



SHIRE OF EXMOUTH

Attachments

Ordinary Council Meeting – 28 July 2022



Shire of Exmouth
Local Planning Scheme No. 4

Amendment No. 10

First Omnibus Amendment

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Exmouth Local Planning Scheme 4 Amendment No. 10

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by making various modifications to the Scheme Text and Scheme Maps as part of an Omnibus Amendment by:

1. Amending the Scheme Text by:

1.1. Inserting a new clause (f) into '1.9 Aims of the Scheme' which reads as follows:

"to incorporate public art to enhance the character and amenity of the built and natural environment of the local government"

1.2. Inserting a new land use '**Residential Aged Care Facility**' into Table 1 Zoning Table. Inserting the following symbols for 'Residential Aged Care Facility' into Table 1 Zoning Table:

- 'D' in Residential zone; and
- 'X' in Retail Core, Mixed Use, Mixed Business, Tourism, Light Industry, Service Commercial, General Industry, Rural Residential and Rural zones; and
- '**refer to clause 3.37**' in Urban Development and Industrial Development zones.

1.3. Replacing the symbol for the land use '**Nightclub**' in Table 1 Zoning Table, as follows:

- 'X' in Light Industry zone;

1.4. Replacing the symbol for the land use '**Veterinary Centre**' in Table 1 Zoning Table, as follows:

- 'A' in Commercial Mixed Use – C2 zone;

1.5. Removing the word 'the' from Clause 3.5.2 after 'land that is specified in' as below:

"Despite anything contained in the zoning table, land that is specified in Schedule 3 may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use."

1.6. Replacing Clause 3.10.9.2 (c) (ii) with the following:

“The maximum wall height of any dwelling shall be 6 metres measured vertically from natural ground level except where they are located within SCA5, where the wall height shall be measured from the minimum required finished floor level in accordance with clause 5.6.2 (b).”

1.7. Replacing Clause 3.10.9.2 (c) (iii) with the following:

“The minimum floor area of any single house, including verandas, shall be 150m².”

1.8. Inserting new Clauses 4.8.3 (e) and 4.8.3 (f):

“(e) Ancillary dwellings shall be located alongside, or to the rear of the single house.”

“(f) Ancillary dwellings are to be connected to the same effluent disposal system as the single house.”

1.9. Replacing Clause 4.8.4 (b) with the following:

“Outbuildings in the Rural Residential and Special Use 9 (SU9) zones shall not have a floor area collectively in excess of 150m², and shall have a maximum wall height top of external wall (roof above) and top of external wall (concealed roof) of 3.8 metres and maximum ridge height of 4.8 metres, in each case measured from natural ground level”

1.10. Inserting ‘Special Use 9’ into Table 2 Sea Containers after ‘Service Commercial; and Rural Residential’, as follows:

Zone	Max number of sea containers	Maximum Length (m)
Service Commercial; and Rural Residential; and Special Use 9	2	12

1.11. Replacing Clause 4.16.1 (i) with the following:

“Swimming pools and outbuildings associated with a Caretaker's Dwelling shall not be permitted”

1.12. Inserting a new Clause 4.18.5 as follows, and renumbering the following clauses accordingly:

“Parking bays, in accordance with Table 3 are to be provided in a location separated from the parking areas for the permanent residents of the main dwelling.”

1.13. Removing the word 'not' after 'purposes may' in Clause 4.29.1 as follows:

“No person on any lot within the Residential zone or any lot that is otherwise used exclusively for residential purposes may -”

1.14. Modifying the following Clauses by removing the letter 's' from the word 'top' after 'maximum wall height':

- Special Use 6, Area A – Canal Lots, Development Requirement 3; and
- Special Use 6, Area A – Dry Lots, Development Requirement 2.

1.15. Modifying the Clauses listed below, to read as follows:

- Special Use 6, Area A – Canal Lots, Development Requirement 8;
- Special Use 6, Area A – Dry Lots, Development Requirement 5;
- Special Use 6, Area B – Precinct 1 Revetment Lots, Development Requirement 3;
- Special Use 6, Area B – Precinct 2 Vertical Canal Lots, Development Requirement 3;
- Special Use 6, Area B – Precinct 3 Residential Dry Lots, Development Requirement 2;
- Special Use 6, Area B – Precinct 8 Murat Road, Development Requirement 5; and
- Special Use 6, Area B – Precinct 9 Southern Revetment Lots, Development Requirement 1.

“the maximum wall height shall be 6.2 metres above natural ground level. A loft may be provided within the main structure of the building provided the maximum wall height is not exceeded. Modifications to conventional loft construction are acceptable provide the building remains within the envelope described above”

1.16. Inserting the word 'by' after the words 'shall be certified' into the following Clauses:

- Special Use 6, Area B – Precinct 1 Revetment Lots, Development Requirement 12;
- Special Use 6, Area B – Precinct 2 Vertical Canal Lots, Development Requirement 12;
- Special Use 6, Area B – Precinct 6 and 6a Horwood Quays and Landing Park Tourist Commercial Development, Development Requirement 8;
- Special Use 6, Area B – Precinct 8 Murat Road, Development Requirement 3; and
- Special Use 6, Area B – Precinct 9 Southern Revetment Lots, Development Requirement 3.

1.17. Replacing the phrase 'canal setout line' with 'canal vertical wall' in the following Clauses:

- Special Use 6, Area B – Precinct 2 Vertical Canal Lots, Site Requirement 1 (b) (i) and (iii), and Development Requirement 11 (b);

- Special Use 6, Area B – Precinct 4 Icon Site A and B, Site Requirement (b) (iii) and Development Requirement 6 (c);
- Special Use 6, Area B – Precinct 6 and 6a Horwood Quays and Landing Park Tourist Commercial Development, Site Requirement 1 (f) and Development Requirement 19 (c); and
- Special Use 6, Area B – Precinct 8 Murat Road, Site Requirement 1 (f).

1.18. Inserting the phrase '**(start of revetment wall)**' after the term 'Canal Setout Line' in the following Clauses:

- Special Use 6, Area B – Precinct 1 Revetment Lots, Site Requirement 1 (b) (i);
- Special Use 6, Area B – Precinct 8 Murat Road, Site Requirement 1 (d); and
- Special Use 6, Area B – Precinct 9 Southern Revetment Lots, Site Requirement 1 (d) and 9 (g).

1.19. Removing the symbol '(a)' after 'External Materials' in the following Clauses:

- Special Use 6, Area B – Precinct 1 Revetment Lots, Development Requirement 7;
- Special Use 6, Area B – Precinct 2 Vertical Canal Lots, Development Requirement 7;
- Special Use 6, Area B – Precinct 3 Residential Dry Lots, Development Requirement 7;
- Special Use 6, Area B – Precinct 4 Icon Site A and B, Development Requirement 11;
- Special Use 6, Area B – Precinct 5 Icon Site C, Development Requirement 11;
- Special Use 6, Area B – Precinct 6 and 6a Horwood Quays and Landing Park Tourist Commercial Development, Development Requirement 18;
- Special Use 6, Area B – Precinct 7 Tourist Commercial Mixed Use, Development Requirement 12;
- Special Use 6, Area B – Precinct 8 Murat Road, Development Requirement 14; and
- Special Use 6, Area B – Precinct 9 Southern Revetment Lots, Development Requirement 10.

1.20. Inserting a new Clause, under each of the following headings, after the Clause which reads 'buildings within the 3 metre 'no load' zone behind the secondary retaining wall shall be certified by a structural engineer' as follows and re-numbering the following Clauses accordingly.

- Special Use 6, Area B – Precinct 2 Vertical Canal Lots, Development Requirements;
- Special Use 6, Area B – Precinct 4 Icon Site A and B, Development Requirements;
- Special Use 6, Area B – Precinct 6 and 6a Horwood Quays and Landing Park Tourist Commercial Development, Development Requirements; and
- Special Use 6, Area B – Precinct 8 Murat Road, Development Requirements; and

- Special Use 6, Area B – Precinct 9 Southern Revetment Lots, Development Requirements

“Building design is to consider the Integrated Concrete Drain (ICD). This shall not be penetrated without the consent of a structural engineer and approval from the Shire.”

1.21. Replacing the description of Special Use 6, Area A with the following:

“Area A consists of canal lots, dry lots and a landmark site as identified in Figure 3: Special Use zone SU6, Exmouth Marina Areas.”

1.22. Replacing the description of Special Use 6, Area A – Canal Lots with the following:

“Area A - Canal Lots consist of a Net Developable Area (NDA), Conditional Development Area (CDA), Nutrient Retention Area (NRA) and Upper Retaining Wall as identified in Figures 3 – Figure 8.”

1.23. Replacing the symbol for the land uses ‘**Holiday House**’ and ‘**Holiday Accommodation**’, as follows:

- ‘**A**’ within the Special Use 6, Area A.

1.24. Removing the word ‘minimum’ after the phrase ‘average 6 metres’ from Special Use 6, Area A – Canal Lots, Site Requirement 1 (a) (ii).

1.25. Inserting the words ‘Refer Figure 8’ after ‘level is 5.00m AHD.’ within Special Use 6, Area A - Canal Lots, Site Requirement 1(e)(i).

1.26. Replacing Special Use 6, Area A – Canal Lots, Development Requirement 12, as follows:

“Development shall maintain protection of the NRA which is a minimum width of 1.6m measured from the land side of the upper retaining wall. The NRA shall not be sealed but can be used for landscaping, grated or otherwise covered with permeable materials that allow nutrient run-off to be contained on site.”

1.27. Replacing Special Use 6, Area A – Canal Lots, Development Requirement 13 (d), as follows:

“All internal balustrades and fences within the CDA shall be a minimum 90% visually permeable and shall have a maximum height of 1.2 metres.”

1.28. Replacing the symbol for the land use ‘**Grouped Dwelling**’, as follows:

- ‘**D**’ within the Special Use 6, Area A – Landmark.

1.29. Replacing the description of Special Use 6, Area A – Landmark with the following;

“Area A – Landmark consists of a Nutrient Retention Area (NRA) and Upper Retaining Wall as identified in Figures 4 and 7.”

1.30. Replacing the description and list of Figures for Special Use 6, Area B with the following:

“Area B lots are located within distinct Precincts, as identified in Figure 9 – Special Use 6 zone, Exmouth Marina Area B – Precinct Map. Waterside precincts are generally defined by either a canal vertical wall or a revetment wall system. Figures 10 and 11 show lot layouts and setbacks in the relevant precincts, based on these systems.”

1.31. Inserting **‘This applies to all levels.’** at the end of Special Use 6, Area B, Precinct 1 – Revetment Lots, Site Requirement 1(b)(i).

1.32. Replacing Special Use 6, Area B, Precinct 1 – Revetment Lots, Development Requirement 12, with the following:

“Buildings within the 3 metres ‘no load’ zone behind the secondary retaining wall shall be certified by a structural engineer.”

1.33. Inserting the words **‘for dwellings’** after the ‘4.3 metres’ within Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Site Requirement 1(b)(i).

1.34. Inserting **‘with the exception of minor eaves, no roof is permitted over the retaining wall’** at the end of Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Site Requirement 1(b)(iii).

1.35. Replacing the phrase ‘private open space’ with **‘Outdoor Living Area’** within Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Development Requirement 5.

1.36. Modifying Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Development Requirement 8, as follows:

“Minimum pitch to conventional roof forms shall be 35 degrees for single storey dwellings, excluding carports and patios. On 2 storey dwellings only, where flat and skillion roofs are proposed, a pitch of 15 degrees or less may be permitted.”

1.37. Replacing the word ‘minimum’ with **‘maximum’** within Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Development Requirement 11(a).

1.38. Replacing Special Use 6, Area B, Precinct 3 – Residential Dry Lots, Development Requirement 9(a)(i) with the following:

“Rear boundary for lots 92-95 and 98-102 shall be Colorbond steel and the colour Wilderness; and”

1.39. Replacing the word ‘in’ with ‘is’ after the words ‘on lot boundaries’ within Special Use 6, Area B, Precinct 3 – Residential Dry Lots, Development Requirement 9 (b) (iv).

1.40. Replacing the word ‘Terrace’ with ‘**Paperbark**’ within Special Use 6, Area B, Precinct 3 – Residential Dry Lots, Development Requirement 9(a)(ii).

1.41. Modifying the permissibility of land uses under Special Use 6, Area B, Precinct 4 – Icon Site A and B, as follows:

- ‘**P**’ for Multiple Dwelling; and
- ‘**D**’ for Grouped Dwelling.

1.42. Replacing Special Use 6, Area B, Precinct 4 – Icon Site A and B, Site Requirement 1(b)(iv) with the following:

“Balconies/decks setback 2.3m from the canal setout line (start of revetment wall to the north) and the canal wall face of the canal vertical wall.”

1.43. Inserting the words ‘**residential roof terraces may be permitted**’ at the end of Special Use 6, Area B, Precinct 4 – Icon Site A and B, Development Requirement 1.

1.44. Inserting a new Development Requirement 2 for Special Use 6, Area B, Precinct 4 – Icon Site A and B as follows, and re-numbering the following provisions accordingly:

“Ground floor areas are to provide outlook to the waterways.”

1.45. Replacing the phrase ‘in Canal Arm 4a’ with ‘**along the Northern Finger Canal**’ within Special Use 6, Area B, Precinct 4 – Icon Site A and B, Development Requirement 6 (d).

1.46. Modifying the permissibility of land uses under Special Use 6, Area B, Precinct 5 – Icon Site C, as follows:

- ‘**P**’ for Multiple Dwelling; and
- ‘**D**’ for Grouped Dwelling.

1.47. Removing the land use ‘**Single House**’ from Special Use 6, Area B, Precinct 7 – Tourist Commercial Mixed Use.

1.48. Replacing the ‘.’ with ‘:’ after the words ‘Canal arm 4’ within Special Use 6, Area B, Precinct 8 – Murat Road, Site Requirement 1 (d).

- 1.49. Inserting the words '**(to the north)**' after 'lower level in canal arm 4' within Special Use 6, Area B, Precinct 8 – Murat Road, Development Requirement 6.
 - 1.50. Replacing 'Figure 9' with '**Figure 12**' after the words 'as defined in' within the description for Special Use 6, Area C.
 - 1.51. Replacing 'Figure 10' with '**Figure 13**' under Special Use 6, Area C, within the following:
 - Site Requirements;
 - Development Requirement 1;
 - Development Requirement 2;
 - Development Requirement 6; and
 - Development Requirement 7.
 - 1.52. Replacing the Deposited Plan number with '**29555**' within the Description of Land for Special Use 9.
2. Amending the Figures by:
 - 2.1. Replacing Figure 1 with a higher resolution version.
 - 2.2. Replacing Figure 3 with an updated version and renaming the Figure as follows:

'Figure 3 – Special Use zone SU6, Exmouth Marina Areas'
 - 2.3. Renaming and renumbering Figure 4 as follows:

'Figure 7 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots NDA, CDA & NRA layout and setbacks
 - 2.4. Inserting a new Figure 4, re-numbering the following figures accordingly and naming the Figure as follows:

'Figure 4 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots (Sheet 1).
 - 2.5. Renaming Figures 5 and 6 as follows:

“Figure 5 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots (Sheet 2).”

“Figure 6 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots (Sheet 3).”
 - 2.6. Replacing existing Figure 7 with an updated version, renaming and renumbering the Figure as follows:

“Figure 9 – Special Use 6 zone. Exmouth Marina, Area B. Precinct Map.”

2.7. Removing existing Figure 8.

2.8. Inserting a new Figure 8 and naming it as follows:

“Figure 8 – Special Use 6 zone. Exmouth Marina Area A – Canal Lots. Setback requirements within the CDA”

2.9. Inserting a new Figure 10, re-numbering the following figures accordingly and naming the Figure as follows:

‘Figure 10 – Special Use 6 zone. Exmouth Marina B: Precincts 1, 2 & 3 setbacks.’

2.10. Inserting a new Figure 11 and naming it as follows:

‘Figure 11 – Special Use 6 zone. Exmouth Marina Area B, Precincts 2, 4, 6 & 6a - Vertical Wall Canal Retaining System.’

2.11. Re-numbering existing Figure 9 to Figure 12.

2.12. Re-numbering existing Figure 10 to Figure 13.

3. Modifying the Table of Contents in accordance with the above.

4. Amending the Scheme Maps by:

4.1. Rezoning portion of Lot 351 on Plan 421096 from ‘Local Road’ to ‘**Tourism**’ zone.

4.2. Relocating the text ‘Pebble Beach Road’ to overlay the correct road reserve and remove any unnecessary duplications.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- a. The amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.
- b. The amendment is consistent with the Shire of Exmouth Local Planning Strategy;
- c. The amendment will have minimal impact on land in the scheme area;
- d. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- e. The amendment is not a basic or complex amendment.

Dated this _____ day of _____ 20__

(Chief Executive Officer)

Amendment Report

1.0 INTRODUCTION

The purpose of the Omnibus Amendment is to improve the operation of Local Planning Scheme No.4 (LPS4) by making numerous minor changes to LPS4. These are generally of a textual nature or are changes which do not alter the intent of the Scheme.

The aim of the omnibus amendment is to improve consistency, clarity and ease of application of the LPS4.

2.0 BACKGROUND

On 12th March 2019, the Shire of Exmouth Local Planning Scheme No.4 (LPS4) was published in the Government Gazette. LPS4, which includes the Scheme Text and Scheme Maps, provides the overarching planning framework for development within Exmouth; controlling and guiding development, growth and land use within the Shire of Exmouth.

Since its gazettal, LPS4 has been amended a number of times to achieve specific planning outcomes, usually, for specific sites or areas. In the day-to-day administration of LPS4, the Shires officers keep a list of minor updates that are required, however, do not justify an amendment to the Scheme on their own. As such, when a sufficient number of minor modifications are noted, an 'omnibus' amendment to the Scheme can be prepared.

In this regard, an omnibus amendment is now proposed for the Shire's LPS4. The intent of the omnibus amendment is to generally 'tidy' the document and to provide greater clarity of provisions which have generated confusion or difficulty when being applied.

3.0 STATE & REGIONAL PLANNING CONTEXT

This amendment has been prepared in accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

The Regulations identify three types of amendment: basic, standard and complex. This amendment is considered to be a Standard Amendment, given that it is consistent with the Local Planning Strategy and will not have any significant environmental, social, economic or governance impacts on the land.

4.0 PROPOSAL & JUSTIFICATION

Type	Scheme Provision	Amendment	Explanation
Text	1.9 Aims of Scheme	<p>To amend the Aims of the Scheme to include the following:</p> <p><i>"(f) to incorporate public art to enhance the character and amenity of the built and natural environment of the local government;"</i></p>	<p>The Shire's officers wish to provide opportunity for the town to include more public art.</p>
Text	3.2 Table 1 Zoning Table	<p>Include the use 'Residential Aged Care Facility' and identify land use permissibility as follows:</p> <p>Residential - D use Urban Development - Refer to Clause 3.37 Retail Core - C1 - X use Mixed Use - C2 - X use Mixed Business - C3 - X use Tourism - X use Light Industry - X use Service Commercial - X use General Industry - X use Industrial Development - Refer to Clause 3.37 Rural Residential - X use Rural - X use</p>	<p>This land use is included in the land use terms within LPS4 but is not included in the zoning table. This will provide guidance on the appropriateness/permissibility of the land use.</p>
Text	3.2 Table 1 Zoning Table	<p>Amend the permissibility of 'Nightclub' in the Light Industry zone to an 'X' use.</p>	<p>Inappropriate land use in an industrial area.</p>

Text	3.2 Table 1 Zoning Table	Amend the permissibility of 'Veterinary Centre' in the Commercial Mixed Use – C2 area to an 'A' use.	Appropriate land use in the commercial zone and consistent with a number of other local governments.
Text	3.5.2 Restricted Uses	Remove the word 'the' (the 13th word in the clause) so that it reads: <i>"3.5.2 Despite anything contained in the zoning table, land that is specified in Schedule 3 may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use"</i>	Typographical error.
Text	3.10.9.2 (c) (ii)	Amend the Clause such that it includes reference to the required finished floor levels, as below: <i>"The maximum wall height of any dwelling shall be 6 metres measured vertically from natural ground level except where they are located within SCA5, where the wall height shall be measured from the minimum required finished floor level in accordance with clause 5.6.2 (b).</i>	
Text	3.10.9.2 (c) (iii)	Amend the Clause such that the minimum floor area of 150m ² does not apply to ancillary dwellings, as below: <i>"The minimum floor area of any single house, including verandas, shall be 150m².</i>	Ancillary dwellings are restricted to a maximum plot ratio area of 100m ² under clause 4.8.3 (b).
Text	4.8.3 Additional Site and Development Requirements - Ancillary Dwellings	Amend the Clause such that the following are included: <i>"(e) Ancillary dwellings shall be located alongside, or to the rear of the single house." "(f) Ancillary dwellings are to be connected to the same effluent disposal system as the single house."</i>	These additional requirements will ensure that the primary dwelling remains the focal point and that the ancillary dwelling remains subsidiary.

Text	4.8.4 (b)	<p>Amend the Clause to include the Special Use 9 area, as below:</p> <p><i>"Outbuildings in the Rural Residential and Special Use 9 (SU9) zones shall not have a floor area collectively in excess of 150m², and shall have a maximum wall height top of external wall (roof above) and top of external wall (concealed roof) of 3.8 metres and maximum ridge height of 4.8 metres, in each case measured from natural ground level"</i></p>	<p>To provide clarity. Development requirements for outbuildings in the Wilderness Estate (SU9) have always been the same as those for the Rural Residential zone.</p>
Text	4.10.3 Sea Containers - Table 2	<p>Amend the table to include the Special Use 9 zone in the top row, enabling sea containers to be considered in this location.</p>	<p>Some sea containers have already been approved in the Wilderness Estate and are allowed in the Rural Residential area; however, the Shire's officers wish to create consistency and control in the way these structures present in the landscape.</p>
Text	4.16.1 Caretaker's Dwelling (i)	<p>Amend clause to re-order wording, as below:</p> <p><i>"swimming pools and outbuildings associated with a Caretaker's Dwelling shall not be permitted"</i></p>	<p>Typographical error.</p>
Text	4.18 Bed and Breakfast	<p>The following clause is to be included, and the numbering of the following provisions to be updated accordingly;</p> <p><i>"4.18.5 Parking bays, in accordance with Table 3 are to be provided in a location separated from the parking areas for the permanent residents of the main dwelling."</i></p>	<p>Separating/allocating parking areas will alleviate issues with parking for the primary residents and where 3 tandem bays are effectively created.</p>

Text	4.29.1 Parking of Commercial Vehicles	<p>Amended the clause such that the word 'not' is removed as below:</p> <p><i>" No person on any lot within the residential zone or any lot that is otherwise used exclusively for residential purposes may - ..."</i></p>	Typographical error - the additional 'not' created a double negative.
	<p>Special Use 6</p> <p>Area A – Canal Lots. Development Requirement 3.</p> <p>Area A – Dry Lots. Development Requirement 2.</p>	<p>Remove the letter 's' from the word top after 'maximum wall height,' such that the clause reads as below:</p> <p><i>Outbuildings shall be a maximum area of 32m2, having a maximum width of 4.5 metres, maximum wall height, top of external wall (roof above) and top of external wall (concealed roof), of 3 metres and maximum ridge height of 4.5 metres, above natural ground level.</i></p>	Typographical error.
Text	<p>Special Use 6</p> <p>Area A – Canal Lots. Development Requirement 8.</p> <p>Area A - Dry Lots Development Requirement 5.</p> <p>Area B: Precinct 1 – Revetment Lots Development Requirement 3</p> <p>Precinct 2 – Vertical Canal Lots Development Requirement 3</p>	<p>Amend the clause to read as follows:</p> <p><i>"the maximum wall height shall be 6.2 metres above natural ground level. A loft may be provided within the main structure of the building provided the maximum wall height is not exceeded. Modifications to conventional loft construction are acceptable provide the building remains within the envelope described above."</i></p>	This will provide clarity on the application of this clause.

	<p>Precinct 3 – Residential Dry Lots Development Requirement 2</p> <p>Precinct 8 – Murat Road Development Requirement 5</p> <p>Precinct 9 – Southern Revetment Lots Development Requirement 1</p>		
Text	<p>Special Use 6 Area B:</p> <p>Precinct 1 - Revetment Lots Development requirement 12.</p> <p>Precinct 2 - Vertical Canal Lots Development requirement 12.</p> <p>Precinct 6 and 6A – Horwood Quays and Landing Park Tourist Commercial Development requirement 8.</p>	<p>Reword the clause to read as follows:</p> <p>“Buildings within the 3 metre ‘no-load’ zone behind the secondary retaining shall be certified by a structural engineer.”</p>	<p>Typographical error and to be consistent with the wording in the other precincts.</p>

	<p>Precinct 8 Murat Road Development requirement 3.</p> <p>Precinct 9 Southern Revetment Lots Development requirement 3.</p>		
Text	<p>Special Use 6 Area B:</p> <p>Precinct 2 - Vertical Canal Lots Site Requirement 1 (b) Rear (i) and (iii). Development Requirement 11(b).</p> <p>Precinct 4 – Icon Site A and B Site Requirements (b) Rear (iii). Development Requirement 6(c).</p> <p>Precinct 6 and 6a – Horwood Quays and Landing Park Tourist Commercial Site Requirement 1 (f). Development Requirement 19(c).</p> <p>Precinct 8 – Murat Road</p>	Remove reference to “canal setout line” and change to “canal vertical wall”	Provide clarity and consistency for terms used to refer to different retaining methods throughout the Marina precincts.

	Site Requirements – 1(f)		
Text	<p>Special Use 6 Area B: Precinct 1 – Revetment Lots Site Requirement 1(b) Rear (i)</p> <p>Precinct 8 – Murat Road Site Requirement 1 (d).</p> <p>Precinct 9- Southern Revetment Lots. Site Requirement 1(d) and (g).</p>	<p>Wherever the term ‘Canal Setout Line’ is used, insert the following after those words:</p> <p><i>“(start of revetment wall)”</i></p>	Typographical error and provide clarity.
Text	<p>Special Use 6 Area B:</p> <p>Precinct 1. Revetment Lots. Development Requirement 7. External Materials</p> <p>Precinct 2. Vertical Canal Lots. Development Requirement 7.</p> <p>Precinct 3. Residential Dry Lots. Development Requirement 7.</p>	<p>Amend the Clause such that the ‘(a)’ is removed, as below:</p> <p><i>“#. External Materials: At least two different materials must be featured on external walls and shall be selected from the following:”</i></p>	Typographical error.

	<p>Precinct 4. Icon Sites A and B. Development requirement 11.</p> <p>Precinct 5. Icon Site C. Development Requirement 11.</p> <p>Precinct 6 and 6A. Horwood Quays and Landing Park Tourist Commercial. Development Requirement 18.</p> <p>Precinct 7. Tourist Commercial Mixed Use. Development Requirement 12.</p> <p>Precinct 8. Murat Road. Development Requirement 14.</p> <p>Precinct 9. Southern Revetment Lots. Development Requirement 10.</p>		
Text	Special Use 6 Area B:	Insert new clause, after clause “Buildings within the 3 metres ‘no load’ zone behind the secondary retaining wall shall be certified by a structural engineer” as below:	

	<p>Precinct 2. Vertical Canal Lots. Development Requirements.</p> <p>Precinct 4. Icon Site A and B. Development Requirements.</p> <p>Precinct 6. Horwood Quays and Landing Park Tourist Commercial Development Requirements.</p> <p>Precinct 8 – Murat Road. Development Requirements.</p> <p>Precinct 9 – Southern Revetment Lots. Development Requirements.</p>	<p><i>“Building design is to consider the Integrated Concrete Drain (ICD). This shall not be penetrated without the consent of a structural engineer and approval from the Shire.”</i></p> <p>Re-number following clauses accordingly.</p>	
Text	Special Use 6 Area A	The land uses 'Holiday House' and 'Holiday Accommodation' to be included as an 'A' Use.	There are already a number of existing holiday houses within the Marina. The Marina is one of the preferred areas for these land uses to be located.
Text	Special Use 6 Area A	<p>Update the description of Area A to read as follows:</p> <p>Area A consists of canal lots, dry lots and a landmark site as identified in Figure 3: Special Use zone SU6, Exmouth Marina Areas.</p>	Update to be consistent with amendments to Figures - see below.

Text	Special Use 6 Area A – Canal Lots	Update the description and list of figures to read as follows: “Area A - Canal Lots consist of a Net Developable Area (NDA), Conditional Development Area (CDA), Nutrient Retention Area (NRA) and Upper Retaining Wall as identified in Figures 3 – Figure 8. ”	Update to be consistent with amendments to Figures - see below.
Text	Special Use 6 Area A - Canal Lots Site Requirements 1.(a) (ii)	The word 'minimum' is to be removed after 'average 6 metres', so that the Clause reads: <i>"Upper Floor: average 6m, with a minimum of 3m."</i>	Typographical error.
Text	Special Use 6 Area A - Canal Lots Site Requirements 1. (e)(i)	Update the clause to include reference to Figure 8, as below: <i>"Canal: minimum 6 metres from the canal side of the upper retaining wall; or 4 metres from the canal side of the upper retaining wall if the maximum finished floor level is 5.00m AHD. Refer Figure 8."</i>	This will provide clarity in the application of the clause.
Text	Special Use 6 Area A - Canal Lots Development Requirement 12	The clause is to be amended such that it references the width of the NRA, as below: <i>"Development shall maintain protection of the NRA which is a minimum width of 1.6m measured from the land side of the upper retaining wall. The NRA shall not be sealed but can be used for landscaping, grated or otherwise covered with permeable materials that allow nutrient run-off to be contained on site."</i>	The Exmouth Marina Village Guidelines specify that the NRA is to be 1.6m wide. Including this in the Special Use 6 provisions will provide clarity in the application of this requirement.
Text	Special Use 6 Area A - Canal Lots	Amend the Clause to read as follows: <i>All internal balustrades and fences within the CDA shall</i>	Provide clarity on the application of the clause.

	Development Requirement 13 (d)	<i>be a minimum 90% visually permeable and shall have a maximum height of 1.2 metres.</i>	
Text	Special Use 6 Area A - Landmark	The land use 'Grouped Dwelling' to be included as a 'D' uses, rather than a 'P' use.	This is better aligned with the intent of the landmark sites, as outlined in the Exmouth Marina Village Guidelines.
Text	Special Use 6 Area A - Landmark	Replace the description of Special Use 6, Area A – Landmark with the following; <i>“Area A – Landmark consists of a Nutrient Retention Area (NRA) and Upper Retaining Wall as identified in Figures 4 and 7.”</i>	This brings the description into alignment with the proposed changes to the Figures.
Text	Special Use 6 Area B	Replace the description and list of figures with the following: <i>“Area B lots are located within distinct Precincts, as identified in Figure 9 Special Use 6 zone – Exmouth Marina Area B – Precinct Map.</i> <i>Waterside precincts are generally defined by either a canal vertical wall or a revetment wall system. Figures 10 and 11 show lot layouts and setbacks in the relevant precincts, based on these systems”</i>	These figures reference lots within Area A of the Special Use 6 zone and are not applicable to this area of the Marina. The updated and additional Figures relating to Area B of the Marina will provide clarity on the provisions which apply to these precincts.

Text	Special Use 6 Area B - Precinct 1 - Revetment Lots Site Requirement - Setbacks (b) Rear:	<p>Reword the Clauses as below:</p> <p><i>"(i) 5 metres from the Canal Setout Line (start of revetment wall) for a maximum of 50% of the width of the lot. The balance shall be setback a minimum of 8 metres from the Canal Setout Line. This applies to all levels."</i></p>	This will provide clarity on the application of this clause.
Text	Special Use 6 Area B - Precinct 1 - Revetment Lots. Development Requirement 12.	<p>Replace with the following:</p> <p><i>"Buildings within the 3 metres 'no load' zone behind the secondary retaining wall shall be certified by a structural engineer."</i></p>	Typographical error.
Text	Special Use 6 Area B - Precinct 2 - Vertical Canal Lots Site requirements (b) rear (i).	<p>Insert "for dwellings" so the clause reads as follows:</p> <p><i>"4.3 metres for dwellings from the canal vertical wall with the exception of a 0.5 metre cantilever which is permissible over the secondary retaining wall for 50% of the width of the lot."</i></p>	Provides clarity in the application of this clause

Text	Special Use 6 Area B - Precinct 2 - Vertical Canal Lots Site Requirement 1. (b) Rear: (iii)	Amend the clause to read as follows: <i>" Ground floor rear balconies shall have a minimum setback of 2.3m to the Canal vertical Wall and are permitted to be built against the side boundary provided a 1.65m high screen is provided. With the exception of minor eaves, no roof is permitted over the retaining wall."</i>	This will provide clarity on the application of this clause, ensuring that the area remains open.
Text	Special Use 6 Area B - Precinct 2 - Vertical Canal Lots Development requirement 5.	Reword the clause to read as follows: <i>"The area of Outdoor Living Area shall have a minimum dimension of 3.3m and a minimum area of 16m2."</i>	This terminology aligns with the R-Codes and provides consistency and clarity in applying this clause.
Text	Special Use 6 Area B - Precinct 2 - Vertical Canal Lots Development requirement 8.	Reword the clause to read as follows: <i>"Minimum pitch to conventional roof forms shall be 35 degrees for single storey dwellings, excluding carports and patios. On 2 storey dwellings only, where flat and skillion roofs are proposed, a pitch of 15 degrees or less may be permitted."</i>	This will provide clarity on the application of this clause.
Text	Special Use 6 Area B - Precinct 2 - Vertical Canal Lots Development Requirement 11. (a)	Amend the Clause to replace 'minimum' with 'maximum', as follows: <i>"The building occupies a maximum of 50% of the block".</i>	Typographical error.
Text	Special Use 6 Area B - Precinct 3 - Residential Dry Lots Development Requirement 9. Fencing	Amend the clause as follows: <i>"(a)(i) Rear boundary for lots 92-95 and 98-102 shall be Colorbond steel and the colour Wilderness; and"</i> Amend Clause (ii) by replacing the colour 'Terrace' with 'paperbark'.	Lots 96 and 97 do not back on to the carpark and therefore do not need to be included in this requirement. Since the gazettal of LPS4, the names used to reference the colours of fencing have been changed by Colourbond. Making

			these amendments will allow for easier, and more consistent application of this provision.
Text	Special Use 6 Area B - Precinct 3 - Residential Dry Lots Development Requirement 9. (iv) Fencing	Replace the word 'in' with 'is', as below: <i>"Fencing in the front setback area, including on lot boundaries, is not permitted under any circumstances."</i>	Typographical error.
Text	Special Use 6 Area B - Precinct 4 - Icon Site A and B Site Requirements 1. (b) (iv).	Reword the clause to read as follows: <i>"Balconies/decks setback 2.3m from the canal setout line (start of revetment wall to the north) and the canal wall face of the canal vertical wall."</i>	This will provide clarity in the application of this clause.
Text	Special Use 6 Area B - Precinct 4 - Icon Site A and B	<i>Under Development requirements, insert:</i> <i>1. The building envelope is to be a minimum of two storeys high and a maximum of three storeys, above natural ground level. Residential roof terraces may be permitted.</i> <i>2. Ground floor areas are to provide outlook to the waterways.</i> Re-number accordingly.	These additional clauses will provide clarity in the application of the requirements for this precinct and will help to ensure that the intent of the Precinct as it was set out in the Outline Development Plan is achieved.

Text	Special Use 6 Area B - Precinct 4 - Icon Site A and B Development Requirement 6(d).	Modifying the clause such that it reads as follows: <i>'Stores are only permitted along the northern finger canal.'</i>	This will provide clarity on how this clause is to be applied as the terminology is consistent with that in proposed Figure 9.
Text	Special Use 6 Area B - Precinct 4 - Icon Site A and B	Amend the land use permissibility of 'Grouped Dwelling' and 'Multiple Dwelling', as follows: Multiple Dwelling - 'P' use Grouped Dwelling - 'D' use	This is better aligned with the Exmouth marina Village Outline Development Plan which identified these sites for the development of multiple dwellings.
Text	Special Use 6 Area B - Precinct 5 - Icon Site C		
Text	Special Use 6 Area B – Precinct 7 Tourist Commercial Mixed Use	Remove the land use 'Single House'.	Ground floor development is restricted to commercial land uses only, therefore, the only residential land use that can apply is 'Multiple Dwelling'. This land use is already included as a 'D' use.
Text	Special Use 6 Area B – Precinct 8 Murat Road Development Requirement 6.	Amend development requirement to read as follows: <i>"Store(s) are not permitted to be built on the lower level in canal arm 4 (to the north)."</i>	Provide clarity.
Text	Special Use 6 Area C	Replace the reference to 'Figure 9' with 'Figure 12' after the words 'as defined in' within the description for Special Use 6, Area C.	Provide consistency with the proposed changes to the Figures.
Text	Special Use 6 Area C Site Requirements.	Replacing any reference to 'Figure 10' with 'Figure 13'.	

	Development Requirements 1, 2, 6 and 7.		
Text	Special Use 9 Description of Land	Amend Deposited Plan number '2955' to '29555' as below: <i>"Lots 301-313 on Deposited Plan 29555:"</i>	Typographical error.
Figure	Figure 1 - Special Use Zone SU1	<i>Replace existing Figure 1 with a higher resolution copy of image.</i>	Updated to a higher resolution image for clarity.
Figure	Figure 3 - Special Use Zone SU6 Marina Area A	Insert an updated plan which shows the Areas more clearly. Rename to ' <i>Figure 3 – Special Use 6 zone, Exmouth Marina Areas</i> '.	This Figure will provide clarity on the Areas that Exmouth Marina is divided into.
Figure	New Figure	Insert: <i>"Figure 4 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots (Sheet 1).</i>	This figure was previously missing and is needed for completeness.
Figure	Figures 5 & 6	Rename these Figures, as below: <i>"Figure 5 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots (Sheet 2)."</i> <i>"Figure 6 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots (Sheet 3)."</i> Re-number following figures accordingly.	Formatting.

Figure	Figure 4 - Special Use Zone SU6 Exmouth Marina - Area A - Canal Lots	Re-name this Figure as; <i>"Figure 7 – Special Use 6 zone. Exmouth Marina, Area A – Canal Lots NDA, CDA & NRA layout and setbacks"</i> Re-number following figures accordingly.	This figure will provide clarity on how setbacks are applied to these lots.
Figure	New Figure	Insert: <i>"Figure 8 – Special Use 6 zone. Exmouth Marina Area A – Canal Lots. Setback requirements within the CDA."</i>	This figure will provide clarity on the application of setback provisions relating to Canal Lots in Area A of the Exmouth Marina.
Figure	Figure 7	Replace existing Figure 7 with a higher resolution copy of image which includes numbering of Precincts. Re-name the Figure as: <i>"Figure 9 – Special Use 6 zone. Exmouth Marina, Area B. Precinct Map."</i> Re-number accordingly.	Updated to a higher resolution image for clarity. The precinct numbers have also been added to the plan for easier interpretation.
Figure	Figure 8	Remove this figure.	This figure is obsolete.
Figure	New Figure	Insert Figure 10: <i>"Figure 10 – Special Use 6 zone. Exmouth Marina B: Precincts 1, 2 & 3 setbacks."</i>	This figure will provide clarity on the interpretation of setbacks on canal lots within Area B.
Figure	New Figure	Insert Figure 11: <i>"Figure 11 – Special Use 6 zone. Exmouth Marina Area B, Precincts 2, 4, 6 & 6a - Vertical Wall Canal Retaining System."</i>	This Figure will provide clarity on the Integrated Concrete Drain and related Scheme provisions which apply to development on all canal facing lots within Area B.
Text	Table of Contents	Amend the Table of Contents according to the above.	Update to include all modifications.

