered to be low-impact under the definitions contained within the Act and therefore Planning approval from Hume City Council is required.

6.1.2 *Telecommunications Code of Practice 2018*

The *Telecommunications Code of Practice 2018* (the Code) emphasises "best practice" for the installation of facilities, compliance with industry standards and minimisation of adverse impacts (particularly in terms of degradation of the environment and visual impact). The proposal is considered to comply with "best practice" given the proposal will:

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

6.1.3 *Mobile Phone Base Station Deployment Code*

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 supplements local, State and Federal regulations that apply to telecommunications carriers, by setting guidelines for site selection, community consultation, design, installation and operation of telecommunications facilities.

Sections 4.1, 4.2 and 4.3 of the Deployment Code are relevant for the new installation and require completion of precautionary approach checklists for site selection, infrastructure design and site operation. In accordance with the Deployment Code requirements, the precautionary approach checklists have been duly completed and an EME report has been prepared for the site and uploaded to the Radio Frequency National Site Archive (RFNSA) database (www.rfnsa.com.au). The ARPANSA EME report is attached in Appendix 3, and further information on EME is within Section 5.6 of this report.

6.1.4 *The Environment Protection and Biodiversity Conservation (EPBC) Act 1999*

The *EPBC Act 1999* obliges telecommunications carriers to consider "matters of national environmental significance". Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of "national environmental significance". An EPBC search has been undertaken and demonstrates that there are no matter significant issues affected by the proposed development – refer to **Appendix 5**.

7 STATE PLANNING PROVISIONS

7.1 Victorian Planning Policy Framework (SPPF)

Clause 19.03-4S of the Planning Scheme is specific to ‘Telecommunications’ and states the intentions in relation to such developments. The specific objective for telecommunications is to facilitate the orderly development, extension, and maintenance of telecommunication infrastructure.

Clause 19.03-4S lists several strategies on how this objective can be implemented. It is stated that a Planning Scheme should not prohibit the use of land for a telecommunications facility in any zone.

Generally, the clause seeks to recognise that telecommunications is an essential aspect of all modern life, to ensure no adverse impacts upon the environment relating from telecommunications facilities and to reflect the implications of the Commonwealth and State legislation specific to telecommunications facilities. **Table 2** below address the objectives set out by the SPPF.

Table 2 – Clause 19.03-4S of the SPPF – Telecommunications Infrastructure

Strategy	Comment
Facilitate the upgrading and maintenance of telecommunications facilities.	The proposal is for the installation of a new telecommunications facility to improve mobile voice and data services in Sunbury and surrounding suburbs. A new facility is required to fill a current coverage mobile network deficiency in the area. Once operational, Optus will ensure the facility is upgraded and maintained to ensure continuous operation.
Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.	Complies – the proposal is in response to an identified need for improved coverage in the area. It will ensure that modern telecommunications technology is widely accessible to business, industry and the community.
Ensure the communications technology needs of business, domestic, entertainment and community services are met.	Complies – as mentioned in section 3.1, the existing Optus facilities in the area cannot provide satisfactory level of service to the north western parts of Sunbury therefore causing a mobile coverage deficiency. The proposal will provide access to an improved and continuous mobile network in Sunbury and the surrounding areas including commuter coverage along the Calder Freeway as well as the local roads. The provision of reliable mobile services will ensure businesses, residents and visitors can utilise high quality voice and data downloads from their mobile devices for entertainment and business purposes.
Ensure that the use of land for a telecommunications facility is not prohibited in any zone.	As per the <i>Planning Scheme</i> , a planning permit is required for the construction of a new telecommunications facility on land zoned for Urban Growth. A telecommunications facility is not prohibited on land categorised in this zone.
Encourage the continued deployment of broadband telecommunications services that are easily accessible by: <ul style="list-style-type: none"> Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network. Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk. 	Complies – the proposal encourages the continued deployment of broadband telecommunications services.
Ensure a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.	The proposed development is within a cleared portion of undeveloped land resulting in minimal impact on the environment.



<p>Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.</p>	<p>The proposal meets the required coverage objectives in parts of Sunbury, Diggers Rest and along the Moore Road. The site is designed as per the Australian Building code and all necessary precautions during construction will be taken to avoid future risks.</p>
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7.2 Code of Practice for Telecommunications Facilities in Victoria

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

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

It aims to:

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

Section 4 of the Code establishes principles to be applied where relevant to the design, siting, construction and operation of any telecommunications facility, which his not exempt under Commonwealth legislation. These principles are addressed in **Table 3** below:

<p>Table 3: Assessment Against Code of Practice for Telecommunications Facilities in Victoria</p>	
<p>Principles for the design, siting, construction and operation of telecommunications facilities</p>	<p>Proposal Assessment</p>
<p>4.1 A Telecommunications Facility should be sited to minimise visual impact</p>	<p>The proposal involves the erection of a new facility incorporating a 30m monopole and associated equipment shelter at ground level.</p> <p>Given a 30m facility (with an overall height not exceeding 34m) and the need for antennas to protrude above the surrounding landscape – free from obstructions in order to provide coverage to the intended area, it is not possible to completely visually mitigate telecommunications facilities. However, the proposed facility at 200 Moore Road was deemed to be the most suitable location given the nature of the site and good separation from majority of the residential areas. The existing mature vegetation and roadways assist in creating a visual buffer between the proposed facility and the developing residential areas nearby.</p> <p>In the case of this planning application the site and adjoining properties areas are within an Urban Growth Zone, a telecommunications facility is not prohibited in this zone.</p> <p>The majority of the properties along Moore Road are large allotments with dwelling units. The nearest dwelling unit is approx. 178m from the proposed facility. There is an existing presence of mature vegetation surrounding the adjoining house which will</p>

		<p>reduce sightings of the facility. It is anticipated that the top half – top third of the facility may be seen from the surrounding dwelling which is considered an acceptable level of visual impact considering the minimum 176m setback distance and the existing nature of screening vegetation.</p> <p>The facility will not become a focal point and will not cause any blocking or over shadowing of views. Additionally, the dwelling is not orientated towards the facility. Overall, it is considered that the facility is acceptable and will not cause a loss of visual amenity to the surrounding area due to its siting within the surrounding landscape and design.</p>
4.2	Telecommunications facilities should be co-located wherever practical	As discussed in Section 3.3 of this report, there are no feasible colocation opportunities.
4.3	Health standards for exposure to radio emissions will be met	<p>The proposal is designed and will be installed to satisfy the requirements contained with Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz, ARPANSA.</p> <p>An EME report has been produced for the Telecommunications Facility and is attached as Appendix 3 and which demonstrates compliance and is in accordance with this standard.</p>
4.4	Disturbance and risk relating to siting and construction should be minimised	<p>Complies – the proposal does not require vegetation clearing.</p> <p>The installation of the proposed facility can be undertaken at any time without affecting the use of the subject site or the surrounding area. Construction of the facility will be carried out in accordance with relevant Occupational Health and Safety Guidelines. Optus will reinstate any damage to the existing property to the standard that existed prior to the facility being installed.</p> <p>Construction of the facility is unlikely to cause any disruption to adjoining properties or public access areas. This is due to existing access roads servicing the site.</p>

7.3 Planning and Environment Act 1987

The proposed telecommunications facility is not considered a low-impact facility and is therefore subject to the *Planning and Environment Act 1987*.

The purpose of the Act is to establish a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians.

The proposed telecommunications facility is consistent with the key objectives of the Act and will result in the orderly and sustainable development and use of land that will have minimal impact on natural resources and ecological processes.

7.4 Heritage Act 2017 – Victorian Heritage Register

All physical, cultural, natural and Indigenous heritage searches have been conducted. The subject site located is not listed on the Victorian Heritage Register and as such no Heritage Permit is required.

8 LOCAL LEGISLATIVE CONTEXT

8.1 Hume Planning Scheme

The Planning Scheme outlines the Land Use and Development requirements within Hume City Council. These requirements echo the objectives of the Planning Scheme, which outline the desired future outcomes of land use, development, social and economic growth within the Local Government Area.

8.2 The Municipal Strategic Statement (MSS)

The *Hume Planning Scheme* includes Council's Municipal Strategic Statement (MSS), which forms part of the Local Planning Policy Framework (LPPF). The MSS aims to provide a vision and clear strategic directions for land use and development in the Hume City Council, in a way which helps achieve economic, social and environmental goals. Council's MSS notes the key influences and issues including the following:

- Population growth and changing demographics
- Housing and infrastructure needs
- Growing and diversifying the economy
- Protecting the operation of Melbourne Airport
- Improving the transport network
- Protecting Hume's natural and cultural heritage
- Improving the image of the Hume Corridor
- Protecting Sunbury's character
- Protecting non-urban land

The proposal adheres to the above and the provision of sustainable communications infrastructure is required for the projected future economic development growth. The proposal facilitates the strategic direction of Hume Council by providing essential communications to support the economic development. The proposal accords with the MSS as the facility will significantly increase the communication coverage which will allow enterprises in the area to connect and communicate more securely.

8.3 Site Zoning

The site is within the Urban Growth zone – refer to **Figure 12**. The works are subject to the zone objectives.

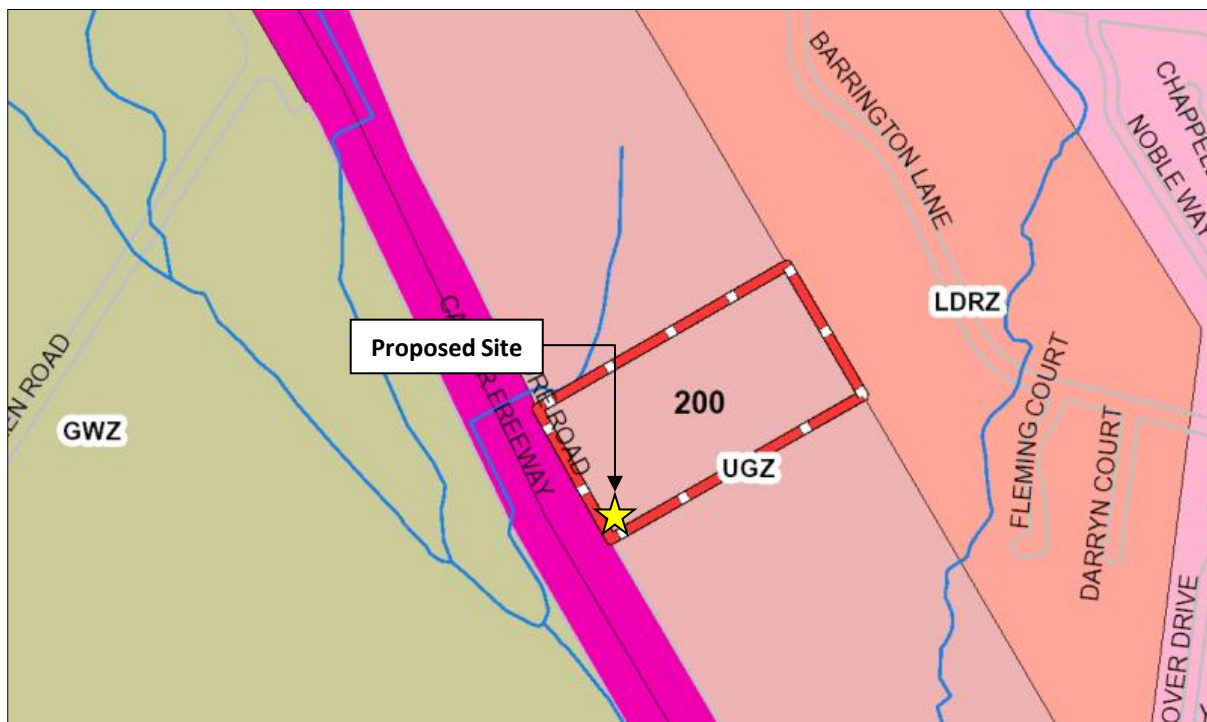


Figure 12: Site Zoning (from VICPlan maps)

8.3.1 Zone Purposes

The site is situated within the Urban Growth Zone pursuant to Clause 37.07 of the Planning Scheme. Zone purposes are listed and addressed in **Table 4** below:

Table 4 – 37.07 Zone Purpose	
Purpose	Proposal Assessment
To implement the Municipal Planning Strategy and the Planning Policy Framework.	Complies – the proposed facility accords with all of Council’s strategies in that it responds to the community’s needs for improved infrastructure relating to reliable mobile telecommunications. The proposal will provide mobile services for the community which will have a positive knock on effect on the local region’s economic activities, lifestyle choice and will provide access to reliable coverage during times of emergency.
To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.	Not applicable – the proposal is for a telecommunications facility and this development is not prohibited in the Urban Growth Zone.
To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.	Complies – the proposal will provide essential communications services to the area and the immediate surrounding areas and will not compromise the existing and any future precinct structure plans to be incorporated.
To contain urban use and development to areas identified for urban development in a precinct structure plan.	Taking into consideration the existing character of the area, it is considered that the presence, availability and access to utility supplies such as electricity and water are highly desirable assets and as such the provision of high quality reliable mobile and internet services is also a highly desirable utility for many potential buyers in an area. Additionally, there is a significant presence of utility infrastructure (power poles) providing necessary services to the area and in-turn these vertical elements will offset the proposed facility while also setting a precedent for similar structure to be installed. The lack of essential services such as telecommunications is often seen as a negative impact on the surrounding development and use of an area.
To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.	The proposal is within private property and does not compromise the current and future urban development of the area.
To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.	Complies – the proposal does not prejudice the future urban use and development of the land.

The proposal is compatible with the Zone Purposes and is considered to be suitably located with regard to the surrounds and will provide essential communications services in Sunbury and the immediate surrounding areas. These services will also provide support to urban and non-urban uses.

Table 5 – 37.07-7 Decision Guidelines	
Purpose	Proposal Assessment
The effect on the future urban development and use of the land, and adjacent or nearby land, having regard to: <ul style="list-style-type: none"> ○ Any relevant Growth Corridor Framework Plan. ○ Any precinct structure plan being prepared for the area. ○ Any comments or directions of the referral authority. 	The proposal does not affect the identified urban growth footprint area as it is of a small-scale nature. Additionally, the proposed site is located outside the Sunbury South precinct structure plan.
Whether the proposal will prejudice the logical, efficient and orderly future urban development of the land, including the development of roads, public transport and other infrastructure.	Complies – the proposed facility is located within private property and does not comprise the future development of the land parcel and orderly future urban development of the adjoining land/area.



