

Notice of Application for a Planning Permit

The land affected by the application is located at:	CA 13 SEC K1 Parish of Koo-Wee-Rup Tower Road, Koo Wee Rup VIC 3981
The application is for a permit to:	Buildings and works for the construction of a 35m monopole (Telecommunications tower)

A permit is required under the following clauses of the planning scheme:

44.04-2	Construct a building or construct or carry out works
52.19-1	Construct a building or construct or carry out works for a telecommunications facility

APPLICATION DETAILS

The applicant for the permit is:	Optus Mobile Pty Ltd
Application number:	T240618

You may look at the application and any documents that support the application at the office of the responsible authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:

21 February 2025

WHAT ARE MY OPTIONS?

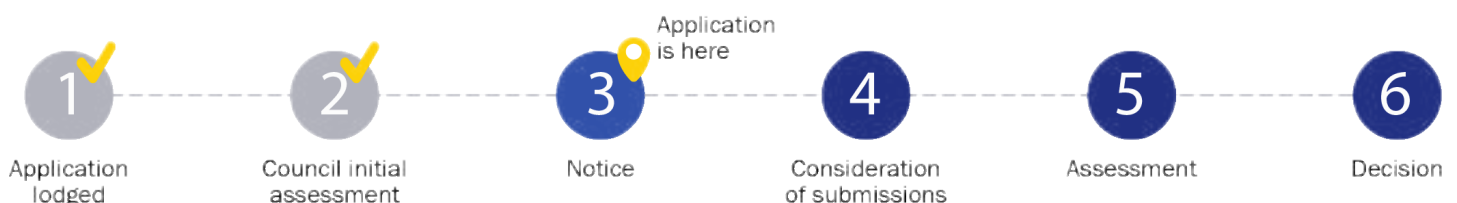
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





ePlanning

Application Summary

Portal Reference A4248443

Basic Information

Proposed Use	Development of Replacement Telecommunications Facility
Current Use	Utilities - Water and Telecommunications
Cost of Works	\$381,700
Site Address	Crown Allotment 13 Section K1 Parish of Koo-wee-rup Tower Road KOO WEE RUP VIC 3981

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	Optus Mobile Pty Ltd	1 Lyonpark Road, Macquarie Park NSW 2113	W: 02-9300-1700 E: planning-vic@cpstech.com.au
Owner	South East Water	101 Wells Street, Frankston VIC 3199	
Preferred Contact	CPS Technology and Infrastructure	1/15 Collins Street, Melbourne VIC 3000	W: 02-9300-1700 E: planning-vic@cpstech.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,706.50	100%	\$1,706.50
	Total		\$1,706.50

Documents Uploaded

Date	Type	Filename
21-11-2024	A Copy of Title	M3988_Koo_Wee_Rup_2_Land_Title_31102024.pdf
21-11-2024	Site plans	M3988_Koo_Wee_Rup_2_DSL.pdf
21-11-2024	Additional Document	M3988_Koo_Wee_Rup_2_Final_Planning_Report_21112024.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

Lodged By

Site User	 CPS Technology and Infrastructure	1/555 Collins Street, Melbourne VIC 3000	W: 0425-027-721 E: planning-vc@cps-tech.com.au
Submission Date	21 November 2024 - 05:56PM		

Declaration

By ticking this checkbox,  declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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20 Siding Avenue, Officer, Victoria