Map	Local Planning Scheme Map No. 2 of 10	Rezone Lot 351 on Plan 421096, Exmouth from 'Local Road' to 'Tourism'. Amend the Scheme maps accordingly.	The Shire resolved to close this portion of unconstructed road reserve at its February 2022 OCM.
Map	Local Planning Scheme Map No. 9 of 10	Relocate the text 'Pebble Beach Road' such that it overlays the road reserve.	The text currently sits in multiple, incorrect locations.

Amendment type

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- a. The amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.
- b. The amendment is consistent with the Shire of Exmouth Local Planning Strategy;
- c. The amendment will have minimal impact on land in the scheme area;
- d. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- e. The amendment is not a basic or complex amendment.

5.0 CONCLUSION

This amendment proposes a number of minor modifications to LPS4 to improve consistency, clarity and ease of application of the provisions of the Scheme. The proposed changes are generally of a textual nature and do not alter the intent of LPS4.

**Figure 1 - Special Use Zone SU1.
Structure Plan - Lot 51 Minilya-Exmouth Road.**



Figure 3 - Special Use Zone SU6
Exmouth Marina Areas

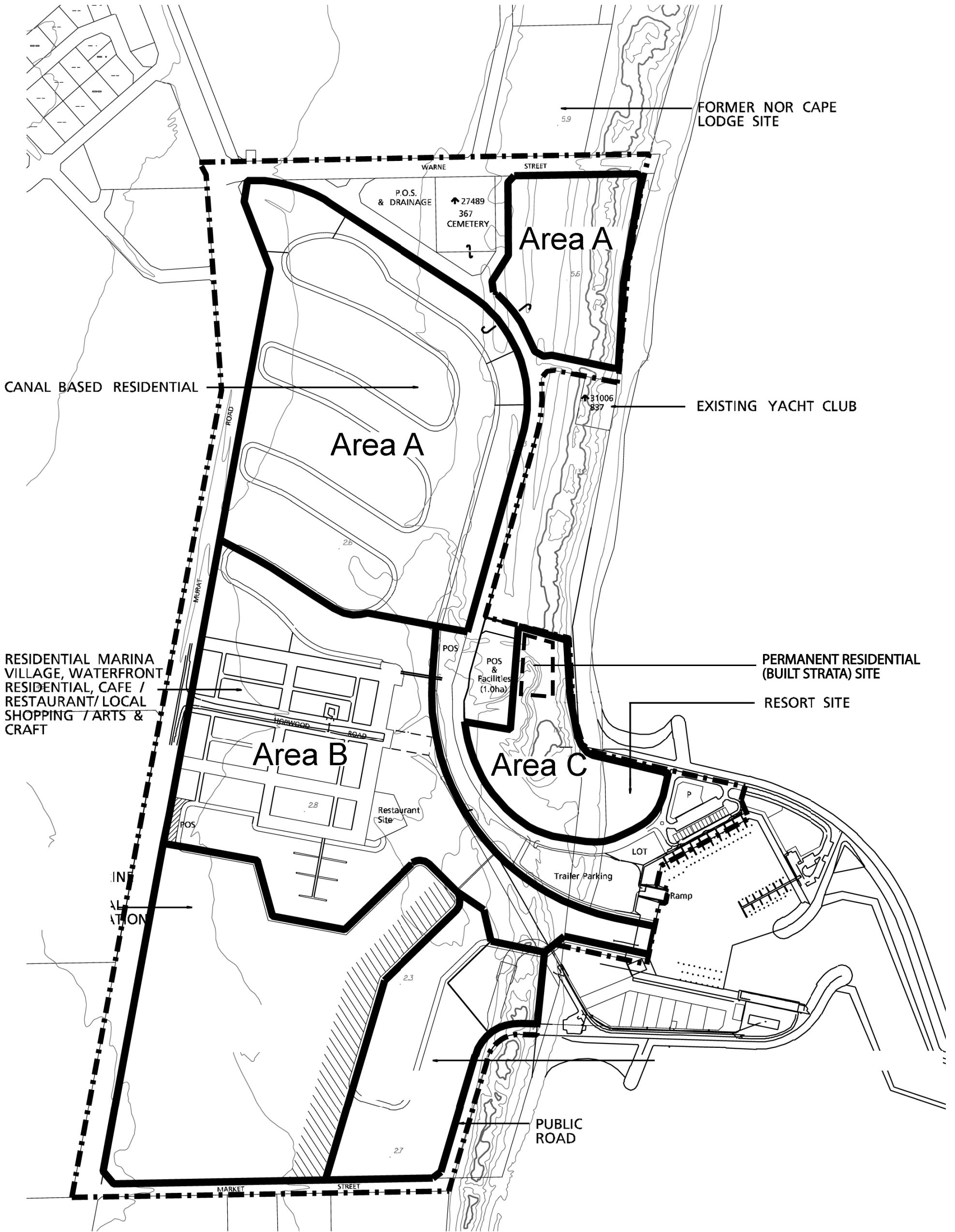
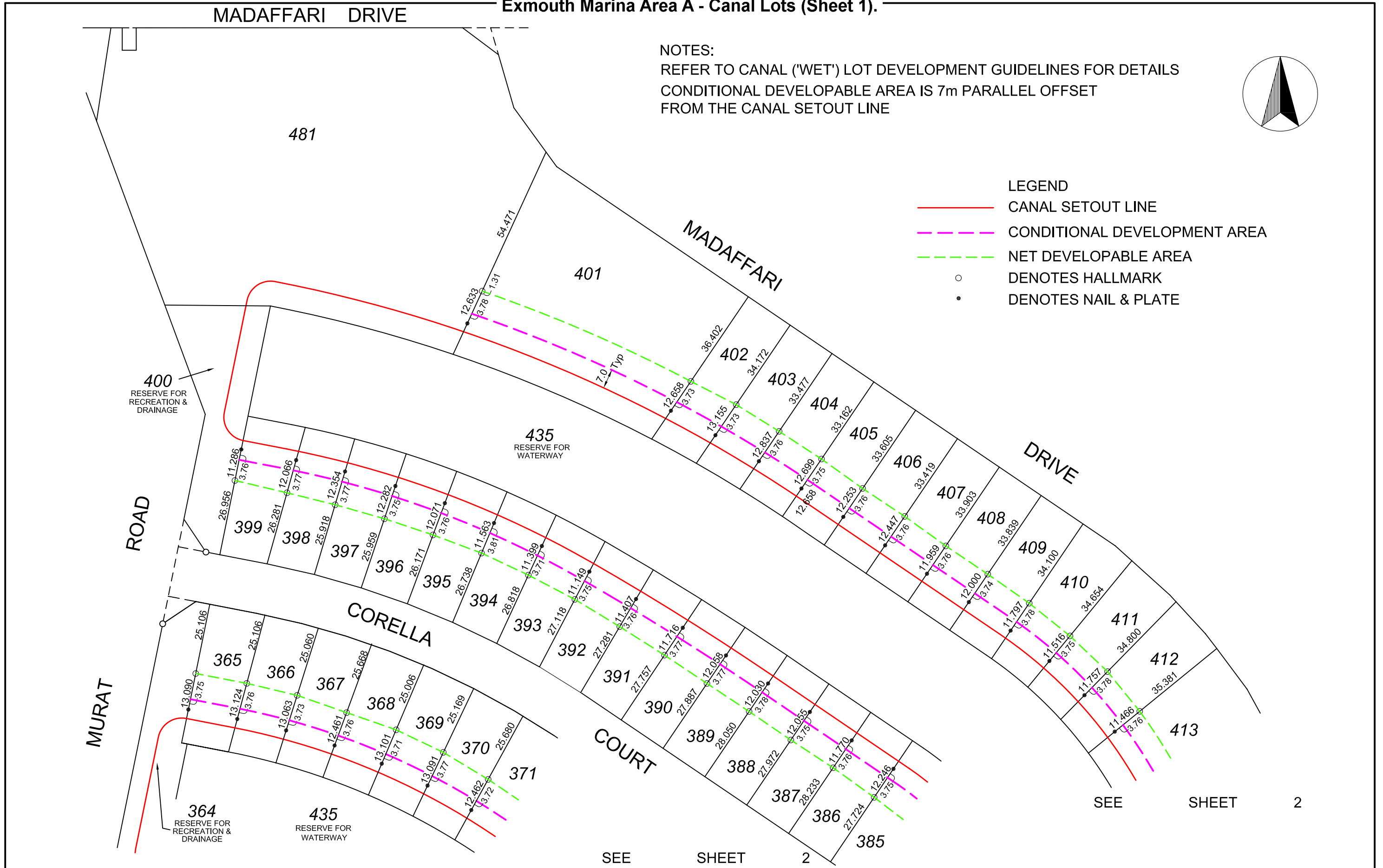
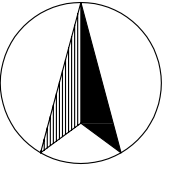
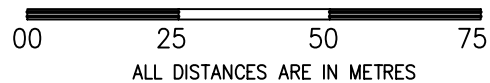


Figure 4 - Special Use 6 zone.
Exmouth Marina Area A - Canal Lots (Sheet 1).

NOTES:
REFER TO CANAL ('WET') LOT DEVELOPMENT GUIDELINES FOR DETAILS
CONDITIONAL DEVELOPABLE AREA IS 7m PARALLEL OFFSET
FROM THE CANAL SETOUT LINE



- LEGEND
- CANAL SETOUT LINE
 - - - CONDITIONAL DEVELOPABLE AREA
 - - - NET DEVELOPABLE AREA
 - DENOTES HALLMARK
 - DENOTES NAIL & PLATE



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DRAWN BY:	SLW 14/05/09
CHECKED BY:	
APPROVED BY:	

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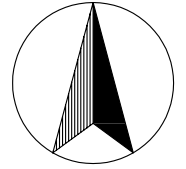
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REVISIONS			
1	05/06/09	NET DEVELOPABLE AREA AMENDED	SL
0	14/05/09	ORIGINAL ISSUE	SLW

**Figure 5 - Special Use 6 zone.
Exmouth Marina Area A - Canal Lots (Sheet 2).**

- LEGEND**
- CANAL SETOUT LINE
 - - - CONDITIONAL DEVELOPMENT AREA
 - - - NET DEVELOPABLE AREA
 - DENOTES HALLMARK
 - DENOTES NAIL & PLATE

CONDITIONAL DEVELOPABLE AREA IS 7m PARALLEL OFFSET FROM THE CANAL SETOUT LINE



SEE SHEET 1

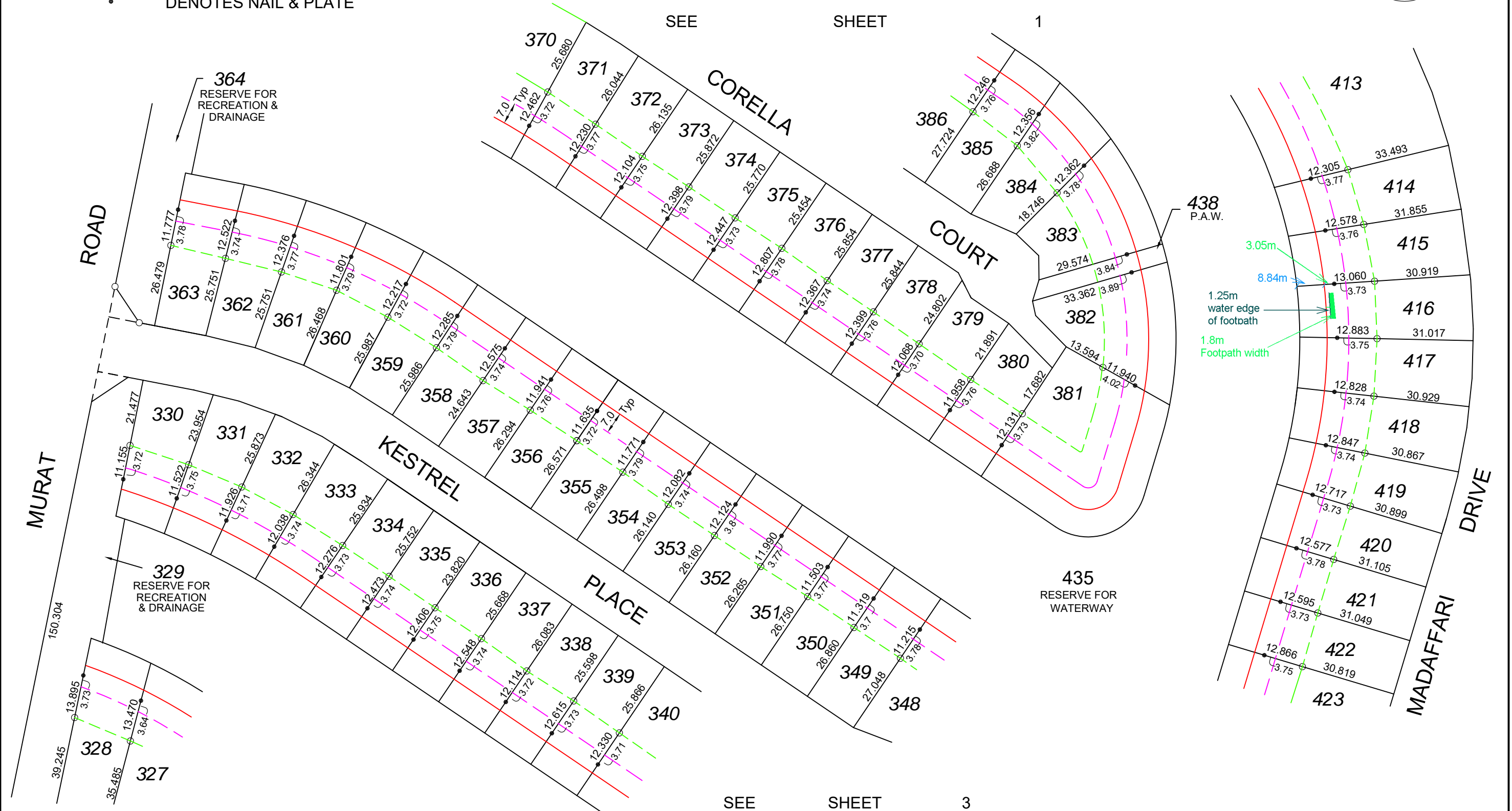
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SEE SHEET 3



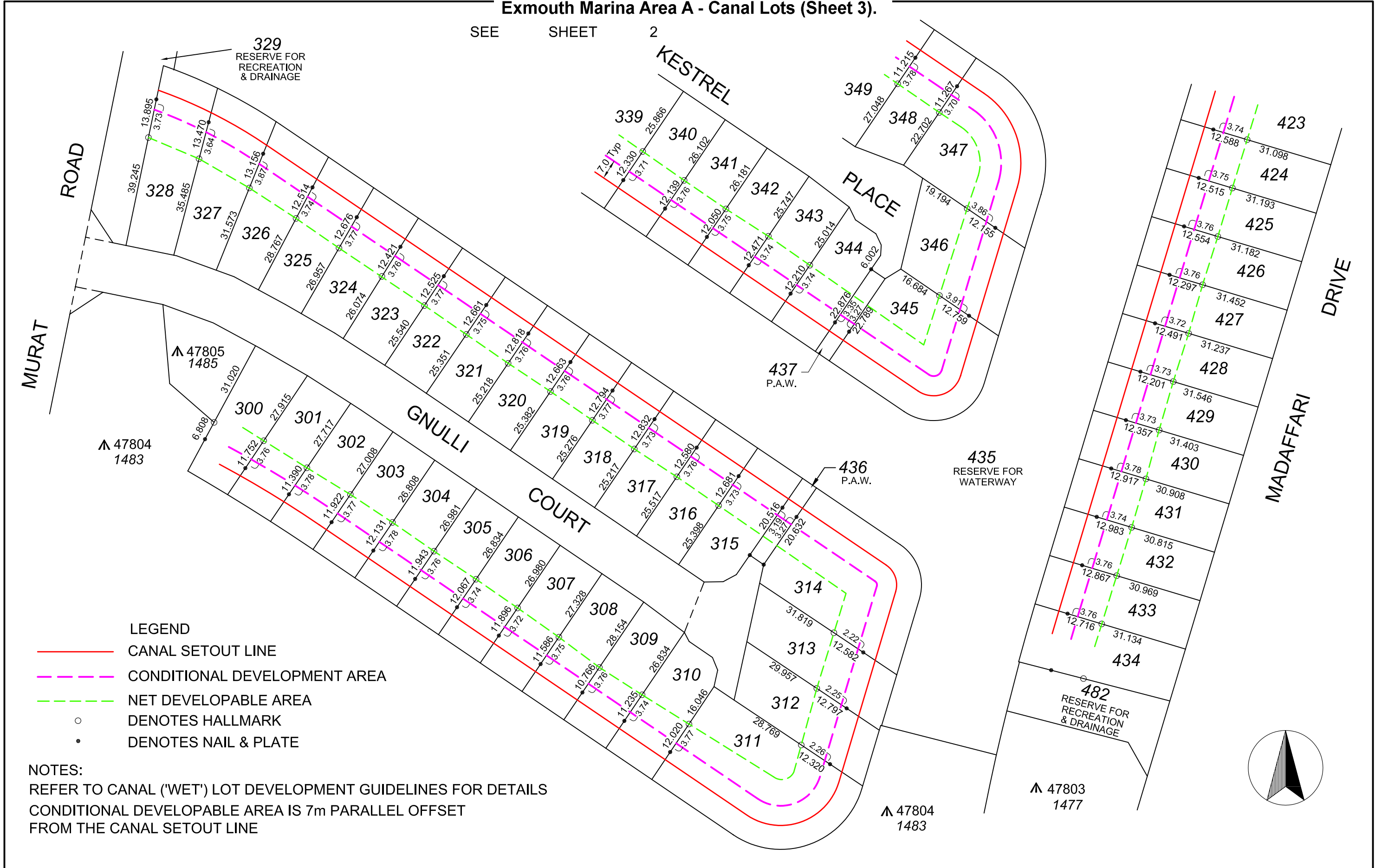
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Figure 6 - Special Use 6 zone.
Exmouth Marina Area A - Canal Lots (Sheet 3).

SEE SHEET 2



LEGEND

- CANAL SETOUT LINE
- - - CONDITIONAL DEVELOPMENT AREA
- - - NET DEVELOPABLE AREA
- DENOTES HALLMARK
- DENOTES NAIL & PLATE

NOTES:
REFER TO CANAL ('WET') LOT DEVELOPMENT GUIDELINES FOR DETAILS
CONDITIONAL DEVELOPABLE AREA IS 7m PARALLEL OFFSET FROM THE CANAL SETOUT LINE



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Figure 8 - Special Use 6 zone.

Exmouth Marina Area A - Canal Lots. Setback Requirements within the CDA.

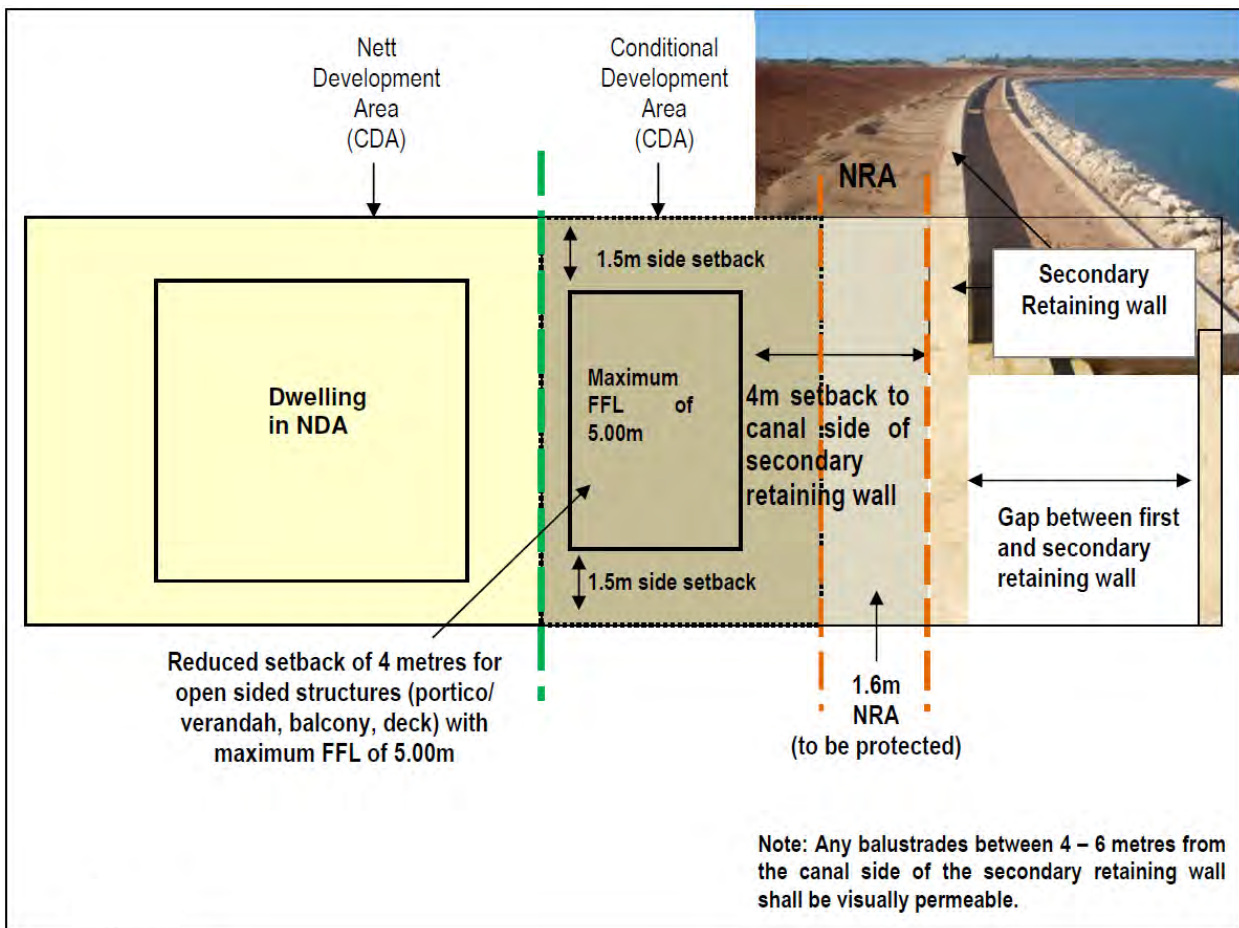
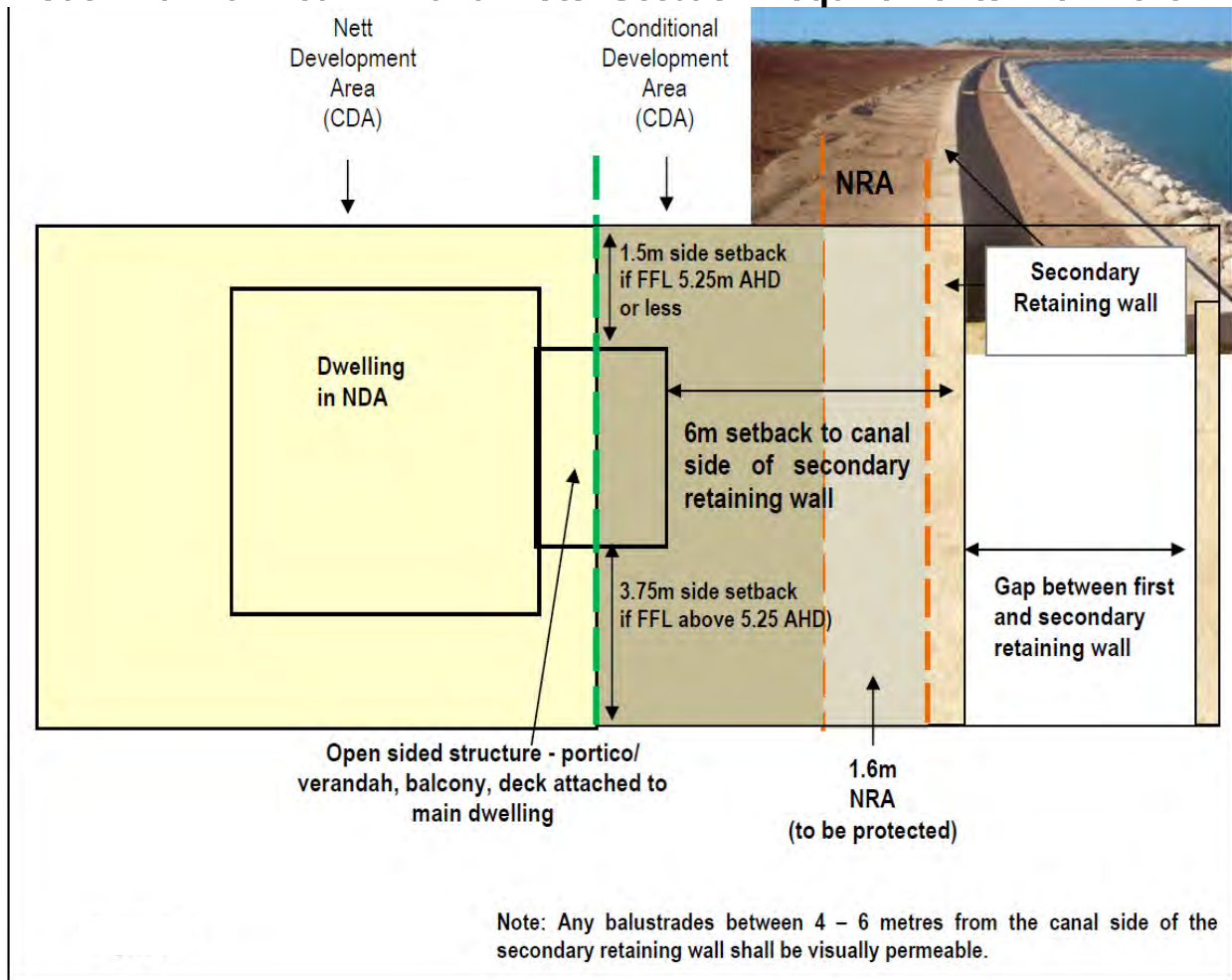


Figure 9 - Special Use 6 zone. Exmouth Marina Area B - Precinct Map.



LEGEND	
	PRECINCT 1
	PRECINCT 2
	PRECINCT 3
	PRECINCT 4
	PRECINCT 5
	PRECINCT 6
	PRECINCT 6A
	PRECINCT 7
	PRECINCT 8
	PRECINCT 9
	PRECINCT 10

Note:
Precinct number correlates to the numbers on the plan above.



NOTES
Base data supplied by Department of Land Administration
Aerial Photography dated January 2004, courtesy of Air Photographic Ltd (APL)
Areas and dimensions shown are subject to field survey verification.
All measurements are given in metres unless otherwise stated and subject to standard engineering design.
The information presented in this plan remains the property of EDCOZ Pty Ltd.
No reliance is to be placed on this plan without the written consent of EDCOZ Pty Ltd.



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28 AUGUST 2004	DATE
2726-9-018	PLAN NO
	REVISION
R.D.	PLANNER
M.H.	DRAWN

**Figure 10 - Special Use 6 zone.
Exmouth Marina Area B: Precincts 1, 2 & 3 Setbacks.**

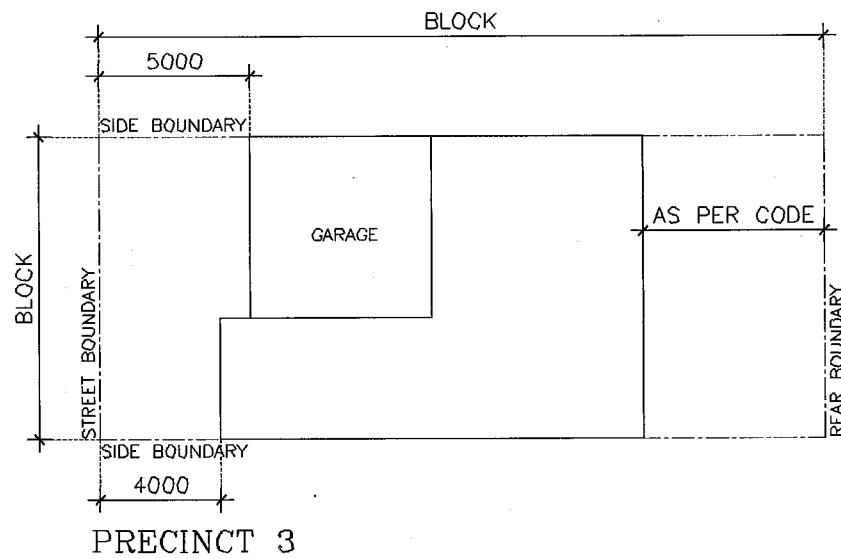
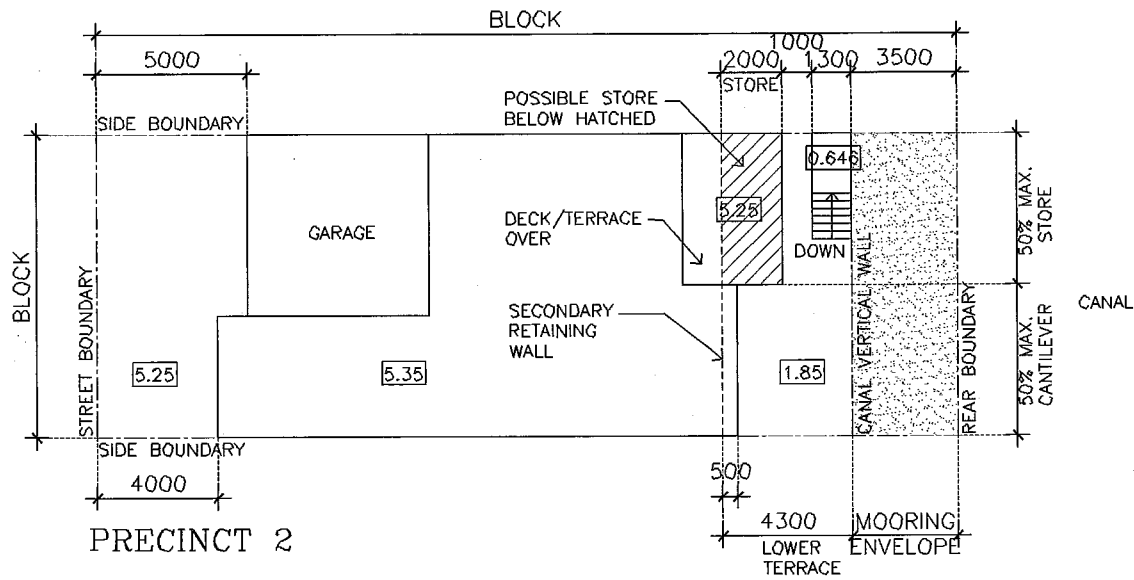
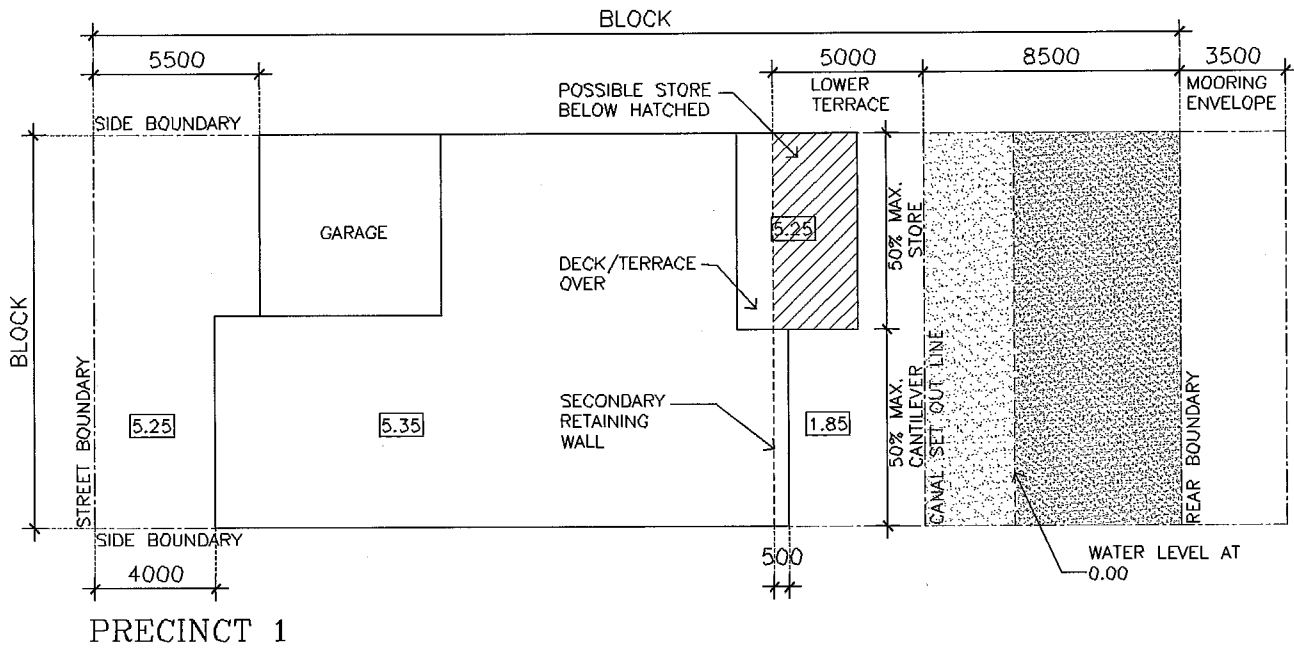
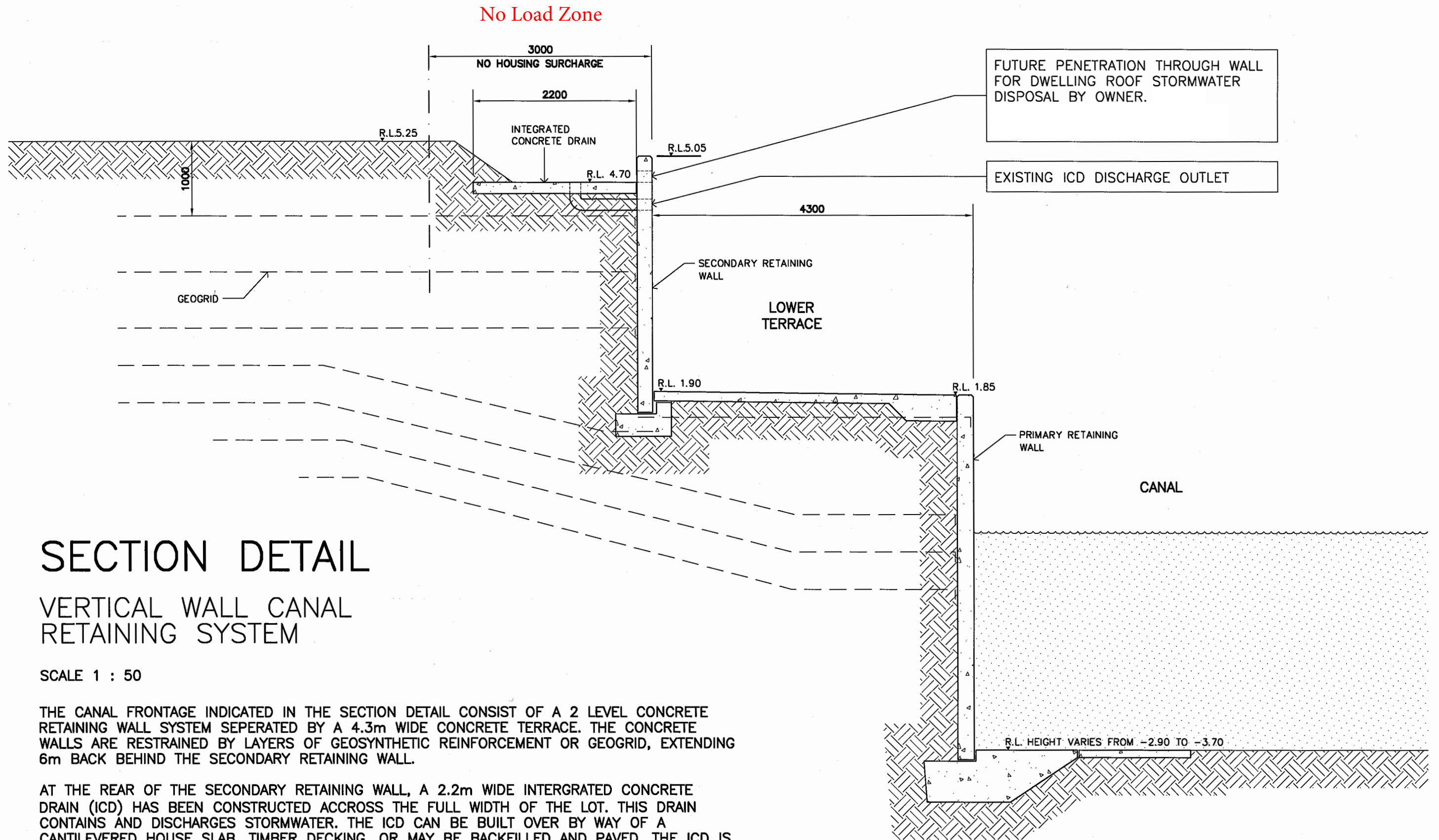


Figure 11 - Special Use 6 zone.
 Exmouth Marina Area B, Precincts 2, 4, 6 and 6a - Vertical Wall Canal Retaining System.



SECTION DETAIL

VERTICAL WALL CANAL RETAINING SYSTEM

SCALE 1 : 50

THE CANAL FRONTAGE INDICATED IN THE SECTION DETAIL CONSIST OF A 2 LEVEL CONCRETE RETAINING WALL SYSTEM SEPERATED BY A 4.3m WIDE CONCRETE TERRACE. THE CONCRETE WALLS ARE RESTRAINED BY LAYERS OF GEOSYNTHETIC REINFORCEMENT OR GEOGRID, EXTENDING 6m BACK BEHIND THE SECONDARY RETAINING WALL.

AT THE REAR OF THE SECONDARY RETAINING WALL, A 2.2m WIDE INTERGRATED CONCRETE DRAIN (ICD) HAS BEEN CONSTRUCTED ACCROSS THE FULL WIDTH OF THE LOT. THIS DRAIN CONTAINS AND DISCHARGES STORMWATER. THE ICD CAN BE BUILT OVER BY WAY OF A CANTILEVERED HOUSE SLAB, TIMBER DECKING, OR MAY BE BACKFILLED AND PAVED. THE ICD IS A PERMANENT STRUCTURE WHICH CAN NOT BE REMOVED OR PENETRATED.