The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	Complies – the proposal has a relatively small footprint (49m ²) in the context of the wider premises and has been chosen in consultation with the landowner to ensure minimum impact on the existing and future uses. Though the proposed facility does not require or create any waste disposal, the proposal does not affect any waste disposal from the property generated by other uses.
How the use or development relates to sustainable land management.	The proposed facility responds to Council’s Future Plan for sustainable development, projected population and economic growth. In addition, the proposed facility is a good investment which results in minimal environmental impacts and land degradation while providing essential telecommunications services that respond to the projected growth and also enhancing the economic status of the area. The facility will enhance local businesses and the local community to continue their businesses.
Whether the site is suitable for the use or development.	Complies – the proposed facility will occupy a small footprint (49m ²) in the context of the wider premises. It should also be noted that once the facility that is no longer required, it can be removed and the site restored, to a condition that is similar to its condition before the facility was constructed.
The impact of the siting, design, height, bulk, colours and materials to be used on the natural environment, major roads, vistas and water features, future urban use of the land, and the measures to be undertaken to minimise any adverse impacts.	<p>The proposal incorporates the lowest height tall enough to achieve the Radio Frequency (RF) design solution whilst also being sympathetic to the landscape of the surrounding area.</p> <p>The facility is to be finished in a factory dull grey colour scheme. This will enable the facility to retain a similar appearance as the surrounding, established power poles. Grey facilities tend to blend best with the skyline in all weathers, minimising visual impact on the surrounding area.</p>
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	Not applicable – the proposed facility does not cause negative impacts to architectural, historic or scientific significance or of natural scenic beauty or importance.
The location and design of existing and proposed infrastructure including roads, public transport, walking and cycling networks, gas, water, drainage, telecommunications and sewerage facilities.	Complies – the proposal does not impact the existing and future proposed infrastructure in the area.
Whether the use and development will require new or upgraded infrastructure, including traffic management measures.	The proposal is for a new telecommunications facility that can be upgraded. It should be noted that the proposal facility utilises existing road access arrangements and does not impact the current traffic flow.

9 OTHER ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES

9.1 Visual Impact

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

Mobile phone base stations need to be in or near the target coverage area and are required to protrude above the surrounding landscape to operate effectively. This site at an overall height not exceeding 34m, will be visible from a number of surrounding perspectives.

Telecommunication facilities are now an accepted part of the urban landscape as they can provide a necessary service and essentially contribute to the wellbeing of a community. Several steps have been taken to reduce the visibility of the proposed facility. The lowest height has been adopted which achieves the Radio Frequency (RF) design solution whilst also being sympathetic to the landscape of the surrounding area. Aside from using the shortest height possible, the proposal utilises a slim monopole rather than a lattice tower or mast (like the electrical pylons present), significantly reducing the visual bulk of the facility. Optus acknowledge that the site cannot be totally hidden and will have a visual presence in the environment from some perspectives close by. To address the visual presence of the proposed facility, **Figure 13** illustrates numerous assessment points taken to assess the site's presence and visibility against its visual fit within the context of the surrounding setting.

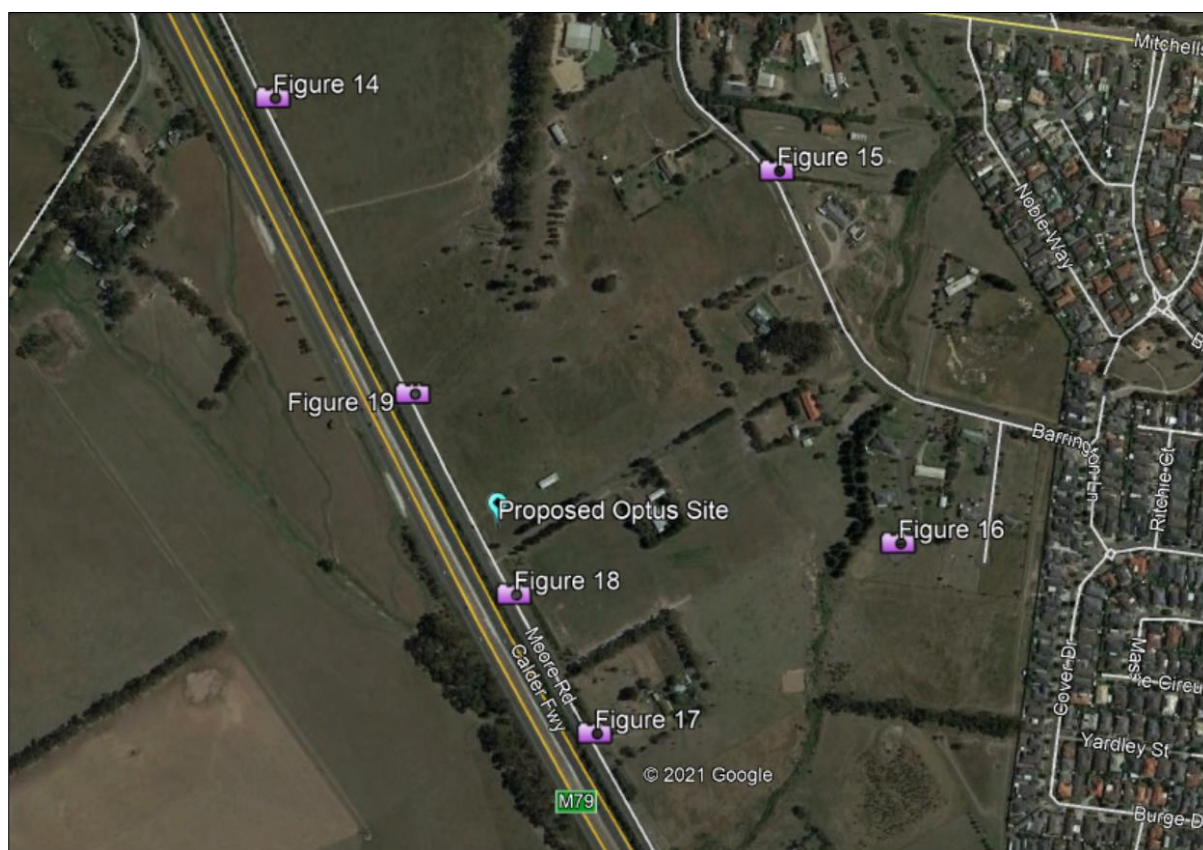


Figure 13: Locations for Visual Impact Assessment.

The proposed design solution and site location endeavours to strike a balance between providing mobile phone coverage and minimising visual impact in the area. The surrounding uses are predominately residential, the nearest dwelling situated approximately 178 metres east of the site.

A site at this location was initially assessed regarding visual impact, grouping a telecommunications facility next to other vertical structures (power poles) as a visual mitigation strategy. The site has been deliberately chosen because of the minimal sightlines from surrounding and wider community and residences toward the facility, as well as the presence of existing, established power poles that help offset the telecommunications structure.



Figure 14: View along Moore Road near Mitchells Lane intersection approx. 570m from the site. Please note the significant presence of vertical infrastructure elements in the vicinity.



Figure 15: View along Barrington Lane intersection approx. 526m from the site. Please note the significant presence of vertical infrastructure elements in the vicinity.

As demonstrated by **Figure 14** above, there is a significant presence of utility infrastructure (power poles) providing necessary services to the area and in-turn these vertical elements will offset the proposed facility while also setting a precedent for similar structure to be installed. Accordingly, the lack of essential services such as telecommunications is often seen as a negative impact on the surrounding development and use of an area. **Figure 14** and **15** above also demonstrate the ability of the facility to disappear into the landscape with distance – the further the distance the less visually present the facility is therefore resulting in minimal visual impact on the broader community.



Figure 16: View facing towards the site approx. 475m along Fleming Circuit. It is anticipated that the facility will be screened by vegetation in the backdrop and only the top portion of the headframe will be partially visible.

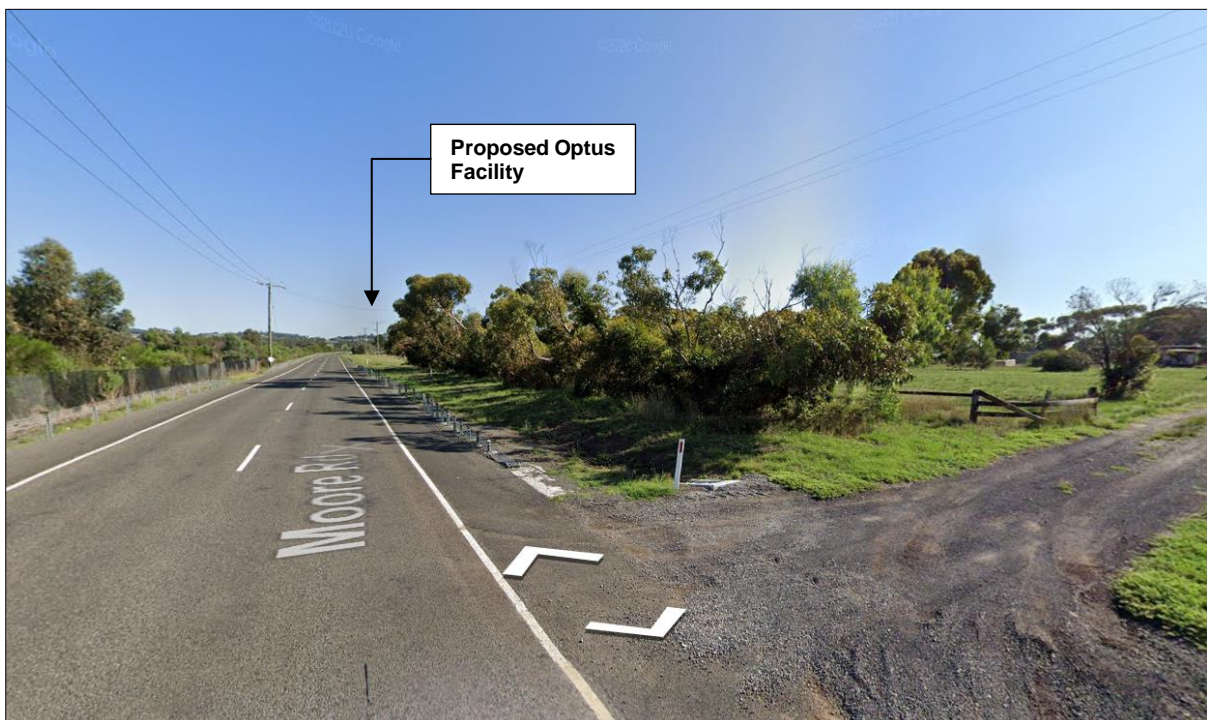


Figure 17: View approx. 288m south of the proposed site opposite the access point of property at 180 Moore Road.

Optus acknowledge that the proposed facility is visible from some perspectives, especially the upper portion of the monopole, however as demonstrated by **Figure 17** above, the sightings of the lower portion of the facility are blocked by existing roadside vegetation. Additionally, when viewed from a distance, the facility blends in with the existing power pole structures demonstrating its ability to be visually absorbed into the landscape by the existing infrastructure settings without causing a significant transformation to the character and quality of the area.



Figure 18: View facing the site approx. 100m south of the proposed site.

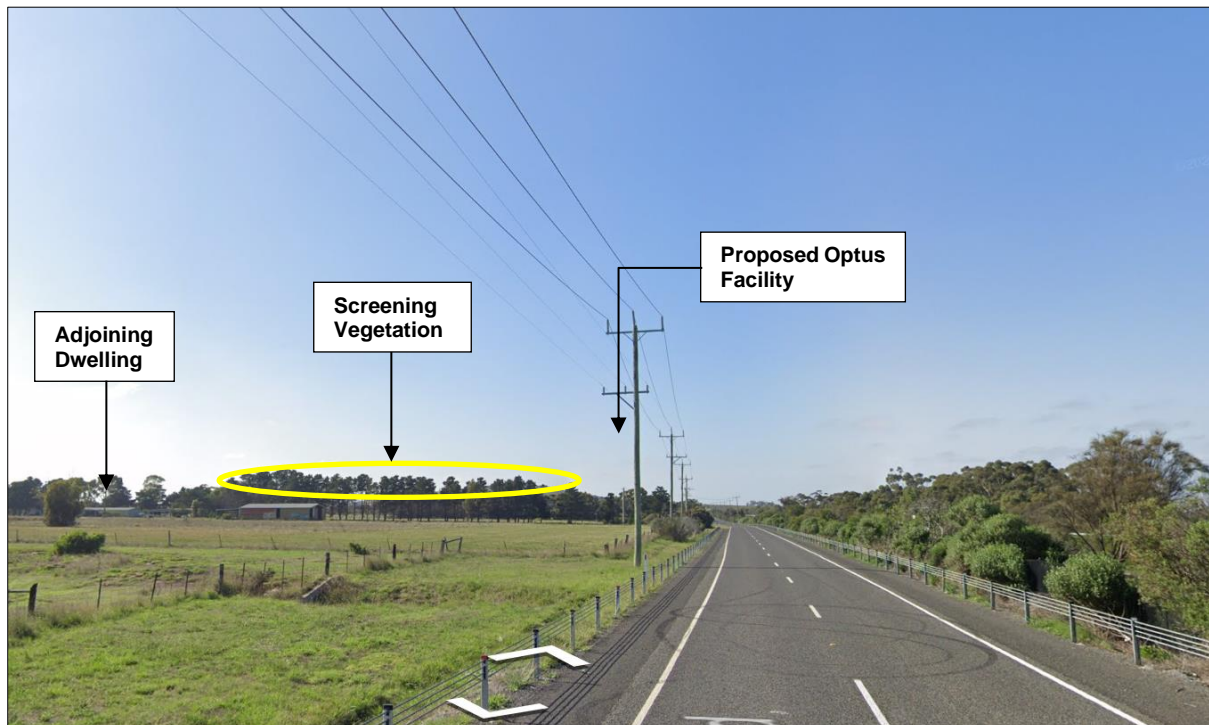


Figure 19: View facing the site approx. 180m north of the proposed site. The facility is to be finished in a grey colour to blend in with the sky drop and background. It is considered that a grey facility tends to blend best with the skyline in all weathers, minimising visual impact on the surrounding area.

As demonstrated by **Figure 19** above, the immediate adjoining dwelling does not front the proposed facility and therefore the facility will not be a focal point. Additionally, there are existing elements that help screen and offset the facility, including trees and the adjacent vertical power poles.

The visual assessment of **Figures 18 and 19** result in high visibility and a low – moderate absorption rate when considering the existing visual environment against the proposed facility. Optus acknowledge that from close distances the facility cannot be completely hidden and is visible. Although visible, the proposed facility is not anticipated to block any significant vistas given its setback from areas of local importance. Optus has also taken a precautionary design approach in siting the facility in an area where there are existing structures to offset the facility and have implemented a slim pole design to match the existing power poles.