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Exmouth at the Ordinary Meeting of the Council held on the ____ day of _____, 2022.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Exmouth at the Ordinary Meeting of the Council held on the ____ day of _____, 2022, proceed to advertise this Amendment.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Exmouth at the Ordinary Meeting of the Council held on the ____ day of _____, 20__ and the Common Seal of the Shire of Exmouth was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

PLANNING ASSESSMENT REPORT

Planning Permit Application for a Telecommunications Facility

14 Koolinda Way, Exmouth WA 6707

(Lot 1150 on Deposited Plan 217620)

Prepared by Ventia Pty Ltd

On behalf of Amplitel

Project No: WA11139.01

January 2022



ventia 

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Document Quality Control

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1.2	25/05/2022	Revision 2	DP	DP
1.3	20/07/2022	Revision 3	DP	DP

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1.0 EXECUTIVE SUMMARY

1.1 Site and Proposal Details

Address of Site	14 Koolinda Way, Exmouth WA 6707.
Legal Property Description	Lot 1150 on Deposited Plan 217620
Coordinates	-21.945141, 114.125363
Site Area	2260m ²
Registered Owner	Christopher Leon Durrant
Local Authority	Shire of Exmouth
Proposal	30m monopole tower, six (6) panel antennas on a triangular headframe, one (1) GPS antenna, six (6) twin tower mounted amplifiers, one (1) equipment shelter 2.5m(l) x 3m(w) x 2.9m(h) and ancillary equipment. This to be installed within a compound 10m x 8m in length and surrounded by a solid metal sheet fence.
Planning Instrument	Shire of Exmouth Local Planning Scheme No.4
Zone	Light Industry Zone
Overlays	Bushfire Prone Area
Application seeking	Development permit for a Telecommunications Facility
Use definition	Telecommunications Facility

1.2 Applicant Details

Applicant	Amplitel C/- Ventia Australia Pty Ltd
Contact Person	Daniel Park 0437 318 759 Daniel.Park@ventia.com
Our Reference	WA11139.01 EXMOUTH SOUTH

2.0 INTRODUCTION

This report has been prepared by Ventia on behalf of Amplitel as supporting information to a Planning Permit Application for the works and use of a Telecommunications Facility at 14 Koolinda Way, Exmouth WA 6707. The property is formally described as Lot 1150 on Deposited Plan 217620.

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

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

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

An extensive site selection process has been completed prior to selecting the subject site as the nominated candidate for a new Telecommunications Facility. This site selection process included considering a variety of factors including planning scheme considerations technical and coverage objectives, cost considerations, land tenure, visual impact and engineering/design criteria. The site was selected as the most appropriate location based on the above considerations, which are outline in **Section 2** of the report.

The proposal is subject to the provisions of the WA Planning and Development Act 2005 and the provisions of the Shire of Exmouth Planning Scheme No.4.

3.0 PROPOSED SCOPE OF WORKS

The proposal is inclusive of the following scope of works:

- installation of one (1) 30m high monopole (overall height 31.3m to top of antennas
- installation of one (1) triangular headframe;
- installation of six (6) new panel antennas;
- installation of one (1) GPS antenna;
- installation of one (1) equipment shelter (2m (w) x w.5 (l) x 2.9m (h) at the base of the lattice tower;
- installation of associated ancillary cabling and equipment on the tower and within the equipment shelter
- one 8m x 10m compound surrounded by a sheet metal fence
- reuse of existing access from Koolinda Way

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

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

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

The proposal is subject to the Shire of Exmouth Local Planning Scheme (the **local planning scheme**). The proposal has addressed the applicable provisions of the planning scheme in **Section 11** of this report.

Under the planning scheme, the proposal is defined as Telecommunications Infrastructure. The site is within the Light Industry zone and is subject to no overlay features. In accordance with the relevant Zoning Table, the proposed Telecommunications Infrastructure is permitted only where Council has given approval after public notification has been undertaken.

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

Based on the above, the proposed application to install a Telecommunications Facility at 14 Koolinda Way, Exmouth is considered appropriate for the site and warrants favourable consideration by Council.

4.0 PURPOSE OF THE PROPOSAL

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

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

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

As noted above, the dearth of Telecommunications Facilities in the southern areas of Exmouth does not only deprive existing users of signal, including those new high-quality residences in and around the marina, but also puts at risk the availability of 21st century services to facility residential expansion to the south.

Once a need for improved network performance has been identified, the optimisation of existing facilities throughout the region is explored and undertaken where required. In some cases this

option resolves network deficiencies in an area. However, in this situation the optimisation of surrounding facilities has not been able to achieve a satisfactory outcome for the network south of Exmouth. Further investigations into the use of other Carrier and broadcast facilities within the area has also been completed. This is discussed in the Site Selection Process of this report.

5.0 THE NEED FOR THE PROPOSAL

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

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

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

- economic benefits; and
- social benefits

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

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

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

Social cohesion and connectivity is another important aspect of the digital age. Expanded wireless services allow for regional and rural communities more options to communicate with each other and with relatives and/or friends in other cities and countries. Additionally, rural and

remote communities are less likely to have access to a range of health care services (Rural Health Standing Committee, 2016: National Strategic Framework for Rural and Remote Health). Given the natural hazards such as drought, bushfires and floods that are a frequent and ongoing occurrence in Australia, access to mental health services can be of critical importance. Wireless services allow for more communications opportunities in regional areas and opens additional avenues for mental health services (National Mental Health Commission, 2018).

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

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

6.0 MOBILE TELECOMMUNICATIONS NETWORKS

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

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

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

There are three main factors that can cause the above:

- You may be too far away from a facility to receive a signal, or there may be objects blocking the signal from the nearest facility; such as hills and large trees. To ensure optimum service the radio signals transmitted between the facility's antennas and mobile devices need to be unimpeded, maintaining a "line-of-sight" between them.

- The facility may be transmitting as much data and calls as it can handle. This can result in call drop-outs and slower data rates when too many users are connected to a facility at once.
- The depth of coverage, which affects the ability to make calls inside buildings, may be insufficient in some local areas.

The current proposal will form part of Telstra's 4G and 5G network solution to the Exmouth locality and will deliver essential mobile services (voice calling, SMS), as well as live video calling, video-based content including; news, finance and sports highlights, and high-speed wireless internet – wireless broadband. With a coverage footprint of more than 2.1 million square kilometers and covering more than 99% of the Australian population, Telstra's 4GX is Australia's largest and fastest national mobile broadband network and as such requires more network facilities, located closer together to ensure a high-quality signal strength to achieve reliable service and the fastest possible data transfer rates.

7.0 SITE SELECTION PROCESS

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

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

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

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

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

8.0 CANDIDATE SITES

Amplitel carefully examined a range of possible deployment options in the area before concluding that a new mobile base station at 14 Koolinda Way, Exmouth WA 6707 would be the most appropriate solution to provide necessary mobile phone coverage to the Exmouth locality.

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

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

8.1 Colocation opportunities

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

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



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

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

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

RFNSA Site No.	Site Address	Structure type	Is site constructed?	Suitable for co-location?	Comments
6707001	28 Maidstone Crescent, Exmouth WA 6707	30m lattice tower	Yes	No	Tower has existing Telstra antennas on it and is not able to provide coverage to targeted area centred 3km to the south.
N/A	183 Murat Road, Exmouth WA 6707	60m+ guyed mast	Yes	No	Broadcast Australia have stated there is no available space on the tower. Noted also that Council has previously expressed a desire the tower to leave the area.

As indicated in **Figure 1**, the closest existing telecommunications facility is located at 28 Maidstone Crescent, Exmouth WA 6707 (RFNSA 6707001) is 3km from the approximate centre of the targeted coverage area. As this facility already includes Telstra equipment and is unable to provide coverage to the targeted coverage area it was not considered a feasible co-location option.

The remaining tall structure in the area, a tall guyed mast operated by Broadcast Australia, is not considered a feasible co-location candidate as the operator has stated to Amplitel there is no available space on the guyed mast for Telstra equipment.

8.2 Candidates considered

The site selected is deemed to be the most optimal location to achieve the required coverage for the targeted coverage area and requires the installation of a new mobile base station. Alternative candidates were considered in locating on the selected site, though the residential and leisure uses in and around the marina were excluded due to issues with amenity, land size and existing use conflicts. The target coverage area was identified as having significant-sized Crown lands parcels. These Crown land parcels are not serviced by fibre or power, requiring significant additional costs unless the proposed facility is placed on the border of the parcel, in which case impacts on the surrounding area are largely the same as the facility being placed on private land. The location of a facility on crown land can also have an impact on the extent of coverage provided, with Crown land parcels generally being a considerable distance from residences and other target coverage areas. Further, Crown lands will generally require a far longer acquisition timeframe than on freehold land from a leasing perspective. In regards to both costs and time, Crown land will often require the formalization of an Aboriginal Cultural Heritage Management Plan or an Indigenous Land Use Agreement as the ground area will not have been previously significantly disturbed and there will be been no significant prior use over the land. These indigenous considerations not only introduce additional costs and time, but significant risks to the project being able to be completed in the event of either issues with Traditional Owner's or the discovery of potential aboriginal items in the project area.

Figure 2 and Figure 3 provides a map of the non-colocation candidates considered for the proposed facility. Details on these alternative candidates are further outlined in Table 2 along with the balance of alternative candidates considered as part of the site selection process.



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



Figure 3: Location of non-colocation candidates (central) *Source: Google Earth*

Table 2: Summary of non-colocation candidates considered

Candidate	Location	Proposal	Zoning	Reason for exclusion/comments
Candidate A	9B Griffiths Way, Exmouth WA 6707	New 30m tower	Service Commercial	Could not obtain tenure
Candidate C	5 Griffiths Way, Exmouth WA 6707	New 30m tower	Service commercial	Landowner agreeable to proposal. Site is moderate distance from existing short-term accommodation use and appropriate distance from other sensitive uses.
Candidate D	4 Griffiths Way, Exmouth WA 6707	New 30m tower	Service commercial	Unable to contact landowner.

Candidate E	1 Welch Street, Exmouth WA 6707 6308	New 30m tower	Service commercial	Landowner may consider proposal. Site is considered relatively close to existing short-term accommodation use.
Candidate F	3 Welch Street, Exmouth WA 6707	New 30m tower	Service commercial	Landowner provided there is insufficient spare land for Telstra proposal.
Candidate G	7 Welch Street, Exmouth WA 6707	New 30m tower	Service commercial	Landowner provided there is insufficient spare land for Telstra proposal.
Candidate H	11 Welch Street, Exmouth WA 6707	New 30m tower	Service commercial	Unable to contact landowner
Candidate I	16 Griffiths Way, Exmouth WA 6707	New 30m tower	Service commercial	Tenure unable to be secured with landowner.
Candidate J	12 Griffiths Way, Exmouth WA 6707	New 30m tower	Service commercial	Tenure unable to be secured with landowner.
Candidate K	15 Griffiths Way, Exmouth WA 6707	New 30m tower	Service commercial	Tenure unable to be secured with landowner.
Candidate L	117 Welch Street, Exmouth WA 6707	New 30m tower	Light industry	Council acting CEO confirmed that the depot is not considered appropriate due to potential interference issues.
Candidate M	Lot 1457 Murat Road, Exmouth WA 6707	New 30m tower	Public purposes infrastructure services	Landowner responded they do not consider this site appropriate due to site constraints and proximity to residential.

Candidate N	5 Koolinda Way, Exmouth WA 6707	New 30m tower	Light Industry	Unable to contact landowner.
Candidate O	9 Koolinda Way, Exmouth WA 6707	New 30m tower	Light Industry	Unable to contact landowner.
Candidate P	33 Welch Street, Exmouth WA 6707	New 30m tower		Site is comprised of four (4) individual units as part of strata tenancy, getting agreement from all owners for use of common area very unlikely.
Candidate Q	35 Welch Street, Exmouth WA 6707	New 30m tower	Light Industry	Unable to contact landowner.
Candidate R	37 Welch Street, Exmouth WA 6707	New 30m tower	Light Industry	Landowner agreeable to proposal. Site is considered an appropriate distance from sensitive receptors and will meet Telstra coverage requirements.
Candidate S	4 Koolinda Way, Exmouth WA 6707	New 30m tower	Light Industry	Unable to contact landowner.
Candidate T	10 Koolinda Way, Exmouth WA 6707	New 30m tower	Light Industry	Landowner provided likely insufficient spare land for Telstra proposal.
Candidate U	12 Koolinda Way, Exmouth WA 6707	New 30m tower	Light Industry	Tenure unable to be secured with landowner.
Candidate V	14 Koolinda Way, Exmouth WA 6707	New 30m tower	Light Industry	Landowner agreeable to proposal. Site is considered an appropriate distance from sensitive receptors and will meet Telstra coverage requirements.

Candidate W	41 Welch Street, Exmouth WA 6707	New 30m tower	Light Industry	
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8.3 Nominated Candidate

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

- the site is technically feasible and can achieve Amplitel's coverage and capacity objectives by installing the new mobile base station;
- the site will provide improved coverage to the Exmouth area,
- the proposed location is situated on freehold land;
- the proposed facility maintains what is considered to be appropriate separation from sensitive land uses;
- the facility will not alter the land use and will support residential expansion within the surrounding
- the site is not located within a culturally significant area;
- the site is appropriately serviced and has access to the electricity supply network and existing transport network;
- the site will not require the clearing of any vegetation;
- the costs associated with delivering the site and constructing the facility are considered by Amplitel to be reasonable.

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

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

8.4 Alternative candidate post-nomination

After the nominated candidate was selected, Council officers requested Amplitel's consideration of two (2) additional candidates in the area. The first of these was the Horizon Power renewable and thermal power facility to be located in currently vacant land west of the subject site (**Figure 4**).

Amplitel examined a concept plan of the renewable and thermal power facility and identified a potential location for the proposed facility. This potential location was approximately 360m east

of the proposed facility, located between a Water Corp easement and an Access Road easement. This location represents the closest likely acceptable location based on the concept plan, but significantly does not include consideration for the shadowing effects of the proposed tower on the solar array.

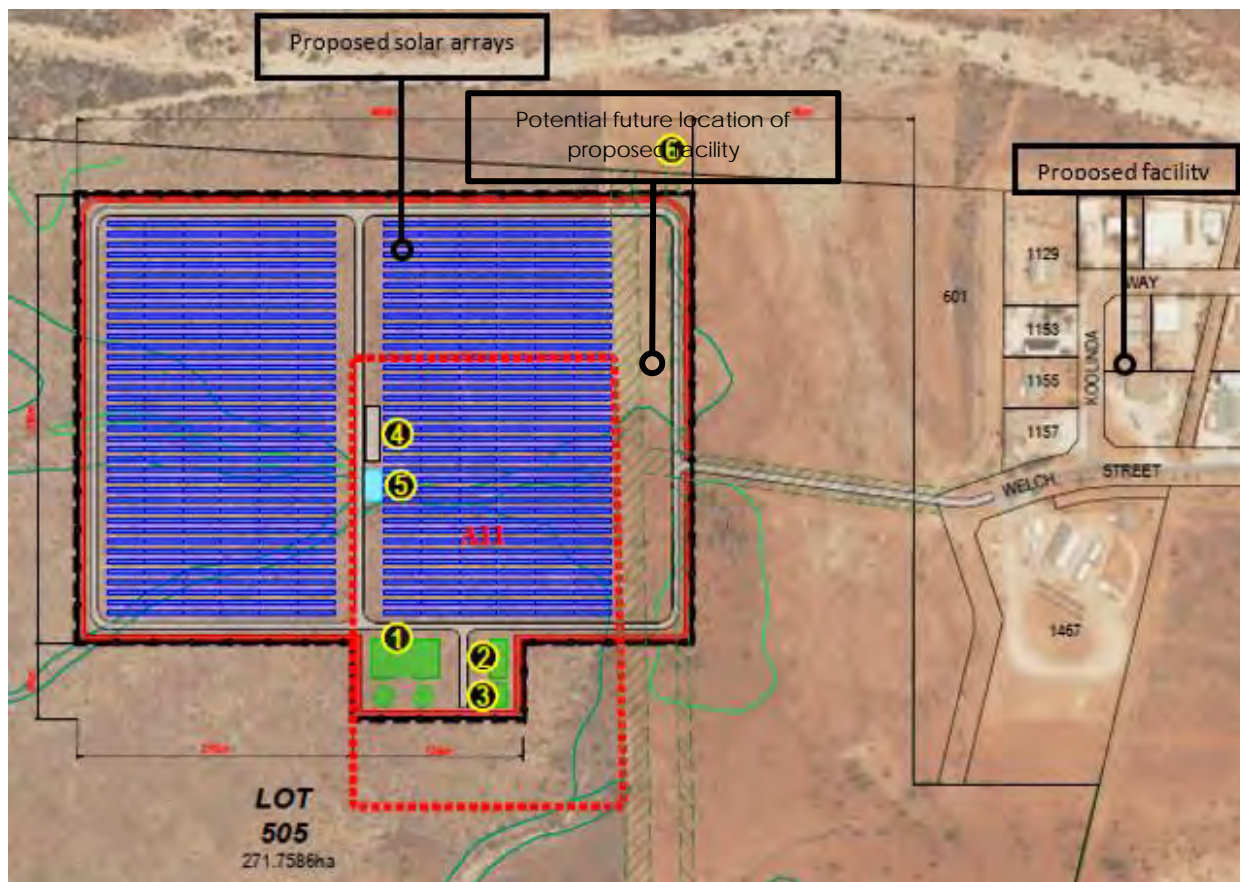


Figure 4: Location of proposed future thermal power plant *Source: Exmouth Shire Council, 2022*

Assessment by Amplitel is that the potential location next to the solar array is too far to provide adequate coverage to the marina area and surrounds. The proposed facility on Koolinda Way is already located on the edge of the coverage area and so a movement of 360m away from any residences has a negative effect on all aspects of coverage.

Discussion was also held with project officers within Horizon. Based on these discussions it is understood that there are no current agreements in place for the land and there are significant project activities required by Horizon, not limited to:

- Complete out to market process to dictate power station planting and general arrangements
- Town Planning Scheme amendment
- Heritage surveys
- Geotech surveys
- Understand WaterCorps exclusion zones.

These project activities introduce significant uncertainty with regards to the final status of the project, with heritage results in particular a sensitive issue that can be difficult, time-consuming and resource intensive to work through. Horizon has provided that these activities will take at

least 12-18 months, with additional time likely if there are adverse findings. It is only after these have been completed that a usable footprint for the land will be known.

Once a usable footprint has been decided, only then can designs for the renewable energy facility be completed in earnest. As a result, while the concept plan is considered the best potential outcome for the site, after a minimum 12-18 months there may be even further movement westward, degrading coverage even further and potentially rendering the site unfeasible due to the cost of bringing Telstra fibre to the site. This does not take into account the potential that subject to adverse findings there may not be enough design headroom for a Telecommunications Facility, irrespective of potential coverage.

The second location requested to be considered was the Exmouth Power Station, south of Welch Road (Figure X)



Figure 5: Location of proposed future thermal power plant *Source: Exmouth Shire Council, 2022*

This part of the property is owned by Horizon Power, a state-owned corporation and then leased to Exmouth Power Station. Tenure negotiations with the State government and their entities generally take up to two (2) years to accomplish and there can be many points during this process where insurmountable obstacles of various types mean a tenure agreement is never reached.

A large driver for the proposed Telecommunications Facility is not only permanent coverage for existing and future residences, but capacity during the 2023 solar eclipse. Solar Eclipse 2023 is a significant event for both Western Australia and the Exmouth Peninsula and Telstra requires coverage for this event. The expected delay of nearly 2 years while planning for the Horizon project is undertaken will see this event window pass.

It is considered that the best potential location at the renewable energy facility will not provide sufficient coverage to negate the need for further Telecommunications Facilities, which in combination with fiber haulage is sufficient to represent the site commercially unfeasible. The horizon project is still in a concept stage and the significant outstanding work requires technical investigations that may significantly alter the design of the horizon project. There is considerable uncertainty that any Telecommunications Facility can be realized as part of the horizon project and as a result, it is not considered a viable candidate.

9.0 SITE CONTEXT AND SUBJECT SITE

9.1 Site context

The proposed facility is located south of the main township of Exmouth, and north-east of the marina area in which most new residential development has been concentrated in the last 20 years.

The subject property is situated off Koolinda Way within a light industrial precinct and is located 900m from the marina residences. The entrance to the property is taken directly from Koolinda Way. The surrounding properties in the area are all light industrial uses, including marine vessel and car mechanic businesses. The closest residential area to the proposed facility is 890m east of the subject site, with a short-term accommodation use 560m to the east.



Figure 6: Aerial view of subject site and surrounds *Source: Visionstream, 2020*

The subject site at 14 Koolinda Way, Exmouth is surrounded by Light Industrial uses, with specific cardinal borders provide in **Table 3**

Table 3: Summary of adjoining land uses

North	The northern edge of the property borders Koolinda Way
East	The eastern edge of the property borders 12 Koolinda Way which is improved by a single large warehouse.
South	The southern edge of the property borders 41 Welch Street which is improved by a single large warehouse and several shipping containers.
West	The western side of the property borders Koolinda Way.

The surrounding area can be described as being predominantly rural with pockets of vegetation or scattered vegetation, several dams and farm outhouses. The below figures show the surrounding areas from the proposed tower's location

9.2 Site details

Site Details	
Site address	14 Koolinda Way, Exmouth WA 6707
Real property description	Lot 1150 on Deposited Plan 217620
Coordinates	-21.945141, 114.125363
Site area	2260m ²
Registered owner	Christopher Leon Durrant
Existing land use	Light industry
Vegetation	The subject site is clear of vegetation
Topography	The proposal area is relatively flat
Services	Site has access to power and an existing access.



Figure 7: Subject site for Amplitel proposal – 14 Koolinda Way, Exmouth Source: Department of Planning, Lands and Heritage



Figure 8: Subject site for Amplitel proposal – 14 Koolinda Way, Exmouth Source: Ventia 2021

Figure 9 to Figure 12 show the area to industrial in nature with no residences within view from ground level.



Figure 9 View north of proposed facility Source: Ventia 2021



Figure 10 View east of proposed facility Source: Ventia 2021



Figure 11 View south of proposed facility Source: Ventia 2021



Figure 12 View west of proposed facility Source: Ventia 2021

10.0 PROPOSAL DETAILS

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

10.1 Facility and Equipment Overview

The proposed telecommunication installation requires the following works:

- installation of one (1) 30m high monopole (overall height 31.3m to top of antennas)
- installation of one (1) triangular headframe;
- installation of six (6) new panel antennas;
- installation of one (1) GPS antenna;
- installation of one (1) equipment shelter (2m (w) x w.5 (l) x 2.9m (h) at the base of the lattice tower;
- installation of associated ancillary cabling and equipment on the tower and within the equipment shelter
- one 8m x 10m compound surrounded by a sheet metal fence
- reuse of existing access from Koolinda Way

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

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

10.2 Access, traffic and parking

The subject site has two (2) accesses off Koolinda Way, one from the north and one from the west (**Figure 13**).



Figure 13 Existing access to subject site *Source: Ventia 2021*

Access to the facility will be via the western access point, noting that the access is currently only hardstand earth over a kerb, and so may need to be upgraded in accordance with Council specifications (**Figure 13**).



Figure 14 Existing access to subject site *Source: Ventia 2021*

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

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

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

10.3 Utilities

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

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

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

10.4 Construction schedule

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

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

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

No road closures will be required for the erection and installation of equipment, as all construction equipment can be set-up on the subject property.

10.5 Acoustic

Noise and vibration emissions associated with the proposed facility would be limited to the construction/demolition phase outlined above. The works are to be concluded in a timely manner with construction occurring over a period of 4 weeks, so that residents in the surrounding area should not be inconvenienced in the long term. Given that the immediate area is light industrial, noise related to the construction of the facility is not considered to be significantly different than that already generated by existing uses.

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

11.0 RELEVANT FEDERAL LEGISLATION

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

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

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

11.1 Telecommunications Act 1997

The *Telecommunications Act 1997* (the Act) came into operation on 1 July 1997. The Act provides a system for regulating telecommunications and the activities of carriers and service providers. The aim of the *Telecommunications Act 1997* is to provide a regulatory framework that promotes:

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

Under the Act, telecommunications carriers are no longer exempt from State and Territory planning laws except in three limited instances:

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

11.2 Telecommunications Code of Practice 2018

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

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

11.3 Telecommunications (Low-impact Facilities) Determination 2018

The Telecommunications (Low-impact Facilities) Determination 2018 came into effect in March 2018.

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

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

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

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

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

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

Though the Code does not apply to the proposed development, the intent of the *Code* is to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses and this approach has been followed in the selection of this site, as demonstrated in the *Deployment Code* section 4.1 and 4.2 Precautionary Approach Checklists. The checklists will be uploaded to the RFNSA website, reference number 6707012.

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

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

11.5 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection Biodiversity Conservation Act 1999* (the EPBC Act) controls matters of national environmental significance. The key objectives of the EPBC Act include:

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

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

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

11.6 Native Title Act 1993

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

The subject site is identified on a site that is the subject of a single Native Title claim (WCD2019/016) that has been determined, with the determination providing that Native Title exists over part of the claim area (**Figure 15**).

Under section 23B of the Native Title Act, native title can be extinguished by previous exclusive possession, where that previous exclusive possession includes a grant or vesting that was granted or created on or before 23 December 1996. The current land title shows the land has been freehold since at least 7 December 1995. Accordingly, Native Title is not considered to be extinguished based on previous exclusive possession under the existing Title.



Figure 15: Excerpt of Native Title Tribunal Vision showing relevant Native Title determination in area surrounding subject site *Source: Native Title Tribunal Vision, 2020*

A review of the determination document has shown, in particular Schedule 2, Enlargement 1ABB shows that the subject site is identified as land where Native Title does not exist. Accordingly, the site does not require Native Title notification under the Native Title Act.

12.0 STATE REGULATORY FRAMEWORK

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

12.1 Aboriginal Heritage Act 1972

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

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

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

- a) Any place of importance or significance where people of Aboriginal descent have, or appear to have, left any object, natural or artificial, used for, or made or adapted for use for, any purpose connected with the traditional cultural life of Aboriginal people, past or present;
- b) Any sacred, ritual or ceremonial site, which is of importance and special significance to people of Aboriginal descent;
- c) Any place which, in the opinion of the committee, is or was associated with Aboriginal people and which is of historical, anthropological, archaeological or ethnographical interest and should be preserved because of its importance and significance to the cultural heritage of the State; and
- d) Any place where objects to which this Act applies are traditionally stored, or to which, under the provisions of the Act, such objects have been taken or removed.

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

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

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

Inquiry System did not show any aboriginal heritage matters in the area, the previous disturbance of the land, the current use of the land, the proximity of potential risk factors including freshwater, elevated lookouts, exposed stone or rock and other relevant factors.

The assessment considered the area where works (including ground disturbance) are proposed (the **works area**) is a 80m² (8m x 10m), area of land located directly Koolinda Way. Given the characteristics of the immediate area it is likely that ground disturbance of the works area has occurred in the past.

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

12.2 Planning and Development Act 2005

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

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

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

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

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

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

Measures	Comments	Complies
Be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;	The proposed 30m monopole structure has been sited to maintain the primary use of the land whilst considering the impact to the surrounding locality. The site carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. There are no formal scenic routes in the immediate area, and no routes that could be considered scenic due to an immediate proximity to beach/coastal views or	✓

	<p>other natural features of scenic importance. The proposed facility is also 1.5km km from the beach area, which is considered the closest recreation area. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived impacts.</p>	
<p>Be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;</p>	<p>Amplitel has selected a site and location that seeks to minimise any perceived negative impacts on the visual amenity of the area, particularly when viewed from residential areas. Furthermore, the proposed subject site maintains suitable separation distance from surrounding residential areas.</p>	✓
<p>Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised;</p>	<p>The proposed facility will not require the removal of any trees The site is not identified as containing matters of environmental or cultural heritage importance. The visual impact of the facility is mitigated to an appropriate level by:</p> <ul style="list-style-type: none"> ✓ Being located a minimum of 500m from the nearest residence (a single residence in the Service Commercial Zone), 600m from the nearest short-term accommodation use and approximately 900m from the nearest residential use significant distance to a residential area. ✓ Being located within an industrial area ✓ Not being located between connecting roads and the visually valuable coast 	✓
<p>Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;</p>	<p>The proposed 30m monopole tower structure has been sited to maintain the primary use of the land whilst considering the impact to the surrounding locality. The site carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility.</p> <p>The monopole will either be unpainted if it is comprised of concrete, given its dull and non-reflective state. Alternatively it can be colour-treated a 'Neutral Grey' as per AS2700 if the tower is made of steel, to reduce any potential reflectivity and allow it to blend into a variety of skylscapes.</p> <p>The equipment shelter comes standard in a Mist Green colour. The compound containing the tower and equipment shelter will be surrounded by solid sheet metal that can be colour-treated to any colour. In this manner the compound will blend into the predominate grey colour of the surrounding industrial area.</p> <p>On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived impacts.</p>	✓

<p>Be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community;</p>	<p>The proposed location at the subject site will provide improved and continuous coverage to the locality and will also provide other carriers with the opportunity to co-locate their infrastructure in the future.</p> <p>The facility will provide coverage specifically the existing and future residential areas located too far south of the existing Telstra tower at 28 Maidstone Crescent, Exmouth.</p>	<p>✓</p>
<p>Telecommunications infrastructure should be co-located and whenever possible: Cables and lines should be located within an existing underground conduit or duct; and Overhead lines and towers should be co-located with existing infrastructure and/or within an existing infrastructure corridor and/or mounted on existing or proposed buildings.</p>	<p>As per Section 7 of this report, all opportunities for co-location on existing structures without any changes to their design were investigated. All possible locations are too far from the subject area to meet the radio frequency objectives of the proposal.</p> <p>The proposed Telstra tower will also provide other carriers with the opportunity to co-locate their infrastructure in the future.</p> <p>Overhead lines are not applicable to this application.</p>	<p>✓</p>

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

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

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

Table 5 Assessment against Statement 5.2 Guiding Principles

Principles	Comments	Complies
<p>There should be a co-ordinated approach to the planning and development of telecommunications infrastructure, although changes in the location and demand for services require a flexible approach.</p>	<p>Telstra undertakes a carefully co-ordinated and planned approach to the development of their network.</p> <p>The proposed facility is required to provide coverage to the 'newer' areas of Exmouth that are not serviced by the existing Telecommunications Facility within Exmouth town proper. This 'newer' area is predominantly existing and future residential areas.</p>	<p>✓</p>
<p>Telecommunications infrastructure should be</p>	<p>The proposed facility is strategically planned and co-ordinated to ensure that the facility</p>	<p>✓</p>

<p>strategically planned and co-ordinated, similar to planning for other essential infrastructure such as networks and energy supply.</p>	<p>will provide high level coverage to the south areas of Exmouth.</p> <p>The proposed facility is specifically designed to allow for co-location by additional Carriers or users, noting that the only non-Telstra Carrier is an Optus facility located at the extreme northern end of Exmouth.</p>	
<p>Telecommunications facilities should be located and designed to meet the communication needs of the community.</p>	<p>The proposed facility is strategically planned and co-ordinated to ensure that the facility will provide high level coverage to the new and proposed residences south of Exmouth.</p>	<p>✓</p>
<p>Telecommunications facilities should be designed and sited to minimise any potential adverse visual impact on the character and amenity of the local environment, in particular, impacts on prominent landscape features, general views in the locality and individual significant views.</p>	<p>The proposed 30m monopole tower structure has been sited to maintain the primary use of the land whilst considering the impact to the surrounding locality.</p> <p>The site carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived impacts.</p>	<p>✓</p>
<p>Telecommunications facilities should be designed and sited to minimise impacts on areas of natural conservation value and places of heritage significance or where declared rare flora are located.</p>	<p>The proposed telecommunications facility will not require the removal of any trees and is not located within an identified built heritage or cultural heritage area. As a result, the proposed facility will not have any impact on areas of natural conservation values, places of heritage significance or rare flora.</p>	<p>✓</p>
<p>Telecommunications facilities should be designed and sited with specific consideration of water catchment protection requirements and the need to minimise land degradation.</p>	<p>Prior to the commencement of work Telstra will undertake such measures as deemed necessary by Council to effectively protect water catchments within the immediate area, though none are identified in available planning documents.</p>	<p>✓</p>
<p>Telecommunications facilities should be designed and sited to minimise adverse impacts on the visual character and amenity of residential area.</p>	<p>Telstra has selected a site and location that seeks to minimise any perceived negative impacts on the visual amenity of the area, particularly when viewed from residential areas.</p> <p>The lattice will remain unpainted (dull grey in colour) which blends in with the sky.</p> <p>The proposed tower is considered to have an acceptable visual impact as a result of:</p>	<p>✓</p>

	<ul style="list-style-type: none"> • Being located a minimum of 600m from the nearest short-term accommodation use and approximately 900m from the nearest residential use significant distance to residences and short-term accommodation uses in the area • Being located within an industrial area • Not being located between connecting roads and the coast • Being of a relatively low height for Telecommunications Facility 	
<p>Telecommunications cables should be placed underground, unless it is impractical to do so and there would be no significant effect on visual amenity or, in the case of regional areas, it can be demonstrated that there are long-term benefits to the community that outweigh the visual impact.</p>	<p>Overhead cabling is not proposed for this site.</p>	<p>✓</p>
<p>Telecommunications cables that are installed overhead with other infrastructure such as electricity cables should be removed and placed underground when it can be demonstrated and agreed by the carrier that it is technically feasible and practical to do so.</p>	<p>This principle does not apply to the subject of this application.</p>	<ul style="list-style-type: none"> • N/A
<p>Unless it is impractical to do so telecommunications towers should be located within commercial, business, industrial and rural areas and areas outside identified conservation areas.</p>	<p>The proposed site is located in an industrial locality predominately used for industrial purposes, though there are some caretaker's dwellings in the area. Under the planning scheme these are specifically noted as not being give the same entitlements with respect to separation from surrounding land uses as in residential zoned areas and are always considered the ancillary use within an industrial area, not a primary use. These residences have been considered with regards to shadowing impacts, EME and streetscape amenity within the wider planning report.</p> <p>The location of the facility is by request of the landowner, ensuring the existing industrial use can be continued without adverse impacts.</p>	<p>✓</p>

<p>The design and siting of telecommunications towers and ancillary facilities should be integrated with existing buildings and structures, unless it is impractical to do so, in which case they should be sited and designed so as to minimise any adverse impact on the amenity of the surrounding area.</p>	<p>As per Section 7 of this report, all opportunities for co-location on existing structures without any changes to their design were investigated. All possible locations are too far from the subject area to meet the radio frequency objectives of the proposal.</p> <p>The proposed development will minimise amenity impacts due to:</p> <ul style="list-style-type: none"> • Being located a minimum of 600m from the nearest short-term accommodation use and approximately 900m from the nearest residential use (excluding caretaker's residences) significant distance to residences and short-term accommodation uses in the area • Being located within an industrial area • Not being located between connecting roads and the coast • Being of a relatively low height for Telecommunications Facility 	<p>✓</p>
<p>Co-location of telecommunications facilities should generally be sought, unless such an arrangement would detract from local amenities or where operation of the facilities would be significantly compromised as a result.</p>	<p>As per Section 7 of this report, all opportunities for co-location on existing structures without any changes to their design were investigated. All possible locations are too far from the subject area to meet the radio frequency objectives of the proposal.</p>	<p>✓</p>
<p>Measures such as surface mounting, concealment, colour co-ordination, camouflage and landscaping to screen at least the base of towers and ancillary structures, and to draw attention away from the tower, should be used, where appropriate, to minimise the visual impact of telecommunications facilities.</p>	<p>Telstra has selected a site and location that seeks to minimise any perceived negative impacts on the visual amenity of the area, particularly when viewed from residential areas</p> <p>The monopole will either be unpainted if it is comprised of concrete, given its dull and non-reflective state. Alternatively it can be colour-treated a 'Neutral Grey' as per AS2700 if the tower is made of steel, to reduce any potential reflectivity and allow it to blend into a variety of skylscapes.</p> <p>The equipment shelter comes standard in a Mist Green colour. The compound will also be surrounded by a solid metal fence, proposed to be of a Mist Green colour, though this may be amended by Council as part of a condition of approval. This sheet metal fencing has been used in lieu of landscaping as a result of issues with</p>	<p>✓</p>

	<p>maintaining said landscaping, particularly in the low rainfall area of Exmouth.</p> <p>The coloured sheet metal fencing is not out of character with the industrial appearance of the area and partially obstruct the ground-based elements of the tower.</p> <p>Landscaping is something that has occurred only sporadically within the surrounding light industrial area but is not precluded by the proposed development. There is a 4.5m front setback to the compound fence in which landscaping can be provided upon further industrial intensification of the site. The placement of landscaping in this area now would be limited to a small strip 4.5m wide along the frontage due to the need to maintain clear access to the facility. This landscaping would only serve to bring further attention to the proposed development, contrary to the intentions of the scheme, as it would not connect to landscaping further along the site frontages. It is noted that the adjoining industrial uses adjacent to the subject site do not include landscaping.</p>	
<p>Design and operation of a telecommunications facility should accord with the licensing requirements of the Australian Communications Authority, with physical isolation and control of public access to emission hazard zones and use of minimum power levels consistent with quality services.</p>	<p>Telecommunications facilities include radio transmitters that radiate electromagnetic energy (EME) into the surrounding area. The levels of these electromagnetic fields must comply with safety limits imposed by the Australian Communications and Media Authority (ACMA, previously ACA). All Telstra installations are designed to operate within these limits.</p>	<p>✓</p>
<p>Construction of a telecommunications facility (including access to a facility) should be undertaken so as to minimise adverse effects on the natural environment and the amenity of users or occupiers of adjacent property and to ensure compliance with relevant health and safety standards.</p>	<p>During construction Telstra contractors will endeavour to minimise the impact of their works on the amenity of nearby residents and on the surrounding environment. As the proposed site is located in an industrial area, adverse effects on nearby properties will be minimal. Following construction, maintenance (excluding emergency repair work) activities should not interfere with the amenity of users. All Health and Safety standards will be adhered to.</p>	<p>✓</p>

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

13.0 LOCAL REGULATORY FRAMEWORK

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

13.1 Shire of Exmouth Local Planning Scheme No. 4

The *Shire of Exmouth Local Planning Scheme No.4* provides the basis for planning in the Shire of Exmouth's local government area.

The proposed site is within the Light Industry Area (**Figure 16**) further outlined in **section 14.8** of this report.

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

The proposed telecommunications facility is identified as "A", where the use is not permitted unless the local government has exercised its discretion by granting approval after giving notice in accordance with clause 64 of the deemed provisions. Nonetheless, the proposal complies with the objectives and general requirements of the Light Industry Zone, supporting existing and future industrial uses with high-quality coverage for business uses, while ensuring the existing and future residential expansion areas can access mobile services for recreation and entertainment.



Figure 16: Zoning Map No.3 Source: <https://espatial.dplh.wa.gov.au/PlanWA/Ind ex.html?viewer=PlanWA>)

13.2 Light Industry Zone Objectives and Site Requirements

Development within the Light Industry Zone is subject is required to demonstrate compliance with the objectives and site requirements of the zone within the local planning scheme. The objectives of a zone are considered higher-order requirements while site requirements are specific in nature.

The objectives of the Light Industry Zone, as provided under 3.10.7.1 are:

- (a) To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.
- (b) To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.

The proposed Telecommunications Infrastructure is classified as a Community and Civic Land Use under the local planning scheme. While this does not immediately comply with the objective of the Light Industry Zone to provide for 'industrial uses and service industries', the nature of Telecommunications Infrastructure as tall structures is that they are not advantaged by being located near residential or civic uses such as parks. This is done to preserve the amenity of an area. As a result of this consideration, industrial areas, which do not generally have amenity values and are commonly separated from residential areas as a matter of good planning, are considered ideal areas for Telecommunications Infrastructure. This is particularly the case in this setting, where all available Service Commercial land in the surrounding area would result in the Telecommunications Infrastructure being closer to residences or park areas. In this manner, the proposal is considered to comply with the intent of objective a of the Light Industry Zone.

With regards to objective b, the proposed development is located (**Figure 17**):

- One residence 540m to the north-east (25 Patterson Way, Exmouth and notably within a Service Commercial area)
- A short-term accommodation/tourism use 600m to the east
- One residence 923m to the east (1 Corella Court)



Figure 17: Surrounding land uses and zoning *Source: GoogleEarth 2022*

In closer proximity to the subject site are light industrial and service commercial uses that are not considered to be affected by amenity changes in the area.

It is considered that the buffer distance between the proposal and the nearest sensitive receptors is sufficient such that residential amenity is not impacted other than minimally. It is noted that the short-term accommodation dwellings are aspected either to the east and the coast, or inwards towards the pool and internal areas. Further to this, short-term accommodation units are all single-storey and on the western side are located close to an approximate 1.5m high fence (**Figure 17**). Accordingly, there is limited opportunity for users of the short-term accommodation to have direct views of the tower, with most views obstructed by existing buildings in close proximity.



Figure 18: View of western side of short-term accommodation using, as facing towards the proposed development *Source: Ventia 2021*

A photo montages from the exterior corner of the short-term accommodation use have been provided in section 14.1. This photo montage shows that even without any obstructions, the tower is generally of small stature. Given that other sensitive receptors are at a similar distance or much further away, the amenity impact of the tower itself is considered acceptable.

The amenity impact of the ground-based elements of the tower has been reduced through the proposal of a solid sheet metal to surround the compound. At an overall height of 1.8m the fence will obstruct views of the equipment shelter and lower part of the pole. It is noted that the appearance of the equipment shelter is not markedly different than a small shed and its steel construction is not out-of-place with respect to the surrounding industrial uses which are predominantly 'earth-toned' steel and plaster buildings.

The site requirements of the Light Industry Zone, as provided under 3.10.7.2, are:

All development shall comply with the following site requirements —

- (a) *Minimum Lot Size: 1,500m².*
- (b) *Setbacks —*

- (i) Primary Street: 7.5 metres.
- (ii) Side/Rear: As determined by the local government.

The proposal does not seek to change the existing lot size but and complies with the required 7.5m setback with the exception of the fence, a small part (35cm) of the headframe and antenna 30m in the air, and part of the concrete pad for the tower.

The pole is approximately 8.3m from the front property boundary and the equipment shelter 10.3m-10.5m. 55cm of the headframe/antenna will be within the 7.5m front setback area, but as this is 30m in the air, has negligible impact on the streetscape and the amenity of the frontage. Fences are an allowed measure within a setback area and are necessary to restrict access to the facility, the same as other fences within the area, excepting that the fence is setback further than other fences, which generally tend to be along the property boundary. As the site is not currently fenced, the inclusion of a new fence is not considered to impact on the amenity of the street. The equipment shelter, the only 'building' included in the proposal is setback 10.3-10.5m from the property boundary, exceeding the required frontage setback by 2.8-3m

The location of the proposed facility on the site respects the future development potential of the site without impacting on surrounding uses and is not considered to create a precedent. The elements within the setback area are the 1.8m colourbrond fence, far smaller than a light industrial building. Given the specific conflict is now a fence 4.5m from the setback area on a site that is unfenced, it is not considered to create a precedent or issue with respect to standard buildings and uses within the zone.

A front setback of 7.5m would place the proposed facility nearly south of an existing shed/warehouse building on the subject site. This would block access to any future warehouse/shed of a similar size and setback to those existing on the site, limiting the future potential of the site. While it is unfortunate that the setback is unable to comply with the requirements of the Light Industry Zone, it is considered to not be of significance as:

- the proposed Telecommunications Facility use is singular and is highly unlikely to be repeated in the area and so is unlikely to create a precedent with regards to the zone outcomes or the area; and
- the extent of conflict with the setback provision is minimal, being a fence and a small part of the headframe/antenna in the air;
- other frontages in the area are informally used for the storage of industrial goods, including equipment up to and exceeding 2m in height, not of a dissimilar height to the equipment shelter proposed (**Figure 19**) and having a far greater impact on the amenity of the streetscape.



Figure 19: View of the equipment and material stored immediately adjacent to the proposed facility, and other equipment located on the frontage of the suite. *Source: Ventia 2021*

The proposed development has a rear setback 24m from the, exceeding the setback required by the local planning scheme. The lack of any side setback has been chosen to preserve as much of the remaining site for potential future development opportunities and access routes to these development opportunities.

The development requirements of the Light Industry zone, as provided under 3.10.7.3, are —

- (a) *The local government may require a Structure Plan to be prepared and approved in accordance with Part 4 of the deemed provisions, prior to recommending approval to any subdivision application if considered necessary for the purposes of orderly and proper planning.*
- (b) *Development shall not exceed a 7-metre wall height and 9 metre roof height, above natural ground level.*
- (c) *Suitable manoeuvring space shall be provided so that all vehicles can enter and exit the site in a forward gear.*
- (d) *Landscaping shall be provided along the street frontage for a distance of not less than 1 metre from the street boundary excluding any crossover. Strata title subdivision shall not be permitted.*

The proposed development does not conflict with development requirement (a) as it does not seek any subdivision. The development does not comply with requirement(b) of the Light Industry Zone, however the height limit set is intended to set the limit for more standard buildings that do not require additional height to function effectively. The proposed development requires the proposed height to function effectively and to encourage and allow for easy co-location by other Carriers. A tower limited to 9m under (b) would limit coverage to an extent that other buildings in

the area would block its signal and co-location by other Carriers would not be feasible. This would have the effect of requiring several towers throughout the area, including in residential areas, an outcome that is not encouraged under the scheme. It is also likely at this height that EME plumes from the proposal, currently extending only out into open air, would instead reach the ground where the general public travel. Further, unlike an approval for a 20 or 30m industrial building, the proposed development will not cause or create the impression of a precedent with regards to development height in the zone. The proposed development complies with (c) in that there is space within the compound for a vehicle to park, while there remains sufficient space between the compound and Koolinda Way for a vehicle to manoeuvre and exit in a forward gear. The proposed development does not include landscaping under(d). This has been proposed as:

- there is a 4.5m front setback to the compound fence in which landscaping can be provided upon further industrial intensification of the site. The placement of landscaping in this area now would be limited to a small strip 4.5m wide along the frontage due to the need to maintain clear access to the facility. This landscaping would only serve to bring further attention to the proposed development, contrary to the intentions of the scheme, as it would not connect to landscaping further along the site frontages. It is noted that the adjoining industrial uses adjacent to the subject site do not include landscaping.
- there is limited ability for the applicant to ensure that any landscaping is appropriately maintained, given that the facility is intended to operate without any staff and with maintenance visits limited to two (2) to four times a year
- the proposed development instead includes sheet metal around the compound, obstructing views of the ground-based equipment.

Overall the proposed development application is consistent with the intent and requirements of the *Western Australian Planning Commission SPP 5.2* and the *Shire of Exmouth Local Planning Scheme No.4*.

14.0 GENERAL PROVISIONS

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

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

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

14.1 Visual Impacts on Residential Zones areas

The site has been identified as being located within land that is zoned Light Industry The subject lot is predominately cleared and has three (3) large industrial buildings existing on the site. The site and the proposed works have been located and designed to take into consideration the aims of the *Shire of Exmouth Local Planning Scheme No.4*.

Amplitel has selected a site and location that appropriately minimises any perceived negative impacts on the visual amenity of the area. An assessment of the area has shown that residences and /or farm outhouses in the area are relatively few (**Figure 17**), comprising:

- One residence 540m to the north-east (25 Patterson Way, Exmouth and notably within a Service Commercial area)
- A short-term accommodation/tourism use 600m to the east
- One residence 923m to the east (1 Corella Court)



Figure 20: Aerial photo of subject site and closest residences *Source: Google Earth*

Photo montages of the proposed facility have been created to demonstrate the extent of impact from surrounding non-industrial and non-service commercial uses (**Figure 21**, **Figure 19**, **Figure 20** and **Figure 24**). The location of the photo montages are:

- Montage A – Intersection of Patterson Way and Reid Street (333m from Proposed Facility) e montages demonstrate that while the proposed facility does, the closest Service Commercial area and in line with views from the closest residence (540m from Proposed Facility)
- Montage B – Close to intersection of Welch Street and Reid Street (580m from Proposed Facility), adjacent to the closest short-term accommodation use.
- Montage C – Intersection of Murat Road and Coral Way.



Figure 21: Photo montage locations Source: GoogleEarth 2022



Figure 22: Photo montage A Source: Ventia 2021



Figure 23: Photo montage B Source: Ventia 2021



Figure 24: Photo montage C *Source: Ventia 2021*

All montages demonstrate that while the Proposed Facility will extend above the horizon line, the distance involved means the overall visual bulk of the facility is slight and will not significantly impact on the amenity of sensitive uses. Further, Montage A and Montage B are both taken with the tower in the centre of the frame and so shows the greatest potential level of impact. The facility itself will be far less noticeable for travellers along Reid Street as they generally face away from the proposed facility. Similarly, views by travellers staying at the nearby short-term accommodation use are restricted to the few accommodation units on the western boundary, of which views are already obstructed by a retaining wall (see section **13.2**). Montage C shows the facility will be difficult to resolve from the main entrance to the canal development given the 1.14km distance from the proposed facility.

It is noted there are other sensitive uses in the area, particularly a residential area south-east of the proposed facility and north of the proposed facility. Montages have not been created for these locations as the existing montages show a low visual impact for locations far closer than either the singular residence or residential area.

Ventia recognises the provisions of SCA6 in preserving the Minilya-Exmouth Road Visual Landscape Protection Corridor in accordance with the Ningaloo Coast Regional Strategy Carnarvon to Exmouth (2004), which recommended a 100m visual landscape protection corridor on either side of Minilya Exmouth Road to preserve the landscape values and view corridors along what is recognised as a Primary Road. While the extent of the SCA begins several kilometres south of the subject site, it is noted that Murat Road is merely an extension of Minilya-Exmouth Road and may be considered to have similar values. Accordingly, Ventia notes the proposed facility is 705m from the closest extent of Murat Road and so would not present a conflict with any modified version of SCA6.

The site selection carefully considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility. On balance, it is considered that the location and height of the facility ensure optimal service provision to the area whilst minimising any perceived visual impact. Moreover, as previously

mentioned the site will also provide other carriers with the opportunity to co-locate their infrastructure in the future.

14.2 Caretaker’s dwellings

The Light Industry Zone allows for caretaker’s dwellings where they are a consequence of the main use of the land, which in most cases will be industrial or similar. As a result of this, there Light Industry zones area surrounding the proposed facility includes a number of caretaker’s dwellings some longstanding. A list of caretaker’s dwellings as supplied by Council is available under **Table 4**, while a map of these in context to the proposed facility is provided under **Figure 25**.

Table 4: List of caretaker’s dwellings in area surrounding subject

Caretaker’s dwelling address	
1.	1 Koolinda Way
2.	3 Koolinda Way
3.	6 Koolinda Way
4.	8 Koolinda Way
5.	12 Koolinda Way
6.	13 Koolinda Way
7.	17 Koolinda Way
8.	23 Koolinda Way
9.	29 Koolinda Way
10.	33 Koolinda Way
11.	37 Koolinda Way
12.	39 Welch Street



Figure 25: Locations of caretaker's dwellings in area surrounding proposed facility *Source: Google Earth 2022*

Under the existing planning scheme and the previous planning scheme (in force from 1999), a caretaker's dwelling is limited to 100m² in size and may only be permitted where the existing non-caretaker use continues. As a result, the primary use of any of the identified caretaker's dwellings in the area continues to be in accordance with the Light Industrial zone, and not residential.

Under the existing planning scheme, which represents the Council's intention with respect to planning in the area, an occupier of a caretaker's dwelling is *"not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes"*. Irrespective of this, the proposed Telecommunications Facility does not, post-construction, create or disturb any dust, lighting or odour on any caretaker's dwelling in the area. EME levels for any nearby residences are provided as per the EME report (see **section 14.6**). The facility will include a small residential-style air-conditioning unit to cool sensitive equipment within the shelter. This air-conditioning unit will create a very low level of noise during the day and night, far below that allowed in an industrial zone. While the proposed facility will have an amenity impact on these caretaker dwellings, this impact is relatively minimal considering the existing amenity of the area and the amenity impacts that any of a range of industrial uses that are allowed under the existing planning scheme would have. The proposed facility is also assessed such that shadowing from the facility will be relatively minimal, with shadowing impacting on only five (5) properties with caretaker's dwellings during the entire year (summer solstice and winter solstice were assessed), and of these two (2) are limited to an hour or less of shadowing (**Appendix C**).

Impacts to caretaker dwellings as a result of the proposed facility are generally moderate or minimal, with the greatest impacts, amenity and shadowing, being blunted by the amenity of the

receiving environment and the considerations under the planning scheme, or the specifics of the solar cycle and the orientation of nearby catetaker dwellings.

14.3 Heritage

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

No Aboriginal or other heritage sites of significance have been identified within the subject land holding or within close proximity (see **section12.1**).

14.4 Flora and Fauna

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

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

The Protected Matters Search Tool from the Department of the Environment and Energy which shows matters of national environmental significance or other matters protected by the *Environment Protection and Biodiversity Conservation Act 1999*. A search using this tool found that no significant environmental matter was identified on the subject site.

14.5 Bushfire

The specific site location is identified as being partially within the outer edge of a Bush Fire Prone Area by the Fire and Emergency Services Commissioner (**Figure 26**).



Figure 26: Bushfire Prone Areas Mapping Source: <https://maps.slip.wa.gov.au/landgate/bushfireprone/?center=13022786.8429561,-3828291.59547117,102100&scale=10000>

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

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

14.6 Health and Safety

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

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

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

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

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

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

In this way, the ARPANSA requires network carriers to demonstrate the greatest possible impact that a new telecommunications facility could have on the environment to give the community greater peace of mind. In reality base stations are designed to operate at the lowest possible power level to accommodate only the number of customers using the facility at any one time.

This design function is called “adaptive power control” and ensures that the base station operates at minimum, not maximum, power levels at all times.

Using the ARPANSA standard methodology, Telstra is required to complete and make available an EME report which predicts the maximum environmental EME level the facility will emit. Telstra has completed this EME report and it shows that the maximum level of EME emitted by the proposed facility is 0.78% (1/128) (**Appendix C**). To better understand the information within this EME report, an ARPANSA published *A Guide to the Environmental EME Report* (**Appendix D**).

Amplitel and Telstra rely on the expert advice of national and international health authorities such as the ARPANSA and the WHO for overall assessments of health and safety impacts.

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

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

14.7 Social and Economic Impact

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

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

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

15.0 CONCLUSION

This application is a direct result of the community’s requests for reliable telecommunications to be provided to the Exmouth area. There is strong State policy support for telecommunications facilities if, when balancing improved telecommunications services with environmental impacts; including for example, visual impact and flood or fire hazard, a particular proposal provides a net community benefit.

The proposed works provide the community with reliable 4G and 5G access which in turn supports the various residential customers and tourist, commercial and industrial uses in the area and form part of a wider plan to ensure reliable and accessible coverage during emergency situations such as in the event of bush fires or any other natural disaster.

Ventia on behalf of Telstra and Amplitel has undertaken an assessment of the relevant matters as required by the *Telecommunications Act 1997*, State Legislation and the *Shire of Exmouth Local Planning Scheme No. 4*. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

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

- The proposed works will provide reliable mobile phone service to the southern area of Exmouth, including recent and future residential and industrial expansion areas. The improved coverage is increasing access to new technologies for key regional sectors and communities, which rely on a fast, reliable and affordable mobile network.
- Public views to the proposed facility from residential zones areas are mitigated due to the considerable distance from these receptors to the proposal. Immediate views of ground-based equipment is mitigated through a sheet metal fence surrounding the compound and its setback from the primary frontage.
- The proposal is consistent with the relevant provisions of the Shire of Exmouth Local Planning Scheme No. 4 or presents only minor conflicts with them.
- The proposal will improve Telstra 4G and 5G communications services to the area, including voice calls, video calling and Wireless Broadband, and allow or other Carriers to provide similar services.
- The proposal does not require any vegetation clearing.
- The proposal will not affect the existing industrial uses or potential expansion over the site.
- The proposed facility is appropriately located in an industrial area, providing good separation from residential zoned areas.
- The site considers caretaker dwellings, including shadowing impacts.
- Emissions from the proposed facility will be significantly below the Australian Radiation Protection and Nuclear Safety Agency standards adopted by the Australian Communications and Media Authority.

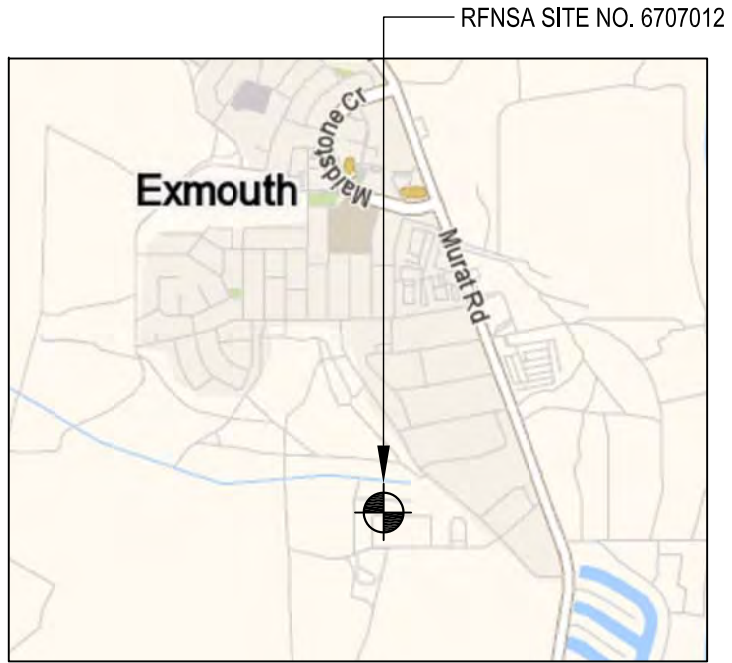
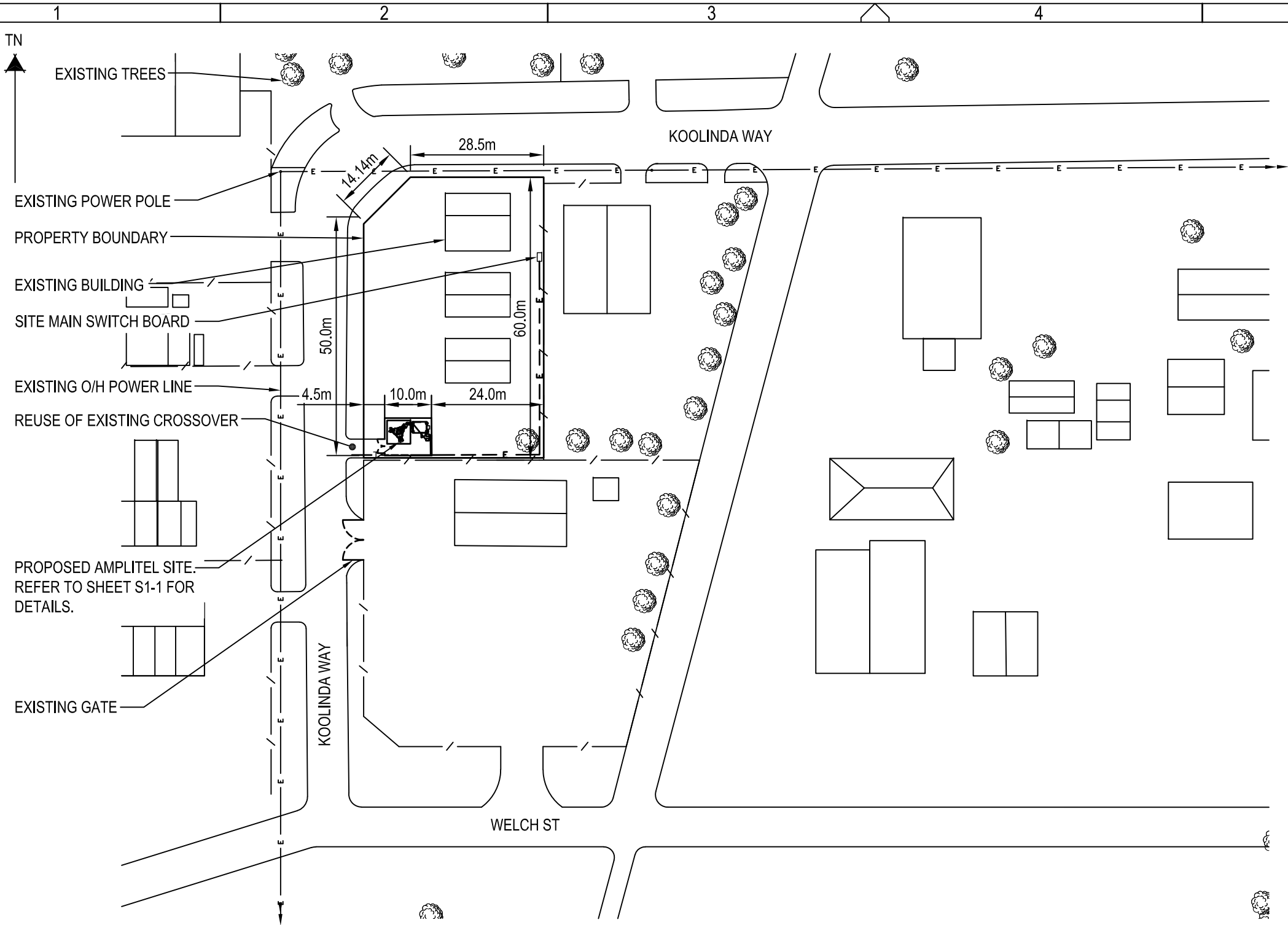
The assessment of the proposal demonstrates that the proposal represents sound and proper town planning and it is respectfully requested that consent is granted for this development application.

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

APPENDIX A – PLANS OF THE PROPOSAL

Plot dates: 18 May 2022 - 12:36 PM

Telstra Networks Wireless Program Delivery Template - 017868P02 Issue 12 11/04/2016



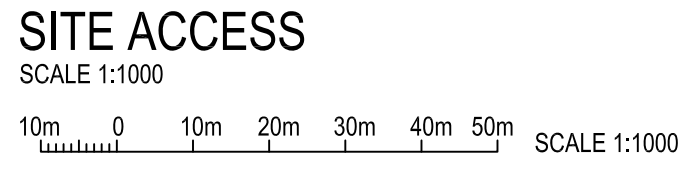
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LOCALITY PLAN
NOT TO SCALE

SERVICES LEGEND

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

COMPLIANCE BOX
COMPLETED AS PER DESIGN
ALTERATIONS IN RED
NAME (PRINT) _____
SIGNATURE _____ DATE _____



PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11139.01	RA	AH	PRELIM - 30092422W0002VPL - LTE700/LTE2600/NR850	JC	SR	26.11.21	1

PROPERTY DESCRIPTION
PART OF LOT (TBC) ON (TBC)
PARISH OF (TBC)
COUNTY OF (TBC)

SITE STRUCTURE CO-ORDINATES (GDA94)	
GPS READING ACCURACY: ±10m	
CENTRE OF MONOPOLE	
LATITUDE	-21.94517° (GDA94)
LONGITUDE	114.12534° (GDA94)



AMPLITEL
Part of the Telstra Group

TOWER AMS SITE WA004381
EXMOUTH SOUTH
SITE ACCESS AND LOCALITY PLAN
14 KOOLINDA WY, EXMOUTH, WA 6707

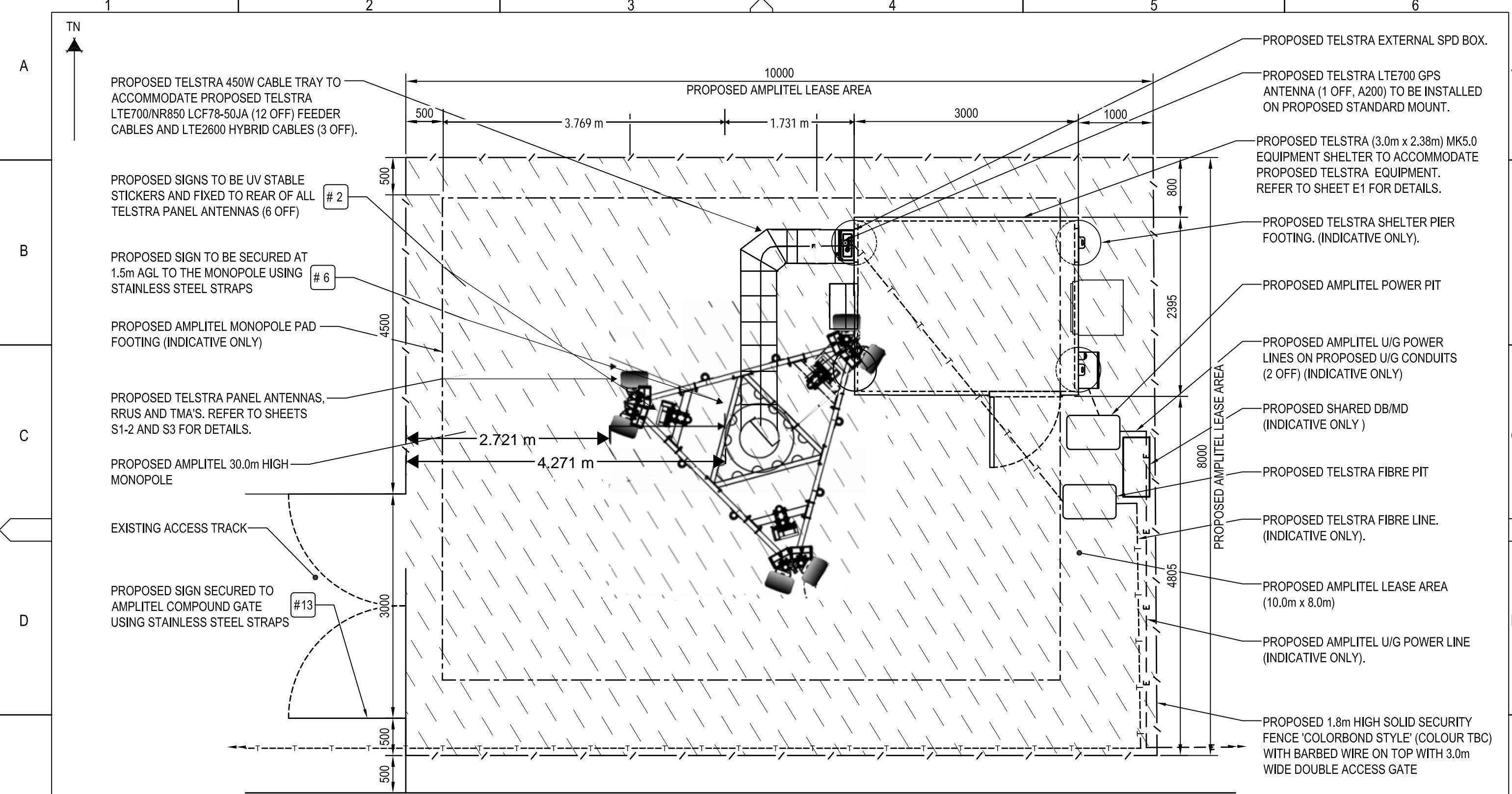
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DWG NO. **W109791** SHT NO. S1

Cad file: W109791_PD.dwg

Plot date: 18 May 2022 - 12:37 PM

Telstra Networks Wireless Program Delivery Template - 017868P02 Issue 12 11/04/2016



COMPLIANCE BOX
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 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

SITE LAYOUT
 SCALE 1:50
 500 0 2500 SCALE 1:50

- NOTES:**
- ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 - FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
 - ALL DIMENSION ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
 - PROPOSED AMPLITEL LEASE AREA.



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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11139.01	RA	AH	PRELIM - 30092422W0002VPL - LTE700/LTE2600/NR850	JC	SR	26.11.21	1

PRELIMINARY



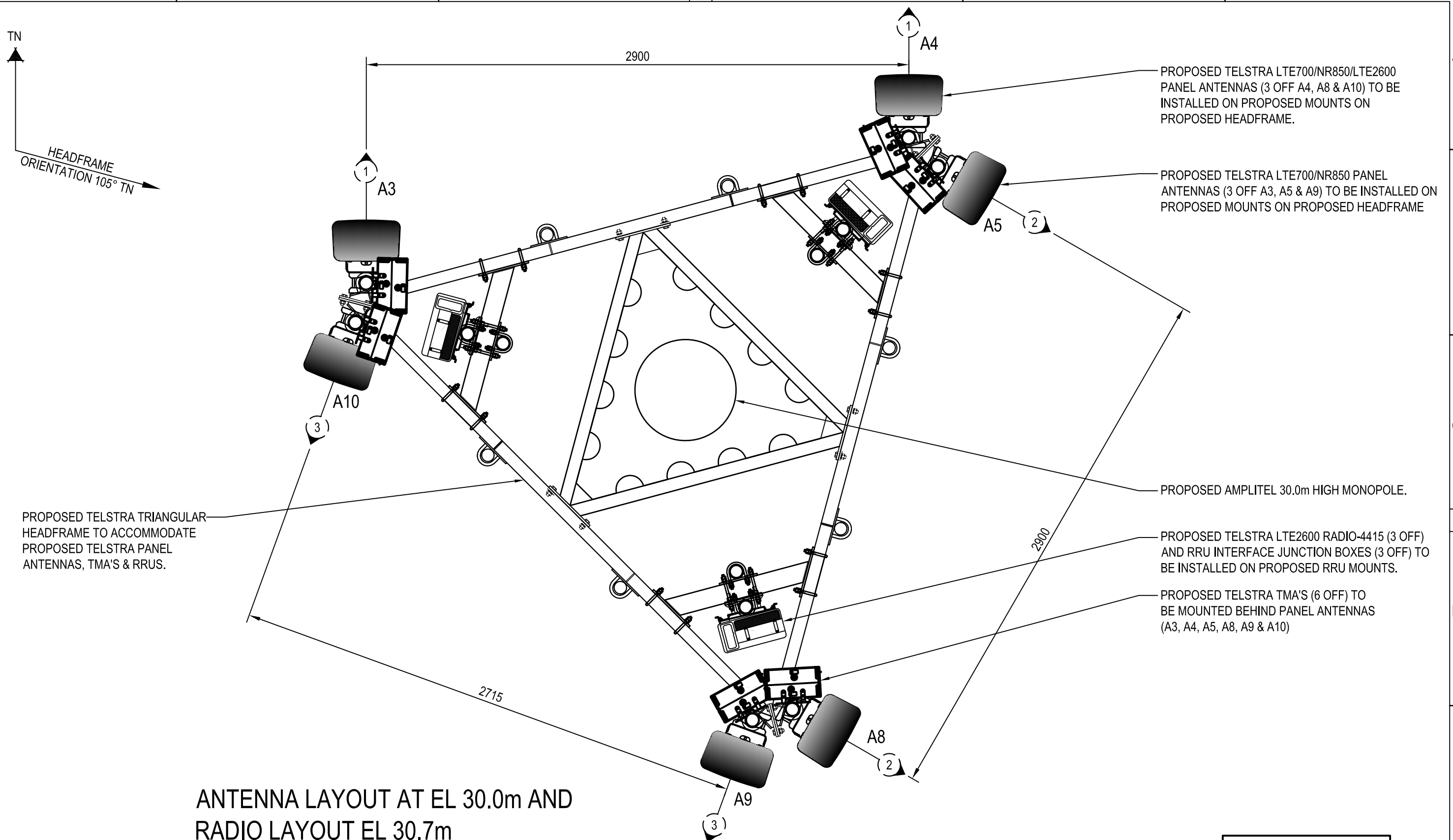
TOWER AMS SITE WA004381
EXMOUTH SOUTH
 SITE LAYOUT
 14 KOOLINDA WY, EXMOUTH, WA 6707

DWG NO. **W109791** SHT NO. S1-1

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PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED TELSTRA PANEL ANTENNAS, TMA'S & RRUS.

PROPOSED TELSTRA LTE700/NR850/LTE2600 PANEL ANTENNAS (3 OFF A4, A8 & A10) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME.

PROPOSED TELSTRA LTE700/NR850 PANEL ANTENNAS (3 OFF A3, A5 & A9) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME

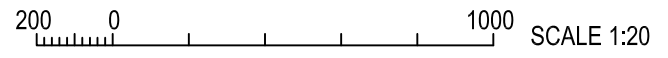
PROPOSED AMPLITEL 30.0m HIGH MONOPOLE.

PROPOSED TELSTRA LTE2600 RADIO-4415 (3 OFF) AND RRU INTERFACE JUNCTION BOXES (3 OFF) TO BE INSTALLED ON PROPOSED RRU MOUNTS.

PROPOSED TELSTRA TMA'S (6 OFF) TO BE MOUNTED BEHIND PANEL ANTENNAS (A3, A4, A5, A8, A9 & A10)

ANTENNA LAYOUT AT EL 30.0m AND RADIO LAYOUT EL 30.7m

SCALE 1:20



PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11139.01	RA	AH	PRELIM - 30092422W0002VPL - LTE700/LTE2600/NR850	JC	SR	26.11.21	1

Telstra

MOBILE NETWORK SITE 358263
EXMOUTH SOUTH
ANTENNA LAYOUT
14 KOOLINDA WY, EXMOUTH, WA 6707

COMPLIANCE BOX
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DWG NO. **W109791** SHT NO. S1-2

Cad file: W109791_PD.dwg

PKR date: 18 May 2022 - 12:38 PM
Telstra Networks Wireless Program Delivery Template - 017868P02 issue 12 11 /04/ 2016

PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL AMPLITEL PANEL ANTENNAS (6 OFF) # 2

PROPOSED TELSTRA LTE700/NR850 PANEL ANTENNAS (3 OFF A3, A5 & A9) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME

PROPOSED TELSTRA LTE2600 RADIO-4415 (3 OFF) AND RRU INTERFACE JUNCTION BOXES (3 OFF) TO BE INSTALLED ON PROPOSED RRU MOUNTS.

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED TELSTRA PANEL ANTENNAS, TMA'S & RRUS.

PROPOSED TELSTRA TMA'S (6 OFF) TO BE MOUNTED BEHIND PANEL ANTENNAS (A3, A4, A5, A8, A9 & A10)

PROPOSED TELSTRA LTE700/NR850/LTE2600 PANEL ANTENNAS (3 OFF A4, A8 & A10) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME.

PROPOSED AMPLITEL 30.0m HIGH MONOPOLE.

▽ E.L. 31.3m (±100mm) RL 43.3m A.H.D.
OVERALL HEIGHT

▽ E.L. 30.7m (±100mm) RL 42.7m A.H.D.
C/L PROPOSED TELSTRA LTE2600 RADIO-4415 (3 OFF)
C/L PROPOSED TELSTRA RRU INTERFACE JUNCTION BOXES (3 OFF)

▽ E.L. 30.0m (±100mm) RL 42.0m A.H.D.
TOP OF PROPOSED MONOPOLE
C/L PROPOSED TRIANGULAR HEADFRAME
C/L PROPOSED TELSTRA LTE700/NR850 PANEL ANTENNAS (3 OFF A3, A5 & A9)
C/L PROPOSED TELSTRA LTE700/NR850/LTE2600 PANEL ANTENNAS (3 OFF A4, A8 & A10)

NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT) _____

SIGNATURE _____ DATE _____

PROPOSED TELSTRA EXTERNAL SPD BOX.

PROPOSED SIGN TO BE SECURED AT 1.5m AGL TO THE MONOPOLE USING STAINLESS STEEL STRAPS # 6

PROPOSED 1.8m HIGH SOLID SECURITY FENCE 'COLORBOND STYLE' (COLOUR TBC) WITH BARBED WIRE ON TOP WITH 3.0m WIDE DOUBLE ACCESS GATE

PROPOSED SIGN SECURED TO AMPLITEL COMPOUND GATE USING STAINLESS STEEL STRAPS # 13

PROPOSED AMPLITEL MONOPOLE PAD FOOTING (INDICATIVE ONLY)

PROPOSED TELSTRA FIBRE LINE (INDICATIVE ONLY)

PROPOSED TELSTRA LTE700/NR850 LCF78-50JA (12 OFF) FEEDER CABLES AND LTE2600 HYBRID CABLES (3 OFF) TO RUN INSIDE PROPOSED MONOPOLE.

PROPOSED TELSTRA 450W CABLE TRAY TO ACCOMMODATE PROPOSED TELSTRA LTE700/NR850 LCF78-50JA (12 OFF) FEEDER CABLES AND LTE2600 HYBRID CABLES (3 OFF).

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

PROPOSED TELSTRA (3.0m x 2.38m) MK5.0 EQUIPMENT SHELTER TO ACCOMMODATE PROPOSED AMPLITEL EQUIPMENT. REFER TO SHEET E1 FOR DETAILS.

PROPOSED SHARED DB/MD (INDICATIVE ONLY).

PROPOSED TELSTRA FIBRE PIT

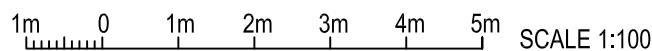
PROPOSED AMPLITEL U/G POWER LINE (INDICATIVE ONLY).

▽ E.L. 00.0m RL 12.0m A.H.D.
GROUND LEVEL

PROPOSED AMPLITEL POWER PIT (BEHIND)
PROPOSED TELSTRA SHELTER PIER FOOTING. (INDICATIVE ONLY)

SOUTH ELEVATION

SCALE 1:100



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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11139.01	RA	AH	PRELIM - 30092422WO002VPL - LTE700/LTE2600/NR850	JC	SR	26.11.21	1

PRELIMINARY



TOWER AMS SITE WA004381
EXMOUTH SOUTH
SOUTH ELEVATION
14 KOOLINDA WY, EXMOUTH, WA 6707

DWG NO.

W109791

SHT NO.