A precautionary design approach has been implemented by proposing a factory dull grey colour scheme for the facility. This will enable the proposed facility to retain a similar appearance as the surrounding, established power poles. It should be noted that grey facilities tend to blend best with the skyline in all weathers, minimising visual impact on the surrounding area.

The following comments are made in respect of visual impact on the surrounding area:

- As demonstrated by the Figures above, there are few developments in the surrounding area and visibility at these viewpoints is limited to the road users and the few local residents. At some viewpoints, the proposed facility will seemingly be absorbed by the existing vegetation and power poles significantly reducing its visible presence.
- The proposed facility is isolated from public places in a location with very little development.
- The proposed facility will not impact the adjoining properties as it is setback from dwellings and is screened by existing vegetation.

Should Council require future visual assessment including photomontages, it is requested that this be included in an information request after this application has been lodged.

9.2 Social and Economic Benefits

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

According to the Australian Communication and Media Authority (ACMA), the number of mobile service (voice and data) subscriptions in Australia exceeds the Australian population, with 35.9 million voice and data service subscriptions current as at June 2020 – and over the last 6 years, the number of subscriptions (those using only a mobile phone to make calls) has doubled from 29% in the 12 months to June 2015, to 60% in 2020, against a reduction of fixed line telephone subscriptions of -4.9% over the same period. These Australian Government statistics demonstrate that consumers have an increasing expectation for reliable, fast and cost-effective mobile phone network services across all areas of Australia. <https://www.acma.gov.au/publications/2020-12/report/mobile-only-australia-living-without-fixed-line-home>

Usage of mobile services continues to widen as new technologies become progressively more affordable and accessible for the wider community. The previous decade has also seen a significant rise in use of the wireless network for smart devices. Australia has one of the highest penetrations of “smartphone” usage in the world, with reliance on this technology increasing – the abovementioned ACMA study estimates 83% of Australian adults were using smartphones at June 2019, against 79% in May 2018.

According to the Australian Competition and Consumer Commission (ACCC), the COVID-19 pandemic has led to a greater demand for data driven by working and schooling from home as well as increased usage of

video and gaming streaming services. The total volume of data downloaded in 2020 in the three months to 30 June 2020 was 8.2 million Terabytes. This reflects a 38 per cent increase from the same period last year (6 million Terabytes).

<https://www.accc.gov.au/regulated-infrastructure/communications/monitoring-reporting/internet-activity-record-keeping-rule-rkr/june-2020-report>

The mobile network also supports a variety of other wireless capable devices, such as tablets and laptop computers, which have also been designed for increased mobility (in terms of their size and weight) and accessibility. The sheer uptake and mobility of smart devices has significantly increased the need for a reliable, Australia-wide telecommunications network. This has also increased the imperative to eliminate mobile ‘blackspots’ – that is, areas with compromised service.

As indicated within Hume 2041, there is a projected population and economic growth resulting in increased jobs within the Hume LGA. This projected increase is also directly proportional to the significant demand for improved telecommunications services. Additionally, as noted in Section 3.2 of this report, existing telecommunications sites have been investigated for co-locations and potential upgrades to provide improved mobile services, however it was demonstrated that some sites have been recently upgraded and there is still a significant need for improved mobile services. As demand for mobile services continues to increase, exacerbated by the trends described above (and considering the continued increases in tourist numbers each year), there is strong justification for a new facility in the area.

The proposed facility will have significant benefits for the local community of Sunbury and Diggers Rest and the public interest would be served by the approval of the proposal due to the benefits of enhanced mobile telephone coverage and the provision of the network in the area.

The provision of maintaining communications services in the area will have many beneficial impacts on the people who live, work, visit and travel through the area. Better internet access will improve education, access to media and information, and increase efficiency in the workplace. Businesses will also benefit due to the proposed facility comprising a range of telecommunications network providers. The proposed facility will have significant benefits for the local surrounding communities of Sunbury, and the public interest would be served by the approval of the proposal due to the benefits of enhanced mobile telephone coverage and the provision of the network in the area. The facility will have benefits for visitors, local residents and businesses in the district. Benefits of telecommunications include:

- Enabling emergency calls and emergency services such as the fire department use phones and technology to conduct on-site assessments and send them instantly back to base;
- Medical Benefits – Using the various technology services, vital medical monitoring data can be sent to hospital-based specialists by local doctors or emergency services personnel in the field. This allows for immediate and continuous medical assessments, which were not possible previously;
- Educational benefits such as curriculum sharing, data-sharing, easier links to outside experts via web links, virtual classrooms etc. This is particularly useful at a tertiary education level, however, is now being practised at all educational levels in practice of social distancing to stop the spread of the global pandemic – COVID-19;
- Emergency Services such as the fire department use phones and technology to conduct on-site assessments and send them instantly back to base;
- Telecommuting presents another option for workers – with high quality network coverage, workers may be able to work from home instead of travelling to work. This trend is heavily reliant upon wireless communication and is anticipated to continue increasing in popularity. Availability and access to reliable mobile network has been evident during the global pandemic, most employees are working from home;

- Enabling business to conduct correspondence online which saves time, resources and money. Improved telecommunications provisions effectively remove physical distance and travel time as barriers to business;
- Keeping constant communication and receiving the latest health information available using digital devices; and
- The public benefits of telecommunications provision have been widely acknowledged for many years. Telecommunications is now more than ever an integral component of society, so much so that its absence is considered a social disadvantage.

Lastly, as this area is isolated in terms of connectivity, a strong mobile network significantly improves public safety – it provides emergency services, including ambulances and the Fire and Emergency Services, with a vital, and reliable, method of communication. It is also of significant benefit in an emergency or natural disaster, as well as for more general public safety in the area. A strong mobile network in this current situation with regards to the Global Pandemic (COVID-19) also encourages continuous economic operations for the local businesses and local community members to keep their jobs through working from home and staying connected with the latest health information updates regarding to COVID-19.

9.3 The Suitability of the Site for the Development

The proposal is considered suitable for the following reasons:

- The proposal is technically feasible in this location achieving Optus' network objectives for the area, resulting in significantly improved telecommunications services benefitting the Sunbury and Diggers Rest community, residents, businesses and as well as promoting the primary industries within the area.
- The site has been sited to minimise impacts on the surrounding area. The site has been located as far as possible from residences and the local centre, in an area where there is no public access and on a land parcel that will not interfere with current or future lawful activities of the site and adjoining land parcels. There are no specific sensitive uses, such as schools, childcare centres or aged care facilities close to the proposed facility.
- The site is within the Urban Growth zone and is considered to be an appropriate land use within this zone.
- Ecological impacts as a result of the proposal will be very minor. The site is on an existing cleared area and will not require removal of any significant vegetation.
- The site is not on land retaining heritage or cultural significance.

Based an assessment of relevant planning constraints, this site was considered most appropriate for establishment of a new telecommunications facility in Sunbury.

10 CONCLUSION

The proposed telecommunications facility at 200 Moore Road, SUNBURY VIC 3429 (Lot 6 on PS315796) will provide mobile coverage to the area.

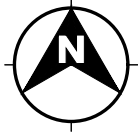
Lendlease in conjunction with Optus have undertaken an assessment of relevant matters as required by the *Telecommunications Act 1997*, the *Planning and Environment Act 1987* and the *Hume Planning Scheme*. The proposal is considered appropriate considering the relevant legislative, environmental, technical, radio coverage and public safety requirements.

The proposal is considered favourable for the below reason:

- The proposal is consistent with the relevant provisions of the *Hume Planning Scheme*.
- The facility will ensure the provision of mobile phone coverage and competition in regional and remote Australia, including along the transport routes, in small communities and in locations prone to experiencing natural disasters.
- The new facility will provide improved mobile network coverage in the area including voice calls, video calling and Wireless Broadband – a high speed wireless internet service via the 3G/4G/5G phone network.
- The proposed installation will provide possible opportunities for future co-location on the monopole for other carriers.
- 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 proposal is not likely to have any significant environmental impacts and satisfactorily meets the requirements of the relevant state and local planning instruments and policies. Mobile telecommunications services are considered increasingly important to the economic and social fabric of the community.

Based upon the above, we respectfully request that Hume City Council grant a Planning Permit for the proposed Telecommunications Facility at this location, subject to reasonable and relevant conditions, and in accordance with the plans attached in Appendix A: Proposal Plans.