S3

Cad file: W109791_PD.dwg



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Pkt date: 18 May 2022 - 12:38 PM
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TELSTRA ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A3	ARGUS RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	0°	S1: LTE700 / S1: NR850
					S1: LTE700 / S1: NR850
					S1: SPARE S1: SPARE
A4	ARGUS RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	0°	S1: LTE700 / S1: NR850
					S1: LTE700 / S1: NR850
					S1: LTE2600 S1: LTE2600
A5	ARGUS RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	120°	S2: LTE700 / S2: NR850
					S2: LTE700 / S2: NR850
					S2: SPARE S2: SPARE
A8	ARGUS RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	120°	S2: LTE700 / S2: NR850
					S2: LTE700 / S2: NR850
					S2: LTE2600 S2: LTE2600
A9	ARGUS RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	200°	S3: LTE700 / S3: NR850
					S3: LTE700 / S3: NR850
					S3: SPARE S3: SPARE
A10	ARGUS RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	30.0m	200°	S3: LTE700 / S3: NR850
					S3: LTE700 / S3: NR850
					S3: LTE2600 S3: LTE2600
A200	GPS ANTENNA KRE 101 2082/1 Ø68 x 96mm	INSTALL	BASE OF GPS 3.0m	0°	-

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

PRELIMINARY

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

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA11139.01	RA	AH	PRELIM - 30092422WO002VPL - LTE700/LTE2600/NR850	JC	SR	26.11.21	1

MOBILE NETWORK SITE 358263
EXMOUTH SOUTH
ANTENNA CONFIGURATION TABLE
14 KOOLINDA WY, EXMOUTH, WA 6707

DWG NO. **W109791** SHT NO. S3-1



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APPENDIX B – CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 1151/DP217620	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 1/12/2004

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

VOLUME 2052 FOLIO 653

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1151 ON DEPOSITED PLAN 217620

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

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

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

STATEMENTS:

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

SKETCH OF LAND: 2052-653 (1151/DP217620)
PREVIOUS TITLE: 2052-653
PROPERTY STREET ADDRESS: 14 KOOLINDA WAY, EXMOUTH.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF EXMOUTH

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF EXMOUTH TOWN LOT/LOT 1151 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 1151 ON DEPOSITED PLAN 217620 ON 20-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

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

APPENDIX C – SHADOWING



Extent of shadowing for tower on longest day of year (22 December 2022) at 5:40am. Note that width of actual shadow will be far slimmer than shown on image Source: SunCal, 2022



Extent of shadowing for tower on longest day of year (22 December 2022) at 12:22pm. Note that width of actual shadow will be far slimmer than shown on image Source: SunCal, 2022



Extent of shadowing for tower on longest day of year (22 December 2022) at 7:02pm. Note that width of actual shadow will be smaller than shown on image Source: SunCal, 2022



Extent of shadowing for tower on shortest day of year (21 June 2022) at 7:09am. Note that width of actual shadow will be smaller than shown on image Source: SunCal, 2022



Extent of shadowing for tower on shortest day of year (21 June 2022) at 12:22am. Note that width of actual shadow will be smaller than shown on image Source: SunCal, 2022



Extent of shadowing for tower on shortest day of year (21 June 2022) at 5:47pm. Note that width of actual shadow will be smaller than shown on image Source: SunCal, 2022

APPENDIX D – EME REPORT

Environmental EME Report

Location	14 Koolinda Wy, EXMOUTH WA 6707		
Date	13/01/2022	RFNSA No.	6707012

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 14 Koolinda Wy, EXMOUTH WA 6707. These levels have been calculated by Visionstream using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

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

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


A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

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

0.78%

out of 100% of the public exposure limit, 134 m from the location.



EME levels with the proposed changes	
Distance from the site	Percentage of the public exposure limit
0-50 m	0.17%
50-100 m	0.39%
100-200 m	0.78%
200-300 m	0.56%
300-400 m	0.29%
400-500 m	0.16%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/6707012>.

Radio systems at the site

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

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra			4G, 5G	LTE700 (proposed), NR850 (proposed), LTE2600 (proposed)

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

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

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				2.53	16.99	0.17%
50-100m				2.48	16.26	0.39%
100-200m				3.53	33.13	0.78%
200-300m				3.35	29.72	0.56%
300-400m				2.51	16.71	0.29%
400-500m				1.89	9.48	0.16%

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				

APPENDIX E – GUIDE TO EME REPORT



A Guide to the Environmental EME Report

What is an Environmental EME Report?

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

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

Why is there an EME Report?

Wireless base stations and small cells work by sending out RF EME in the form of waves carrying information. When the RF EME reaches objects, including people and animals, some of the energy carried by the waves is deposited in the object³. This can lead to heating of the object and, if levels are too high, can cause harmful effects. The ARPANSA RF Standard⁴ provides limits of exposure which must be complied with by all radio installations, including wireless base stations and small cells. The limits for EME exposure given in the ARPANSA Standard are intended to provide protection for people of all ages and medical conditions when exposed 24 hours per day, 7 days per week. The EME Report shows the maximum

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

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

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

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

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

What information is on the report?

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

EME Levels

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

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

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m^2) – the power density (or rate of flow of RF energy per unit area)⁵
- percentage (%) of the ARPANSA Standard

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

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

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

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

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Standard public exposure limits at the Assessment Frequency		
			Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
LTE700	758 – 803 MHz	750 MHz	37.5 V/m	3750 mW/m ²	100%
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m	4500 mW/m ²	100%
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m	4500 mW/m ²	100%
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m	9000 mW/m ²	100%
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m	10000 mW/m ²	100%
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m	10000 mW/m ²	100%
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m	10000 mW/m ²	100%
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m	10000 mW/m ²	100%

Effect of Landscape (topography)

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

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

Other Areas of Interest

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

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

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

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

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

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

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

Why do the EME levels vary with distance?

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

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

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

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

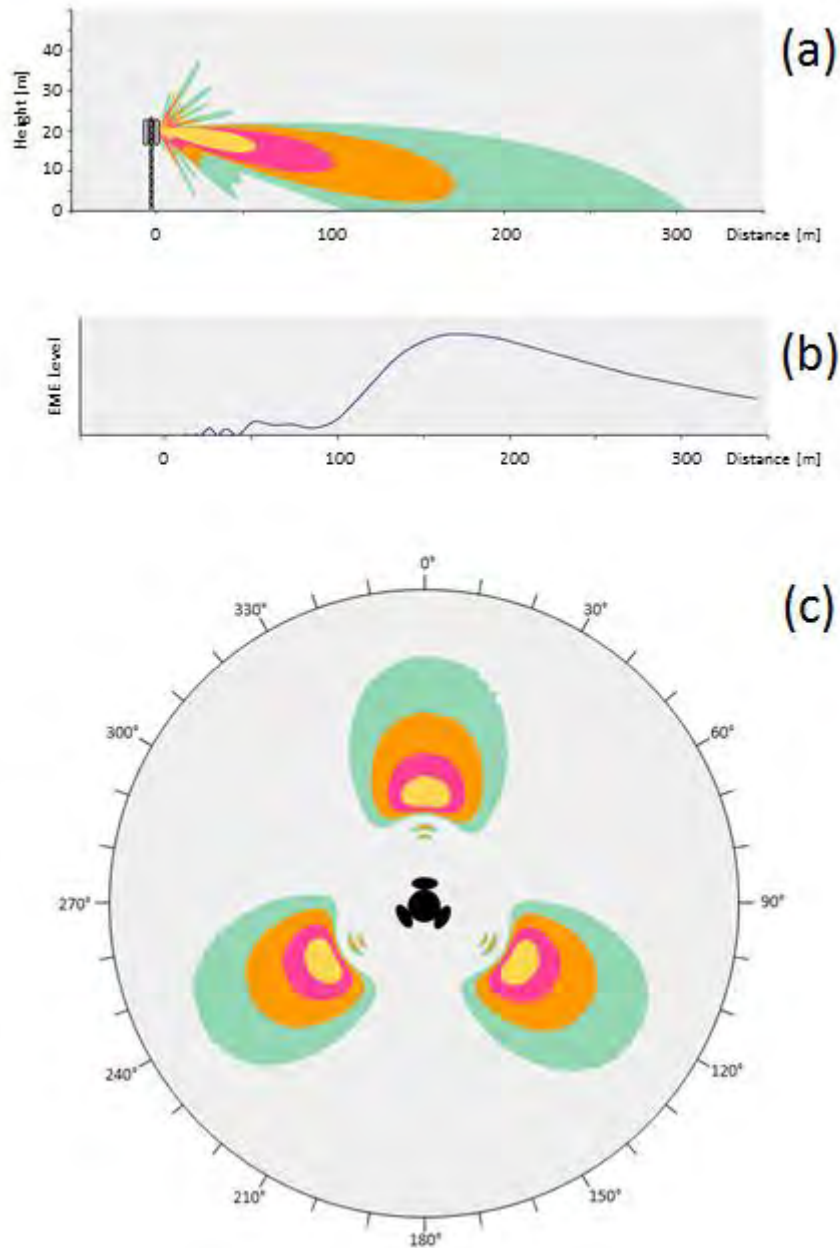


Figure 1. How the EME levels vary as you move away from a base station tower.
(a) Side view of a single antenna pattern. (b) EME level at 1.5 m above ground.
(c) Aerial view of three sector antenna pattern

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

How Accurate are the Calculated Values?

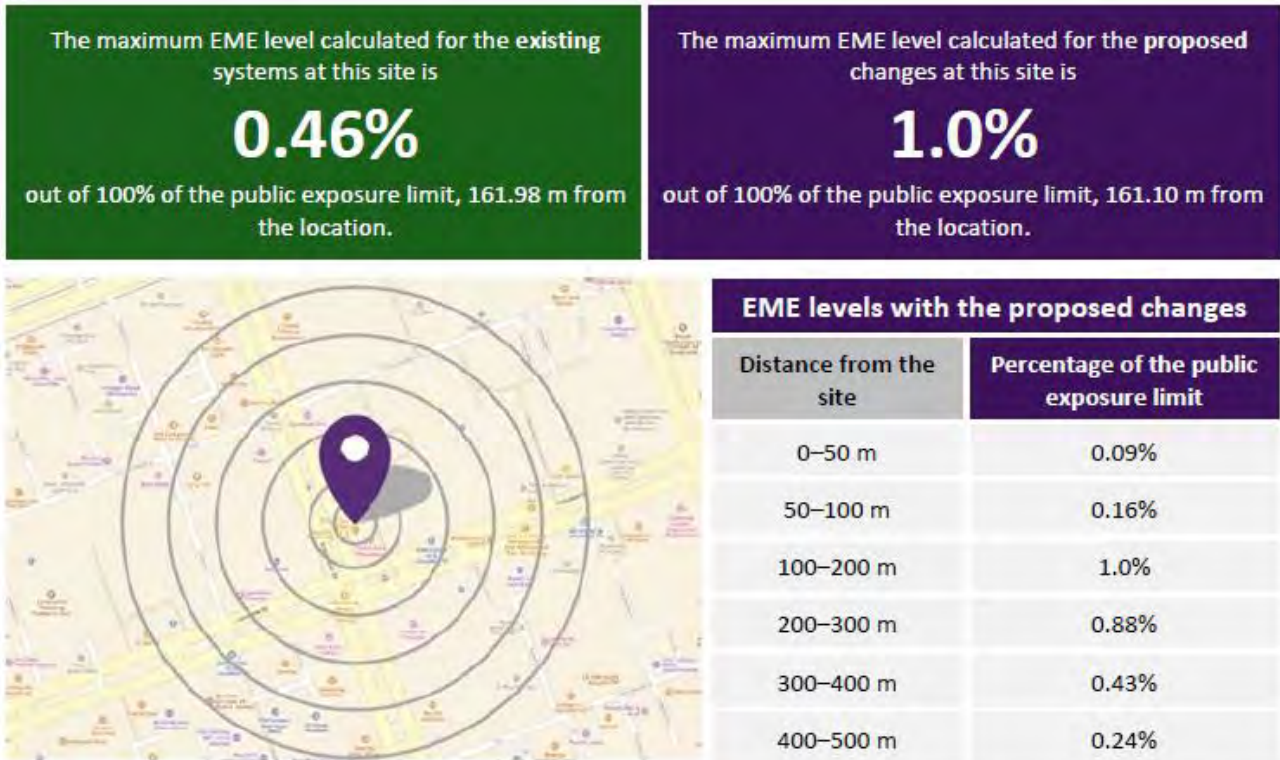
The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station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

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

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

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

Example Snapshot of Calculated EME Levels



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

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

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

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

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
0–50 m	0.57	0.87	0.01%	1.7	7.2	0.09%
50–100 m	0.96	2.5	0.04%	1.9	9.2	0.16%
100–200 m	3.4	31	0.46%	5.0	66	1.0%
200–300 m	3.2	27	0.40%	4.6	56	0.88%
300–400 m	2.3	13	0.20%	3.2	28	0.43%
400–500 m	1.7	7.7	0.11%	2.4	16	0.24%

The example table above provides the following information:

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

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

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

Example Table of Calculated EME levels at Other Areas of Interest

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

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

Further Information

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

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

- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies" ²
- The ARPANSA RF Standard⁴

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

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

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

1. The Communications Alliance Ltd Industry Code C564:2020 Mobile Phone Base Station Deployment is available from the Communications Alliance Ltd website, <https://www.commsalliance.com.au/Documents/all/codes/c564>
2. The ARPANSA methodology produces overconservative calculations for multiple-input and multiple-output (MIMO) systems. ([Radio frequency EME exposure levels - prediction methodologies technical report.](#))
3. Information on RF and its effects is available from ARPANSA <https://www.arpansa.gov.au/understanding-radiation/what-is-radiation/non...>
4. The ARPANSA RF Standard is available from <https://www.arpansa.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rpss-1>
5. Power density is often expressed in units other than mW/m^2 , other common units are watts per square meter (W/m^2) and microwatts per square centimetre ($\mu\text{W}/\text{cm}^2$). Where conversion is required: 1 watt per square metre (W/m^2) = 100 microwatts per square centimetre ($\mu\text{W}/\text{cm}^2$) = 1000 milliwatts per square metre (mW/m^2).

DEVELOPMENT APPLICATION 13/22

PUBLIC SUBMISSIONS

Lot 1151 (14) Koolinda Way, Exmouth

Telecommunications Infrastructure

No.	Summary of Submission(s)	Proponent Comment	Officer Comment and Recommendation
1.	<p>I write in relation to the proposed Telecommunications Infrastructure at 14 Koolinda Way, Exmouth (DA13/22).</p> <p>I am a joint property owner along Koolinda Way and visit the property frequently through the year with my young family. We have become good friends with all the other young families in Koolinda Way and we, along with other property owners, were offered to host the infrastructure but after researching the potential health risks associated, declined.</p> <p>Our property is 50-100m away from the proposed 5G tower and according to proponent documentation, means we could potentially be exposed to an EME level of 0.39%.</p> <p>We find this unacceptable, given the risk of exposure could be lowered if the infrastructure was placed elsewhere at a more appropriate site.</p>	<p>Telstra and Amplitel respect the interest that members of the community have in the infrastructure proposed in their area and concerns regarding electromagnetic energy (EME) by Telecommunications Facilities such as that proposed at Exmouth.</p> <p>Individual research, while highly commendable, should not be substituted for the professional scientific opinion of organisations such as the World Health Organisation (WHO), bodies such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), and medical opinions such as the those of the Australia’s Chief Medical Officer.</p> <p>In each case the above entities have been unequivocal in their support for the safety of mobile phone base stations and their support for the current standards.</p> <p>The WHO, have provided in their most recent statement <i>“Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease”</i> https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations.</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent’s response to EME’s.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>Lot 1467 on DP 41058 (Exmouth Power Station site) is owned by the Regional</p>

	<p>It would be reasonable to assume that such infrastructure would be better located for example, at the rear (south) of the Exmouth power station on the basis the Shire of Exmouth would receive the rental income and if located at the rear, the power station would provide a buffer to EME risk posed to inhabitants of Koolinda Way and Welch Streets.</p> <p>We are not opposed to installation of this much-needed infrastructure for Exmouth, however there are myriad locations available which would provide the same telecoms performance benefit to Exmouth residents, without the health risk to the young families, while concurrently generating revenue for ratepayers.</p> <p>I challenge the Shire of Exmouth to do better. If however it needs assistance from its ratepayers to identify a more suitable location, we are standing by and ready to assist.</p> <p>Can the Shire of Exmouth please confirm it is able to host telecommunication infrastructure on Shire lands?</p>	<p>ARPANSA's position is <i>"Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas."</i> https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</p> <p>The comment by Australia's former Chief Medical Officer, provided at the initial stages of Australia's 5G rollout is <i>"I'd like to reassure the community that 5G technology is safe. There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts."</i> https://www.health.gov.au/news/safety-of-5g-technology</p> <p>Mobile networks are specifically designed to use the lowest possible power from base stations and mobile phones necessary to ensure quality voice or data services. The network automatically adjusts the base station transmitter power according to how far away the mobile phone users are. With the optimal network design, base stations are located close to mobile phone users and produce the lowest possible EME. The further base stations are located from mobile phone users, the higher the power required, resulting in higher EME levels.</p> <p>With regards to the specific levels within the EME report it is important to recognise that the 0.39% (over 250 times under the safe levels) provided within the EME report for this site is the maximum hypothetical level of emissions from the facility within the 50-100m area around the facility (as measures 1.5m above the ground. As per ARPANSA's Guide to the Environmental EME Report (available at</p>	<p>Power Station. The land to the south and east of the site is Crown Reserves and zoned for future Urban Development, and were not considered appropriate locations.</p> <p>The Shire was not supportive of use of the Shires Depot, due to potential interference issues with the existing radio antennae, and the space required for the compound area and the impacts this could have on current and future use of the site.</p>
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The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off. Even when a call is in progress, the power transmitted is adjusted to be only as high as necessary to communicate with the handset. If the handset is close, or in a good signal area, the base station transmitter will reduce its power automatically.

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

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

This is recognised by the Western Australia Government in its State Planning Policy 5.2 Telecommunications Infrastructure which states "Measurement surveys undertaken by ARPANSA demonstrate that environmental radiofrequency levels near base stations for the mobile telephone network are extremely low. The ARPANSA surveys reported that typical exposures to

		<p><i>radiofrequency fields were well below one per cent of the Standard's public exposure limits. It concluded that "given the very low levels recorded and the relatively low power of these types of transmitters, it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research".</i></p> <p><i>Standards set by ARPANSA incorporate substantial safety margins to address human health and safety matters; therefore it is not within the scope of this Policy to address health and safety matters. Based on ARPANSA's findings, setback distances for telecommunications infrastructure are not to be set out in local planning schemes or local planning policies to address health or safety standards for human exposure to electromagnetic emissions. "</i></p> <p>Once a base station becomes operational or is modified, a Site Compliance Certificate is prepared by a National Association of Testing Authorities (NATA) Assessor to certify that the site has been assessed and complies with the Radio Frequency Human Exposure Limits as specified by the Australian Communications and Media Authority (ACMA) Licence Condition Determination (LCD) and the requirements of RPS S-1. The Site Compliance Certificate for the site can be accessed via the RFNSA once it has been uploaded (generally takes approx. 40 days once site is installed).</p>	
2.	<p>I write in relation to the proposed Telecommunications Infrastructure at 14 Koolinda Way, Exmouth.</p> <p>I have been a property owner since 2018 along Koolinda Way, Exmouth.</p>	<p>Amplitel respects the interest that members of the community have in the infrastructure proposed in their area and concerns regarding electromagnetic energy (EME) by Telecommunications Facilities such as that proposed at Exmouth.</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent's response to EME's.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy</p>

<p>We visit this property on a year-round basis for both business and leisure trips. More often than not, we have our young children with us, and reside predominantly at this residence when visiting.</p> <p>We would like to strongly oppose the construction of the telecommunications infrastructure right next door to us. We have significant concerns about the safety of the radiofrequency and electromagnetic energy levels emitted around the proposed site.</p> <p>Our property is 50-100m away. According to your documentation, this means we could potentially be exposed to an EME level of 0.39%.</p> <p>We find this unacceptable, given the risk of exposure could be lowered if the infrastructure was placed elsewhere.</p> <p>We suggest it would make a lot more sense to place this infrastructure 400-500m away, perhaps closer to the existing power station site which does not have as many habitants. This way it would not be imposing on a business and residential area, and the EME would drop to 0.16% - the lowest in the exposure range.</p> <p>I do understand the need for this infrastructure and support its construction, however would like to work together to find</p>	<p>Individual research, while highly commendable, should not be substituted for the professional scientific opinion of organisations such as the World Health Organisation (WHO), bodies such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), and medical opinions such as the those of the Australia's Chief Medical Officer.</p> <p>In each case the above entities have been unequivocal in their support for the safety of mobile phone base stations and their support for the current standards.</p> <p>The WHO, have provided in their most recent statement <i>"Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease"</i> https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations.</p> <p>ARPANSA's position is <i>"Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas."</i> https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</p> <p>The comment by Australia's former Chief Medical Officer, provided at the initial stages of Australias 5G rollout is <i>"I'd like to reassure the community that 5G technology is safe. There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts."</i></p> <p>https://www.health.gov.au/news/safety-of-5g-technology</p>	<p>(EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>Under LPS 4, caretaker's dwellings may only be permitted where the existing industrial/commercial business continues. As specified in LPS 4, an occupier of a caretakers' dwellings <i>"is not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes"</i>. We note that the proposal will have an impact on the amenity of the caretaker's dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning.</p>
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<p>a mutually suitable location for it which is not imposing on our residence and potentially causing unnecessary health risks for ourselves and our young children.</p>	<p>Mobile networks are specifically designed to use the lowest possible power from base stations and mobile phones necessary to ensure quality voice or data services. The network automatically adjusts the base station transmitter power according to how far away the mobile phone users are. With the optimal network design, base stations are located close to mobile phone users and produce the lowest possible EME. The further base stations are located from mobile phone users, the higher the power required, resulting in higher EME levels.</p> <p>With regards to the specific levels within the EME report it is important to recognise that the 0.39% (over 250 times under the safe levels) provided within the EME report for this site is the maximum hypothetical level of emissions from the facility within the 50-100m area around the facility (as measures 1.5m above the ground. As per ARPANSA's Guide to the Environmental EME Report (available at</p> <p><i>The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off. Even when a call is in progress, the power transmitted is adjusted to be only as high as necessary to communicate with the handset. If the handset is close, or in a good signal area, the base station transmitter will reduce its power automatically.</i></p>	<p>A number of sites and matters were reviewed as part of the pre-application process, including nearby Crown Land. However, they have confirmed they wish to proceed with the site selected.</p>
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The calculations do not take into account trees, vegetation or buildings which may alter the EME levels, generally decreasing them. Some of the EME is reflected from buildings and the ground and often this signal is used by a handset when the direct signal is blocked by a building. When the reflected signal and direct signal combine the overall level can be lower or higher than the direct signal alone depending on the exact location. Measurements around base stations have shown actual values of EME are usually less than calculation by factors of 10 to 1000 or even more. Values of EME indoors will typically be even lower as walls, windows and roofs absorb or reflect the energy."

This is recognised by the Western Australia Government in its State Planning Policy 5.2 Telecommunications Infrastructure which states "Measurement surveys undertaken by ARPANSA demonstrate that environmental radiofrequency levels near base stations for the mobile telephone network are extremely low. The ARPANSA surveys reported that typical exposures to radiofrequency fields were well below one per cent of the Standard's public exposure limits. It concluded that "given the very low levels recorded and the relatively low power of these types of transmitters, it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research".

Standards set by ARPANSA incorporate substantial safety margins to address human health and safety matters; therefore it is not within the scope of this Policy to address health and safety matters. Based on ARPANSA's findings, setback distances for telecommunications infrastructure are not to be set out in local planning schemes or local planning policies to

		<p><i>address health or safety standards for human exposure to electromagnetic emissions. "</i></p> <p>Once a base station becomes operational or is modified, a Site Compliance Certificate is prepared by a National Association of Testing Authorities (NATA) Assessor to certify that the site has been assessed and complies with the Radio Frequency Human Exposure Limits as specified by the Australian Communications and Media Authority (ACMA) Licence Condition Determination (LCD) and the requirements of RPS S-1. The Site Compliance Certificate for the site can be accessed via the RFNSA once it has been uploaded (generally takes approx. 40 days once site is installed).</p> <p>The community can rest assured that, based on the consensus scientific opinion, the mobile phone base station does not present a hazard for anyone living or working, indoors or outdoors, in the area surrounding the facility.</p>	
3.	<p>The proposed site abuts our boundary and is within 50 metres of warehouse facilities and offices utilised by our staff.</p> <p>I do NOT support the proposed development.</p> <p>As a small business employing local residents my greatest concern is the health and safety of our employees. To increase employee exposure to radio frequency electromagnetic radiation directly opposes Gascoyne Haulage's Health & Safety policies and our commitment to ensure all</p>	<p>Telstra stands by the safety of its mobile phone base stations, with all equipment well within the safe levels set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), in concert with findings and standards set by the World Health Organisation (WHO) and the International Commission on Non-Ionizing Radiation Protection (ICNIRP).</p> <p>The submitter has not provided any details of the Gascoyne Haulage Health and Safety Policies or its evidentiary foundation with regards to electromagnetic energy and so no further comment can be made on this matter.</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent's response to EME's.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum</p>

<p>employees are able to perform their duties in a safe working environment.</p> <p>Being zoned Light Industry many lots have caretaker accommodation and occupants residing there whom I consider long term residents. Although the surrounding area is industrial in nature the size and type of the proposed development is not considered appropriate given the fact that there is a residential component allowable within the current zoning ruling.</p> <p>There are alternative locations that have not been considered.</p>	<p>It is the responsibility of the experts authorities such as the WHO and ARPANSA to continually review the science on EME and to protect public safety.</p> <p>The current position of the WHO is available in the Online Q&A (updated 21 February 2020) the WHO state: <i>"Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease"</i> https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations.</p> <p>ARPANSA's position is: <i>"Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas."</i> https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</p> <p>The former Australian Chief Medical Officer stated in 2020 at the initial 5G rollout in Australia, <i>"There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts"</i> (https://www.health.gov.au/news/safety-of-5g-technology).</p> <p>All of Telstra's mobile base stations are designed to comply with the relevant Australian safety standard called RPS S-1 or Radiation Protection Series – S1 (Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz). RPS S-1 is set by ARPANSA and is based on the safety guidelines recommended by ICNIRP.</p>	<p>calculated EME level from the site will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>Under LPS 4, caretaker's dwellings may only be permitted where the existing industrial/commercial business continues. As specified in LPS 4, an occupier of a caretakers' dwellings <i>"is not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes"</i>. We note that the proposal will have an impact on the amenity of the caretaker's dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning.</p> <p>A number of sites and matters were reviewed as part of the pre-application process, including nearby Crown Land. However, they have confirmed they wish to proceed with the site selected.</p>
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		<p>ICNIRP recently undertook an extensive review of the available scientific evidence and research on EME and health. As a result, new ICNIRP Guidelines were published on 11 March 2020 with a focus on the overall depth of research and safety of the guidelines. We encourage anyone interested in the science to read the ICNIRP media release (available at https://www.icnirp.org/cms/upload/presentations/ICNIRP_Media_Release_110320.pdf), or the FAQ and Differences documents.</p> <p>The RPS S-1 ARPANSA EME standard protects all people including children is very conservative and includes large reduction factors covers all RF EME frequencies including those used by 5G and future technologies was developed after a thorough review of all relevant scientific literature in conjunction with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and an extensive public consultation process</p> <p>More information on RPS S-1 Standard can be found at https://www.arpansa.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rpss-1.</p> <p>Ventia conducted a significant amount of due diligence in assessing potential locations in the area against a range of factors including coverage, amenity impacts, impacts to existing uses, economic feasibility, and impacts to environment and culture. This included discussions with landowners in the area, the Shire of Exmouth and entities such as Broadcast Australia. Based on these assessments the subject site is considered to be a candidate that appropriately balances all factors.</p>	
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<p>4.</p>	<p>With reference to the proposed Telecommunications tower on Lot 1151 (14) Koolinda Way Exmouth.</p> <p>As trustees for the owners of the property directly adjoining the proposed tower we object for a number of reasons.</p> <ol style="list-style-type: none"> 1. The added risk of the tower falling in a cyclone. Who would pay for the damage? We endured a large amount of damage with cyclone Vance and it was caused by flying debris coming from everyone else's property, not ours. 2. The possible radiation risk for the humans working in the vicinity. 3. The valuation of our property would decrease as a result of the tower. 4. The local shire yard at the beginning of Welch Street has a large communication Tower that is held with guy ropes to prevent their tower falling. I don't believe the Plan submitted shows such preventative measures. 5. The tower could be erected on Crown Land further away from the 	<p>Item 1</p> <p>The final structural design for the facility includes consideration for matters such as the nature of the ground beneath the facility and for wind loading, including during inclement events. The structure is designed to include not only structural capacity for the proposed equipment, but potential future equipment by a second Carrier or other provider.</p> <p>Item 2</p> <p>I want to assure you that Telstra and Amplitel place very high importance on electromagnetic energy (EME) safety. We rely on national and international experts such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) in relation to guidance on base stations and health. It is the responsibility of these expert authorities to continually review the science on EME and to protect public safety.</p> <p>Item 3</p> <p>The current position of the WHO is available in the Online Q&A (updated 21 February 2020) the WHO state: "Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease" https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations. ARPANSA's position is: "Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas." https://www.arpansa.gov.au/understanding-</p>	<p>Objection noted.</p> <p>Item 1: The infrastructure would need to be appropriately designed and built in accordance with the relevant construction standards for the region, including wind loading during extreme events.</p> <p>Item 2: The Shire accepts and agrees with the proponent's response to EME's.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>Item 3: Property values and the potential devaluing are not valid planning considerations.</p>
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	<p>development And not be an eyesore.</p> <p>6. The people who own the block next to ours will clearly enjoy an income for the Lease of their land. Telstra has hundreds of this type of income producing Arrangement. So we understand their desire to have this project go ahead by the Owners of lot 1151, but we are not happy for it to proceed.</p>	<p>radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</p> <p>The former Australian Chief Medical Officer stated in 2020 at the initial 5G rollout in Australia, <i>“There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts”</i> (https://www.health.gov.au/news/safety-of-5g-technology).</p> <p>All of Telstra’s mobile base stations are designed to comply with the relevant Australian safety standard called RPS S-1 or Radiation Protection Series – S1 (Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz). RPS S-1 is set by ARPANSA and is based on the safety guidelines recommended by the International Commission on Non-Ionising Radiation Protection (ICNIRP).</p> <p>ICNIRP recently undertook an extensive review of the available scientific evidence and research on EME and health. As a result, new ICNIRP Guidelines were published on 11 March 2020 with a focus on the overall depth of research and safety of the guidelines. We encourage anyone interested in the science to read the ICNIRP media release (available at https://www.icnirp.org/cms/upload/presentations/ICNIRP_Media_Release_110320.pdf), or the FAQ and Differences documents.</p> <p>The RPS S-1 ARPANSA EME standard protects all people including children is very conservative and includes large reduction factors covers all RF EME frequencies including those used by 5G and future technologies was developed after a thorough review of all relevant scientific literature in conjunction with the International Commission on Non-</p>	<p>Item 4: Refer to comments above under 'item 1'.</p> <p>Item 5: A number of sites and matters were reviewed as part of the pre-application process, including nearby Crown Land. However, they have confirmed they wish to proceed with the site selected.</p> <p>Item 6: Noted.</p>
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Ionizing Radiation Protection (ICNIRP) and an extensive public consultation process

More information on RPS S-1 Standard can be found at <https://www.arpana.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rpss-1>.

Item 4

To work effectively, base stations need to be located near to the people who are accessing this technology. Property valuation is a complex issue, with fluctuations in price being subject to several factors. Many of these are subjective, and may be as diverse as aspect, views, condition of the property, local amenity and access to services, including high quality communications. Since the mid-1990s, thousands of telecommunication facilities have been installed throughout Australian metropolitan and regional areas. During this period, property values have continued to increase, showing no clear signs of deterioration as a result of the location of communications facilities. Amplitel is not aware of any credible evidence that directly links the siting of telecommunications facility to a decrease in property prices.

Item 5

Guyed mast on structures are not a strict requirement and are dependent on final structural assessment and design for the structure. Telstra has chosen to use a monopole as it minimises both the bulk of the structure and the amount of land area it takes up. This has the benefit of reducing visual impact, a particular consideration under the planning scheme, and ensuring the facility does not adversely impact on the current or existing land uses on the subject site. As per

		<p>the response under Item 1, the facility the structural design for the facility will ensure it is structurally adequate.</p> <p>Item 6</p> <p>Telecommunication Facilities must be located as close as possible to the area which they are intended to cover. Ventia as part of its due diligence assessed a large number of locations in the area. This included consideration for Crown Lands in the area. Crown Lands are often a high risk location given the length of time for lease and/or licence negotiations with the State Government, the cost of bringing fibre and power to the location, and owing to the generally undeveloped and undisturbed nature of the land, environmental impacts, Native Title negotiations and cultural heritage implications. The proposed facility has been located in an industrial area to minimise impacts to sensitive locations while providing a strong benefit to existing residences and businesses in the area, and future residences and businesses.</p>	
5.	<p>Telstra has their own property in Exmouth for this structure.</p> <p>Exmouth shire has a large property on Welch st for this structure.</p> <p>Both don't want it on their sites.</p> <p>So I am objecting this proposal.</p> <p>We actually reside and work in very close proximity to this site.</p>	<p>The submitter has not specified the particular Telstra property at Exmouth they are referring to. It is considered they may be referring to land at 28 Maidstone Crescent, Exmouth. This location was considered as part of Ventia's due diligence. The facility is located 2km from the proposed facility and includes a full complement of Telstra antennas already. The existing site at Exmouth is unable to provide additional coverage to the existing residential and commercial development south of Exmouth and future expansion areas.</p> <p>It is correct that Council was approached regarding the use of its land. Ventia respects, as it does with other landowners, that Council was unwilling to accommodate the proposed facility on its land.</p>	<p>Objection noted.</p> <p>The Shire was not supportive of use of the Shires Depot, due to potential interference issues with the existing radio antennae, and the space required for the compound area and the impacts this could have on current and future use of the site.</p>

<p>6.</p>	<p>Our property is located from 150 to 200M to the proposed site of the Telecommunications Infrastructure. As per Appendix D – EME Report, this puts us at the highest level of all radiation levels. We live & work from our property, as do a large majority of others in this street, and of which a number also have young children. We will all be exposed 24hours a day to any radiation emitted from this infrastructure. We are in favour of increasing Telecommunications, but not at the risk of long-term exposure to these unknown effects.</p> <p>There is plenty of vacant land in the area, being further away from any established developments where people reside & work, which would be better locations and reduce the future risk of health and welfare of any local residents.</p> <p>We feel it is unjustified in being built so close to established areas where we reside in a light industrial zoning, of which this zoning does not reduce the rights or expectations of us as local ratepayers who live & work in 'close proximity' to this proposed site.</p> <p>In the past the Shire appears to have the opinion, that because of their gazetted light industrial zoning in this area, it allows it to disregard the rights of people who reside there.</p> <p>I assure you that risks 'are not waived' and this proposed development could result in</p>	<p>It is important to recognise several important facts regarding the EME levels within the EME report and those for the 50-100m area from the proposed facility.</p> <p>The EME report for the proposed site has been created in accordance with the standards and requirements set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The standards set by ARPANSA include a precautionary element so that EME levels, where within the set standards, are safe for all persons including children, the elderly and those working outdoors. The levels are set with 24/7 exposure in mind and so whether people are exposed for 10 minutes or 24 hours is covered within the safety standards.</p> <p>Under the EME report, the 100-200m area from the proposed facility will have 0.78% of the public exposure limit. 0.78% equates to levels more than 125 times under the safe levels.</p> <p>As per Guide to the environmental EME Report (available at https://www.arpansa.gov.au/research/surveys/environmental-electromagnetic-energy-reports): <i>"The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off. Even when a call is in progress, the power transmitted is adjusted to be only as high as necessary to communicate with the handset. If the handset is close, or in a good signal area, the base station transmitter will reduce its power</i></p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent's response to EME's.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site to the property will be 0.78% of the maximum public exposure level. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>Under LPS 4, caretaker's dwellings may only be permitted where the existing industrial/commercial business continues. As specified in LPS 4, an occupier of a caretakers' dwellings "is not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes". We note that the proposal will have an impact on the</p>
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	<p>very disgruntled ratepayers who may look at action for injunctions and even compensation if this proposal should go ahead.</p>	<p><i>automatically.</i></p> <p><i>The calculations do not take into account trees, vegetation or buildings which may alter the EME levels, generally decreasing them. Some of the EME is reflected from buildings and the ground and often this signal is used by a handset when the direct signal is blocked by a building. When the reflected signal and direct signal combine the overall level can be lower or higher than the direct signal alone depending on the exact location.</i></p> <p><i>Measurements around base stations have shown actual values of EME are usually less than calculation by factors of 10 to 1000 or even more. Values of EME indoors will typically be even lower as walls, windows and roofs absorb or reflect the energy.</i></p> <p>Ventia has included montages of the proposed facility and design elements, including colour treatment of a solid wall surrounding the compound, to ensure it has minimal impacts. Ventia has also provided shadow calculations at different times of the day and year to show that there will be minimal shadowing effects on any surrounding caretake residences.</p> <p>The submitter has written regarding their 'rights' and their 'waver'. Amplitel disagrees that the proposal at this time is in any way unlawful. Nothing within the development application or any potential approval by Council has any effect on the submitter rights and the submitter may seek legal advice as they see fit.</p> <p>Based on the scientific consensus of peak scientific bodies such as the World Health Organisation and ARPANSA, it is</p>	<p>amenity of the caretaker's dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning.</p> <p>A number of sites and matters were reviewed as part of the pre-application process, including nearby Crown Land. However, they have confirmed they wish to proceed with the site selected.</p>
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		not clear what specific effects the submitter is concerned about that are not addressed in science.	
Late submission received after the closing of the initial advertising period			
7.	<p>We object to the proposal.</p> <p>The structure is massive in size and the creation of radio frequency, electromagnetic energy (radiation) is something we do not want to have within our area.</p> <p>We are concerned for our health and any minor levels which may be created.</p> <p>We are aware this is a light industrial area, however consider this proposal more than light industrial.</p> <p>This will also devalue our property in the future.</p> <p>We were told there would be no issues with the power station adjacent us, but there is noise and the smell of fumes at times. So, I see no reason why we should deal with any other health issues.</p> <p>Surely there are other areas within the outskirts of town which are not close to residences.</p>	<p>The proposed structure is no higher than the existing Telecommunications Facility at 28 Maidstone Crescent, which it is noted has residences in a far closer proximity.</p> <p>With regards to health, I assume that the submitter is referencing electromagnetic energy (EME). I want to assure you that Telstra and Amplitel place very high importance on EME safety. We rely on national and international experts such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) in relation to guidance on base stations and health. It is the responsibility of these expert authorities to continually review the science on EME and to protect public safety.</p> <p>The current position of the WHO is available in the Online Q&A (updated 21 February 2020) the WHO state: <i>"Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease"</i> https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations. ARPANSA's position is: <i>"Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas."</i> https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</p>	<p>Objection noted.</p> <p>The size of the structure is required to improve network and coverage to the existing commercial and residential areas, as well as future residential areas to the south.</p> <p>The Shire accepts and agrees with the proponent's response to EME's.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p>

		<p>The former Australian Chief Medical Officer stated in 2020 at the initial 5G rollout in Australia, <i>"There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts"</i> (https://www.health.gov.au/news/safety-of-5g-technology).</p> <p>All of Telstra's mobile base stations are designed to comply with the relevant Australian safety standard called RPS S-1 or Radiation Protection Series – S1 (Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz). RPS S-1 is set by ARPANSA and is based on the safety guidelines recommended by the International Commission on Non-Ionising Radiation Protection (ICNIRP).</p> <p>ICNIRP recently undertook an extensive review of the available scientific evidence and research on EME and health. As a result, new ICNIRP Guidelines were published on 11 March 2020 with a focus on the overall depth of research and safety of the guidelines. We encourage anyone interested in the science to read the ICNIRP media release (available at https://www.icnirp.org/cms/upload/presentations/ICNIRP_Media_Release_110320.pdf), or the FAQ and Differences documents.</p> <p>The RPS S-1 ARPANSA EME standard protects all people including children is very conservative and includes large reduction factors covers all RF EME frequencies including those used by 5G and future technologies was developed after a thorough review of all relevant scientific literature in conjunction with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and an extensive public consultation process</p>	<p>Property values are not a valid planning consideration.</p> <p>It is important to note that the area is zoned light – industry and there a range of commercial industrial uses that are permitted under the current zoning. Industrial uses can have impacts and result in emissions on the area, including from noise, dust, vibration and odour etc.</p> <p>A number of sites and matters were reviewed as part of the pre-application process, including nearby Crown Land. However, they have confirmed they wish to proceed with the site selected.</p>
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More information on RPS S-1 Standard can be found at <https://www.arpana.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rps-1>.