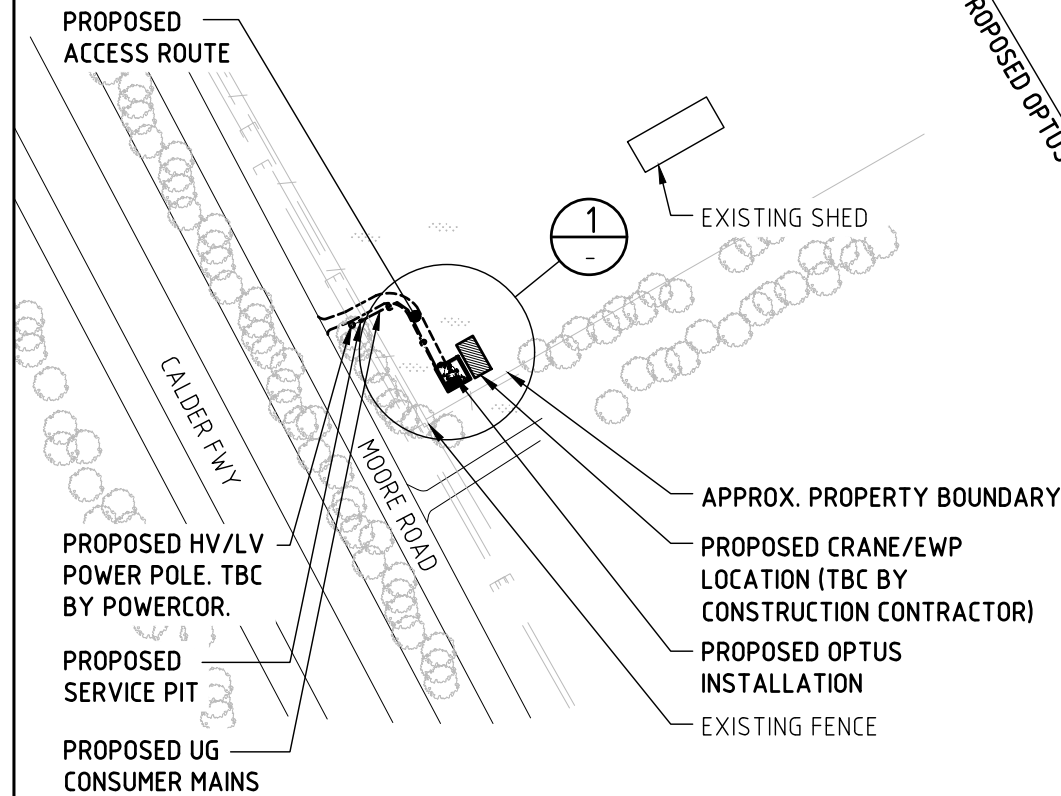


PROPOSED OPTUS
BASE STATION

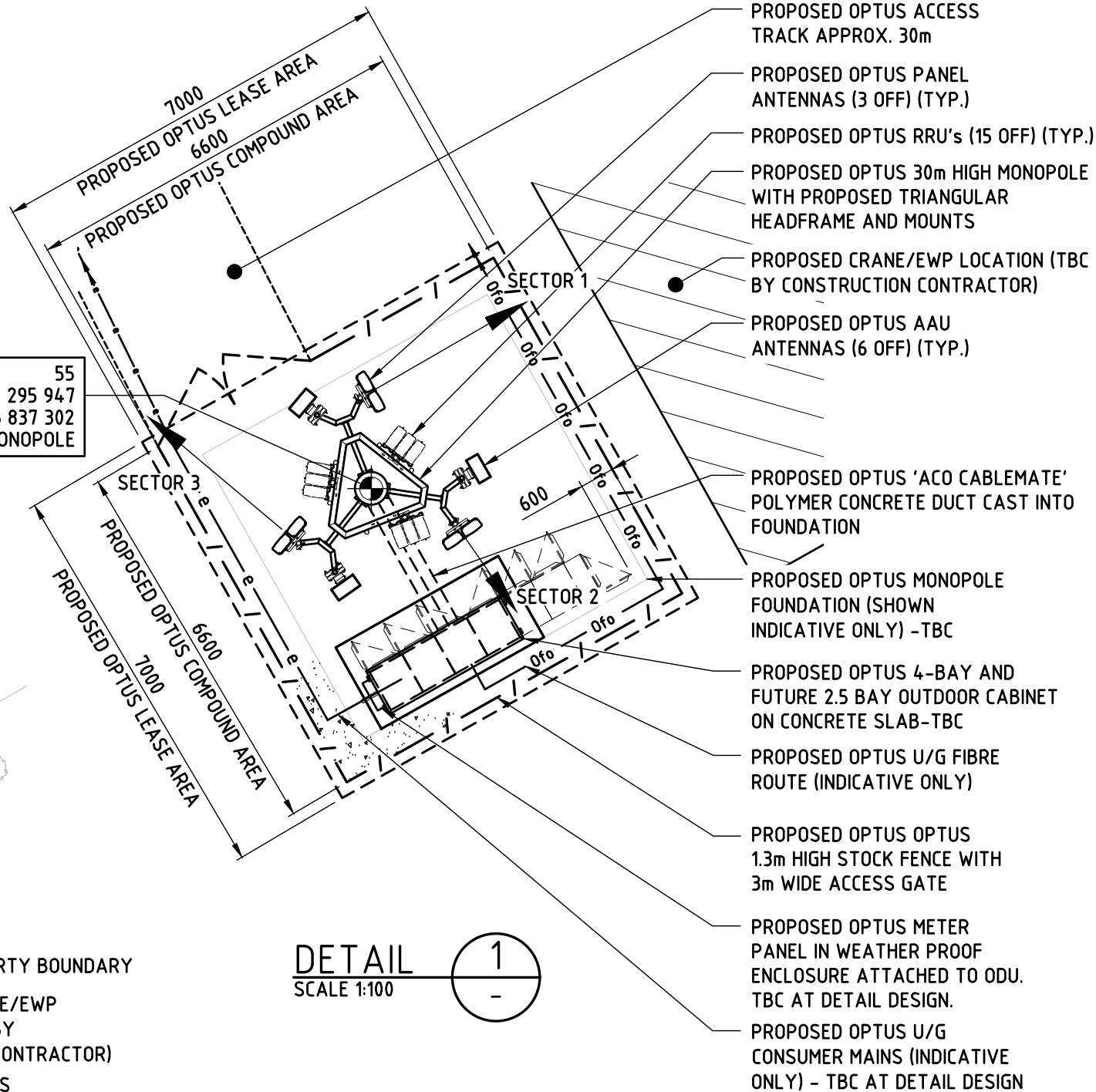


LOCALITY MAP
COPYRIGHT © GOOGLE MAPS

MGA ZONE 55
E 295 947
N 5 837 302
AT € MONOPOLE



OVERALL SITE PLAN
SCALE 1:2000



DETAIL 1
SCALE 1:100

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

SITE ADDRESS:
200 MOORE ROAD SUNBURY 3429

- NOTES:**
- BASIS OF DESIGN**
 - > SITE INSPECTION 18/02/2021
 - PANEL ANTENNAS**
 - > 1-OFF PER SECTOR (EACH 2.688 LONG) AT EL 31.0m
 - > 1 OFF NR3500 AAU AT EL.32.72m
 - > 1 OFF NR2300 AAU AT EL.31.73m
 - > SECTOR 1 - 60°, SECTOR 2 - 145°, SECTOR 3 - 325°
 - > MOUNTED ON TRIANGULAR HEADFRAME
 - TRANSMISSION**
 - > VIA UG FIBRE ROUTE
 - > TO BE CONFIRMED BY OPTUS
 - OPTUS OTC**
 - > 4.-BAY (FUTURE 2.5 BAY) OTC
 - > SUPPORTED ON SLAB FOOTING - TBC
 - NEW OPTUS MONOPOLE**
 - > 30m HIGH MONOPOLE WITH OPTUS HEADFRAME AT EL 31.00m
 - FEEDER CABLES**
 - > 3 OFF 9/18 MLEH TRUNK CABLE
 - > LENGTH: 40.0m ALL SECTORS
 - > CABLES TO RUN INTERNAL TO MONOPOLE
 - SITE ACCESS**
 - > ACCESS FROM 200 MOORE ROAD VIA EXISTING FENCE GATE
 - ANTENNA ACCESS**
 - > VIA EWP BY QUALIFIED PERSONEL
 - POWER SUPPLY**
 - > DISTRIBUTION NETWORK TO BE UPGRADED TO GENERATE NEW POINT OF SUPPLY FOR OPTUS. (STEP DOWN TRANSFORMER AND NEW SERVICE PILLAR)
 - > OPTUS POWER SUPPLY TO BE TAKEN FROM PROPOSED SERVICE PIT.
 - > PROPOSED UG CONSUMER MAIN CABLES FROM SERVICE PILLAR TO METER BOX. APPROX. LENGTH 38m AT 600mm DEPTH.
 - > FINAL DETAILS TBC AT DETAIL DESIGN.
 - OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - > TBC AT DETAIL DESIGN

01	11.03.21	ISSUED FOR APPROVAL	LENLEASE	GM	LC	SK	SK
Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver



Client:
Project:
MOBILE NETWORK AUSTRALIA
SITE No:- M8514 - SUNBURY SOUTH
200 MOORE ROAD SUNBURY 3429

Drawing Title:
DRAFT SITE LAYOUT

Drawing Status:
FOR APPROVAL

Drawing No.
M8514-P1
Revision
01

NOTE:
EXISTING ANTENNAS AS SHOWN ARE INDICATIVE ONLY AND ARE BASED ON INFORMATION SUPPLIED BY OTHERS AND/OR BY INSPECTION ON SITE.

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

- ▽ EL 32.72m
‡ PROPOSED OPTUS NR3500 AAUs (3 OFF)
- ▽ EL 32.06m
‡ PROPOSED OPTUS RRU's (6 OFF)
- ▽ EL 31.73m
‡ PROPOSED OPTUS NR2300 AAUs (3 OFF)
- ▽ EL 31.00m
‡ PROPOSED OPTUS PANEL ANTENNAS (3 OFF)
- ‡ PROPOSED OPTUS RRU's (9 OFF)
- ‡ PROPOSED OPTUS COMBINERS (12 OFF)
- ▽ EL 30.00m
TOP OF PROPOSED MONOPOLE
- ▽ EL 29.94m
‡ FUTURE OPTUS RRU's (2 OFF)

PROPOSED OPTUS 30m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME
PROPOSED OPTUS FEEDER CABLES TO RUN INTERNALLY TO THE MONOPOLE

PROPOSED OPTUS STOCK FENCE WITH 3m WIDE ACCESS GATE
PROPOSED OPTUS 'ACO CABLEMATE' POLYMER CONCRETE DUCT CAST INTO FOUNDATION
PROPOSED OPTUS 4-BAY & FUTURE 2.5 BAY OUTDOOR CABINET ON CONCRETE SLAB-TBC

PROPOSED OPTUS MONOPOLE FOUNDATION (INDICATIVE ONLY)
PROPOSED OPTUS U/G POWER SUPPLY ROUTE (INDICATIVE ONLY) TBC
PROPOSED OPTUS U/G FIBRE ROUTE (INDICATIVE ONLY) TBC

▽ EL 0.00m
GROUND LEVEL

WEST ELEVATION

SCALE 1:100

01	11.03.21	ISSUED FOR APPROVAL	LENLEASE	GM	LC	SK	SK
Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver



Client:

Project:

MOBILE NETWORK AUSTRALIA
SITE No:- M8514 - SUNBURY SOUTH
200 MOORE ROAD SUNBURY 3429

Drawing Title:

DRAFT SITE LAYOUT

Drawing Status:

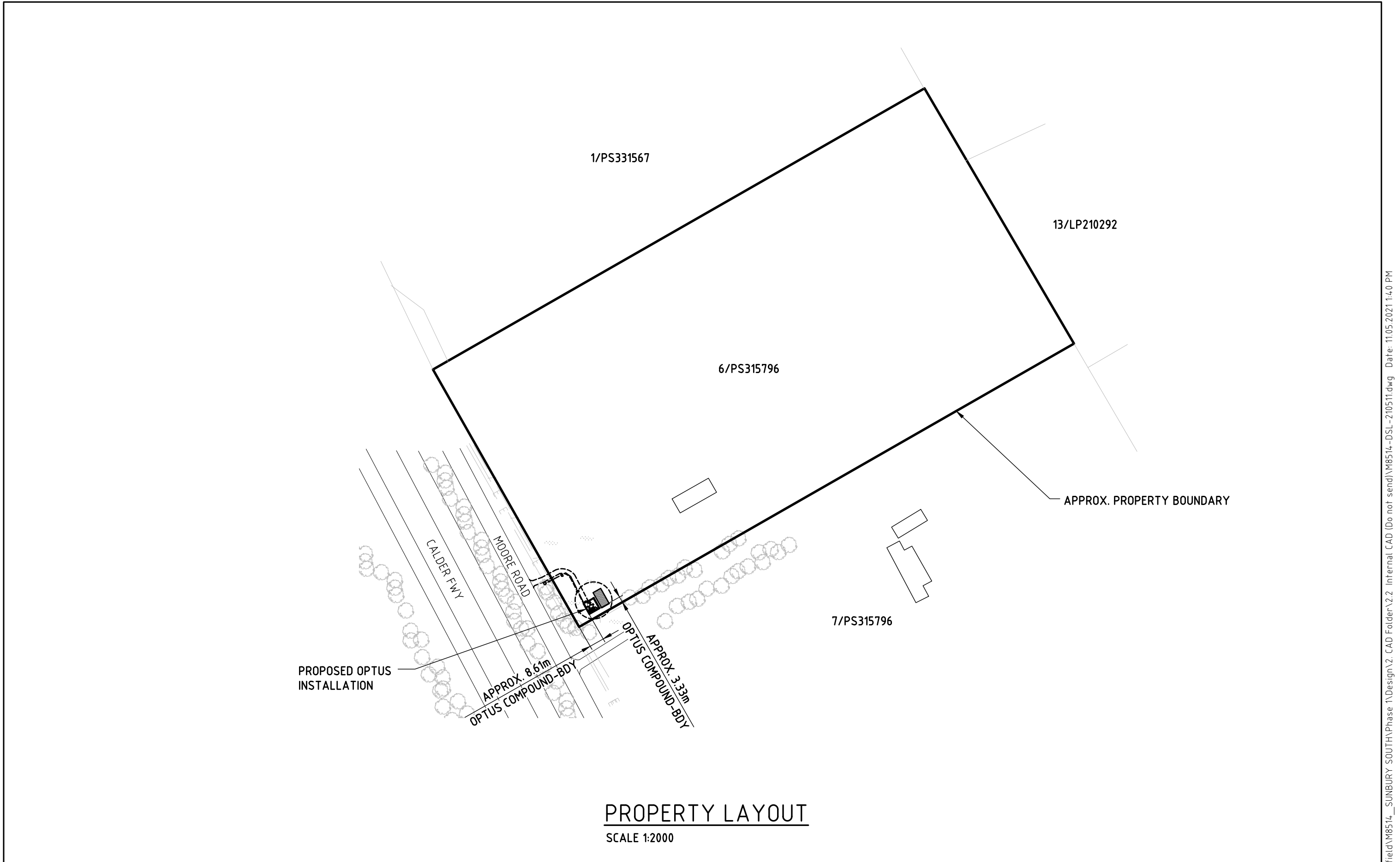
FOR APPROVAL

Drawing No.

M8514-P2

Revision

01



Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	11.05.21	ISSUED FOR APPROVAL	LENLEASE	GM	LC	SK	SK

lendlease

OPTUS

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Client:

OPTUS

Project:

MOBILE NETWORK AUSTRALIA
SITE No:- M8514 - SUNBURY SOUTH
 200 MOORE ROAD SUNBURY 3429

Drawing Title:

PROPERTY EXTENT

Drawing Status:

FOR APPROVAL

Drawing No. **M8514-P3**

Revision **01**

CAD File: W:\1. Greenfield\M8514_SUNBURY SOUTH\Phase 1\Design\2. CAD Folder\2.2 Internal CAD (Do not send)\M8514-DSL-210511.dwg Date: 11.05.2021 1:40 PM

NETWORK COVERAGE PACK

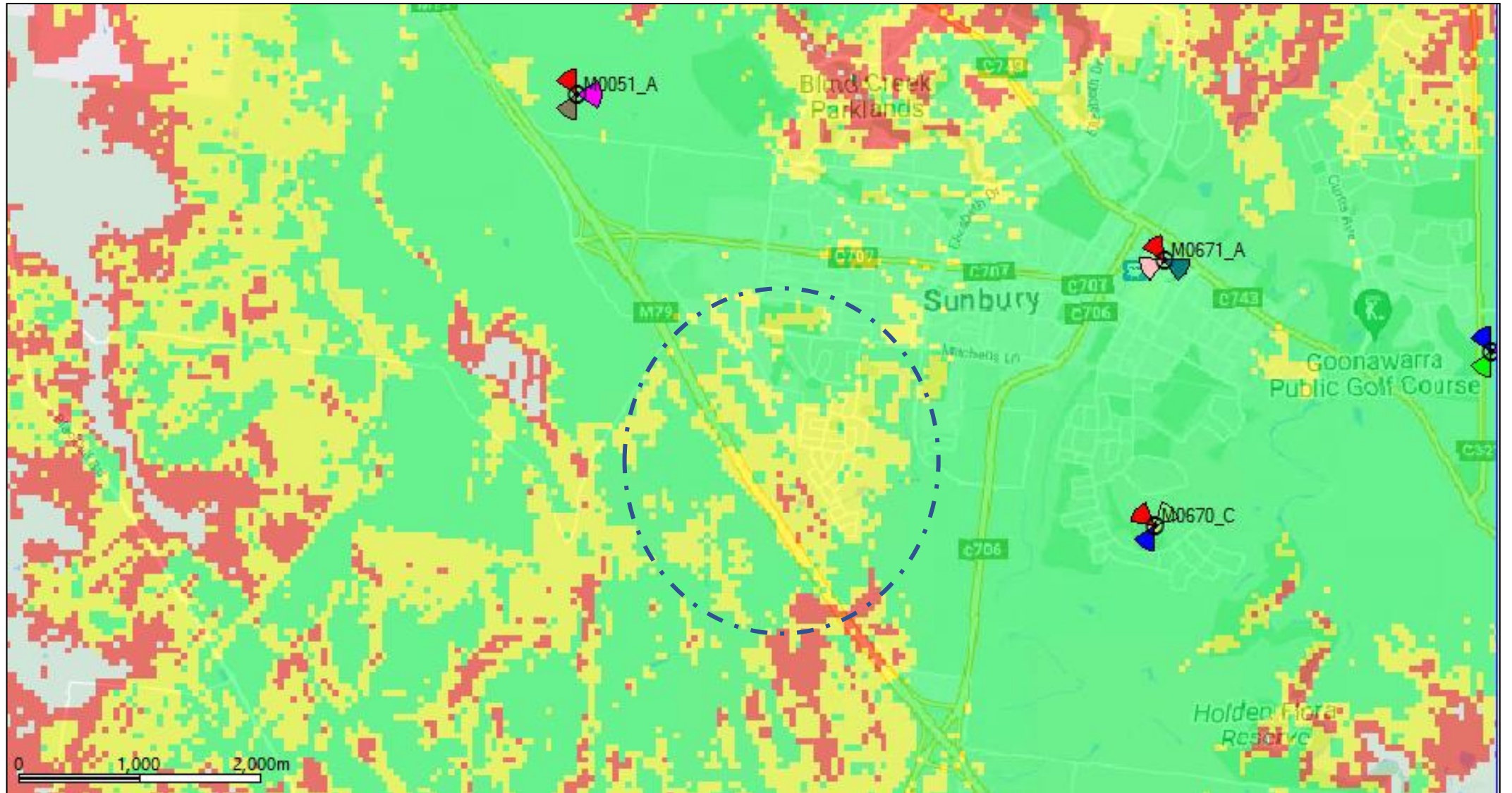
Optus Reference: M8514 Sunbury South

May 2021

Proposed Telecommunications Facility at

200 Moore Road, SUNBURY VIC 3429

Current Optus Coverage in Sunbury



Legends



Good



Acceptable



Poor

Proposed Optus Coverage in Sunbury provided by the proposed facility



- Legends**
- Good
 - Acceptable
 - Poor

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

VOLUME 11935 FOLIO 001

Security no : 124088465802X
Produced 03/03/2021 02:53 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 315796X.
PARENT TITLES :
Volume 10130 Folio 052 Volume 10167 Folio 727
Created by instrument AQ350911R 16/10/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
200 MOORE RD PTY LTD of 57 ROSEHILL ROAD LOWER PLENTY VIC 3093
AQ350911R 16/10/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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

NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020
AT390564J 01/07/2020

DIAGRAM LOCATION

SEE PS315796X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 200 MOORE ROAD SUNBURY VIC 3429

DOCUMENT END

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PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988	STAGE NO.	LTO use only EDITION 9	Plan Number PS 315796X							
Location of Land Parish: BUTTLEJORRK Township: THE GAP Crown Allotment: 100, 100A, 101, 102, and 103 Parish: BUTTLEJORRK Section: A Crown Allotment: 22, 23, 24, 24A, 25 and 26 Parish: HOLDEN Section: 18 Crown Allotment: A (Part) Section: 23 Crown Allotment: 1 and 2 (Part) Crown Portion: 2 (Part) Section: 24 (Part) LTO Base Record: PARISH PLANS Title Reference: Vol 5276 Fol 076 (Part), Vol 8664 Fol 350, Vol 8664 Fol 351, Vol 8968 Fol 221, Vol 8968 Fol 222, Vol 8968 Fol 223, Vol 8968 Fol 224, Vol 8968 Fol 225, Vol 8968 Fol 227, Vol 8968 Fol-228, Vol 8968 Fol-229, Vol 8968 Fol 230, Vol 9153 Fol 674 Last Plan Reference: LP 6069 (LOT 10), LP 59070 (LOT 2), LP 74749 (LOT 2) and LP 94266 (LOTS 2-11 INCL.) Postal Address: CALDER HIGHWAY (at time of subdivision) DIGGERS REST, 3427. AMG Co-ordinates E 295500 ZONE: 55 (of approx. centre of N 5837000 land in plan)	Council Certification and Endorsement Council Name: SHIRE OF BULLA Ref: 28-3-2152 SHIRE OF MELTON sub 1001 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988. C. This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot(s). D. It is certified under section 6 of the Subdivision Act 1988. E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 6 G. This is a statement of compliance under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date 6 / 4 / 92 BULLA 1 / 4 / 92 MELTON Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /									
	Notations									
Staging This is/is not a staged subdivision Planning Permit No. PERMIT NOT REQUIRED										
Depth Limitation 15-24 METRES BELOW THE SURFACE ONLY APPLIES TO CA 100A AND CA 24										
Land to be acquired by agreement: RESERVES No. 1, 2, 3 and ROAD R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, Land to be acquired by compulsory process: R11 and R12										
All the land is to be acquired free from all encumbrances other than any easements specified on this plan. THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES ROAD R1 COMPRISES ALL OF THE LAND ENCUMBERED BY EASEMENTS E-2 AND E-4. ROAD R3 COMPRISES ALL OF THE LAND ENCUMBERED BY EASEMENTS E-12 AND E-13. ROAD R4 COMPRISES ALL OF THE LAND ENCUMBERED BY EASEMENTS E-6 AND E-7. ROAD R9 COMPRISES ALL OF THE LAND ENCUMBERED BY EASEMENTS E-10 AND E-11.										
Vesting of Roads and / or Reserves Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered. Only roads and reserves marked thus (%) vest upon registration of this plan.			LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date / /							
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Identifier</th> <th style="width:50%;">Council/Body/Person</th> </tr> </thead> <tbody> <tr> <td>RESERVES No. 1, 2 & 3</td> <td>ROADS CORPORATION</td> </tr> <tr> <td>ROADS R1, R2, R3, R4, R5 & R6</td> <td>ROADS CORPORATION</td> </tr> <tr> <td>ROADS R7, R8, R9, R10, R11 & R12.</td> <td>ROADS CORPORATION</td> </tr> </tbody> </table>				Identifier	Council/Body/Person	RESERVES No. 1, 2 & 3	ROADS CORPORATION	ROADS R1, R2, R3, R4, R5 & R6	ROADS CORPORATION	ROADS R7, R8, R9, R10, R11 & R12.
Identifier	Council/Body/Person									
RESERVES No. 1, 2 & 3	ROADS CORPORATION									
ROADS R1, R2, R3, R4, R5 & R6	ROADS CORPORATION									
ROADS R7, R8, R9, R10, R11 & R12.	ROADS CORPORATION									
THE BOUNDARIES OF LOTS 1 AND 3 FORMED BY KOROROIT CREEK (Eastern Branch) ARE NOT THE RESULT OF THIS SURVEY DIMENSIONS UNDERLINED ARE NOT THE RESULT OF THIS SURVEY AREA OF LOT 1 AND LOTS 3 TO 13 ARE DEDUCED FROM THE PARENT TITLES Survey This plan is is not based on survey and is compiled from Roads Corporation SP18129, SP18130 and SP18131. This survey has been connected to permanent marks no(s) 11 and 19 Parish of HOLDEN 23 and 177 Parish of BUTTLEJORRK in Proclaimed Survey Area No. ———			LTO use only PLAN REGISTERED Time Date 30 / 9 / 92 <i>A. Burysh</i> Assistant Registrar of Titles Sheet 1 of 7 Sheets							
Easement Information SEE SHEET 2 FOR EASEMENT DETAILS										
ROADS CORPORATION Land Information and Survey Department 60 Denmark Street Kew 3101.		LICENSED SURVEYOR IAN J. CHAMBERS (PRINT) SIGNATURE _____ DATE 16 / 3 / 92 SR 9209 REF. SP 18129 PS1 VERSION _____	DATE 6 / 4 / 92 1 / 4 / 92 COUNCIL DELEGATE SIGNATURE Original sheet size A3							

PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988	Stage No. _____	Plan Number PS 315796X
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Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement or Condition in the Nature of an Easement
 R - Encumbering Easement (Road)

Easements marked (-) are existing easements
 Easements marked (+) are created upon registration of this plan.
 Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.
 Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.

Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
-	E-1	ELECTRICITY SUPPLY	18-11	LP 59070	LOTS ON LP 59070
*	E-2	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
-	E-2	TRANSMISSION OF ELECTRICITY	13	C/E G742576	S.E.C.V.
-	E-3	TRANSMISSION OF ELECTRICITY	13	C/E G742576	S.E.C.V.
*	E-4	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
-	E-5	TRANSMISSION OF ELECTRICITY	15-5	C/E G517254	S.E.C.V.
-	E-6	TRANSMISSION OF ELECTRICITY	15-5	C/E G517254	S.E.C.V.
*	E-6	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	E-7	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
-	E-8	DRAINAGE AND SEWERAGE	3-05	LP 94266	LOTS ON LP 94266
-	E-9	DRAINAGE AND SEWERAGE	6-10	{INDENTURE REGISTERED BOOK 672 {No. 759 (APPLICATION 55484)	LAND IN S-547, which is GENERAL LAW PLAN 1412.
-	E-9	DRAINAGE AND SEWERAGE	6-10	LP 94266	LOTS ON LP 94266
*	E-10	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
-	E-10	DRAINAGE AND SEWERAGE	6-10	{INDENTURE REGISTERED BOOK 672 {No. 759 (APPLICATION 55484)	LAND IN S-547, which is GENERAL LAW PLAN 1412.
-	E-10	DRAINAGE AND SEWERAGE	6-10	LP 94266	LOTS ON LP 94266
*	E-11	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	E-12	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	E-13	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
-	E-13	DRAINAGE AND SEWERAGE	6-10	LP 94266	LOTS ON LP 94266
-	E-14	DRAINAGE AND SEWERAGE	6-10	LP 94266	LOTS ON LP 94266
*	R2	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	R5	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	R6	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	R7	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	R8	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	R10	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	R11	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN
*	R12	WAY AND DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN

Sheet 2 of 7 Sheets

ROADS CORPORATION
 Land Information and Survey Dept.
 60 Denmark Street
 Kew 3101.

LICENSED SURVEYOR IAN J. CHAMBERS
 (PRINT)
 SIGNATURE DATE 16 / 3 / 92
 SR 9209
 REF. **SP 18129 PS1** VERSION _____

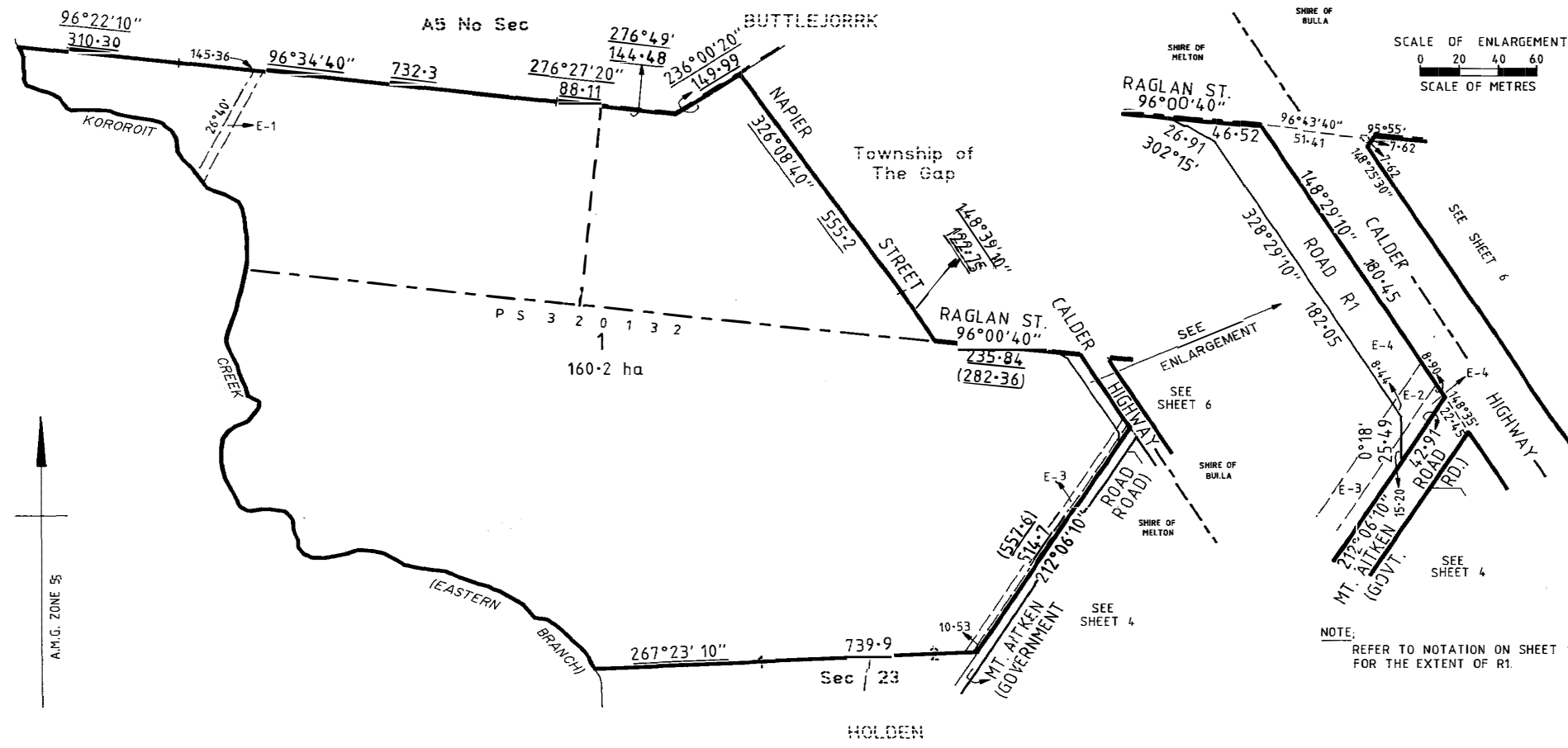
DATE 6 / 4 / 92
 1 / 4 / 92
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

PLAN OF SUBDIVISION
Under Section 35 of the Subdivision Act 1988

Stage No. _____
Plan Number **PS 315796X**

NOTE:
REFER TO DEPTH LIMITATION NOTATION ON SHEET 1 FOR THE DETAILS OF EXTENT OF A AND B.

SCALE OF ENLARGEMENT
0 20 40 60
SCALE OF METRES



NOTE:
REFER TO NOTATION ON SHEET 1 FOR THE EXTENT OF R1.

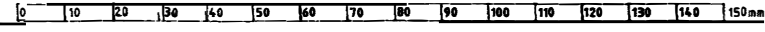
ROADS CORPORATION
Land Information and Survey Dept.
60 Denmark Street
Kew 3101.

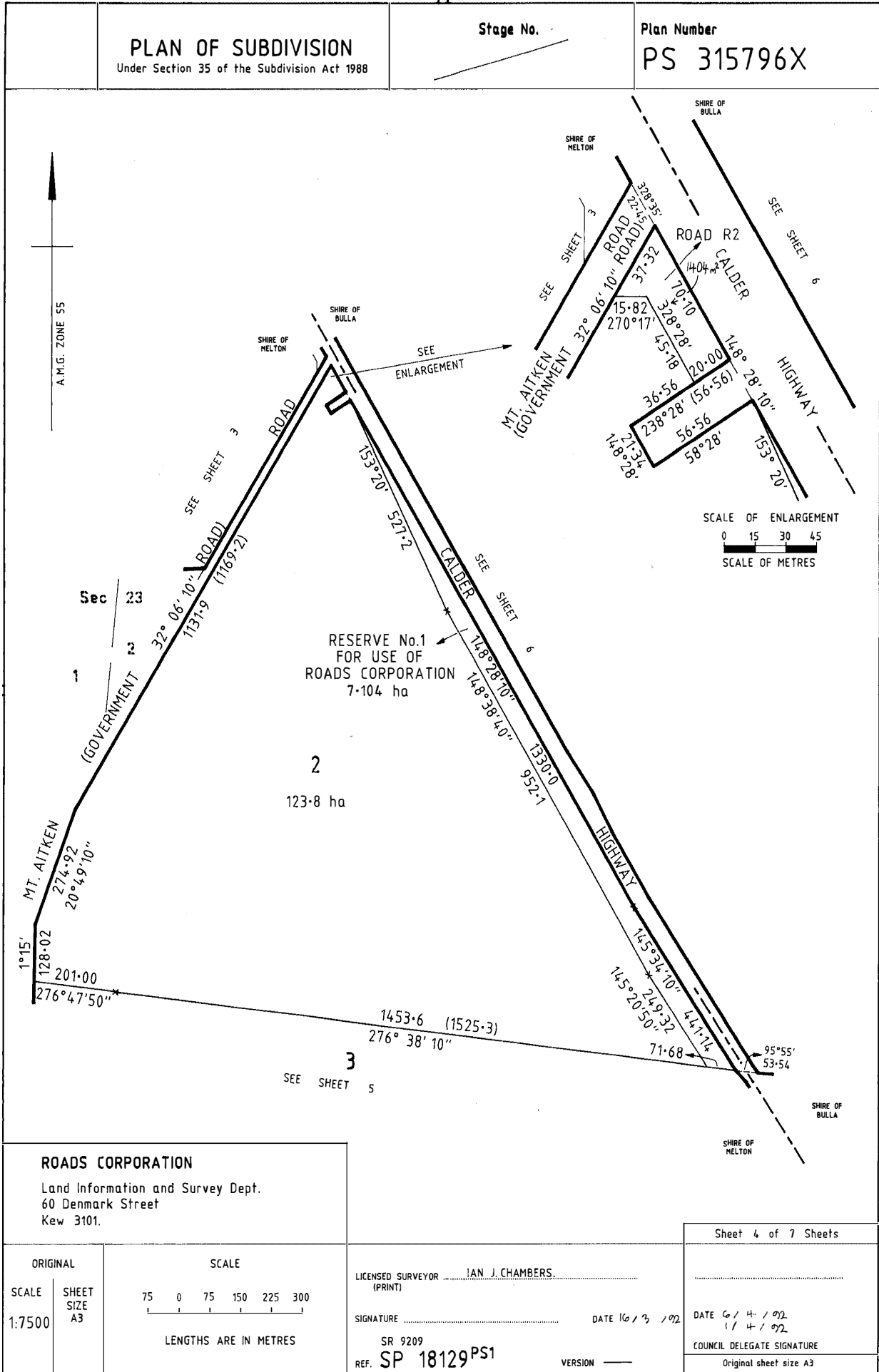
ORIGINAL SCALE SHEET SIZE A3
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SCALE
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LENGTHS ARE IN METRES

LICENSED SURVEYOR IAN J. CHAMBERS (PRINT)
SIGNATURE _____ DATE 16 / 3 / 92
SR 9209
REF. SP 18129 PS1
VERSION _____

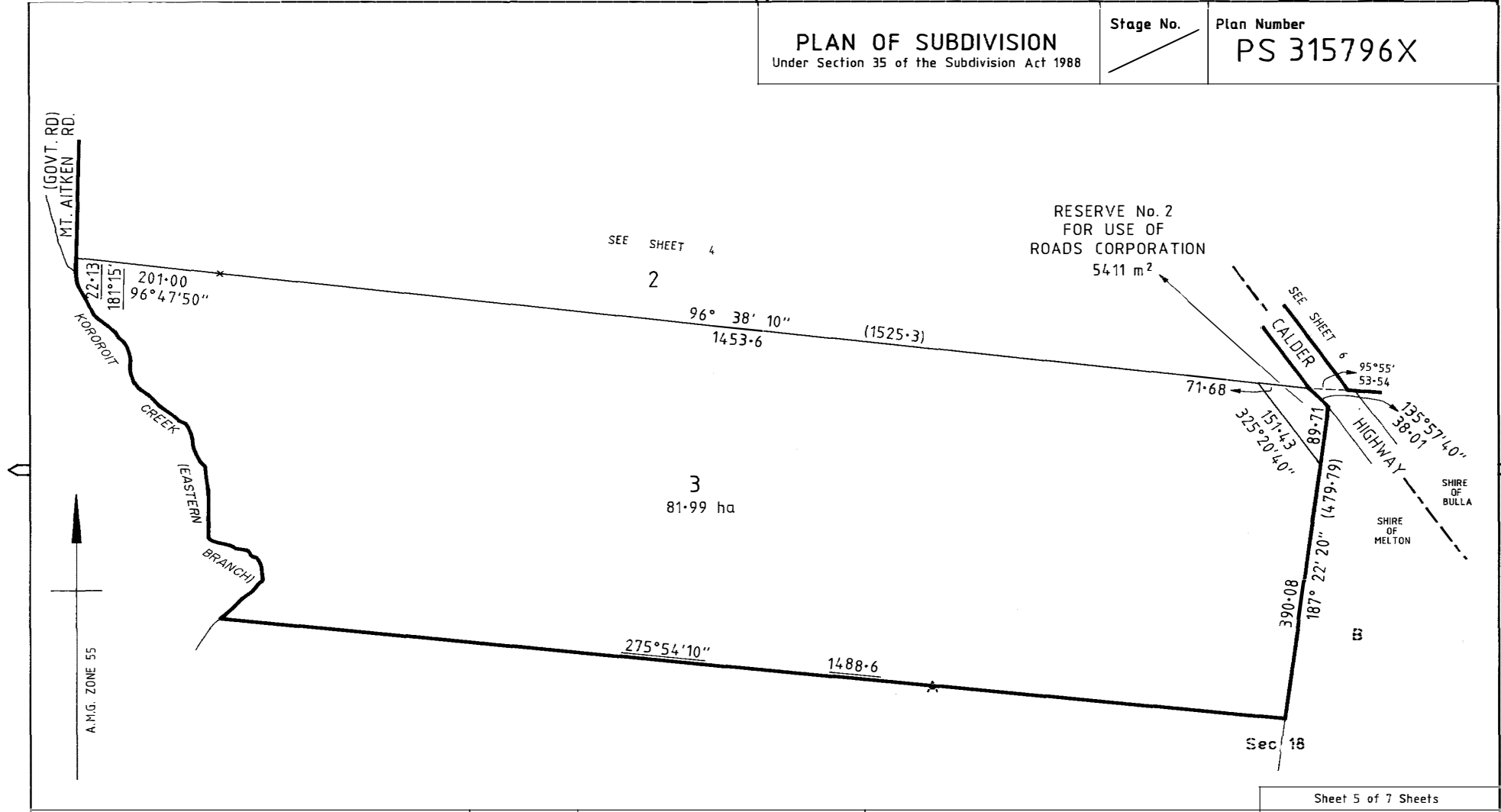
Sheet 3 of 7 Sheets
DATE 6 / 4 / 92
1 / 4 / 92
COUNCIL DELEGATE SIGNATURE _____
Original sheet size A3





PLAN OF SUBDIVISION
Under Section 35 of the Subdivision Act 1988

Stage No. _____ Plan Number **PS 315796X**



Sheet 5 of 7 Sheets

DATE 6 / 4 / 92
1 / 4 / 92

COUNCIL DELEGATE SIGNATURE _____

Original sheet size A3

ROADS CORPORATION
Land Information and Survey Dept.
60 Denmark Street
Kew 3101.

ORIGINAL SCALE 1:5000 SHEET SIZE A3

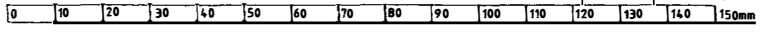
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LENGTHS ARE IN METRES

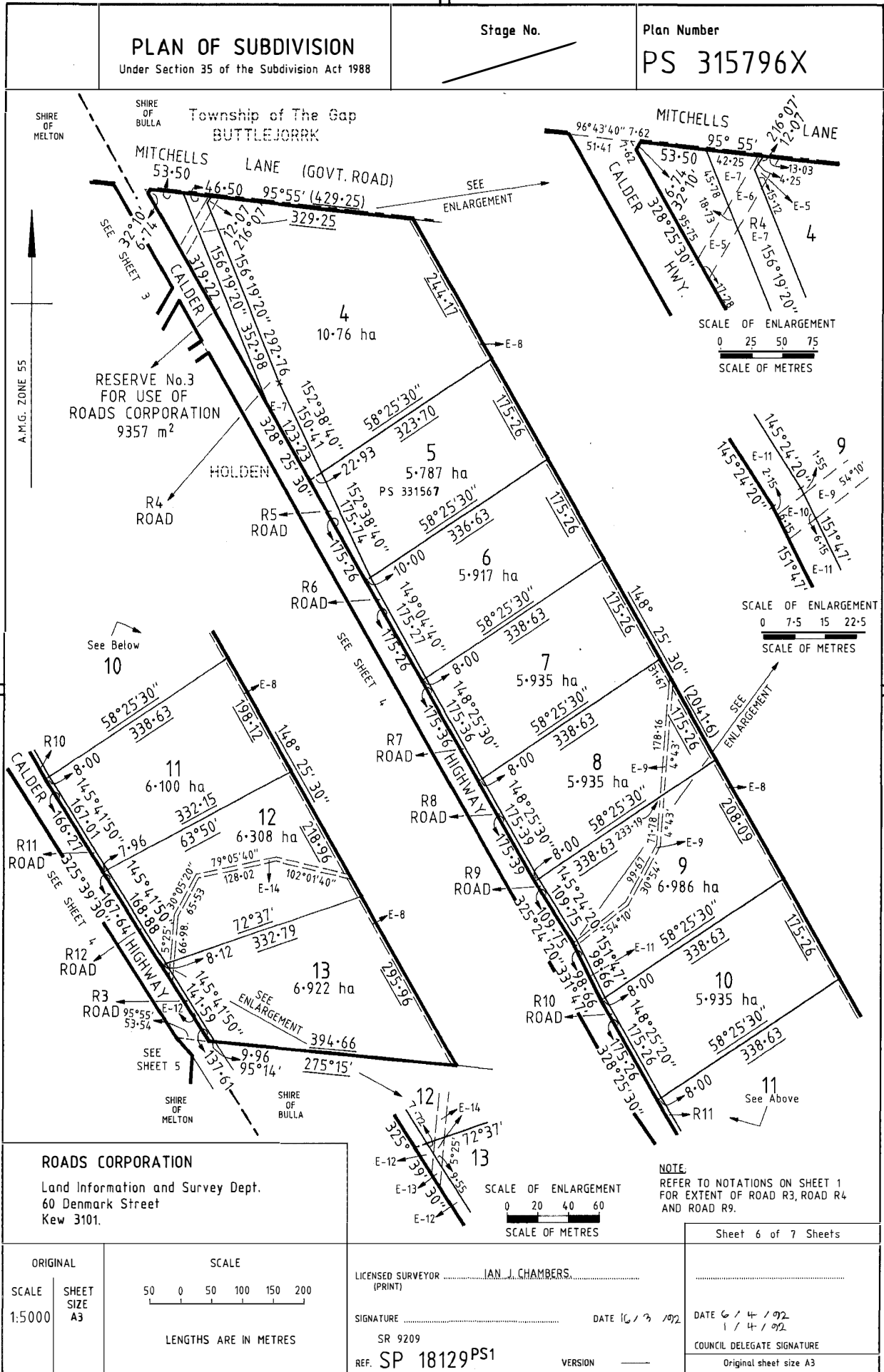
LICENSED SURVEYOR IAN J. CHAMBERS.
(PRINT)

SIGNATURE DATE 16 / 3 / 92

SR 9209

REF. **SP 18129 PS1** VERSION _____





ROADS CORPORATION
Land Information and Survey Dept.
60 Denmark Street
Kew 3101.

ORIGINAL	SCALE	
SCALE		50 0 50 100 150 200
SHEET SIZE		LENGTHS ARE IN METRES
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A3		

LICENSED SURVEYOR IAN J. CHAMBERS
(PRINT)

SIGNATURE DATE 16 / 3 / 02

SR 9209

REF. **SP 18129PS1** VERSION

Sheet 6 of 7 Sheets

DATE 6 / 4 / 02
1 / 4 / 02

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

<p>PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988</p>	<p>Stage No. _____</p>	<p>Plan Number PS 315796X</p>
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











VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND											
Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan			Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature		
	Vesting date	Gov't. Gaz.		Date of recording of vesting date	Vesting date	Gov't. Gaz.				Date of registration of transfer	
		Page	Year			Page					Year
R1	_____	_____	_____	_____	_____	_____	_____	8-9-92	S110287D	<i>N. Dwyer</i>	
R2	_____	_____	_____	_____	_____	_____	_____	20-8-93	S647250C	<i>G. Neuma</i>	
R3	_____	_____	_____	_____	_____	_____	_____	16-10-92	S175349F	<i>[Signature]</i>	
R4	_____	_____	_____	_____	_____	_____	_____	2-2-93	S335634X	<i>[Signature]</i>	
R5	_____	_____	_____	_____	_____	_____	_____	6-8-92	S54118N	<i>N. Dwyer</i>	
R6	_____	_____	_____	_____	_____	_____	_____	5-4-93	S429051E	<i>[Signature]</i>	
R7	_____	_____	_____	_____	_____	_____	_____	2-9-92	S100790C	<i>N. Dwyer</i>	
R8	_____	_____	_____	_____	_____	_____	_____	17-7-92	S19552R	<i>[Signature]</i>	
R9	_____	_____	_____	_____	_____	_____	_____	18-11-92	S223755K	<i>N. Dwyer</i>	
R10	_____	_____	_____	_____	_____	_____	_____	6-8-92	S54117R	<i>[Signature]</i>	
R11	<u>27-5-92</u>	<u>1245</u>	<u>1992</u>	<u>25-6-92</u>	_____	_____	_____	_____	_____	<i>[Signature]</i>	
R12	<u>27-5-92</u>	<u>1245</u>	<u>1992</u>	<u>25-6-92</u>	_____	_____	_____	_____	_____	<i>[Signature]</i>	
RESERVE No1	_____	_____	_____	_____	_____	_____	_____	20-8-92	S647250C	_____	
RESERVE No2	_____	_____	_____	_____	_____	_____	_____	11-1-94	S879642A	_____	
RESERVE No3	_____	_____	_____	_____	_____	_____	_____	2-2-93	S335634X	<i>[Signature]</i>	

<p>ROADS CORPORATION Land Information and Survey Dept. 60 Denmark Street Kew 3101.</p>	<p>LICENSED SURVEYOR <u>IAN JOHN CHAMBERS</u> (PRINT)</p> <p>SIGNATURE _____ DATE <u>16/3/02</u></p> <p>SR 9209</p> <p>REF. SP 18129 PS1 VERSION _____</p>	<p style="text-align: center;">Sheet 7 of 7 Sheets</p> <p>DATE <u>6/4/02</u> <u>1/4/02</u></p> <p>COUNCIL DELEGATE SIGNATURE _____</p> <p style="text-align: center;">Original sheet size A3</p>
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MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

PLAN NUMBER
P.S. 315796^x

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME ENTERED		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
Lot 1	SUBDIVISION	PS.320132			2	
R1	VESTING	S110287 ^D	24-12-92		3	
R7	VESTING	S100790 ^C	24-12-92		3	
R9	VESTING	S223755 ^K	24-12-92		3	
R3	VESTING	S175349F	16-10-92		4	
RESERVE N°3 & R4	VESTING	S335634X	2-2-93		5	
R6	VESTING	S 429051E	5-4-93		5	
ROAD R2 RESERVE N°1	VESTING	S647250C	10-9-93		6	
RESERVE N°2	VESTING	S879642A	11-1-94		7	
LOT 5	SUBDIVISION	PS 331567			8	
ROAD R11	VESTING	U 242793V			9	
ROAD R12	VESTING	U 242793			9	

Environmental EME Report

Location	200 Moore Road, SUNBURY VIC 3429		
Date	19/04/2021	RFNSA No.	3429026

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 200 Moore Road, SUNBURY VIC 3429. These levels have been calculated by Lend Lease 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.](#)

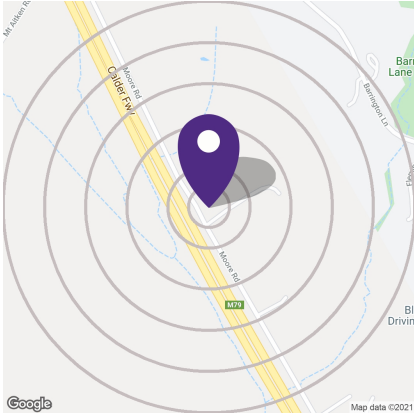
A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

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

2.41%

out of 100% of the public exposure limit, 82 m from the location.