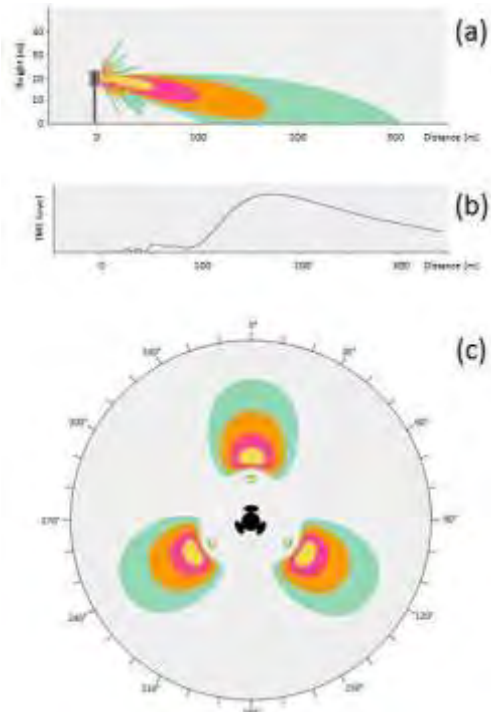
With regards to the proposed use, it is recognised and respected that the industry is zoned Light Industry. This is not intended to limit uses to Light Industry only, but provide a general description for the kinds of uses that are envisaged within the area. This is provided for under the Zoning Table. There is no zoning specifically for Telecommunications Facilities, though such a partnership with local government and Telecommunications Carriers would assist with the orderly provision of such infrastructure and services. Without a specific zone for Telecommunications Facilities, zones such as Light Industry are considered to be generally appropriate for Telecommunications Facility. This is due to the receiving environment being limited to industrial uses and caretaker's residences, where the amenity impact of a Telecommunications Facility is less than in residential areas.

In relation to property prices, to work effectively base stations need to be located near to the people who are accessing this technology. Property valuation is a complex issue, with fluctuations in price being subject to several factors. Many of these are subjective, and may be as diverse as aspect, views, condition of the property, local amenity and access to services, including high quality communications. Since the mid-1990s, thousands of telecommunication facilities have been installed throughout Australian metropolitan and regional areas. During this period, property values have continued to increase, showing no clear signs of deterioration as a result of the location of communications facilities.

		<p>Amplitel is not aware of any credible evidence that directly links the siting of telecommunications facility to a decrease in property prices.</p> <p>The proposed Telecommunications Facility does burn any material and has no moving parts. Excepting the already mentioned EME (which is not perceptible) and very low levels of noise from the residential-style air-conditioning unit used to keep equipment within the shelter at safe operating levels, there are no emissions such as odour or fumes.</p> <p>Ventia has undertaken considerable due diligence in assessing the area before selecting an appropriate site for the proposed facility. This involved the consideration and balancing of multiple factors including coverage area, feasibility, environmental impacts, cultural impacts, amenity impacts, setbacks to sensitive receivers. As part of this Ventia spoke to a number of different stakeholders including Broadcast Australia, Council and a number of private landowners in the area before moving forward with the proposed facility.</p>	
Submissions received for the second advertising period 27/05/2022 – 15/06/2022			
8.	<p>I STRONGLY protest against the proposed application to site a Telecommunications tower so close to my property. We are located 200M from the proposed site at the maximum EMS as per documentation.</p> <p>As quoted in the document:</p> <p><i>“Design and operation of a telecommunications facility should accord with the licensing requirements of the</i></p>	<p>EME</p> <p>Section 3.3 of Industry Code C546:2020 Mobile Phone Base Station Deployment (the Deployment Code) refers to general information provision, of which the majority is information contained within the provided EME report. Additional information, including site-specific information, may be requested by members of the community under section 9.1 of the Deployment Code.</p> <p>Planning Scheme</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent’s response to EME’s and the Planning Scheme.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)</p>

	<p><i>Australian Communications Authority, with physical isolation and control of public access to emission hazard zones and use of minimum power levels consistent with quality services. Telecommunications facilities include radio transmitters that radiate electromagnetic energy (EME) into the surrounding area. The levels of these electromagnetic fields must comply with safety limits imposed by the Australian Communications and Media Authority (ACMA, previously ACA). All Telstra installations are designed to operate within these limits”.</i></p> <p>I expect to have an EME calculation done for my house? Whilst the Environmental EME report is a basic report, members of the public are free to request (in writing) a Carrier to provide additional information under section 3.3 of the Code.</p> <p>I disagree with the idea that we have given up our rights as outlined below & is <i>“not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes”</i> Caretaker’s dwellings as Listed, below, Exmouth is unique and has an extremely high degree of population living & working from their properties in Light Industry Zones and as</p>	<p>The submitter has taken issue with a direct quotation from the planning scheme with respect to caretaker dwellings. The quotation as understood by Ventia does not impact on the rights of landowners, but instead is intended to state clearly that the caretaker dwellings are ancillary to the industrial or commercial purpose for an area and therefore, unlike in residential zoned areas, are not given the same consideration with respect to surrounding land uses. The planning report has not solely relied on this quotation with respect to impacts to caretaker dwellings, but has considered noise, visual impact and shadowing impacts against the existing noise and amenity of the area. These assessments have shown that the proposal will have minimal to moderate impacts on the noise and existing amenity of the area, and in respect to chemical emissions, dust and other particulates, and noise, likely less of an impact than a further light industrial use. The planning report has gone to considerable length (with additional details in the above submission responses) to address the perceived health impacts from such towers, using easy to understand statements from international and national bodies who are tasked with setting standards and keeping abreast of research on EME. The proposed use has balanced impacts on the surrounding area with the overall needs of the community and the potential candidates in the area.</p> <p>Alternative candidates. Candidate R is marginally closer to the coverage area than the nominated candidate. This should not however be construed to mean that coverage from the nominated candidates does not meet Telstra’s high bar for coverage in the area. Further, Candidate R is unlikely to meet the rear setback provisions and will create a greater impact on existing residential areas, a key requirement under the</p>	<p>enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site to the property will be 0.78% of the maximum public exposure level. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>Under LPS 4, caretaker’s dwellings may only be permitted where the existing industrial/commercial business continues. As specified in LPS 4, an occupier of a caretakers’ dwellings <i>“is not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes”</i>. We note that the proposal will have an impact on the amenity of the caretaker’s dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning.</p> <p>A number of sites and matters were reviewed as part of the pre-application process, including nearby Crown Land.</p>
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such are exposed 24hrs per day 7 days per week.



The Light Industry Zone allows for caretaker's dwellings where they are a consequence of the main use of the land, which in most cases will be industrial or similar. As a result of this, there Light Industry zones area surrounding the proposed facility includes a number of caretaker's dwellings some longstanding. A list of caretaker's dwellings as supplied by

planning scheme. Candidate R will also produce greater shadowing impacts due to its location within the centre of the Light Industrial area. Given the need to balance a range of impacts and considerations, the nominated candidate represents the best location within Exmouth.



Figure 1: Shadowing impacts from 22 December (longest day of year), morning, showing shadowing impacts on nearby caretaker dwelling to the north-west



However, they have confirmed they wish to proceed with the site selected.

Council is available under **Table 4**, while a map of these in context to the proposed facility is provided under **Figure 24**.

Table 4: List of caretaker's dwellings in area surrounding subject Caretaker's dwelling address

1. 1 Koolinda Way
2. 3 Koolinda Way
3. 6 Koolinda Way
4. 8 Koolinda Way
5. 12 Koolinda Way
6. 13 Koolinda Way
7. 17 Koolinda Way
8. 23 Koolinda Way
9. 29 Koolinda Way
10. 33 Koolinda Way
11. 37 Koolinda Way
12. 39 Welch Street



Figure 24: Locations of caretaker's dwellings in area surrounding proposed facility Source: Google Earth 2022

Figure 1: Shadowing impacts from 22 June (shorter day of year), morning, showing shadowing impacts on nearby caretaker dwelling to the west

"Under the existing planning scheme and the previous planning scheme (in force from 1999), a caretaker's dwelling is limited to 100m² in size and may only be permitted where the existing non- caretaker use continues. As a result, the primary use of any of the identified caretaker's dwellings in the area continues to be in accordance with the Light Industrial zone, and not residential.

*Under the existing planning scheme, which represents the Council's intention with respect to planning in the area, an occupier of a caretaker's dwelling is "not entitled to the same enjoyment, **health standards** and noise levels as would normally be associated with an area Telecommunications Facility does not, post-construction, create or disturb any dust, lighting or odour on any caretaker's dwelling in the area. EME levels for any nearby residences are provided as per the EME report (see **section 14.6**). The facility will include a small residential- style air-conditioning unit to cool sensitive equipment within the shelter. This air-conditioning unit will create a very low level of noise during the day and night, far below that allowed in an industrial zone. While the proposed facility will have an amenity impact on these caretaker*

*dwelling, this impact is relatively minimal considering the existing amenity of the area and the amenity impacts that any of a range of industrial uses that are allowed under the existing planning scheme would have. The proposed facility is also assessed such that shadowing from the facility will be relatively minimal, with shadowing impacting on only five (5) properties with caretaker's dwellings during the entire year (summer solstice and winter solstice were assessed), and of these two (2) are limited to an hour or less of shadowing (**Appendix C**).*

Impacts to caretaker dwellings as a result of the proposed facility are generally moderate or..."

In reference to quoted statement, site V 14 Koolinda Way is on the very edge of the useful coverage area.

"Assessment by Amplitel is that the potential location next to the solar array is too far to provide adequate coverage to the marina area and surrounds. The proposed facility on Koolinda Way is already located on the edge of the coverage area and so a movement of 360m away from any residences has a negative effect on all aspects of coverage"

	<p>Therefore, Candidate R would ensure better adequate coverage.</p> <p>Candidate R – 37 Welch Street, Exmouth WA 6707.</p> <p>Landowner agreeable to proposal. Site is considered an appropriate distance from sensitive receptors and will meet Telstra overage requirements.</p> <p>I thereby request that the site 14 Koolinda way is not suitable and should be revised & relocated to a position more suitable. At no time did I sign away any rights as quoted in this document. Our health, bodily or mentally, is of no difference to any other person residing in Exmouth and we should be considered as Residents for the purpose of these applications and reports.</p> <p>I expect to have an EME calculation done for my house? Whilst the Environmental EME report is a basic report, members of the public are free to request (in writing) a Carrier to provide additional information under section 3.3 of the Code.</p>		
9.	<p>As the owner of a property within 100m of the proposed tower, we strongly oppose this application due to:</p> <ul style="list-style-type: none"> • There are caretaker residences located within this light industrial 	<p>Caretaker residences</p> <p>The report as amended prior to public notification includes consideration for caretaker residences, including their impact from noise, EME, shadowing and general amenity. The report does draw a distinction between residential areas, including residential zoned areas, and caretaker dwellings found within</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent's response to EME's and caretakers' residences.</p>

	<p>precinct, including on our property. The planning report failed to acknowledge this permitted use, and that residential use is wider spread within the precinct. Therefore, the planning report misrepresents the distance to residential uses, and should be reviewed.</p> <ul style="list-style-type: none"> • Our property and that of many of the other properties in the immediate location of this tower are often occupied by staff, workers and at times families with young children and the EME's from this infrastructure may have significant health implications for any of these visitors who are RF Sensitive. • The proposed tower will also be undesirable visually so close to residential areas. <p>We therefore request that the Shire do not approve the application and an alternative more appropriate site is selected.</p>	<p>industrial and commercial areas. This has been done because the planning scheme itself draws a distinction between these areas and properties with only a single residence or those in residential zones. The planning scheme notes that caretaker dwellings are <i>"not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purpose."</i> The planning report has not solely relied on this quote but has however provided assessments specifically against both residences in residential zoned areas and caretaker dwellings.</p> <p>EME</p> <p>The standards set by the Australian Radiation Protection and Nuclear Safety Agency include consideration for the young, elderly and those who may be pregnant and are set with 24/7 exposure in mind. The EME report provides the maximum theoretical levels for the proposed facility, something which will rarely if ever occur, with even this level being over 125 times under the safe levels set by ARPANSA. Testing done on functioning base station has shown EME levels hundreds of times below the levels shown in their respective EME reports., The EME report also does not take into account obstruction by buildings or trees, which can further reduce EME levels. What this shows is a broad set of standards set by ARPSANSA and an EME report that provides levels likely far higher than actual emissions of the facility when functioning and which does not take into account the lessening provided by buildings and structures.</p> <p>Telstra follows the advice of ARPANSA and the World Health Organisation (WHO) with respect to EME and all of its facilities are independently tested to ensure EME emissions are within the safe range.</p>	<p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site to the property will be 0.78% of the maximum public exposure level. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>As specified in LPS 4, an occupier of a caretakers' dwellings <i>"is not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes"</i>. We note that the proposal will have an impact on the amenity of the caretaker's dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning.</p> <p>It is acknowledged that the proposal will be visible from properties in the</p>
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		<p>Visual impact</p> <p>The height of the proposal monopole will be taller than any existing structure in the area, with the equipment shelter and fence being lower in height than other structures. The height of the monopole represents the smallest configuration to provide the necessary coverage to the area and is of a type that will allow for co-location by other Carriers, reducing the need for further towers in the area and encouraging competition and providing diversity to users.</p> <p>The location of the proposal in a light industrial area is considered reasonable given the primary industrial use of the area and the types of building and structures within the area. These are predominantly workshops and/or large warehouses that are of an untreated grey or steel design, with other areas of the properties containing smaller caretaker dwellings or being used for the storage, loading or unloading of materials and equipment, or in some cases containing dedicated parking areas. The area does not have pedestrian paths or street trees and there are few properties with landscaping along the frontages. Given the existing uses and inspections of the area, the existing visual amenity is relatively low.</p> <p>Despite the above, Amplitel has chosen a monopole design that is of a slim bulk to minimise the extent of visual impacts within the area. Assessments have been undertaken of shadowing impacts on both the shortest and longest days of the year and has shown relatively minimal impacts on caretaker dwellings within the area, with the few dwellings impacted being impacted for less than an hour in duration.</p>	<p>surrounding area. It is necessary to consider the overall public benefit of the proposal against any amenity impacts. The surrounding environment also contains numerous light poles and a 30m high radio antennae tower also currently exists at the Shires Depot 340m to the east of the subject site. Its visual impacts are not considered to be so great as to outweigh the benefits of the telecommunication coverage to the public at large, particularly noting it is within an industrial area and the existence of the existing tower at the Shires Depot. The proponent proposed to leave the monopole unpainted in order to reduce the visual impact of the development.</p> <p>A number of sites and matters were reviewed as part of the pre-application process, including nearby Crown Land. However, they have confirmed they wish to proceed with the site selected.</p>
10.	I am writing my concerns regarding the Proposed Telecommunications	Solar arrays	Objection noted.

<p>Infrastructure at 14 Koolinda Way as an owner and resident of adjacent property.</p> <p>We are all encouraged to go green at all levels of government so this should be taken into consideration as they are very capable of constructing solar and battery pack to run these telecommunications sites as they already achieve this in remote locates where connection to power in not available.</p> <p>This would achieve a much greener outcome than plug into the non-renewable town supply.</p> <p>They show a reduced setback on front western boundary to 4.5mts, rear boundary shows 24.0mts. A 4.5 metre setback will be visually intrusive in an area where no setback of this minimal size exists. Should this be allowed a precedent will be set. Also, the southern side boundary has no mention I believe the guidelines is a 5.0 mtr setback. This boundary is the most intrusive to any neighbour and yet no mention.</p> <p>Section 9.1 of the proposal states <i>"The closest residential area to the proposed facility is 890m east of the subject site, with a short-term accommodation use 560m to the east"</i>. There are many residents who reside in Welch St and Koolinda Way as allowed in Light Industrial zoning utilizing caretaker</p>	<p>Solar arrays for a mobile phone base station are often prohibitively expensive and require a far greater area of land, often 50m x 50m depending on latitude, longitude and topography.</p> <p>Setback</p> <p>The proposed Telecommunications Facility has been required to be placed in the current position so as to not impact on the future and primary use of the land. It's placement in this location, versus a setback of .m from the front setback does not change the use rights on surrounding parcels and does not chan5ge the overall amenity impact of the facility.</p> <p>The proposed facility is unlikely to set a precedent as Telecommunications Facilities must respect the zone provisions set by the planning scheme with respect to the primary intentions of a zone. The only precedent set would be for another Telecommunications Facility within the same zone, something that is unlikely to occur. The setback provisions are set to allow for landscaping and ensure large (both in height, length and width) industrial buildings do not create the feel of a narrow road area. With regards to landscaping, this is something that has occurred only sporadically within the surrounding light industrial area but is not precluded by the proposed development. There is a 4.5m front setback to the compound fence in which landscaping can be provided upon further industrial intensification of the site. The placement of landscaping in this area now would be limited to a small strip 4.5m wide along the frontage due to the need to maintain clear access to the facility. This landscaping would only serve to bring further attention to the proposed development, contrary to the intentions of the scheme, as it would not connect to landscaping further along</p>	<p>The Shire accepts the proponent's response relating to adjoining uses and solar arrays. Horizon Power are separately working towards 80 percent renewable energy for Exmouth by 2024. Significant planning and studies have and are currently underway for Lot 505 on Deposited Plan 64832, to the west of the Light Industrial area.</p> <p>There are no set minimum side and rear setbacks listed under LPS 4, these are determined by the local government considering the existing development with the area and the requirements of the Building Code of Australia. The monopole is proposed approximately 4.3m from the southern boundary, which is considered acceptable.</p> <p>Following the second advertising period, revised plans have since been submitted. While the compound remains at 4.5m, the monopole is now approximately 8.5m and the equipment shelter is 10.3m from the front boundary. The proponents have provided their reasons for the proposed location. The only development within the setback area is a 1.8m high fence surrounding the compound, which is considered minor. It is relevant to note that there is currently other</p>
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<p>dwelling. These residents including myself have been ignored in this report.</p> <p>Table 3 Summary of adjoining land uses, also contained in section 9.1 suggest that the land use to the South bordering 41 Welch St contains warehouse and shipping containers and is written in a manner to suggest the land is unoccupied as the typical reader would expect a table headed 'land use' would contain the use that the land is utilised for and not simply describing the building etc. This report completely fails to mention an active local business operation being performed at 41 Welch St. I am the owner of this business and lessee of this property and employ several local residents whose primary place of work is this address.</p> <p>The applicant has shown deceit as described in the above two paragraphs and I urge Shire of Exmouth to thoroughly assess this application as I am sure there are more issues within this report that I have yet to find in my brief investigation.</p> <p>In short, I do not support this development application DA13/22 14 Koolinda Way Telecommunications Infrastructure.</p>	<p>the site frontages. It is noted that the adjoining industrial uses adjacent to the subject site do not include landscaping. In response to the bulk of buildings within the setback area, under previous plans the fence and half (approximately 50cm) of the pole was within the 7.5m setback area, with the equipment shelter locate 10.4m from the frontage. Under an amended layout plan being prepared the pole is now approximately 8.5m from the front property boundary and the equipment shelter approximately 10.3m. 35cm of the headframe/antenna will be within the 7.5m front setback area, but as this is 30m in the air, has negligible impact on the streetscape and the amenity of the frontage. Fences are an allowed measure within a setback area and are necessary to restrict access to the facility, the same as other fences within the area, excepting that the fence is setback further than other fences, which generally tend to be along the property boundary. As the site is not currently fenced, the inclusion of a new fence is not considered to impact on the amenity of the street. The equipment shelter, the only 'building' included in the proposal is setback approximately 10.5m from the property boundary, exceeding the required frontage setback by 2.8m.</p> <p>The location of the proposed facility on the site respects the future development potential of the site without impacting on surrounding uses and is not considered to create a precedent. The elements within the setback area are the 1.8m colorbond fence, far smaller than a light industrial building. Given the specific conflict is now a fence 4.5m from the setback area on a site that is unfenced, it is not considered to create a precedent or issue with respect to standard buildings and uses within the zone.</p>	<p>development within 3.5m of Koolinda Way (4 Koolinda and 33 Welch Street) in the area, which are industrial units.</p> <p>The planning report includes consideration for both residential dwellings and caretakers dwelling, and it is important to note that there is a distinction between these uses. As specified in LPS 4, an occupier of a caretakers' dwellings <i>"is not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes"</i>. We note that the proposal will have an impact on the amenity of the caretaker's dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning.</p>
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		<p>Residences and Caretaker Dwellings</p> <p>The provided report, including prior to public notification, includes consideration for both residences and caretaker dwellings. This is chiefly because the planning scheme itself creates a distinction between these uses at both the zone and assessment levels. The submitter has focused on section 9.1 of the report and does not appear to have taken account of section 14.2 which deals specifically with caretaker dwellings, including by considering noise, amenity and shadowing impacts.</p> <p>Adjoining uses</p> <p>The planning report does not suggest that 41 Welch Street is unoccupied but states the site contains a single warehouse and several shipping containers. The description provides only for physically what is on the site, with other parts of the planning report including pictures of 41 Welch Street and noting it being within the Light Industry Zone, suggesting the use is instead in accordance with the zone. The use of the word warehouse is intended to describe a single large industrial building without windows and with a single or pair of openings. It is understood the use of the site is relating to haulage and so the description of a warehouse is considered relatively accurate as there are likely range of uses within the building associated with haulage including the stockpiling of goods, the use of an office area and ancillary repair work. There has been no attempt within the planning report to deceive the Council or any reader of the planning report regarding the use on 41 Welch Street.</p>	
11.	I write with regards to the revised plans for the proposed telecommunications infrastructure at 14 Koolinda Way, Exmouth.	<p>Caretaker dwellings and EME</p> <p>The planning report notes the Caretaker Dwelling on 12 Koolinda Way under section 14.2 of the planning report,</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent's response to EME's.</p>

<p>I continue to strongly oppose this construction, which would be right next door to my property.</p> <p>Referencing the Planning Assessment Report, I would like to highlight the following:</p> <ul style="list-style-type: none"> - On page 16 of your report, it notes <i>"the Eastern Edge of the property borders 12 Koolinda Way, which is improved by a single large warehouse"</i>. <ul style="list-style-type: none"> o This fails to acknowledge that part of the warehouse located at 12 Koolinda Way is equipped and used as a residential dwelling. Specifically, it consists of a 2 bedroom x 1 bathroom caretakers residence located within 360 sqm of shed on 2371 sqm of land. o These premises are often occupied by families with young children who enjoy riding their bikes to the western property border. This would put anyone who visits or stays with us at our residence in extremely close proximity to the proposed infrastructure. o The EME's from this infrastructure will have 	<p>which includes specific consideration for caretaker dwellings in the surrounding area.</p> <p>I want to assure you that Telstra and Amplitel place very high importance on EME safety. We rely on national and international experts such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) in relation to guidance on base stations and health. It is the responsibility of these expert authorities to continually review the science on EME and to protect public safety.</p> <p><i>The current position of the WHO is available in the Online Q&A (updated 21 February 2020) the WHO state: "Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease" https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations. ARPANSA's position is: "Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas." https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</i></p> <p>The former Australian Chief Medical Officer stated in 2020 at the initial 5G rollout in Australia, <i>"There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts"</i> (https://www.health.gov.au/news/safety-of-5g-technology).</p>	<p>The planning report includes consideration for both residential dwellings and caretaker's dwellings, and it is important to note that there is a distinction between these uses. The planning reports lists the caretaker's dwellings on the subject site under section 14.2 of the report.</p> <p>Under LPS 4, caretaker's dwellings may only be permitted where the existing industrial/commercial business continues. As specified in LPS 4, an occupier of a caretakers' dwellings <i>"is not entitled to the same enjoyment, health standards and noise levels as would normally be associated with an area designated and/or zoned for residential purposes"</i>. We note that the proposal will have an impact on the amenity of the caretaker's dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning. Caretakers dwellings are generally restricted to being occupied by the owner, manager, supervisor (and immediate family thereof of the approved industrial/commercial use.</p>
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	<p>significant health implications on visitors to our premises who are RF Sensitive.</p> <ul style="list-style-type: none"> o The proposed tower presents an unwanted visual impact and would be an eyesore to live next door to. <p>To have both children and vulnerable guests within such close proximity of this tower is simply an unacceptable risk.</p> <p>We again highlight our concerns about the safety of the radiofrequency and electromagnetic energy levels emitted around the proposed site.</p> <ul style="list-style-type: none"> - On page 15 of your report (9.1 p2) it notes <i>"the surrounding properties in the area are all light industrial uses... The closest residential area to the proposed facility is 890m east of the subject site with a short-term accommodation use 560m to the east"</i> <ul style="list-style-type: none"> o This again fails to acknowledge the residential use of the block which will be less than 50m away from the proposed facility. - On page 14 of your report, you mention an alternate location at the 	<p>All of Telstra's mobile base stations are designed to comply with the relevant Australian safety standard called RPS S-1 or Radiation Protection Series – S1 (Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz). RPS S-1 is set by ARPANSA and is based on the safety guidelines recommended by the International Commission on Non-Ionising Radiation Protection (ICNIRP).</p> <p>ICNIRP recently undertook an extensive review of the available scientific evidence and research on EME and health. As a result, new ICNIRP Guidelines were published on 11 March 2020 with a focus on the overall depth of research and safety of the guidelines. We encourage anyone interested in the science to read the ICNIRP media release (available at https://www.icnirp.org/cms/upload/presentations/ICNIRP_Media_Release_110320.pdf), or the FAQ and Differences documents.</p> <p>The RPS S-1 ARPANSA EME standard protects all people including children is very conservative and includes large reduction factors covers all RF EME frequencies including those used by 5G and future technologies was developed after a thorough review of all relevant scientific literature in conjunction with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and an extensive public consultation process</p> <p>More information on RPS S-1 Standard can be found at https://www.arpansa.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rpss-1</p> <p>The EME report for the proposed site has been created in accordance with the standards and requirements set by the</p>	<p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site to the property will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>The notion of relocating the proposed infrastructure to an alternative location within the area was raised in a number of submissions. The applicant has advised that a number of sites and matters were reviewed as part of the application process, including nearby Crown Land and the area behind the existing Power Station at Lot 1467 Welch Street. However, they have confirmed they wish to proceed with the site selected.</p>
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	<p>thermal power plant was deemed unacceptable due to the "shadowing effects on the proposed solar arrays".</p> <ul style="list-style-type: none"> ○ From this I can infer that there would also be "shadowing effects" experienced at my property as a result of this construction, which is not acceptable. ○ I would like to understand why a location 360m South on the southern border of lot 1467 was not considered (marked in red below) ○ This would put the infrastructure closer to the Marina, meaning it would provide adequate coverage, as well as being away from residential, amenity and leisure facilities. 	<p>Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The standards set by ARPANSA include a precautionary element so that EME levels, where within the set standards, are safe for all persons including children, the elderly and those working outdoors. The levels are set with 24/7 exposure in mind and so whether people are exposed for 10 minutes or 24 hours is covered within the safety standards.</p> <p>Under the EME report, the 50-100m area from the proposed facility will have 0.78% of the public exposure limit. 0.78% equates to levels more than 125 times under the safe levels.</p> <p>As per Guide to the environmental EME Report (available at https://www.arpansa.gov.au/research/surveys/environmental-electromagnetic-energy-reports): "The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off. Even when a call is in progress, the power transmitted is adjusted to be only as high as necessary to communicate with the handset. If the handset is close, or in a good signal area, the base station transmitter will reduce its power automatically.</p> <p>The calculations do not take into account trees, vegetation or buildings which may alter the EME levels, generally decreasing them. Some of the EME is reflected from buildings and the ground and often this signal is used by a handset when the</p>	
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Once again, I would like to convey my strong opposition to the construction of this infrastructure at 14 Koolinda Way, Exmouth.

I understand the need for this infrastructure, however, would like to work together to find a mutually suitable location which is not imposing on our residence and potentially

direct signal is blocked by a building. When the reflected signal and direct signal combine the overall level can be lower or higher than the direct signal alone depending on the exact location.

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

Shadowing impacts and location at solar farm

Shadowing impacts on a solar farm/array intended to provide renewable power are by their nature at a higher risk of impacts from shadowing than uses within the Light Industrial zone. Shadowing impacts for the surrounding area was however specifically included within the planning report (see **section 14.2** and **Appendix C**) and showed that impacts are mainly confined to light industrial buildings, or caretaker dwellings for very short periods of time. These shadowing impacts considered impacts on both the longest and shortest days of the year to provide a full range of impacts. The proposed facility is considered to provide a balance between impacts to designated residential areas, impacts to the light industrial area, coverage for Exmouth, costs and environmental impacts.

Alternate location marked in red

The location marked in red is by a State Government owned corporation, which has then been leased in part to the Exmouth Power Station. Previous dealings on such sites show that tenure negotiations tend to be two (2) years long if they are successful. This is outside the allowable timeframes for this site, wherein a key driver is the upcoming 2023 solar

	<p>causing unnecessary health risks for ourselves and our young children.</p>	<p>eclipse and also load-sharing with the existing Telstra Exmouth telecommunications facility to the north. A delay of two years would have significant impacts on the viability of the network, disastrously so in the event that additional residential development (and so additional demand) take place in the south, far from the existing site.</p>	
<p>12.</p>	<p>This proposal is directly adjacent to and shares a common boundary. The proposed site abuts our boundary and is within 50 metres of warehouse facilities and offices utilised by our staff.</p> <p>I do NOT support the proposed development.</p> <p>The revised front boundary setback, which does not comply with building guidelines, will cause sight distance issues when exiting with heavy vehicles via existing gate of 41 Welch Street that opens onto Koolinda Way adjacent to proposed site. Given that the proposed site is mostly vacant which provides the applicant with no constraints around existing buildings. The Shire of Exmouth should not be supporting a reduced setback of 4.5 metres as there is no genuine need. There are no other buildings in the vicinity with a front setback of similar and the amenity of the area will be greatly affected should this proposal be approved.</p>	<p>Telstra and Amplitel respect the interest that members of the community have in the infrastructure proposed in their area and concerns regarding electromagnetic energy (EME) by Telecommunications Facilities such as that proposed at Exmouth.</p> <p>Individual research, while highly commendable, should not be substituted for the professional scientific opinion of organisations such as the World Health Organisation (WHO), bodies such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), and medical opinions such as the those of the Australia's Chief Medical Officer.</p> <p>In each case the above entities have been unequivocal in their support for the safety of mobile phone base stations and their support for the current standards.</p> <p>The WHO, have provided in their most recent statement "<i>Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease</i>" https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations.</p> <p>ARPANSA's position is "<i>Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas.</i>"</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent's response to EME's.</p> <p>Following the second advertising period, revised plans since been submitted. While the compound remains at 4.5m, the monopole is now approximately 8.5m and the equipment shelter is 10.3m from the front boundary. The proponents have provided their reasons for the proposed location. The only development within the setback area is a 1.8m high fence surrounding the compound, which is considered minor. It is relevant to note that there is currently other development within 3.5m of Koolinda Way (4 Koolinda and 33 Welch Street) in the area, which are industrial units.</p> <p>The 4.5m setback of the compound, will not adversely affect sight lines from vehicles entering and exiting neighbouring properties. This area is generally open. There is also 6m from</p>

<p>As a small business employing local residents my greatest concern is the health and safety of our employees. To increase employee exposure to radio frequency electromagnetic radiation directly opposes Gascoyne Haulage's Health & Safety policies and our commitment to ensure all employees are able to perform their duties in a safe working environment.</p> <p>Being zoned Light Industry many lots have caretaker accommodation and occupants residing there whom I consider long term residents. Although the surrounding area is industrial in nature the size and type of the proposed development is not considered appropriate given the fact that there is a residential component allowable within the current zoning ruling.</p>	<p>https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</p> <p>The comment by Australia's former Chief Medical Officer, provided at the initial stages of Australia's 5G rollout is <i>"I'd like to reassure the community that 5G technology is safe. There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts."</i></p> <p>https://www.health.gov.au/news/safety-of-5g-technology</p> <p>Mobile networks are specifically designed to use the lowest possible power from base stations and mobile phones necessary to ensure quality voice or data services. The network automatically adjusts the base station transmitter power according to how far away the mobile phone users are. With the optimal network design, base stations are located close to mobile phone users and produce the lowest possible EME. The further base stations are located from mobile phone users, the higher the power required, resulting in higher EME levels.</p> <p>With regards to the specific levels within the EME report it is important to recognise that the 0.39% (over 250 times under the safe levels) provided within the EME report for this site is the maximum hypothetical level of emissions from the facility within the 50-100m area around the facility (as measures 1.5m above the ground. As per ARPANSA's Guide to the Environmental EME Report.</p> <p>The submitter has not provided any details of the Gascoyne Haulage Health and Safety Policies or its evidentiary</p>	<p>the property boundary to the pavement seal within the verge.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>The planning report includes consideration for both residential dwellings and caretaker's dwellings, and it is important to note that there is a distinction between these uses. Under LPS 4, caretaker's dwellings may only be permitted where the existing industrial/commercial business continues. As specified in LPS 4, an occupier of a caretakers' dwellings <i>"is not entitled to the same enjoyment, health standards and noise levels as</i></p>
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		<p>foundation with regards to electromagnetic energy and so no further comment can be made on this matter. The submitter has also not provided any statements contrary to the scientific advice of ARPANSA, the body within Australia charged with reviewing information and setting applicable public safety standards.</p> <p><i>The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off. Even when a call is in progress, the power transmitted is adjusted to be only as high as necessary to communicate with the handset. If the handset is close, or in a good signal area, the base station transmitter will reduce its power automatically.</i></p> <p><i>The calculations do not take into account trees, vegetation or buildings which may alter the EME levels, generally decreasing them. Some of the EME is reflected from buildings and the ground and often this signal is used by a handset when the direct signal is blocked by a building. When the reflected signal and direct signal combine the overall level can be lower or higher than the direct signal alone depending on the exact location.</i></p> <p><i>Measurements around base stations have shown actual values of EME are usually less than calculation by factors of 10 to 1000 or even more. Values of EME indoors will typically be even lower as walls, windows and roofs absorb or reflect the energy."</i></p>	<p><i>would normally be associated with an area designated and/or zoned for residential purposes". We note that the proposal will have an impact on the amenity of the caretaker's dwellings. However, it is important to consider the impacts of the existing uses and the range of industrial uses that are permitted under the current zoning.</i></p>
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		<p>This is recognised by the Western Australia Government in its State Planning Policy 5.2 Telecommunications Infrastructure which states <i>"Measurement surveys undertaken by ARPANSA demonstrate that environmental radiofrequency levels near base stations for the mobile telephone network are extremely low. The ARPANSA surveys reported that typical exposures to radiofrequency fields were well below one per cent of the Standard's public exposure limits. It concluded that "given the very low levels recorded and the relatively low power of these types of transmitters, it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research".</i></p> <p><i>Standards set by ARPANSA incorporate substantial safety margins to address human health and safety matters; therefore it is not within the scope of this Policy to address health and safety matters. Based on ARPANSA's findings, setback distances for telecommunications infrastructure are not to be set out in local planning schemes or local planning policies to address health or safety standards for human exposure to electromagnetic emissions. "</i></p> <p>Once a base station becomes operational or is modified, a Site Compliance Certificate is prepared by a National Association of Testing Authorities (NATA) Assessor to certify that the site has been assessed and complies with the Radio Frequency Human Exposure Limits as specified by the Australian Communications and Media Authority (ACMA) Licence Condition Determination (LCD) and the requirements of RPS S-1. The Site Compliance Certificate for the site can be accessed via the RFNSA once it has been uploaded (generally takes approx. 40 days once site is installed).</p>	
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		<p>Setback</p> <p>The proposed Telecommunications Facility has been required to be placed in the current position so as to not impact on the future and primary use of the land. It's placement in this location, versus a setback of .m from the front setback does not change the use rights on surrounding parcels and does not chan5ge the overall amenity impact of the facility.</p> <p>The proposed facility is unlikely to set a precedent as Telecommunications Facilities must respect the zone provisions set by the planning scheme with respect to the primary intentions of a zone. The only precedent set would be for another Telecommunications Facility within the same zone, something that is unlikely to occur. The setback provisions are set to allow for landscaping and ensure large (both in height, length and width) industrial buildings do not create the feel of a narrow road area. With regards to landscaping, this is something that has occurred only sporadically within the surrounding light industrial area but is not precluded by the proposed development. There is a 4.5m front setback to the compound fence in which landscaping can be provided upon further industrial intensification of the site. The placement of landscaping in this area now would be limited to a small strip 4.5m wide along the frontage due to the need to maintain clear access to the facility. This landscaping would only serve to bring further attention to the proposed development, contrary to the intentions of the scheme, as it would not connect to landscaping further along the site frontages. It is noted that the adjoining industrial uses adjacent to the subject site do not include landscaping. In response to the bulk of buildings within the setback area, under previous plans the fence and half (approximately 50cm) of the pole was within the 7.5m setback area, with the</p>	
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		<p>equipment shelter locate 10.4m from the frontage. Under an amended layout plan being prepared the pole is now approximately 8.5m from the front property boundary and the equipment shelter approximately 10.3m. 35cm of the headframe/antenna will be within the 7.5m front setback area, but as this is 30m in the air, has negligible impact on the streetscape and the amenity of the frontage. Fences are an allowed measure within a setback area and are necessary to restrict access to the facility, the same as other fences within the area, excepting that the fence is setback further than other fences, which generally tend to be along the property boundary. As the site is not currently fenced, the inclusion of a new fence is not considered to impact on the amenity of the street. The equipment shelter, the only 'building' included in the proposal is setback approximately 10.5m from the property boundary, exceeding the required frontage setback by 2.8m.</p> <p>The location of the proposed facility on the site respects the future development potential of the site without impacting on surrounding uses and is not considered to create a precedent. The elements within the setback area are the 1.8m colorbond fence, far smaller than a light industrial building. Given the specific conflict is now a fence 4.5m from the setback area on a site that is unfenced, it is not considered to create a precedent or issue with respect to standard buildings and uses within the zone.</p>	
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<p>13.</p>	<p>We STILL OBJECT to this proposal to build a massive Telecommunications tower in our vicinity.</p> <p>Our Main Concern, is for ours and neighbours Health with the creation of radio frequency, electromagnetic energy (Radiation) within our area.</p> <p>An example being the Shire having to move the TAFE from next to the Post Office in town (which has a telecommunications tower in its yard) to other premises as a few people who worked at the post office were said to have developed Cancer. (Not proven - but quite concerning)</p> <p>Again, we would prefer it being erected further away from our area as it would be visually unacceptable here.</p>	<p>Telstra and Amplitel respect the interest that members of the community have in the infrastructure proposed in their area and concerns regarding electromagnetic energy (EME) by Telecommunications Facilities such as that proposed at Exmouth.</p> <p>Individual research, while highly commendable, should not be substituted for the professional scientific opinion of organisations such as the World Health Organisation (WHO), bodies such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), and medical opinions such as the those of the Australia's Chief Medical Officer.</p> <p>In each case the above entities have been unequivocal in their support for the safety of mobile phone base stations and their support for the current standards.</p> <p>The WHO, have provided in their most recent statement <i>"Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease"</i> https://www.who.int/news-room/q-a-detail/what-are-the-health-risks-associated-with-mobile-phones-and-their-base-stations.</p> <p>ARPANSA's position is <i>"Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas."</i> https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations</p>	<p>Objection noted.</p> <p>The Shire accepts and agrees with the proponent's response to EME's.</p> <p>The Shire is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.78% of the maximum public exposure level. While the maximum EME level to the property is 0.39%. A typical household microwave operates at around 4.4% of the maximum public exposure level. A typical household microwave operates at around 4.4% of the maximum public exposure level.</p> <p>It is acknowledged that the proposal will be visible from properties in the surrounding area. It is necessary to consider the overall public benefit of the proposal against any amenity impacts. The surrounding environment also contains numerous light poles and a 30m high radio antennae tower also</p>
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		<p>The comment by Australia's former Chief Medical Officer, provided at the initial stages of Australia's 5G rollout is "<i>I'd like to reassure the community that 5G technology is safe. There is no evidence telecommunication technologies, such as 5G, cause adverse health impacts.</i>"</p> <p>https://www.health.gov.au/news/safety-of-5g-technology</p> <p>Mobile networks are specifically designed to use the lowest possible power from base stations and mobile phones necessary to ensure quality voice or data services. The network automatically adjusts the base station transmitter power according to how far away the mobile phone users are. With the optimal network design, base stations are located close to mobile phone users and produce the lowest possible EME. The further base stations are located from mobile phone users, the higher the power required, resulting in higher EME levels.</p> <p>With regards to the specific levels within the EME report it is important to recognise that the 0.39% (over 250 times under the safe levels) provided within the EME report for this site is the maximum hypothetical level of emissions from the facility within the 50-100m area around the facility (as measures 1.5m above the ground. As per ARPANSA's Guide to the Environmental EME Report (available at</p> <p><i>The values of EME provided in the report are intended to be maximum levels that can almost never be exceeded when the base station is operating. The values assume, for example, that all the planned transmitters are installed and are all operating at maximum power. Some of the transmitters at a base station</i></p>	<p>currently exists at the Shires Depot 340m to the east of the subject site. Its visual impacts are not considered to be so great as to outweigh the benefits of the telecommunication coverage to the public at large, particularly noting it is within an industrial area and the existence of the existing tower at the Shires Depot. The proponent proposed to leave the monopole unpainted in order to reduce the visual impact of the development.</p>
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are only used when there are a certain number of telephone calls or data transmissions actually in progress; otherwise they are turned off. Even when a call is in progress, the power transmitted is adjusted to be only as high as necessary to communicate with the handset. If the handset is close, or in a good signal area, the base station transmitter will reduce its power automatically.