EME levels with the proposed changes	
Distance from the site	Percentage of the public exposure limit
0-50 m	1.41%
50-100 m	2.41%
100-200 m	2.14%
200-300 m	1.78%
300-400 m	1.08%
400-500 m	0.61%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/3429026>.

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
Optus				4G, 5G	LTE700 (proposed), LTE900 (proposed), LTE1800 (proposed), LTE2100 (proposed), LTE2600 (proposed), LTE2300 (proposed), NR3500 (proposed), NR2300 (proposed)

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

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				7.14	135.14	1.41%
50-100m				9.42	235.61	2.41%
100-200m				8.86	208.22	2.14%
200-300m				7.03	130.93	1.78%
300-400m				5.51	80.53	1.08%
400-500m				4.12	45.10	0.61%

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/m ²)	Percentage of the public exposure limit
No locations identified				



EPBC Act Protected Matters Report

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

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

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

Report created: 13/05/21 11:06:34

[Summary](#)

[Details](#)

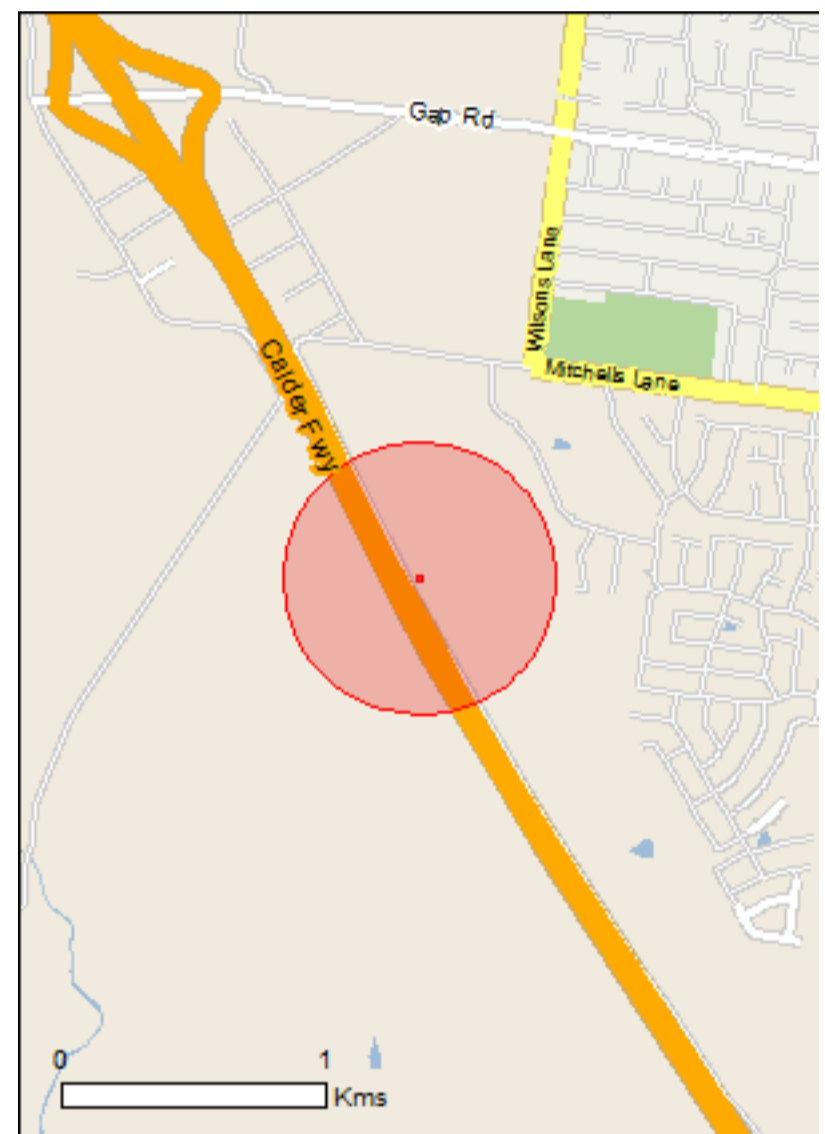
[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

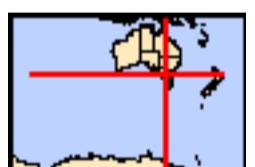
[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2015

[Coordinates](#)

[Buffer: 0.5Km](#)



Summary

Matters of National Environmental Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	29
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	18
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

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Extra Information

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

State and Territory Reserves:	None
Regional Forest Agreements:	1
Invasive Species:	40
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[\[Resource Information \]](#)

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

Name	Status	Type of Presence
Grassy Eucalypt Woodland of the Victorian Volcanic Plain	Critically Endangered	Community known to occur within area
Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community may occur within area
Natural Temperate Grassland of the Victorian Volcanic Plain	Critically Endangered	Community likely to occur within area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area

Listed Threatened Species

[\[Resource Information \]](#)

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat may occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat may occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pedionomus torquatus Plains-wanderer [906]	Critically Endangered	Species or species habitat likely to occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area

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Name	Status	Type of Presence
Fish		
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat likely to occur within area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
Insects		
Synemon plana Golden Sun Moth [25234]	Critically Endangered	Species or species habitat likely to occur within area
Mammals		
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Plants		
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat likely to occur within area
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area
Dodonaea procumbens Trailing Hop-bush [12149]	Vulnerable	Species or species habitat may occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Lachnagrostis adamsonii Adamson's Blown-grass, Adamson's Blowngrass [76211]	Endangered	Species or species habitat likely to occur within area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat likely to occur within area
Pimelea spinescens subsp. spinescens Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea [21980]	Critically Endangered	Species or species habitat likely to occur within area
Prasophyllum frenchii Maroon Leek-orchid, Slaty Leek-orchid, Stout Leek-orchid, French's Leek-orchid, Swamp Leek-orchid [9704]	Endangered	Species or species habitat likely to occur within area
Rutidosis leptorhynchoides Button Wrinklewort [67251]	Endangered	Species or species habitat likely to occur within area
Senecio macrocarpus Large-fruit Fireweed, Large-fruit Groundsel [16333]	Vulnerable	Species or species habitat likely to occur within area

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Name	Status	Type of Presence
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat may occur within area
Reptiles		
Delma impar Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat likely to occur within area
Tympanocryptis pinguicolla Grassland Earless Dragon [66727]	Endangered	Species or species habitat may occur within area
Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

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Other Matters Protected by the EPBC Act

Listed Marine Species [[Resource Information](#)]

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

Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Chrysococcyx osculans Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur

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Name	Threatened	Type of Presence within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Extra Information

Regional Forest Agreements [\[Resource Information \]](#)

Note that all areas with completed RFAs have been included.

Name	State
West Victoria RFA	Victoria

Invasive Species [\[Resource Information \]](#)

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

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Pycnonotus jocosus Red-whiskered Bulbul [631]		Species or species habitat likely to occur within area

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Name	Status	Type of Presence
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Turdus philomelos Song Thrush [597]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
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Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Cenchrus ciliaris Buffel-grass, Black Buffel-grass [20213]		Species or species habitat may occur within

Name	Status	Type of Presence area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Eichhornia crassipes Water Hyacinth, Water Orchid, Nile Lily [13466]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Nassella neesiana Chilean Needle grass [67699]		Species or species habitat likely to occur within area
Nassella trichotoma Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Solanum elaeagnifolium Silver Nightshade, Silver-leaved Nightshade, White Horse Nettle, Silver-leaf Nightshade, Tomato Weed, White Nightshade, Bull-nettle, Prairie-berry, Satansbos, Silver-leaf Bitter-apple, Silverleaf-nettle, Trompillo [12323]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

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

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

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

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

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

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

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

- migratory and
- marine

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

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

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

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

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

Coordinates

-37.588802 144.688764,-37.588661 144.688778,-37.588651 144.688998,-37.58884 144.689011,-37.588802 144.688764

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.

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

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From www.planning.vic.gov.au at 07 May 2021 06:03 PM

PROPERTY DETAILS

Address: **200 MOORE ROAD SUNBURY 3429**
 Lot and Plan Number: **Lot 6 PS315796**
 Standard Parcel Identifier (SPI): **6\PS315796**
 Local Government Area (Council): **HUME**
 Council Property Number: **100660**
 Planning Scheme: **Hume**
 Directory Reference: **Melway 381 E6**

www.hume.vic.gov.au

[Planning Scheme - Hume](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Grampians Wimmera Mallee Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **JEMENA**

[View location in VicPlan](#)

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
 Legislative Assembly: **SUNBURY**
 Registered Aboriginal: **Wurundjeri Woi Wurrung Cultural**
 Party: **Heritage Aboriginal Corporation**

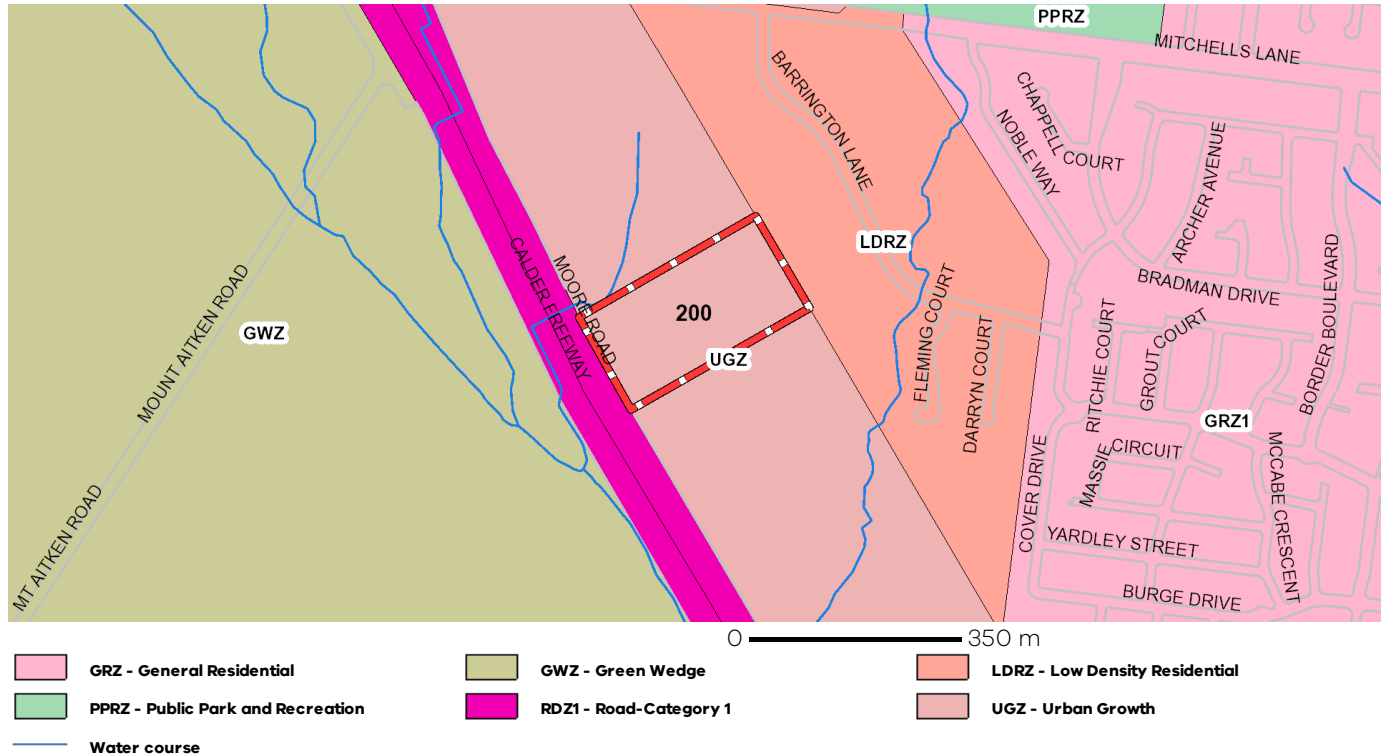
Note

This land is in an area added to the Urban Growth Boundary after 2005. It may be subject to the Growth Area Infrastructure Contribution.