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

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

This is recognised by the Western Australia Government in its State Planning Policy 5.2 Telecommunications Infrastructure which states "Measurement surveys undertaken by ARPANSA demonstrate that environmental radiofrequency levels near base stations for the mobile telephone network are extremely low. The ARPANSA surveys reported that typical exposures to radiofrequency fields were well below one per cent of the Standard's public exposure limits. It concluded that "given the very low levels recorded and the relatively low power of these types of transmitters, it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research".

Standards set by ARPANSA incorporate substantial safety margins to address human health and safety matters; therefore it is not within the scope of this Policy to address health and safety matters. Based on ARPANSA's findings, setback distances for telecommunications infrastructure are not to be set out in local planning schemes or local planning policies to address health or safety standards for human exposure to electromagnetic emissions. "

Once a base station becomes operational or is modified, a Site Compliance Certificate is prepared by a National Association of Testing Authorities (NATA) Assessor to certify that the site has been assessed and complies with the Radio Frequency Human Exposure Limits as specified by the Australian Communications and Media Authority (ACMA) Licence Condition Determination (LCD) and the requirements of RPS S-1. The Site Compliance Certificate for the site can be accessed via the RFNSA once it has been uploaded (generally takes approx. 40 days once site is installed).

Visual impact

The height of the proposal monopole will be taller than any existing structure in the area, with the equipment shelter and fence being lower in height than other structures. The height of the monopole represents the smallest configuration to provide the necessary coverage to the area and is of a type that will allow for co-location by other Carriers, reducing the need for further towers in the area and encouraging competition and providing diversity to users.

The location of the proposal in a light industrial area is considered reasonable given the primary industrial use of the

		<p>area and the types of building and structures within the area. These are predominantly workshops and/or large warehouses that are of an untreated grey or steel design, with other areas of the properties containing smaller caretaker dwellings or being used for the storage, loading or unloading of materials and equipment, or in some cases containing dedicated parking areas. The area does not have pedestrian paths or street trees and there are few properties with landscaping along the frontages. Given the existing uses and inspections of the area, the existing visual amenity is relatively low.</p> <p>The proposed facility has excellent setback from residential areas and montages have shown the visual impacts are either very low or negligible.</p> <p>Despite the above, Amplitel has chosen a monopole design that is of a slim bulk to minimise the extent of visual impacts within the area. Assessments have been undertaken of shadowing impacts on both the shortest and longest days of the year and has shown relatively minimal impacts on caretaker dwellings within the area, with the few dwellings impacted being impacted for less than an hour in duration.</p>	
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Monthly Financial Report

For the period ended

June 2022

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2 Truscott Crescent
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SHIRE OF EXMOUTH
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 30 June 2022

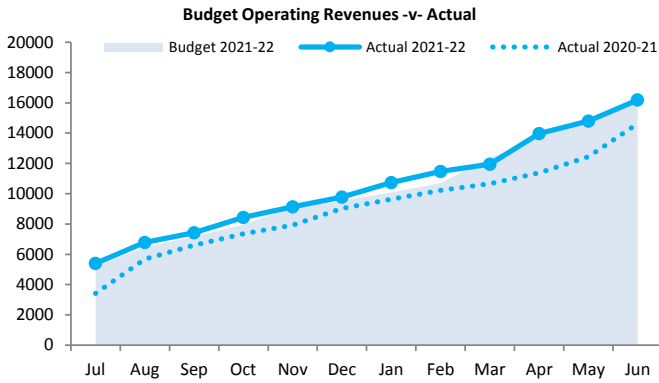
LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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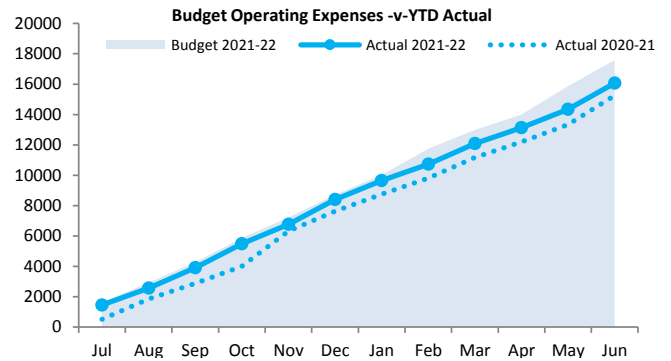
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OPERATING ACTIVITIES

OPERATING REVENUE

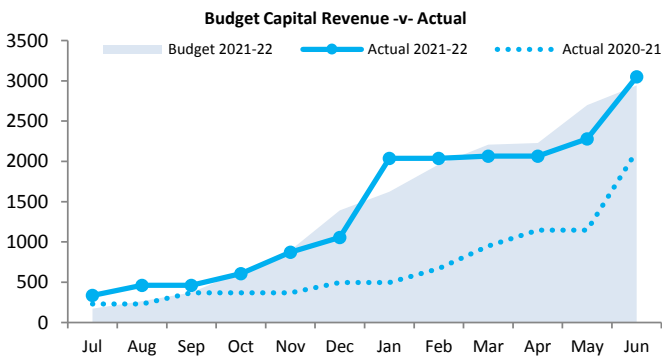


OPERATING EXPENSES

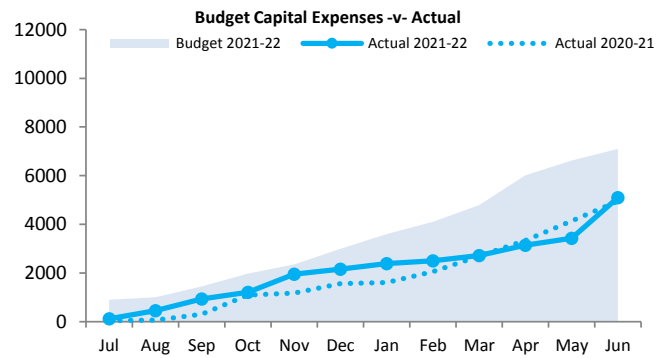


INVESTING ACTIVITIES

CAPITAL REVENUE



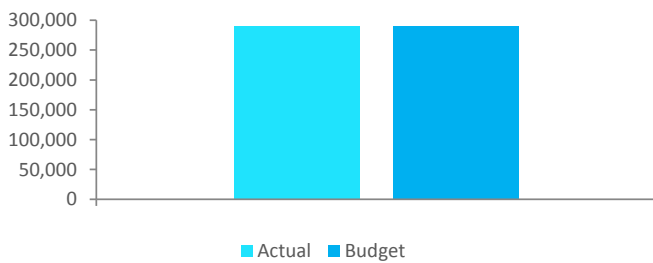
CAPITAL EXPENSES



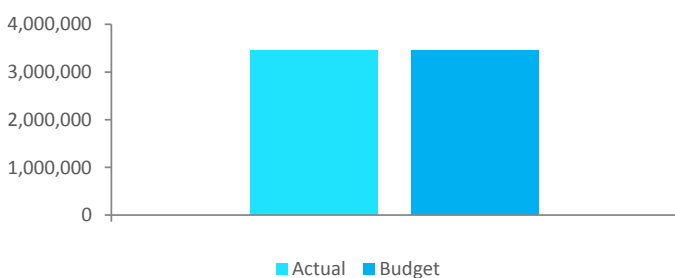
FINANCING ACTIVITIES

BORROWINGS

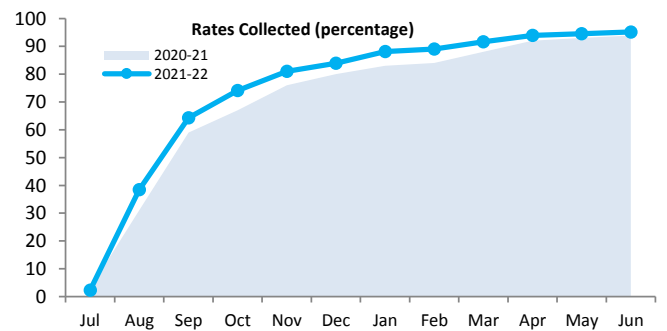
Principal Repayments



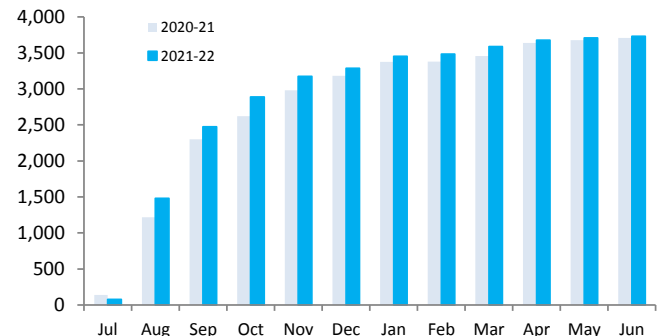
Principal Outstanding



RATES



Rates Received Amount Collected (\$ '000s)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 30 JUNE 2022

REVENUE

RATES

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

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

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

SERVICE CHARGES

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

INTEREST EARNINGS

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

OTHER REVENUE / INCOME

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

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

NATURE OR TYPE DESCRIPTIONS

EXPENSES

EMPLOYEE COSTS

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

MATERIALS AND CONTRACTS

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

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

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

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

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

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2022**

BY NATURE OR TYPE

	Ref Note	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	1,388,551	1,388,551	1,388,551	0	0.00%	
Revenue from operating activities							
Rates	5	3,639,000	3,639,000	3,629,611	(9,389)	(0.26%)	
Specified area rates	5	52,000	52,000	51,780	(220)	(0.42%)	
Operating grants, subsidies and contributions	13	3,340,500	3,340,500	4,382,590	1,042,090	31.20%	▲
Fees and charges		8,740,000	8,740,000	7,740,508	(999,492)	(11.44%)	▼
Interest earnings		67,000	67,000	60,869	(6,131)	(9.15%)	
Other revenue		475,500	475,500	321,835	(153,665)	(32.32%)	▼
Profit on disposal of assets	7	2,000	2,000	1,862	(138)	(6.90%)	
		16,316,000	16,316,000	16,189,055	(126,945)	(0.78%)	
Expenditure from operating activities							
Employee costs		(7,105,000)	(7,105,000)	(6,994,284)	110,716	1.56%	
Materials and contracts		(4,539,500)	(4,539,500)	(3,568,251)	971,249	21.40%	▲
Utility charges		(807,000)	(807,000)	(849,884)	(42,884)	(5.31%)	
Depreciation on non-current assets		(3,697,000)	(3,697,000)	(3,504,590)	192,410	5.20%	
Interest expenses		(68,000)	(68,000)	(63,328)	4,672	6.87%	
Insurance expenses		(521,000)	(521,000)	(527,125)	(6,125)	(1.18%)	
Other expenditure		(841,000)	(841,000)	(548,780)	292,220	34.75%	▲
Loss on disposal of assets	7	(7,000)	(7,000)	(7,342)	(342)	(4.89%)	
		(17,585,500)	(17,585,500)	(16,063,584)	1,521,916	8.65%	
Non-cash amounts excluded from operating activities	1(a)	3,702,000	3,702,000	3,510,070	(191,930)	(5.18%)	
Amount attributable to operating activities		2,432,500	2,432,500	3,635,541	1,203,041		
Investing activities							
Proceeds from non-operating grants, subsidies and contributions	14	2,943,000	2,943,000	3,050,410	107,410	3.65%	
Proceeds from disposal of assets	7	146,000	146,000	429,387	283,387	194.10%	▲
Payments for property, plant and equipment	8	(7,176,000)	(7,099,111)	(5,098,554)	2,000,557	28.18%	▲
		(4,087,000)	(4,010,111)	(1,618,757)	2,391,354		
Amount attributable to investing activities		(4,087,000)	(4,010,111)	(1,618,757)	2,391,354		
Financing Activities							
Proceeds from new debentures	10	1,660,000	1,660,000	1,660,000	0	0.00%	
Transfer from reserves	3	2,276,000	0	0	0	0.00%	
Proceeds from Community Loans		15,000	15,000	57,200	42,200	281.33%	▲
Repayment of debentures	10	(290,500)	(290,500)	(290,666)	(166)	0.06%	
Principal elements of Finance lease payments		(135,000)	0	0	0	0.00%	
Transfer to reserves	3	(3,259,000)	(34,887)	(34,887)	0	0.00%	
Amount attributable to financing activities		266,500	1,349,613	1,391,647	42,034		
Closing funding surplus / (deficit)	1(c)	551	1,160,553	4,796,982			

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note for an explanation of the reasons for the variance.

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

KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 30 JUNE 2022

STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME AND OBJECTIVES
GOVERNANCE

To provide a decision making process for the efficient allocation of resources.

ACTIVITIES

Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.

GENERAL PURPOSE FUNDING

To collect revenue to allow for the provision of services.

The collection of rate revenue and the maintenance of valuation and rating records to support the collection process. General purpose government grants and interest revenue.

LAW, ORDER, PUBLIC SAFETY

To provides services to help ensure a safer as environmentally conscious community.

The provision of bushfire control services, animal control and support for emergency services, as well as the maintenance and enforcement of local laws.

HEALTH

To provide an operational framework for environmental and community health.

Maternal and Infant health, preventative service and environmental health.

EDUCATION AND WELFARE

To provide services to disadvantaged persons, the elderly, children and youth.

Maintenance on playgroup and senior citizen buildings.

HOUSING

To provide housing for staff members.

Adminstration and operation of residential housing for council staff.

COMMUNITY AMENITIES

To provide services required by the community.

Maintenance of rubbish service to residents and maintenance of sanitary landfill sites. Town planning and regional development, maintenance of cemeteries and other community amenities.

RECREATION AND CULTURE

To establish and effectively manage infrastructure and resources which will help the social wellbeing of the community.

Maintenance of public halls, centres, swimming pools, beaches, recreation centre and various sporting facilities. Provision and manintenance of parks, gardens and playgrounds. Operation of library and radio broadcasting facilities.

TRANSPORT

To provide safe, effective and efficient transport services to the community.

Construction and maintenance of roads, streets, footpaths, depot, cycleways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc. Administration and operation of airport and aerodrome.

ECONOMIC SERVICES

The promotion of the district to increase economic activities and the provision of building control within the shire.

Tourism, area promotion and building control.

OTHER PROPERTY AND SERVICES

To monitor and control Council's overheads operating accounts.

The provision of private works to the public and the maintenance of cost pools for plant operating, public works overheads and adminstration costs.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2022**

STATUTORY REPORTING PROGRAMS

	Ref Note	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	1,388,551	1,388,551	1,388,551	0	0.00%	
Revenue from operating activities							
General purpose funding - general rates	5	3,639,000	3,639,000	3,629,611	(9,389)	(0.26%)	
General purpose funding - other		1,581,000	1,581,000	1,790,390	209,390	13.24%	▲
Law, order and public safety		103,000	103,000	44,797	(58,203)	(56.51%)	▼
Health		45,500	45,500	38,912	(6,588)	(14.48%)	
Education and welfare		3,000	3,000	443	(2,557)	(85.23%)	
Housing		57,000	57,000	60,021	3,021	5.30%	
Community amenities		1,523,000	1,523,000	1,292,738	(230,262)	(15.12%)	▼
Recreation and culture		1,052,000	1,052,000	1,227,569	175,569	16.69%	▲
Transport		6,982,000	6,982,000	6,832,231	(149,769)	(2.15%)	
Economic services		1,296,500	1,296,500	1,243,513	(52,987)	(4.09%)	
Other property and services		34,000	34,000	28,830	(5,170)	(15.21%)	
		16,316,000	16,316,000	16,189,055	(126,945)		
Expenditure from operating activities							
Governance		(305,000)	(305,000)	(599,788)	(294,788)	(96.65%)	▼
General purpose funding		(183,500)	(183,500)	(169,538)	13,962	7.61%	
Law, order and public safety		(424,500)	(424,500)	(450,894)	(26,394)	(6.22%)	
Health		(301,500)	(301,500)	(294,411)	7,089	2.35%	
Education and welfare		(82,000)	(82,000)	(85,534)	(3,534)	(4.31%)	
Housing		(50,000)	(50,000)	(110,711)	(60,711)	(121.42%)	▼
Community amenities		(2,142,500)	(2,142,500)	(1,768,906)	373,594	17.44%	▲
Recreation and culture		(5,987,500)	(5,987,500)	(5,316,396)	671,104	11.21%	▲
Transport		(5,927,500)	(5,927,500)	(5,221,597)	705,903	11.91%	▲
Economic services		(1,600,500)	(1,600,500)	(1,396,668)	203,832	12.74%	▲
Other property and services		(581,000)	(581,000)	(649,141)	(68,141)	(11.73%)	▼
		(17,585,500)	(17,585,500)	(16,063,584)	1,521,916		
Non-cash amounts excluded from operating activities	1(a)	3,702,000	3,702,000	3,510,070	(191,930)	(5.18%)	
Amount attributable to operating activities		2,432,500	2,432,500	3,635,541	1,203,041		
Investing Activities							
Proceeds from non-operating grants, subsidies and contributions	14	2,943,000	2,943,000	3,050,410	107,410	3.65%	
Proceeds from disposal of assets	7	146,000	146,000	429,387	283,387	194.10%	▲
Payments for property, plant and equipment and infrastructure	8	(7,176,000)	(7,099,111)	(5,098,554)	2,000,557	28.18%	▲
Amount attributable to investing activities		(4,087,000)	(4,010,111)	(1,618,757)	2,391,354		
Financing Activities							
Proceeds from new debentures	10	1,660,000	1,660,000	1,660,000	0	0.00%	
Transfer from reserves	3	2,276,000	0	0	0	0.00%	
Proceeds from Community Loans		15,000	15,000	57,200	42,200	281.33%	▲
Repayment of debentures	10	(290,500)	(290,500)	(290,666)	(166)	0.06%	
Principal elements of Finance lease payments		(135,000)	0	0	0	0.00%	
Transfer to reserves	3	(3,259,000)	(34,887)	(34,887)	0	0.00%	
Amount attributable to financing activities		266,500	1,349,613	1,391,647	42,034		
Closing funding surplus / (deficit)	1(c)	551	1,160,553	4,796,982			

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2021-22 year is \$25,000 or 10.00% whichever is the greater.

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 JUNE 2022

EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2021-22 year is \$25,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Explanation of Variance
	\$	%	
Revenue from operating activities			
Operating grants, subsidies and contributions	1,042,090	31.20%	Timing of Fincial Assistance Grant & increased Airport Security Screening Grant.
Fees and charges	(999,492)	(11.44%)	Airport Securiy Screening Grant affected timing of airport fees & charges.
Other revenue	(153,665)	(32.32%)	Timing of Ningaloo Visitor Centre commissions & recovery of BFB/SES reimbursements.
Expenditure from operating activities			
Employee costs	110,716	1.56%	Vacant positions.
Materials and contracts	971,249	21.40%	Timing of various operational projects.
Other expenditure	292,220	34.75%	Timing of aviation lease payment.
Investing activities			
Proceeds from non-operating grants, subsidies and contributions	107,410	3.65%	Timing of projects.
Proceeds from disposal of assets	283,387	194.10%	Plant replacement program & sale of Shire property.
Payments for property, plant and equipment	2,000,557	28.18%	See note 8.
Financing activities			
Proceeds from Community Loans	42,200	281.33%	Early repayment of community loan.

BASIS OF PREPARATION

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost rather than at fair value. The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 15 to these financial statements.

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 14 September 2021

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

	Notes	Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	7	(2,000)	(2,000)	(1,862)
Add: Loss on asset disposals	7	7,000	7,000	7,342
Add: Depreciation on assets		3,697,000	3,697,000	3,504,590
Total non-cash items excluded from operating activities		3,702,000	3,702,000	3,510,070

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.

		Last Year Closing 30 June 2021	This Time Last Year 30 June 2021	Year to Date 30 June 2022
Adjustments to net current assets				
Less: Reserves - restricted cash	3	(10,618,672)	(9,042,067)	(10,653,559)
Less: Loans receivable		(16,700)	(5,250)	(40,500)
Less: Land held for resale		0		0
Add: Borrowings	10	290,666	93,791	0
Add: Provisions - employee	12	712,559	769,874	720,276
Add: Lease liabilities	11	134,745	148,937	134,745
Add: Contract Liabilities		409,363	0	409,363
Total adjustments to net current assets		(9,088,039)	(8,034,715)	(9,429,675)

(c) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	12,640,020	11,009,872	10,947,071
Rates receivables	4	234,502	269,539	137,432
Receivables	4	2,196,416	1,833,325	4,573,824
Other current assets	6	114,747	81,724	232,138
Less: Current liabilities				
Payables	9	(3,137,428)	(670,464)	(399,425)
Borrowings	10	(290,666)	(93,791)	0
Contract liabilities	12	(409,363)	0	(409,363)
Lease liabilities	11	(134,745)	(148,937)	(134,745)
Provisions	12	(736,893)	(769,874)	(720,276)
Less: Total adjustments to net current assets	1(b)	(9,088,039)	(8,034,715)	(9,429,675)
Closing funding surplus / (deficit)		1,388,551	3,476,679	4,796,981

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Cash on hand								
Petty Cash and Floats	Cash and cash equivalents	2,650	0	2,650	0			
Municipal Fund	Cash and cash equivalents	176,208	0	176,208	0	Westpac	0.00%	At Call
Reserve Fund	Cash and cash equivalents	0	7,153,559	7,153,559	0	Westpac	0.01%	At Call
Trust Fund	Cash and cash equivalents	0	0	114,654	114,654	Westpac	0.00%	At Call
Term Deposits								
Reserve Term Deposit	Cash and cash equivalents	0	3,500,000	3,500,000	0	NAB	1.25%	08/2022
Total		178,858	10,653,559	10,947,071	114,654			
Comprising								
Cash and cash equivalents		178,858	10,653,559	10,947,071	114,654			
		178,858	10,653,559	10,947,071	114,654			

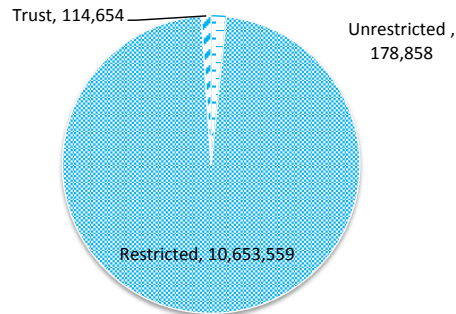
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.



Cash backed reserve

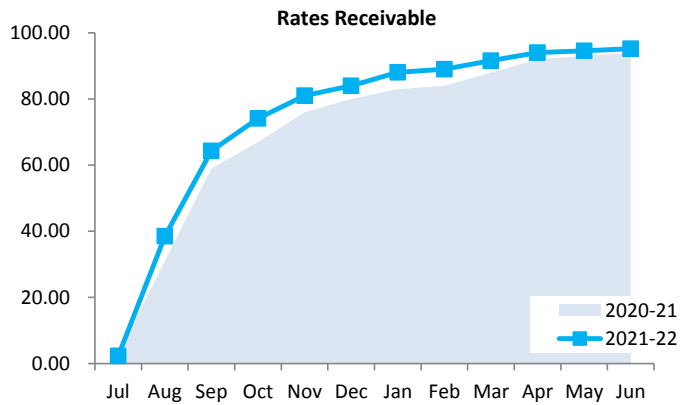
Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Leave Reserve	699,202	3,000	2,398	0	0	0	0	702,202	701,600
Aviation Reserve	1,172,684	5,000	4,023	0	0	(84,000)	0	1,093,684	1,176,707
Building Infrastructure Reserve	81,401	0	330	0	0	0	0	81,401	81,731
Community Development Reserve	1,382,658	5,000	4,747	0	0	(18,000)	0	1,369,658	1,387,405
Community Interest Free Reserve	278,065	1,000	954	0	0	0	0	279,065	279,019
Insurance/Natural Disaster Reserve	183,974	1,000	631	0	0	0	0	184,974	184,605
Land Acquisition Reserve	1,725,802	6,000	5,825	0	0	(360,000)	0	1,371,802	1,731,627
Marina Canal Reserve	411,149	2,000	1,406	52,000	0	0	0	465,149	412,555
Marine Village Asset Replacement Reserve	33,442	0	115	0	0	0	0	33,442	33,557
Mosquito Management Reserve	10,161	0	35	0	0	0	0	10,161	10,196
Ningaloo Centre Reserve	257,175	0	882	38,000	0	0	0	295,175	258,057
Plant Reserve	550,296	3,000	1,852	529,000	0	(650,000)	0	432,296	552,148
Public Radio Infrastructure Reserve	5,185	0	18	0	0	0	0	5,185	5,203
Rehabilitation Reserve	253,435	1,000	869	0	0	0	0	254,435	254,304
Roads Reserve	901,228	4,000	3,061	0	0	0	0	905,228	904,289
Shire Staff Housing Reserve	137,092	1,000	470	900,000	0	(100,000)	0	938,092	137,562
Shire President COVID-19 Relief Fund	40,209	0	138	0	0	0	0	40,209	40,347
Swimming Pool Reserve	650,793	3,000	2,223	1,700,000	0	(57,000)	0	2,296,793	653,016
Tourism Development Reserve	358,832	1,000	1,215	0	0	(5,000)	0	354,832	360,047
Town Planning Scheme Reserve	21,969	0	75	0	0	0	0	21,969	22,044
Waste Management Reserve	1,054,557	4,000	3,620	0	0	(593,000)	0	465,557	1,058,177
Unspent Grants & Contributions Reserve	409,363	0	0	0	0	(409,000)	0	363	409,363
	10,618,672	40,000	34,887	3,219,000	0	(2,276,000)	0	11,601,672	10,653,559

KEY INFORMATION

In accordance with Council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

Name of Reserve	Purpose of the reserve
Leave Reserve	To be used for annual and long service leave requirements.
Aviation Reserve	To be used to fund aviation improvements.
Building Infrastructure Reserve	To be used for the development, preservation and maintenance of building infrastructure with the the Shire of Exmouth.
Community Development Reserve	To be used for major community development initiatives.
Community Interest Free Reserve	To be to fund major community development projects.
Insurance/Natural Disaster Reserve	To be used for the purpose of funding insurance claims where the excess is higher than the cost of repairs in addition to any weather related insurance/WANDRRA claims.
Land Acquisition Reserve	To be used to fund the acquisition and disposal of land and buildings and provide contributions for land development within the Shire of Exmouth.
Marina Canal Reserve (Specified Area Rates)	These funds are derived from levying specified area rate titles Marina Specified Area Rates.
Marina Village Asset Replacement Reserve	To be used for the preservation and maintenance of infrastructure related to the Exmouth Marina Village.
Mosquito Management Reserve	To be used in years where mosquito-borne disease/nuisance is greater than normal.
Ningaloo Centre Reserve	To be used for the preservation and maintenance of the Ningaloo Centre.
Plant Reserve	To be used for the purchase of major plant and equipment.
Public Radio Infrastructure Reserve	To be used to maintain the rebroadcasting infrastructure.
Rehabilitation Reserve	To be used to manage the funds associated with the environmental rehabilitation of the sand and gravel pits within the Shire of Exmouth.
Roads Reserve	To be used for the preservation and maintenance of roads.
Shire President COVID-19 Relief Fund	To be used to support the community who are severely financially affected by COVID-19.
Shire Staff Housing Reserve	To be used to fund housing for staff.
Swimming Pool Reserve	To be used to fund swimming pool upgrades.
Tourism Development Reserve	To be used to fund the development and implementation of initiatives to achieve the strategic tourism and economic developments of the Shire of Exmouth.
Town Planning Scheme Reserve	To be used fro the propose of funding a review of the future Town Planning Scheme.
Waste & Recycle Management Reserve	To be used to fund capital and operational costs of Refuse Site including implementation of post closure plan.

Rates receivable	30 June 2021	30 Jun 2022
	\$	\$
Opening arrears previous years	510,805	234,502
Levied this year	3,489,748	3,686,412
Less - collections to date	(3,766,051)	(3,733,456)
Less - deferred rates		(50,026)
Equals current outstanding	234,502	137,432
Net rates collectable	234,502	137,432
% Collected	94.1%	95.2%

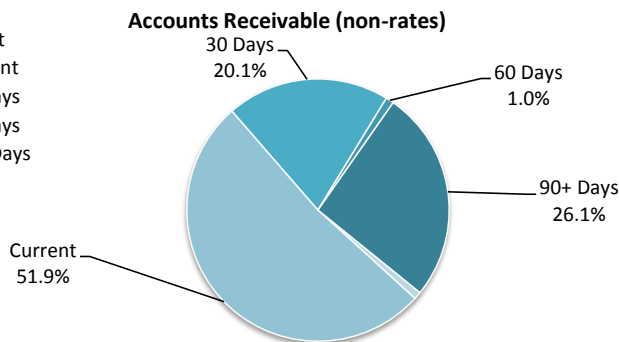


Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(41,353)	2,312,688	897,002	44,012	1,164,541	4,376,890
Percentage	(0.9%)	52.8%	20.5%	1%	26.6%	
Balance per trial balance						
Sundry receivable						4,376,890
GST receivable						161,480
Property Service Charges						35,454
Total receivables general outstanding						4,573,824

Amounts shown above include GST (where applicable)

KEY INFORMATION

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



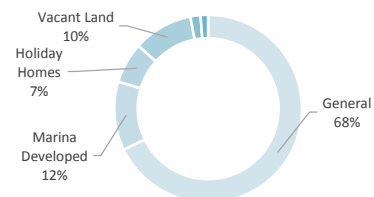
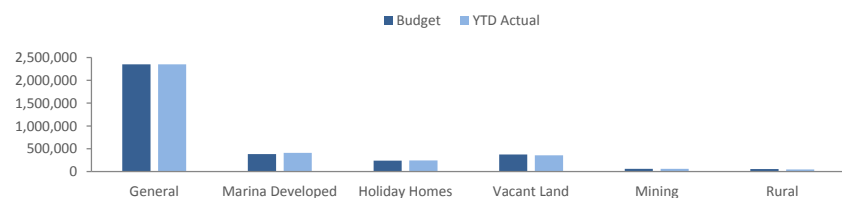
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2022

OPERATING ACTIVITIES
NOTE 5
RATE REVENUE

General rate revenue	Budget							YTD Actual			
	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE				\$	\$	\$	\$	\$	\$	\$	\$
Gross rental value											
General	0.078700	1,204	29,784,024	2,341,000	6,000	2,000	2,349,000	2,344,003	9,619	(2,251)	2,351,371
Marina Developed	0.106200	102	3,652,407	385,000	0	0	385,000	387,886	22,825	413	411,124
Holiday Homes	0.109100	87	2,197,000	240,000	0	0	240,000	239,693	3,593	334	243,620
Vacant Land	0.157300	232	2,348,030	373,000	0	0	373,000	369,346	(13,733)	0	355,613
Unimproved value											
Mining	0.167600	11	361,992	60,000	0	0	60,000	60,670	0	0	60,670
Rural	0.083800	6	537,400	54,000	0	0	54,000	45,034	0	0	45,034
Sub-Total		1,642	38,880,853	3,453,000	6,000	2,000	3,461,000	3,446,631	22,304	(1,504)	3,467,432
Minimum payment	Minimum \$										
Gross rental value											
General	950	60	549,082	57,000	0	0	57,000	57,000	0	0	57,000
Marina Developed	950	1	0	1,000	0	0	1,000	950	0	0	950
Vacant Land	750	141	465,880	106,000	0	0	106,000	105,750	0	0	105,750
Unimproved value											
Mining	250	10	8,574	2,000	0	0	2,000	2,500	0	0	2,500
Rural	750	1	5,800	1,000	0	0	1,000	750	0	0	750
Sub-total		213	1,029,336	167,000	0	0	167,000	166,950	0	0	166,950
Total general rates							3,628,000				3,634,382
Specified area rates	Rate in \$ (cents)										
Marina Specified Area	0.014000		3,669,077	51,000	0	0	51,000	51,367	663	0	52,030
Total specified area rates			3,669,077	51,000	0	0	51,000	51,367	663	0	52,030
Total							3,679,000				3,686,412

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July 2020 the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.



Other current assets	Opening Balance 1 July 2021	Asset Increase	Asset Reduction	Closing Balance 30 June 2022
	\$	\$	\$	\$
Inventory				
Fuel and materials on hand	18,586	88,332	(9,546)	97,372
Stock - Visitor Centre Merchandise	96,161	38,605	0	134,766
Total other current assets	114,747	126,937	(9,546)	232,138
Amounts shown above include GST (where applicable)				

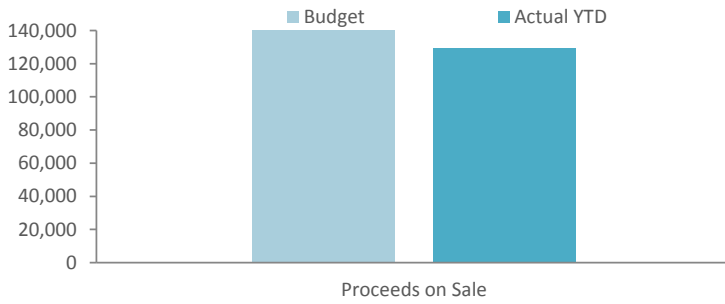
KEY INFORMATION

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
	Transport								
	Plant replacement	146,000	146,000	0	0	130,595	129,387	1,862	(7,342)
		146,000	146,000	0	0	130,595	129,387	1,862	(7,342)



Account Description	Amended		YTD Actual	Variance (Under)/Over	Timing		Comments
	Budget	YTD Budget			Start	Finish	
Buildings - Non Specialised							
Property renewals	170,000	170,000	28,128	(141,872)	Q1	Q4	
Staff Housing	830,000	830,000	768,141	(61,859)	Q1	Q2	Progress payments.
Executive House	910,000	910,000	878,597	(31,403)	Q1	Q1	Purchase finalised.
Buildings - Specialised							
Aviation Check-In Airconditioning	50,000	50,000	42,201	(7,799)	Q1	Q2	RFQ closed.
Depot Office Expansion	100,000	100,000	500	(99,500)	Q2	Q3	
Ningaloo Centre Solar Panels	23,000	23,000	0	(23,000)	Q4	Q4	
Ningaloo Turtle Rehabilitation Centre	68,000	68,000	581	(67,419)	Q1	Q4	
Boundary Fencing Qualing Scarp Waste Site	10,000	10,000	0	(10,000)	Q2	Q2	
Aviation Screening Point Upgrade	245,000	245,000	94,299	(150,702)	Q1	Q3	Deposit for screening tunnel.
Ningaloo Centre solar panels (accrual)	0	0	145,794	145,794			Carried over from 20/21.
Plant and equipment							
LEA Tandem Trailer	9,000	9,000	9,046	46	Q2	Q3	
Plant Replacement Program	650,000	505,556	216,240	(289,316)	Q3	Q4	Carried over from 20/21.
Waste Compactor	245,000	245,000	0	(245,000)	Q2	Q4	
Infrastructure - Roads							
Footpath Program	200,000	200,000	4,846	(195,154)	Q2	Q4	
Murat Road - Edge Repairs	335,000	335,000	320,200	(14,800)	Q2	Q2	
Yardie Creek Road - Reseal and Line Marking	1,250,000	1,400,000	1,252,307	(147,693)	Q2	Q4	
Walk Bridge Replacement	50,000	38,889	34,249	(4,640)	Q3	Q4	
Infrastructure - Other							
Aviation Check-In Counters Upgrade	25,000	16,667	281	(16,386)	Q3	Q4	
Bike Park	368,000	368,000	346,004	(21,996)	Q2	Q3	
Youth Precinct	170,000	170,000	126,111	(43,889)	Q2	Q3	
Swimming Pool Renewal	20,000	20,000	18,086	(1,914)			
Wastewater Treatment Plant Upgrade	20,000	20,000	4,545	(15,455)	Q3	Q3	
Septage Ponds	180,000	135,000	6,416	(128,584)	Q2	Q3	RFQ closed.
Tip Shop	20,000	20,000	0	(20,000)	Q2	Q4	
Waste Site Setup	30,000	30,000	0	(30,000)	Q2	Q4	
Recycling bins & bring it recycling centre	75,000	75,000	18,657	(56,343)	Q2	Q3	
Town Beach Upgrade	728,000	728,000	782,612	54,612	Q2	Q3	
Installation and leasing 8 jetties (accrual)	0	0	(64,286)	(64,286)			Carried over from 20/21.
Boat Ramp Lighting (accrual)	0	0	1,655	1,655			Carried over from 20/21.
Overflow Ablutions (accrual)	0	0	8,753	8,753			Carried over from 20/21.
Sentinel Chicken Pen Upgrades	15,000	15,000	0	(15,000)	Q4	Q4	
Electrical Work at Horse Club	30,000	30,000	34,987	4,987	Q3	Q4	
Pool Painting & New Cover	37,000	37,000	6,682	(30,318)	Q4	Q4	
Illegal Camping Prevention	250,000	250,000	0	(250,000)	Q3	Q4	
Federation Park Power Renewal	18,000	0	12,922	12,922	Q3	Q4	
Chlorine Storage	45,000	45,000	0	(45,000)	Q4	Q4	
	7,176,000	7,099,111	5,098,554	(2,000,557)			

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	(42,035)	16,395	0	(1,396)	(27,037)
Percentage	0%	155.5%	-60.6%	0%	5.2%	
Balance per trial balance						
Sundry creditors						(27,036)
ATO liabilities						172,511
Bonds, retentions and advance bookings and ESL liability						28,407
BSL						25,203
BCITF						36,033
Trust Liabilities						114,894
Prepaid Rates						49,413
Total payables general outstanding						399,425

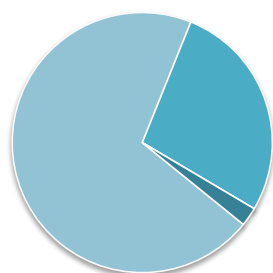
Amounts shown above include GST (where applicable)

KEY INFORMATION

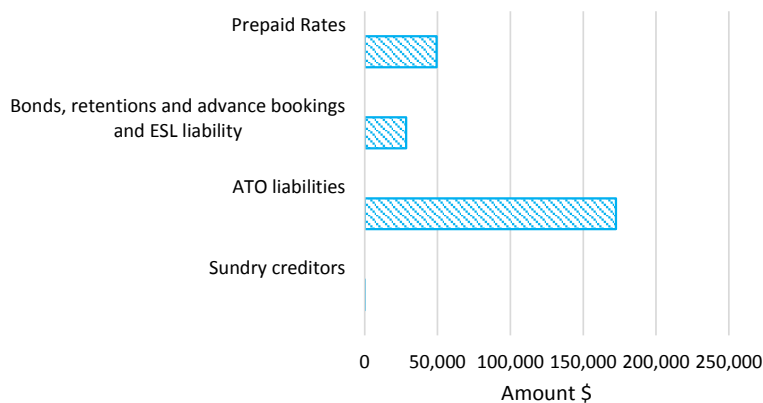
Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are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

- Credit
- Current
- 30 Days
- 60 Days
- 90+ Days

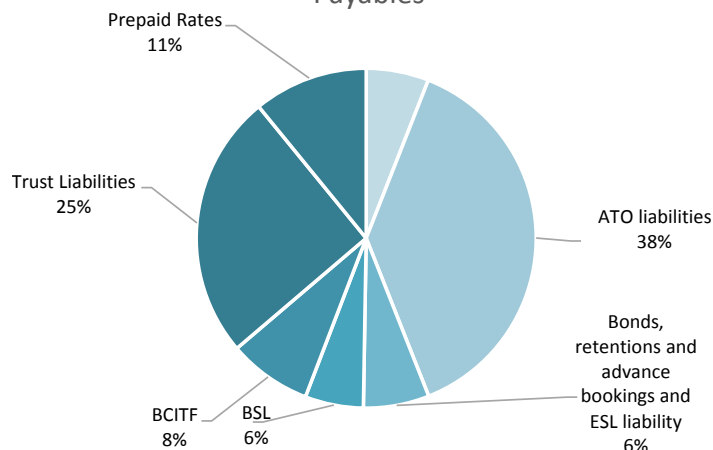
Aged Payables



Payables



Payables



Repayments - borrowings

Information on borrowings Particulars	Loan No.	1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Housing										
Staff Dwellings	80	480,257	0	0	72,049	72,000	408,209	408,257	21,168	21,000
Staff Dwellings	83	540,000	0	0	50,583	50,500	489,417	489,500	7,589	8,000
Staff Dwellings	84	0	1,660,000	1,660,000	0	0	1,660,000	1,660,000	0	0
Community amenities										
Rubbish Truck	81	85,975	0	0	85,975	86,000	-0	-25	1,557	2,000
Recreation and culture										
Ningaloo Centre	82	779,724	0	0	59,768	60,000	719,956	719,724	25,471	25,000
Other property and services										
1 Bennett Street	76	197,666	0	0	22,291	22,000	175,375	175,666	9,685	10,000
Total		2,083,622	1,660,000	1,660,000	290,666	290,500	3,452,956	3,453,122	65,470	66,000
Current borrowings		290,500					0			
Non-current borrowings		1,793,122					3,452,956			
		2,083,622					3,452,956			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Movement in carrying amounts

Information on leases Particulars	Lease No.	1 July 2021	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Housing										
25/30 Dugong Close		13,000	0	0	0	0	13,000	13,000	0	0
Transport										
Aviation - X-Ray Scanner		113,000	0	0	0	0	113,000	113,000	0	2,000
Aviation - RAAF Airport Lease		9,000	0	0	0	0	9,000	9,000	0	0
Total		135,000	0	0	0	0	135,000	135,000	0	2,000
Current lease liabilities		134,745					134,745			
Non-current lease liabilities		6,122					6,122			
		140,867					140,867			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

	Note	Opening Balance 1 July 2021	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 June 2022
		\$		\$	\$	\$
Other current liabilities						
Total other liabilities		409,363	0	0	0	409,363
Provisions						
Provision for annual leave		450,789	0	0	0	450,789
Provision for long service leave		286,104	0		(16,617)	269,487
Total Provisions		736,893	0	0	(16,617)	720,276
Total other current liabilities		1,146,256	0	0	(16,617)	1,129,639
Amounts shown above include GST (where applicable)						

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee benefits

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Provider	Unspent operating grant, subsidies and contributions liability					Operating grants, subsidies and contributions revenue		
	Liability	Increase in	Decrease in	Liability	Current	Amended	YTD	YTD
	1 July 2021	Liability	Liability	30 Jun 2022	Liability	Budget	Budget	Revenue
	\$	\$	(As revenue)	\$	\$	\$	\$	\$
Operating grants and subsidies								
General purpose funding								
Grants Commission - General Purpose	0	0	0	0	0	1,400,000	1,400,000	1,612,684
Health								
CLAG - Fight the Bite	0	0	0	0	0	3,500	3,500	2,481
Community amenities								
DPLH - Coastal Hazard Risk Management and Adaption Plan	0	0	0	0	0	90,000	90,000	45,000
Recreation and culture								
Various - Community Grant	0	0	0	0	0	62,000	62,000	118,050
Regional Arts WA - Exhibitions Travelling Gallery	0	0	0	0	0	0	0	10,000
Financial Assistance Agreement for TSE Project	0	0	0	0	0	0	0	91,363
Transport								
Grants Commission - Untied Road Grant	0	0	0	0	0	435,000	435,000	574,936
DASCS - Domestic Airports Security Costs Support	0	0	0	0	0	1,239,000	1,239,000	1,778,254
Economic services								
Tourism Trainee Grant	0	0	0	0	0	40,000	40,000	37,000
Booking Platform	0	0	0	0	0	28,000	28,000	10,000
	0	0	0	0	0	3,297,500	3,297,500	4,279,768
Operating contributions								
Recreation and culture								
Various - Community Contributions & Donations	0	0	0	0	0	0	0	16,850
NADC - Reimbursements	0	0	0	0	0	0	0	682
Library - Other Grants	0	0	0	0	0	0	0	3,505
Other property and services								
ATO - Diesel Fuel Subsidy	0	0	0	0	0	20,000	20,000	18,096
Other					0	23,000	23,000	63,690
					0			
	0	0	0	0	0	43,000	43,000	102,823
TOTALS	0	0	0	0	0	3,340,500	3,340,500	4,382,590

Provider	Unspent non operating grants, subsidies and contributions liability					Non operating grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget	YTD	YTD
	1 July 2021		(As revenue)	30 Jun 2022	30 Jun 2022	Revenue	Budget	Revenue
	\$	\$	\$	\$	\$	\$	\$	\$
Non-operating grants and subsidies								
Recreation and culture								
Various - Recreation Facilities	0	0	0	0	0	300,000	300,000	490,663
BHP - Town Beach revitalisation	0	0	0	0	0	728,000	728,000	337,073
CSRFF - Swimming Pool Upgrade	0	0	0	0	0	0	0	0
Ningaloo Centre Solar Panels	0	0	0	0	0	860,000	860,000	1,009,696
Transport								
MRWA - Regional Road Group	0	0	0	0	0	177,000	177,000	173,946
Roads to Recovery Grant	0	0	0	0	0	270,000	270,000	267,432
Local Roads and Community Infrastructure	0	0	0	0	0	608,000	608,000	645,384
Expenditure POS Cash-in-Lieu, Murat Road footpath	0	0	0	0	0	0	0	126,215
	0	0	0	0	0	2,943,000	2,943,000	3,050,410

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2022**

**NOTE 15
TRUST FUND**

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2021	Amount Received	Amount Paid	Closing Balance 30 Jun 2022
	\$	\$	\$	\$
Cash in Lieu POS	171,855	0	(126,215)	45,640
Bond Deed Exmouth Marina Holdings	18,186	0	0	18,186
Exmouth Volunteer Fire & Rescue	50,828	0	0	50,828
	240,869	0	(126,215)	114,654

MONTHLY LIST OF PAYMENTS - JUNE 2022

Municipal Account:

Cheque numbers	\$	-
Direct Debits and EFT Payments EFT22620-EFT22795	\$	771,467.19
Credit Card Purchases	\$	8,950.76
Total Municipal Account	\$	780,417.95

Trust Account:

Cheque number	\$	-
EFT Payments	\$	-
Total Trust Account	\$	-

TOTAL PAYMENTS - JUNE 2022 \$ **780,417.95**

Reference	Date	Name	Description	Municipal Account	Trust Account
				TOTAL CHEQUES	\$ - \$ -
DD7416	01/06/2022	SUPERANNUATION	PAYROLL DEDUCTIONS	\$ 41,222.51	
DD7434	15/06/2022	SUPERANNUATION	PAYROLL DEDUCTIONS	\$ 41,686.18	
DD7395	29/06/2022	SUPERANNUATION	PAYROLL DEDUCTIONS	\$ 38,989.25	
			TOTAL DIRECT DEBIT PAYMENTS	\$ 121,897.94	\$ -
EFT22620	03/06/2022	ABCO PRODUCTS PTY LTD	1L DEB AZURE FOAM SOAP	\$ 884.92	
EFT22621	03/06/2022	ALGAEFREE AUSTRALIA	YOOVEE POLY CHAMBER - INC FREIGHT	\$ 650.00	
EFT22622	03/06/2022	AMPAC DEBT RECOVERY	DEBT COLLECTION COSTS - ON CHARGEABLE	\$ 208.67	
EFT22623	03/06/2022	AUSTRALIAN TAX OFFICE (PAYG)	PAYROLL DEDUCTIONS	\$ 46,776.00	
EFT22624	03/06/2022	BOOEASY PTY LTD	BOOKINGS - APRIL 2022	\$ 2,636.22	
EFT22625	03/06/2022	BOYA EQUIPMENT	SOLENOIDS & FREIGHT	\$ 1,832.66	
EFT22626	03/06/2022	CJ LORD BUILDING AND RENOVATION WA PTY LTD	REPAIR DAMAGED RETAINING WALL	\$ 291.50	
EFT22627	03/06/2022	CORSIGN WA PTY LTD	REFLECTIVE T-TOP BOLLARDS WITH BASES	\$ 2,515.70	
EFT22628	03/06/2022	EXMOUTH LIQUID WASTE (TADDEN)	COLLECTION AND DISPOSAL OF SEWERAGE FROM WOBIRI TOILET BLOCK	\$ 2,449.00	
EFT22629	03/06/2022	EXMOUTH VET CLINIC	CONSULT - REVISIT FOR CHICKEN (LADY)	\$ 70.00	
EFT22630	03/06/2022	EXMOUTH WHOLESALERS	TOILET ROLLS AND CLEANING PRODUCTS	\$ 1,913.56	
EFT22631	03/06/2022	HORIZON POWER - ACCOUNTS	UTILITIES	\$ 6,265.51	
EFT22632	03/06/2022	HT CLEANING SERVICES PTY LTD	ADDITIONAL CLEANING AT NINGALOO CENTRE APR 2022	\$ 3,285.24	
EFT22633	03/06/2022	LOCAL GOVT RACING & CEMETERIES EMP UNION	PAYROLL DEDUCTIONS	\$ 44.00	
EFT22634	03/06/2022	MUMBY'S AUTO ELECTRICAL AND AIR CONDITIONING	ALTERNATOR, REGULATOR AND LABOUR	\$ 446.80	
EFT22635	03/06/2022	NETWORK POWER SOLUTIONS PTY LTD	ATTEMPT TO REPAIR DAMAGED JUNCTION CORD	\$ 91.00	
EFT22636	03/06/2022	SCENT AUSTRALIA PTY LTD	MONTHLY AMBIENT SCENTING FOR MAY	\$ 143.00	
EFT22637	03/06/2022	SPECIALISED & PRECISION ENGINEERING	REPAIR STAINLESS PIPE	\$ 538.85	
EFT22638	03/06/2022	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	PROVIDE 1ST AID - 1 DAY	\$ 320.00	
EFT22639	03/06/2022	TANK STREAM DESIGN PTY LTD	NVC MERCHANDISE ORDER MARCH	\$ 19,106.90	
EFT22640	03/06/2022	THE WORKERS SHOP	BLUNDSTONE SAFETY BOOTS	\$ 135.00	
EFT22641	03/06/2022	WESFARMERS KLEENHEAT GAS PTY LTD	GAS BOTTLE WILLERSDORF RD	\$ 257.40	
EFT22642	10/06/2022	ATOM SUPPLY / GERALDTON INDUSTRIAL SUPPLIES	EARPLUGS AND NITRILE GLOVES	\$ 130.83	
EFT22643	10/06/2022	BENARA NURSERIES	PLANTS FOR BIKE PARK	\$ 231.44	
EFT22644	10/06/2022	BLACKWOODS (J.BLACKWOOD & SON PTY LTD)	STAFF UNIFORMS	\$ 143.25	
EFT22645	10/06/2022	BLUE MEDIA EXMOUTH	MERCHANDISE	\$ 1,250.00	
EFT22646	10/06/2022	CAPRICORN PEST CONTROL	TERMITE SPRAY - SHIRE PROPERTY	\$ 2,310.00	
EFT22647	10/06/2022	CARNARVON MOTOR GROUP	PLANT (HILUX WORKMATE)	\$ 30,669.30	
EFT22648	10/06/2022	CORSIGN WA PTY LTD	SIGNS	\$ 281.60	
EFT22649	10/06/2022	DECOR8 PAINTING PERTH PTY LTD	VISITOR CENTRE REPTILE ENCLOSURE PAINTING	\$ 715.00	
EFT22650	10/06/2022	EXMOUTH DISTRICT HIGH SCHOOL	2021/2022 COMMUNITY & SPORTING GRANT ROUND 1 - INTERM SWIMMING	\$ 1,500.00	
EFT22651	10/06/2022	EXMOUTH EAGLES FOOTBALL CLUB	COMMUNITY AND SPORTING GRANTS - COACH COURSE AND UMPIRING COURSE	\$ 3,000.00	
EFT22652	10/06/2022	EXMOUTH VET CLINIC	SMALL ANIMAL CONSULT - CHICKEN	\$ 225.00	

Reference	Date	Name	Description	Municipal Account	Trust Account
EFT22653	10/06/2022	EXMOUTH WHOLESALERS	CONSUMABLES	\$ 266.11	
EFT22654	10/06/2022	EXMOUTH YACHT CLUB	COMMUNITY GRANT EYC GALLEY AIRCON PROJECT	\$ 1,500.00	
EFT22655	10/06/2022	EXY PLUMBING & CONTRACTING	FAULT FIND ON SEWER PUMPS AT WASTE WATER TREATMENT FACILITY	\$ 1,544.50	
EFT22656	10/06/2022	EXMOUTH TYRE & DIESEL SERVICES GREY EAGLE HOLDINGS PTY LTD T/A	TRUCK TYRE REPAIR AND PATCH	\$ 88.00	
EFT22657	10/06/2022	FIRE SERVICES AUSTRALIA (WA) PTY LTD	NINGALOO CENTRE - MONTHLY FIRE TEST AND SERVICE	\$ 444.31	
EFT22658	10/06/2022	GULWARRA GARDENS	GARDEN MAINTENACE – SHIRE PROPERTY	\$ 600.00	
EFT22659	10/06/2022	INMARSAT AUSTRALIA PTY LTD	2021-2022 PHONE CHARGES SATELLITE SERVICES	\$ 162.10	
EFT22660	10/06/2022	RATEPAYER	REIMBURSEMENT FOR ADJOINING FENCE	\$ 4,009.50	
EFT22661	10/06/2022	LANDGATE	VAUATION ROLL, MINING TENEMENTS	\$ 327.30	
EFT22662	10/06/2022	MARK'S SIGNS	WEEKLY POOL MAINTENANCE SHIRE HOUSE	\$ 258.50	
EFT22663	10/06/2022	MEGAMIND AUDIO VISUAL PTY LTD	INSTALLATION AND SERVICE OF PROJECTORS	\$ 6,305.86	
EFT22664	10/06/2022	MUMBY'S AUTO ELECTRICAL AND AIR CONDITIONING	BOSCH BATTERY	\$ 140.00	
EFT22665	10/06/2022	NETWORK POWER SOLUTIONS PTY LTD	COMPLETE INSTALLATION OF SOLAR SYSTEM REPLACEMENT (SHIRE HOUSE)	\$ 15,340.36	
EFT22666	10/06/2022	NGT GLOBAL PTY LTD T/AS VICTORY FREIGHTLINES	FREIGHT	\$ 138.05	
EFT22667	10/06/2022	NINGALOO CARAVAN AND HOLIDAY PARK (PHOBOS NOMINEES)	UTILITIES TRANSIT HOUSES	\$ 1,444.14	
EFT22668	10/06/2022	NINGALOO WATER & ICE	CONSUMABLES	\$ 117.00	
EFT22669	10/06/2022	OCLC (UK) LTD	LIBRARY YEARLY SUBSCRIPTION (AMLIB) 2021 AND 2022	\$ 4,133.99	
EFT22670	10/06/2022	PEBBLE BEACH CONSTRUCTION	BUILDING INSPECTION AND REPORT FOR SHIRE HOUSING	\$ 330.00	
EFT22671	10/06/2022	RAY WHITE TRUST ACCOUNT	RENT - STORAGE UNITS	\$ 383.66	
EFT22672	10/06/2022	SIGMA CHEMICALS	POOL CHLORINE AND STABILISER, WITH FREIGHT	\$ 367.95	
EFT22673	10/06/2022	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	PROVIDE FIRST AID - HIKING PROJECT	\$ 2,478.00	
EFT22674	10/06/2022	SUPERIOR PAK PTY LTD	JOYSTICK, SWITCH HEAD AND CONTACT COLLAR	\$ 558.45	
EFT22675	10/06/2022	TOLL TRANSPORT PTY LTD	FREIGHT	\$ 3,528.30	
EFT22676	10/06/2022	TOTALLY WORKWEAR MIDLAND	STAFF UNIFORMS	\$ 1,615.87	
EFT22677	10/06/2022	TOYOTA MATERIAL HANDLING AUSTRALIA PTY LTD	HOSES AND AIRBAG FREIGHT	\$ 52.15	
EFT22678	10/06/2022	TREKAWAY PTY LTD	NVC MERCHANDISE	\$ 2,417.69	
EFT22679	10/06/2022	TECHWEST	SUPPLY ALARM CODE FOR MANDU MANDU CENTRE	\$ 66.00	
EFT22680	10/06/2022	WALGA	COUNCILLOR TRAINING	\$ 525.00	
EFT22681	10/06/2022	WESTRAC PTY LTD	PARTS - CM SEAL STK	\$ 346.50	
EFT22682	10/06/2022	WILD REPUBLIC AUSTRALASIA PTY LTD	MERCHANDISE	\$ 14,165.80	
EFT22683	17/06/2022	AFFORDABLE SIGNS	JETTY NUMBERS AND LICENCES	\$ 2,008.60	
EFT22684	17/06/2022	COUNCILLOR	COUNCILLORS' REMUNERATION JUNE 2022	\$ 427.40	
EFT22685	17/06/2022	AQUATIC ADVENTURE EXMOUTH	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 6,936.00	
EFT22686	17/06/2022	AUSTRALIAN TAX OFFICE (PAYG)	PAYROLL DEDUCTIONS	\$ 48,640.70	
EFT22687	17/06/2022	BIRDS EYE VIEW NINGALOO	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 1,365.10	
EFT22688	17/06/2022	BLUE MEDIA EXMOUTH	CREATE AND EDIT AUDIO-VISUALS 'ILLEGAL CAMPING' CAMPAIGN	\$ 5,000.00	
EFT22689	17/06/2022	BOYA EQUIPMENT	GAUGE HOLDER, ASSY JOCKY WHEEL	\$ 2,297.65	
EFT22690	17/06/2022	EMPLOYEE	EMPLOYEE FLIGHTS FOR MEDICAL, ACCOM AND TRANSPORT	\$ 1,540.01	
EFT22691	17/06/2022	BULLARA ESTATES PTY LTD	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 247.35	
EFT22692	17/06/2022	CAPE IMMERSION TOURS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 807.50	
EFT22693	17/06/2022	CAPRICORN EXTINGUISHERS	SERVICE FIRE EXT - MAY 2022 NINGALOO	\$ 3,170.35	
EFT22694	17/06/2022	COASTAL ADVENTURE TOURS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 692.75	
EFT22695	17/06/2022	COMMON GROUND TRAILS PTY LTD	EXMOUTH BIKE PARK PROGRESS CLAIM 4	\$ 5,706.25	
EFT22696	17/06/2022	CORAL BAY CHARTERS & GLASS BOTTOM BOATS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 603.50	
EFT22697	17/06/2022	CORAL BAY ECOTOURS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 4,785.50	
EFT22698	17/06/2022	CORSIGN WA PTY LTD	STREET NAME SIGNS	\$ 1,753.95	
EFT22699	17/06/2022	CRUISE NINGALOO PTY LTD	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 714.00	
EFT22700	17/06/2022	COUNCILLOR	COUNCILLORS' REMUNERATION JUNE 2022	\$ 15,500.00	
EFT22701	17/06/2022	COUNCILLOR	COUNCILLORS' REMUNERATION JUNE 2022	\$ 3,250.00	
EFT22702	17/06/2022	EXMOUTH ADVENTURE COMPANY	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 1,170.45	
EFT22703	17/06/2022	EXMOUTH BUS CHARTERS	AIRPORT SHUTTLE SERVICE FEE FOR MAY 2022	\$ 7,079.50	
EFT22704	17/06/2022	EXMOUTH DIVE & WHALESARKS NINGALOO	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 24,416.25	
EFT22705	17/06/2022	EXMOUTH WASTE	EQUIPMENT HIRE AND DELIVERY - SKIP BINS	\$ 525.86	

Reference	Date	Name	Description	Municipal Account	Trust Account
EFT22706	17/06/2022	EXY PLUMBING & CONTRACTING	LEARMONTH AIRPORT - SERVICE AND FILTER CHANGES	\$ 3,603.50	
EFT22707	17/06/2022	GASCOYNE OFFICE EQUIPMENT	RICOH SERVICE AGREEMENT - APRIL 2022	\$ 2,455.41	
EFT22708	17/06/2022	GIRALIA STATION	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 20.40	
EFT22709	17/06/2022	GRIFFIN VALUATION ADVISORY	PROFESSIONAL VALUATION ADVISORY - 2022 LAND AND BUILDING ASSETS	\$ 15,840.00	
EFT22710	17/06/2022	COUNCILLOR	COUNCILLORS' REMUNERATION JUNE 2022	\$ 3,400.00	
EFT22711	17/06/2022	HORIZON POWER - ACCOUNTS	UTILITIES	\$ 17,674.06	
EFT22712	17/06/2022	COUNCILLOR	COUNCILLORS' REMUNERATION JUNE 2022	\$ 5,500.00	
EFT22713	17/06/2022	KINGS NINGALOO REEF TOURS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 3,782.50	
EFT22714	17/06/2022	RATEPAYER	BUILDING INCENTIVE PAYMENT	\$ 20,000.00	
EFT22715	17/06/2022	LOCAL GOVT RACING & CEMETERIES EMP UNION	PAYROLL DEDUCTIONS	\$ 44.00	
EFT22716	17/06/2022	MANTARAYS NINGALOO BEACH RESORT	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 1,649.00	
EFT22717	17/06/2022	COUNCILLOR	COUNCILLORS' REMUNERATION JUNE 2022	\$ 3,400.00	
EFT22718	17/06/2022	MARK'S SIGNS	POOL SERVICE SHIRE HOUSE MAY 2022	\$ 551.10	
EFT22719	17/06/2022	MARKETFORCE	ADVERT- NOTICE OF INTENTION TO LEVY DIFFERENTIAL	\$ 586.78	
EFT22720	17/06/2022	MOORE AUSTRALIA (WA) PTY LTD	BUDGET AND FINANCIAL WORKSHOPS	\$ 4,301.00	
EFT22721	17/06/2022	MCLEODS BARRISTERS AND SOLICITORS	LEGAL AGREEMENT FOR PROPOSED SCHEME	\$ 2,511.32	
EFT22722	17/06/2022	NAPA (COVS GERALDTON)	T-BLADE SHIELD HYBRID	\$ 75.65	
EFT22723	17/06/2022	NETWORK POWER SOLUTIONS PTY LTD	INSTALL SOLAR LIGHT FITTING - TOWN CENTRE	\$ 2,846.00	
EFT22724	17/06/2022	NGT GLOBAL PTY LTD T/AS VICTORY FREIGHTLINES	FREIGHT	\$ 343.41	
EFT22725	17/06/2022	NINGALOO AVIATION	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 1,989.00	
EFT22726	17/06/2022	NINGALOO CARAVAN AND HOLIDAY PARK (PHOBOS NOMINEES)	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 3,557.17	
EFT22727	17/06/2022	NINGALOO COOKING STUDIO	SPRING TEA FOR WA SENIORS STRATEGY	\$ 112.50	
EFT22728	17/06/2022	NINGALOO CORAL BAY - BAYVIEW	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 2,167.50	
EFT22729	17/06/2022	NINGALOO CORAL BAY BACKPACKERS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 94.50	
EFT22730	17/06/2022	NINGALOO DISCOVERY	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 8,031.65	
EFT22731	17/06/2022	NINGALOO ECOLOGY CRUISES	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 4,891.75	
EFT22732	17/06/2022	NINGALOO HARVEST IGA	FOOD FOR BIKE PARK OPENING 27/4/22	\$ 591.74	
EFT22733	17/06/2022	NINGALOO REEF DIVE	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 3,408.50	
EFT22734	17/06/2022	NINGALOO REEF TO RANGE TOURS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 501.50	
EFT22735	17/06/2022	NINGALOO SAFARI TOURS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 476.00	
EFT22736	17/06/2022	NINGALOO WHALESHARK N DIVE	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 3,621.00	
EFT22737	17/06/2022	OCEAN ECO ADVENTURES	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 3,289.50	
EFT22738	17/06/2022	POTSHOT RESORT HOTEL	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 5,487.90	
EFT22739	17/06/2022	RAC TOURISM ASSETS PTY LTD	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 1,053.15	
EFT22740	17/06/2022	SHIRE OF EXMOUTH	NINGALOO VISITOR CENTRE COMMISSION PAYMENTS MAY 2022	\$ 22,059.33	
EFT22741	17/06/2022	SKYHAVEN PTY LTD T/AS NINGALOO BLUE CHARTERS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 9,073.75	
EFT22742	17/06/2022	SPYKER BUSINESS SOLUTIONS	MONTHLY IT SUPPORT - APRIL 2022	\$ 8,035.84	
EFT22743	17/06/2022	STARMART EXMOUTH	TYRES	\$ 3,499.00	
EFT22744	17/06/2022	STATE LIBRARY OF WESTERN AUSTRALIA	FREIGHT RECOUP JAN TO JUNE 2022	\$ 258.59	
EFT22745	17/06/2022	TANK STREAM DESIGN PTY LTD	MERCHANDISE	\$ 5,242.60	
EFT22746	17/06/2022	THREE ISLANDS WHALE SHARK DIVE	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 17,310.25	
EFT22747	17/06/2022	TNT EXPRESS AUSTRALIA - ACCOUNTS	FREIGHT	\$ 500.35	
EFT22748	17/06/2022	TOTALLY WORKWEAR MIDLAND	STAFF UNIFORMS	\$ 206.71	
EFT22749	17/06/2022	TOYOTA MATERIAL HANDLING AUSTRALIA PTY LTD	RIM ASSEMBLY	\$ 576.25	
EFT22750	17/06/2022	EMPLOYEE	EMPLOYEE REIMBURSEMENT WWCC & NATIONAL POLICE CLEARANCE	\$ 144.60	
EFT22751	17/06/2022	RATEPAYER	BUILDING INCENTIVE PAYMENT	\$ 20,000.00	
EFT22752	17/06/2022	VIEW NINGALOO	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 4,567.05	
EFT22753	17/06/2022	WALGA	COUNCILLOR TRAINING	\$ 1,050.00	
EFT22754	17/06/2022	WATER CORPORATION	UTILITIES	\$ 8,164.79	
EFT22755	17/06/2022	WESTBOOKS (JD CAFFEY & CAFFEY FAMILY TRUST)	LIBRARY BOOK ORDER	\$ 1,053.71	
EFT22756	17/06/2022	WESTRAC PTY LTD	FUEL CAP	\$ 60.04	
EFT22757	17/06/2022	YARDIE CREEK BOAT TOURS	NINGALOO VISITOR CENTRE OPERATOR PAYMENTS MAY 2022	\$ 7,424.75	
EFT22758	24/06/2022	ABCO PRODUCTS PTY LTD	MANUAL SOAP DISPENSERS	\$ 1,420.42	

Reference	Date	Name	Description	Municipal Account	Trust Account
EFT22759	24/06/2022	ATOM SUPPLY / GERALDTON INDUSTRIAL SUPPLIES	SIGNS - FORKLIFTS IN USE	\$ 30.11	
EFT22760	24/06/2022	BAY BEANS PTY LTD	CONSUMABLES	\$ 290.43	
EFT22761	24/06/2022	BENARA NURSERIES	PLANTS FOR BIKE PARK	\$ 264.00	
EFT22762	24/06/2022	BLUE MEDIA EXMOUTH	PHOTOGRAPHY FOR 2022 VOLUNTEERS AWARD	\$ 950.00	
EFT22763	24/06/2022	BUCHER MUNICIPAL PTY LTD	PROXIMITY SWITCHES	\$ 115.69	
EFT22764	24/06/2022	CENTRAL REGIONAL TAFE (CRT)	STAFF TRAINING	\$ 68.73	
EFT22765	24/06/2022	CJ LORD BUILDING AND RENOVATION WA PTY LTD	COMMUNITY CENTRE CONCRETE RE-ESTABLISHMENT	\$ 3,243.35	
EFT22766	24/06/2022	COCIVERA CONTRACTING	LAY KERB AROUND PLAYGROUND	\$ 4,278.00	
EFT22767	24/06/2022	ENVIROLAB SERVICES WA PTY LTD	WATER TESTING - BORE SAMPLING QUALING SCARP LANDFILL	\$ 733.70	
EFT22768	24/06/2022	EXMOUTH BASKETBALL ASSOCIATION	COMMUNITY AND SPORTING GRANT - ROUND 1 2021/2022	\$ 1,500.00	
EFT22769	24/06/2022	EXMOUTH EXCAVATIONS	EXCAVATE DIRT AND INSTALL BENCH AROUND PLAY EQUIPMENT	\$ 4,988.50	
EFT22770	24/06/2022	EXMOUTH NEWSAGENCY & TOYWORLD	STATIONARY MONTH OF APRIL 2022	\$ 350.69	
EFT22771	24/06/2022	EXY PLUMBING & CONTRACTING	FEDERATION PARK - SUPPLY AND INSTALL TEMPORARY WATER LINES	\$ 2,251.54	
EFT22772	24/06/2022	FIRE SERVICES AUSTRALIA (WA) PTY LTD	MONTHLY INSPECTION AND TESTING OF FIRE SERVICES LEARMONTH	\$ 229.63	
EFT22773	24/06/2022	FIRE SOLUTIONS AUSTRALIA PTY LTD	MAINTENANCE OF CAFS UNIT	\$ 3,300.00	
EFT22774	24/06/2022	FUSION FABRICATION AND MARINE	CUT, SUPPLY AND INSTALL CHAINR WIRE MESH BARRICADING AT MARINA JETTY	\$ 495.00	
EFT22775	24/06/2022	GASCOYNE OFFICE EQUIPMENT	RICOH SERVICE AGREEMENT MARCH 2022	\$ 2,892.53	
EFT22776	24/06/2022	GROUND CONTROL AND GARDENS	PRUNING OF STREET GUM TREES	\$ 880.00	
EFT22777	24/06/2022	GULWARRA GARDENS	GARDEN MAINTENACE – SHIRE PROPERTY	\$ 220.00	
EFT22778	24/06/2022	HT CLEANING SERVICES PTY LTD	SHIRE HALL COVID DEEP CLEAN APRIL	\$ 990.00	
EFT22779	24/06/2022	IXOM OPERATIONS PTY LTD	CHLORINE SERVICE FEES APRIL	\$ 731.10	
EFT22780	24/06/2022	JESS HADDEN	MERCHANDISE	\$ 4,825.00	
EFT22781	24/06/2022	NETWORK POWER SOLUTIONS PTY LTD	RECREATION CENTRE CHANGE ROOM LIGHT FITTINGS AND REPLACEMENTS	\$ 5,301.00	
EFT22782	24/06/2022	NGT GLOBAL PTY LTD T/AS VICTORY FREIGHTLINES	FREIGHT	\$ 1,231.64	
EFT22783	24/06/2022	OTIUM PLANNING GROUP PTY LTD	PAYMENT 1 FOR BUSINESS CASE EXMOUTH KART RELOCATION	\$ 10,741.50	
EFT22784	24/06/2022	PLE COMPUTERS	LOGITECH CORDLESS DESKTOP	\$ 214.03	
EFT22785	24/06/2022	PURE AQUATICS (ANAKI GROUP PTY LTD T/AS PURE AQUATICS)	TURTLE REHABILITATION FILTERS, PUMPS AND FREIGHT	\$ 4,989.29	
EFT22786	24/06/2022	SIMPLY HEADSETS PTY LTD	JABRA CORDED HEADSET	\$ 140.00	
EFT22787	24/06/2022	SPECIALISED & PRECISION ENGINEERING	JOCKEY WHEEL	\$ 120.00	
EFT22788	24/06/2022	SPYKER BUSINESS SOLUTIONS	MIGRATION COSTS - FROM EXCHANGE TO MICROSOFT 365	\$ 19,641.88	
EFT22789	24/06/2022	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	STAFF TRAINING	\$ 320.00	
EFT22790	24/06/2022	STIHL SHOP (CSP INDUSTRIES PTY LTD)	THROTTLE TRIGGER AND POSTAGE	\$ 22.00	
EFT22791	24/06/2022	TINKA'S DREAMS	CUSTOM STICKERS	\$ 105.00	
EFT22792	24/06/2022	TOLL TRANSPORT PTY LTD	FREIGHT	\$ 146.65	
EFT22793	24/06/2022	TOTALLY WORKWEAR MIDLAND	STAFF UNIFORMS	\$ 325.47	
EFT22794	24/06/2022	WALGA	HEADS OF AGENCIES BREAKFAST - CEO	\$ 130.00	
EFT22795	24/06/2022	WESTRAC PTY LTD	PARTS - CUTTING EDGE, NUT AND BOLT	\$ 395.16	
				\$ 649,569.25	\$ -
	30/05/2022	GETSLING	SUBSCRIPTION FEE	\$ 54.52	
	31/05/2022	FACEBOOK ADS	ADVERTISEMENT (TOP TOURISM TOWN AWARDS)	\$ 66.89	
	01/06/2022	MAILCHIMP	SUBSCRIPTION FEE	\$ 90.22	
	04/06/2022	APPLE	MONTHLY SUBSCRIPTION FEE	\$ 17.99	
	03/06/2022	BP NEWMAN	FUEL	\$ 230.00	
	08/06/2022	GASCOYNE FOOD COUNCIL	CIVIC FUNCTION CEO AND SHIRE PRESIDENT	\$ 405.90	
	08/06/2022	QANTAS	FLIGHT LEA TO PER – COUNCILLOR FOR TRAINING	\$ 388.97	
	08/06/2022	QANTAS	FLIGHT LEA TO PER – SHIRE PRESIDENT FOR TRAINING	\$ 952.38	
	10/06/2022	REZDY	MONTHLY SUBSCRIPTION FEE	\$ 303.21	
	10/06/2022	QANTAS	FLIGHT LEA TO PER RETURN – COUNCILLOR FOR TRAINING	\$ 777.84	
	11/06/2022	ADOBE	MONTHLY SUBSCRIPTION FEE	\$ 43.99	
	11/06/2022	NANUTARRA ROADHOUSE	FUEL	\$ 183.02	
	12/06/2022	BP NEWMAN	FUEL	\$ 224.28	
	16/06/2022	TOURISM COUNCIL WA	TOURISM AWARD ATTENDENCE - SHIRE PRESIDENT	\$ 150.00	
	17/06/2022	QANTAS	FLIGHT LEA TO PER RETURN – SHIRE PRESIDENT ATTEND TOURISM AWARD	\$ 711.20	
	17/06/2022	NINGALOO CENTRE	FAREWELL GIFT - STAFF	\$ 99.86	
	19/06/2022	ADOBE	RENEWAL OF INDUSTRIAL WATER AND EFFLUENT TREATMENT PERMIT	\$ 39.59	

Reference	Date	Name	Description	Municipal Account	Trust Account
	20/06/2022	WINTERSUN CARAVAN	ACCOMMODATION - SHIRE PRESIDENT	\$ 179.00	
	20/06/2022	WINTERSUN CARAVAN	ACCOMMODATION - CEO	\$ 179.00	
	24/06/2022	QANTAS	FLIGHT - RECRUITMENT	\$ 686.03	
	27/06/2022	MAILCHIMP	SUBSCRIPTION FEE	\$ 190.75	
	27/06/2022	WESTPAC	CARD FEE	\$ 18.25	
			TOTAL CREDIT CARD CEO	\$ 5,992.89	
	03/06/2022	KOGAN	MOBLIE PHONE - STAFF	\$ 444.99	
	09/06/2022	COLES EXPRESS	FUEL	\$ 126.65	
	27/06/2022	WESTPAC	CARD FEE	\$ 18.25	
			TOTAL CREDIT CARD EMDS	\$ 589.89	
	27/05/2022	PUMA ENERGY	FUEL	\$ 103.32	
	28/05/2022	BP CARNARVON	FUEL	\$ 133.16	
	01/06/2022	INK STATION	TONER KIT FOR PRINTER	\$ 151.06	
	03/06/2022	DEPUTY	ROSTERING SOFTWARE	\$ 46.20	
	10/06/2022	DELL	DESKTOP PC	\$ 1,505.36	
	10/06/2022	DELL	COMPUTER MONITOR	\$ 228.65	
	11/06/2022	DELL	DESKTOP STAND	\$ 158.20	
	17/06/2022	ZOOM	MONTHLY SUBSCRIPTION	\$ 23.78	
	27/06/2022	WESTPAC	CARD FEE	\$ 18.25	
			TOTAL CREDIT CARD EMCS	\$ 2,367.98	
			TOTAL CREDIT CARD PURCHASES	\$ 8,950.76	
			TOTAL PAYMENTS - JUNE 2022	\$ 780,417.95	\$ -