For more information about this project go to [Victorian Planning Authority](#)

Planning Zones

URBAN GROWTH ZONE (UGZ)

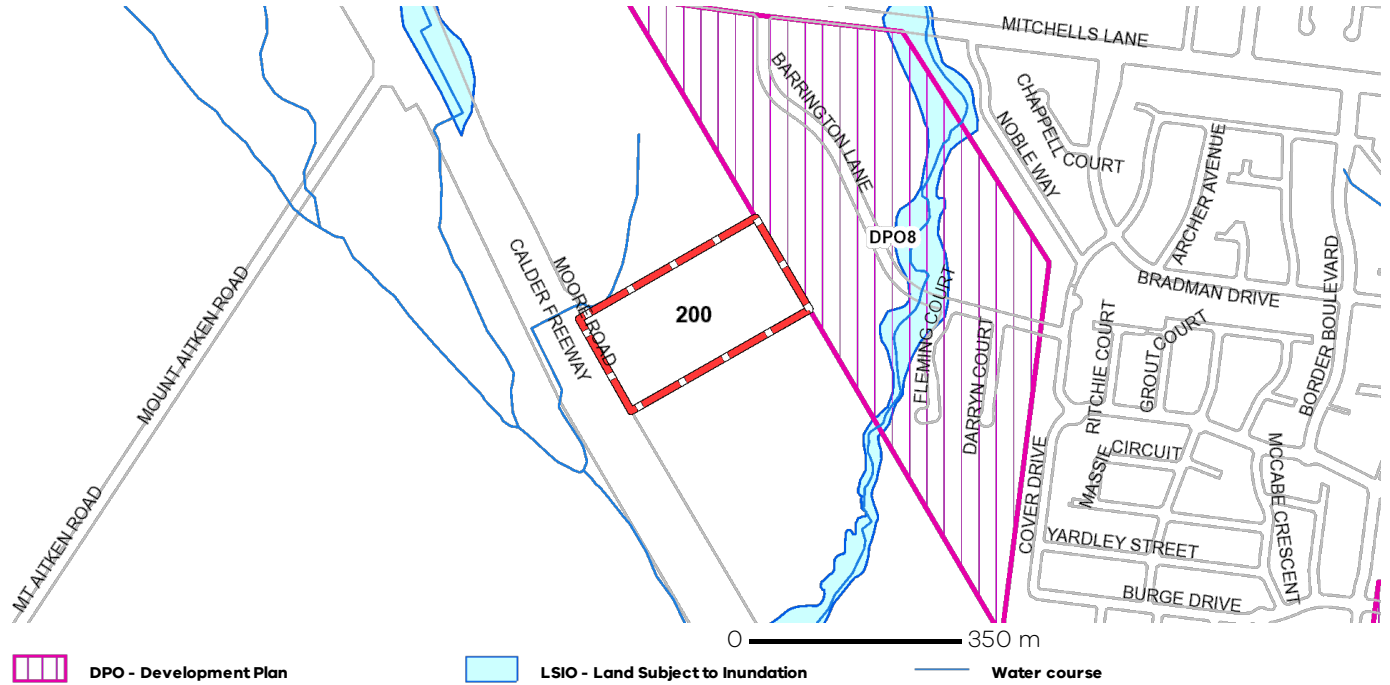


Planning Overlay

None affecting this land - there are overlays in the vicinity

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

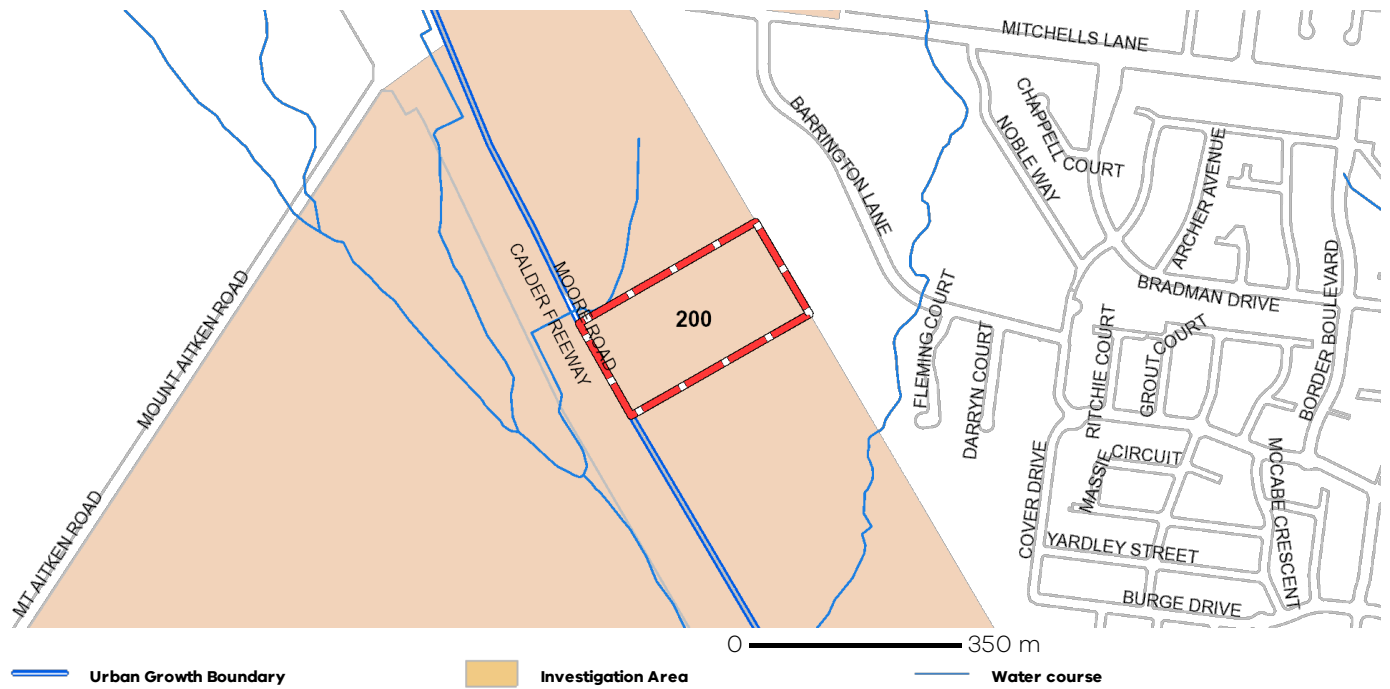
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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

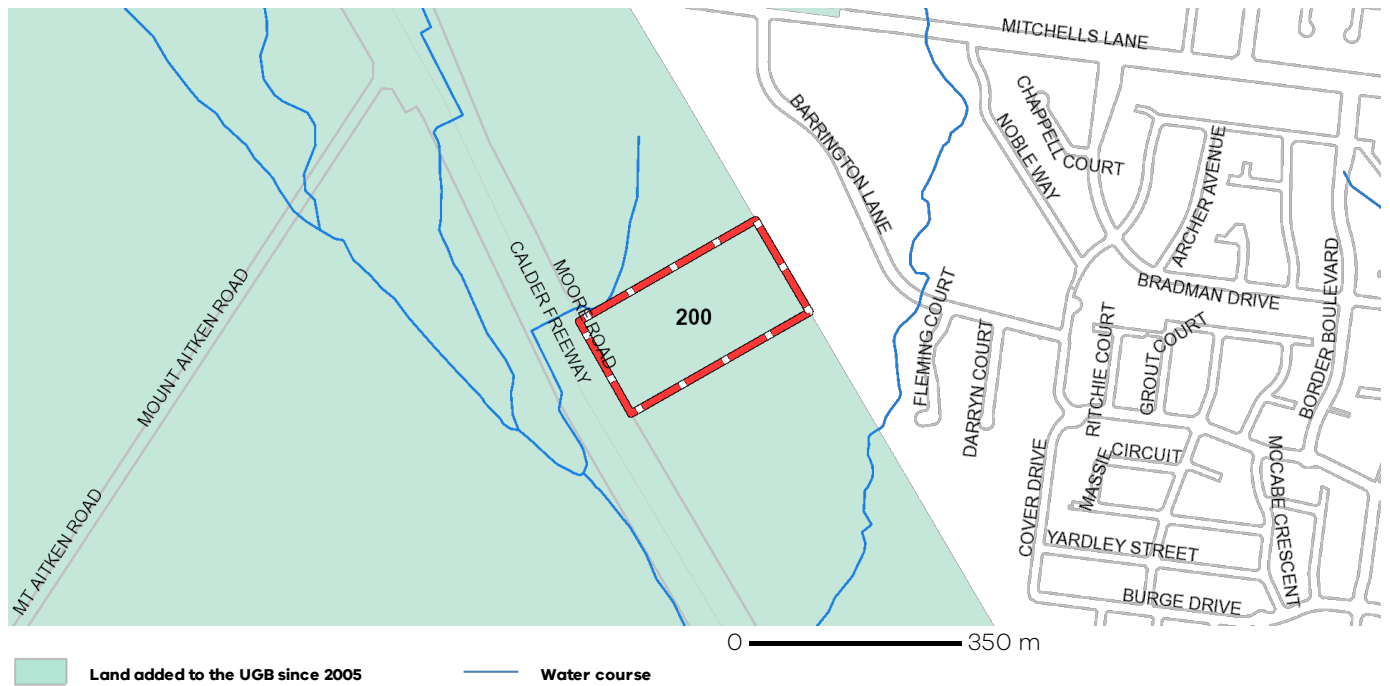
Investigation Area

This property was included in an Investigation Area designated in 'Melbourne2030: a planning update Melbourne @ 5 million'.
 For more information about this project go to [Melbourne @ 5 million](#)



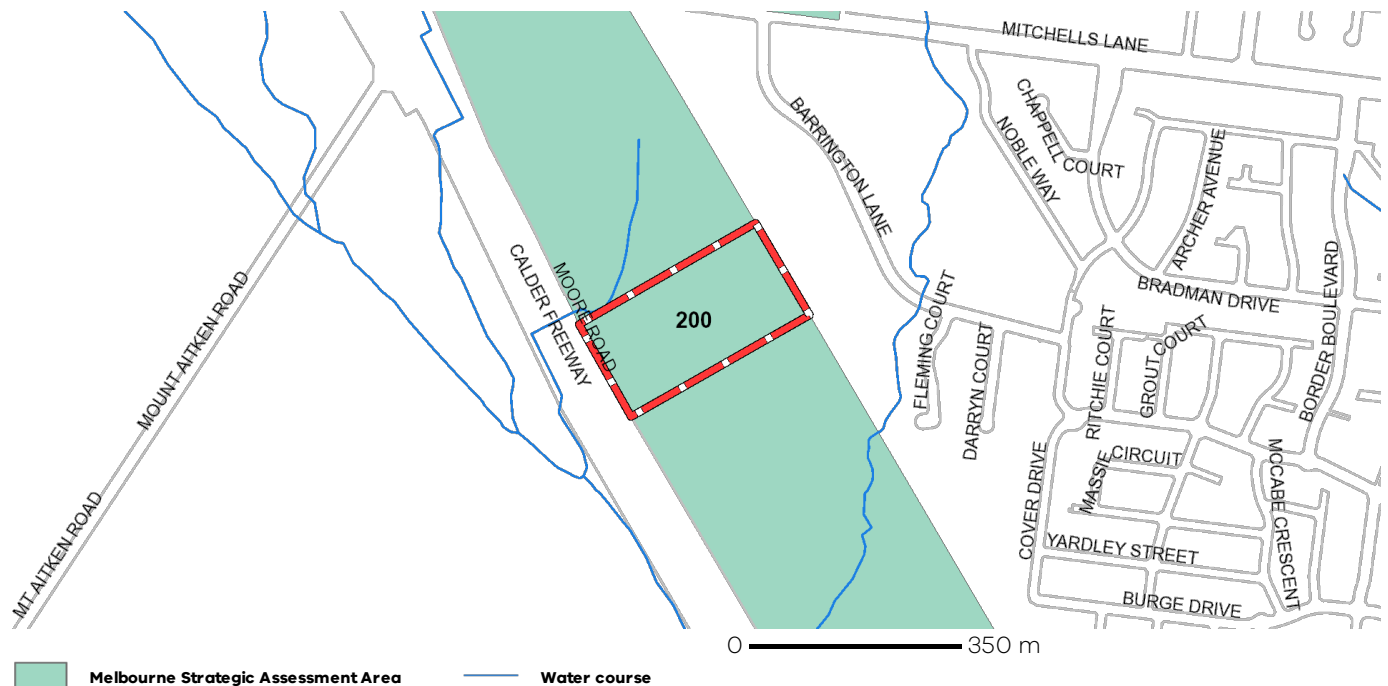
Growth Area Infrastructure Contribution

This property is in an area added to the Urban Growth Boundary after 2005.
 It may be subject to the Growth Area Infrastructure Contribution.
 For more information about this contribution go to [Victorian Planning Authority](#)



Melbourne Strategic Assessment

This property may be located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Follow the link for more details: <https://nvim.delwp.vic.gov.au/BCS>



Further Planning Information

Planning scheme data last updated on 5 May 2021.

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

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

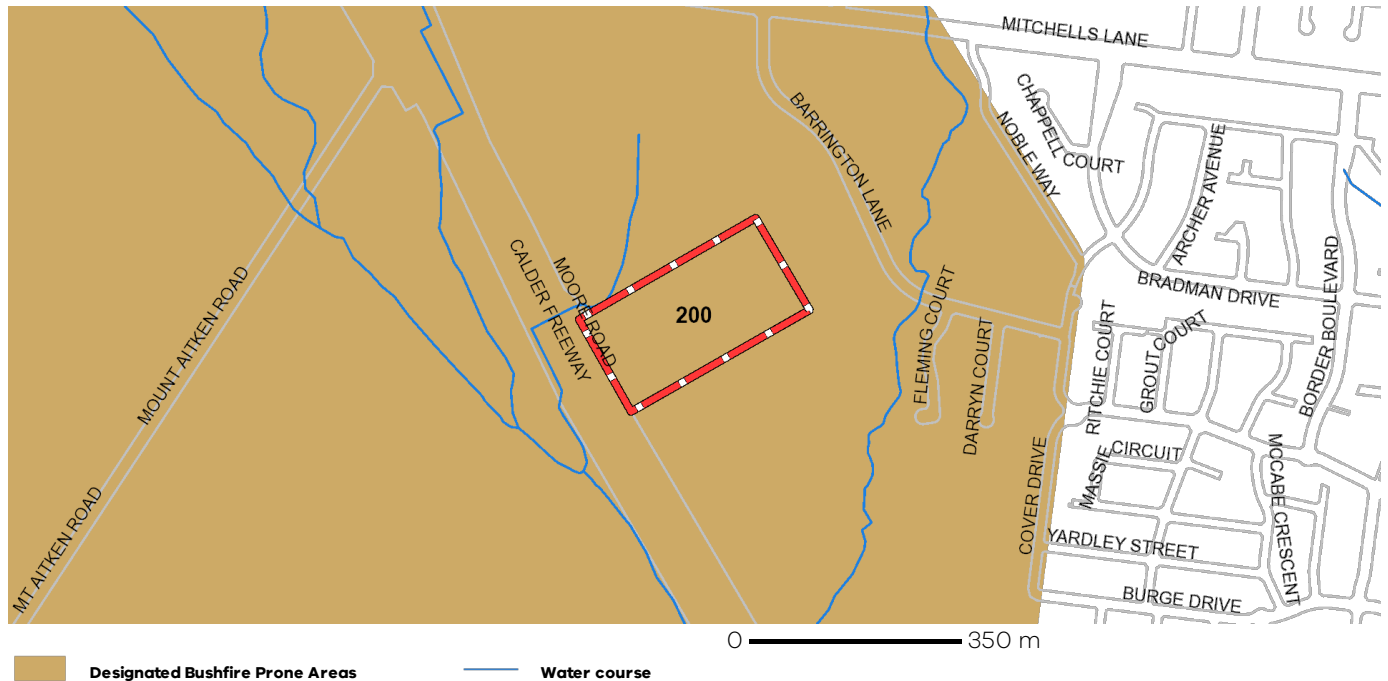
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Areas

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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