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PROPOSED OPTUS
BASE STATION



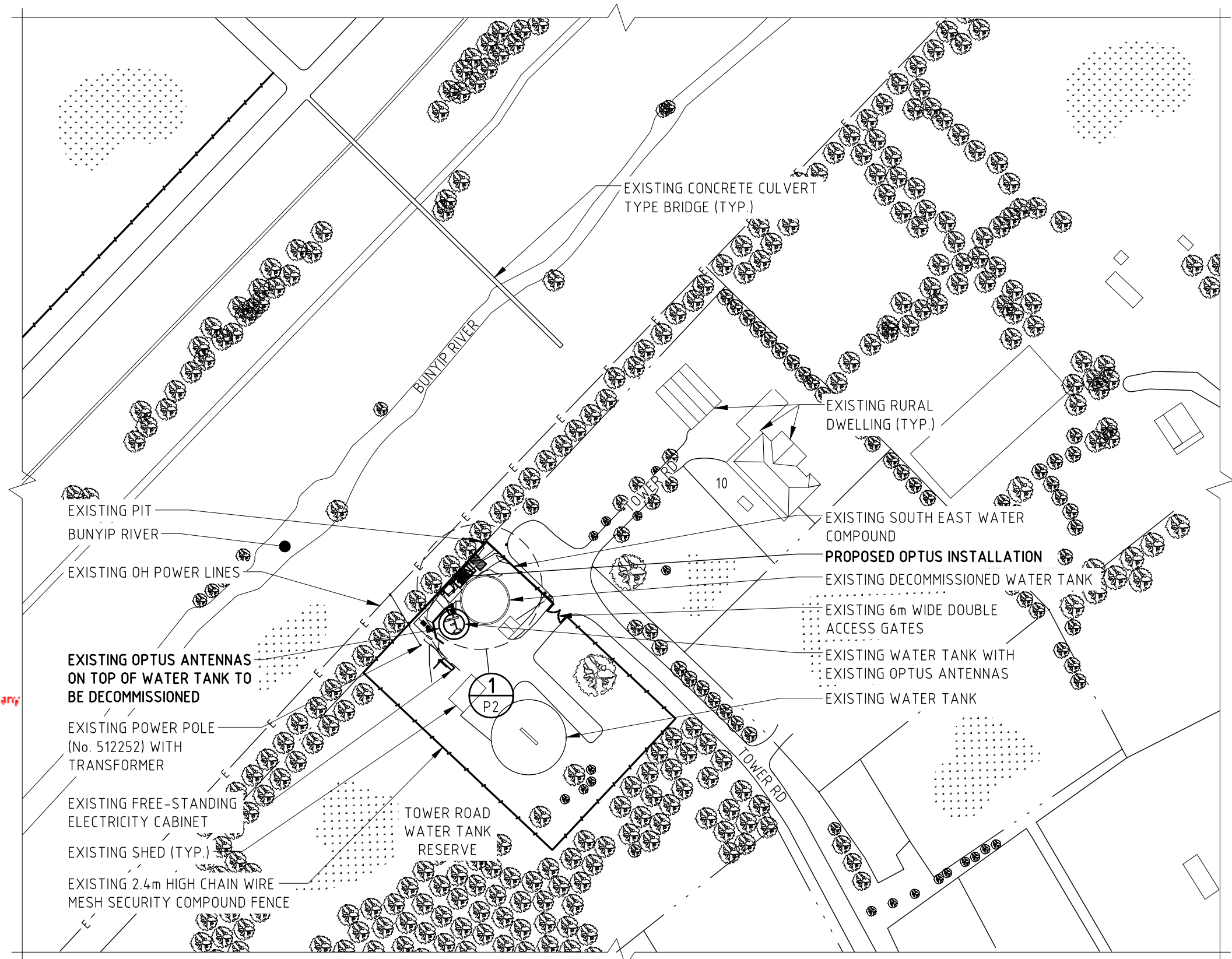
LOCALITY MAP

COPYRIGHT © - GOOGLE MAPS

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LEGEND

- W — WATER
- E — ELECTRICAL
- T — TELECOMMUNICATIONS
- U — Unclass — UNKNOWN
- / — / — FENCE



OVERALL SITE PLAN

SCALE 1:1500

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	08.01.25	ISSUED FOR APPROVAL	CPS TECH	CENT	LL	LL	SW
01	28.08.23	ISSUED FOR APPROVAL	VENTIA	BM	--	--	--



Client:

Project:

MOBILE NETWORK
AUSTRALIA
SITE No:- M3988
KOO WEE RUP 2
TOWER RD, KOO WEE RUP

Drawing Title:

OVERALL SITE PLAN

Drawing Status:

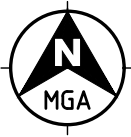
FOR APPROVAL

Drawing No.

M3988-P1

Revision

02



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NOTES:

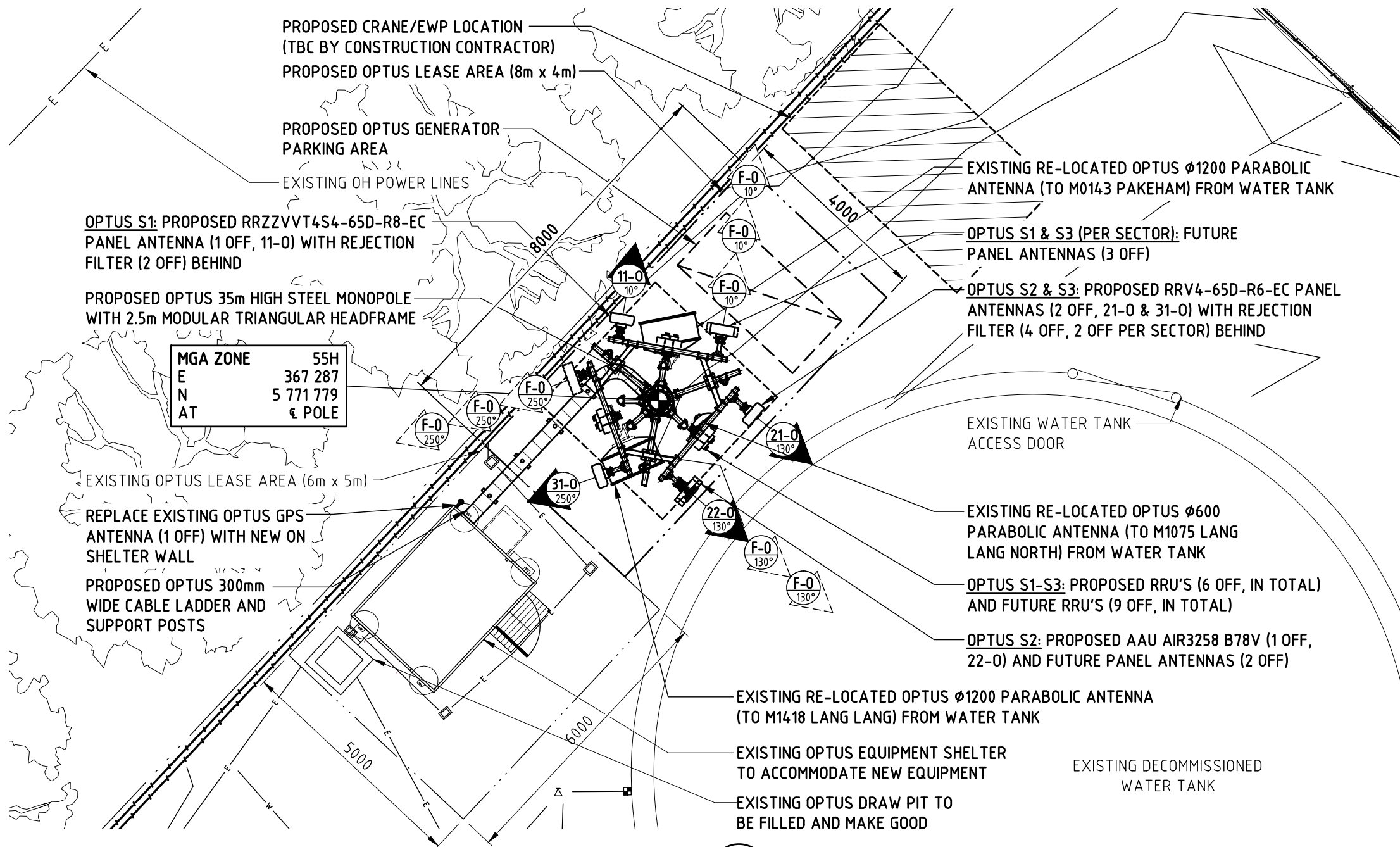
1. THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.
2. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.

SITE ADDRESS:

TOWER RD
KOO WEE RUP VIC 3981

NOTES:

1. BASIS OF DESIGN
 - > SITE INSPECTION ON 17/05/2023
2. PANEL ANTENNAS
 - > PROPOSED OPTUS RRZZVVT4S4-65D-R8-EC PANEL ANTENNA (1 OFF) AT EL 36m
 - > PROPOSED OPTUS RRV4-65D-R6-EC PANEL ANTENNAS (2 OFF) AT EL 36m
 - > PROPOSED OPTUS AAU AIR3258 B78V (1 OFF) AT EL 37.87m
 - > FUTURE OPTUS PANEL ANTENNAS (2 OFF) AT EL 37.87m
 - > FUTURE OPTUS PANEL ANTENNAS (3 OFF) AT EL 36.75m
 - > FUTURE OPTUS PANEL ANTENNAS (3 OFF) AT EL 35.25m
 - > SECTOR 1-10°, SECTOR 2-130°, SECTOR 3-250°
3. RRU'S & ANCILLARY EQUIPMENT
 - > PROPOSED OPTUS RRU'S (6 OFF) AND FUTURE RRU'S (9 OFF)
 - > PROPOSED OPTUS REJECTION FILTER (6 OFF) AND FUTURE COMBINERS (3 OFF)
4. TRANSMISSION
 - > EXISTING RE-LOCATED PARABOLIC ANTENNAS (3 OFF LINKS)
5. EQUIPMENT SHELTER
 - > EXISTING ICS PHASE 8.0 SANDWICH PANEL SHELTER TO BE REUSED
6. FEEDER CABLES
 - > PROPOSED OPTUS HYBRID TRUNK CABLES (2 OFF)
 - > TO RUN IN 300mm WIDE HORIZONTAL CABLE LADDER & INTERNALLY UP MONOPOLE
7. SITE ACCESS
 - > ACCESS TO SITE VIA TOWER ROAD
8. ANTENNA ACCESS
 - > VIA EWP ONLY
9. POWER SUPPLY
 - > EXISTING POWER SUPPLY TO BE REUSED
10. OTHER
 - > NO CHANGES TO THE NATURAL OR EXISTING CONDITION OR TOPOGRAPHY OF THE LAND



LEGEND

- W — WATER
- E — ELECTRICAL
- T — TELECOMMUNICATIONS
- U — Unclass — UNKNOWN

DETAIL 1
SCALE 1:100
P1

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	08.01.25	ISSUED FOR APPROVAL	CPS TECH	CENT	LL	LL	SW
01	28.08.23	ISSUED FOR APPROVAL	VENTIA	BM	--	--	--



Client:

Project:

MOBILE NETWORK AUSTRALIA
SITE No:- M3988
KOO WEE RUP 2
TOWER RD, KOO WEE RUP

Drawing Title:

DRAFT SITE LAYOUT

Drawing Status:

FOR APPROVAL

Drawing No.

M3988-P2

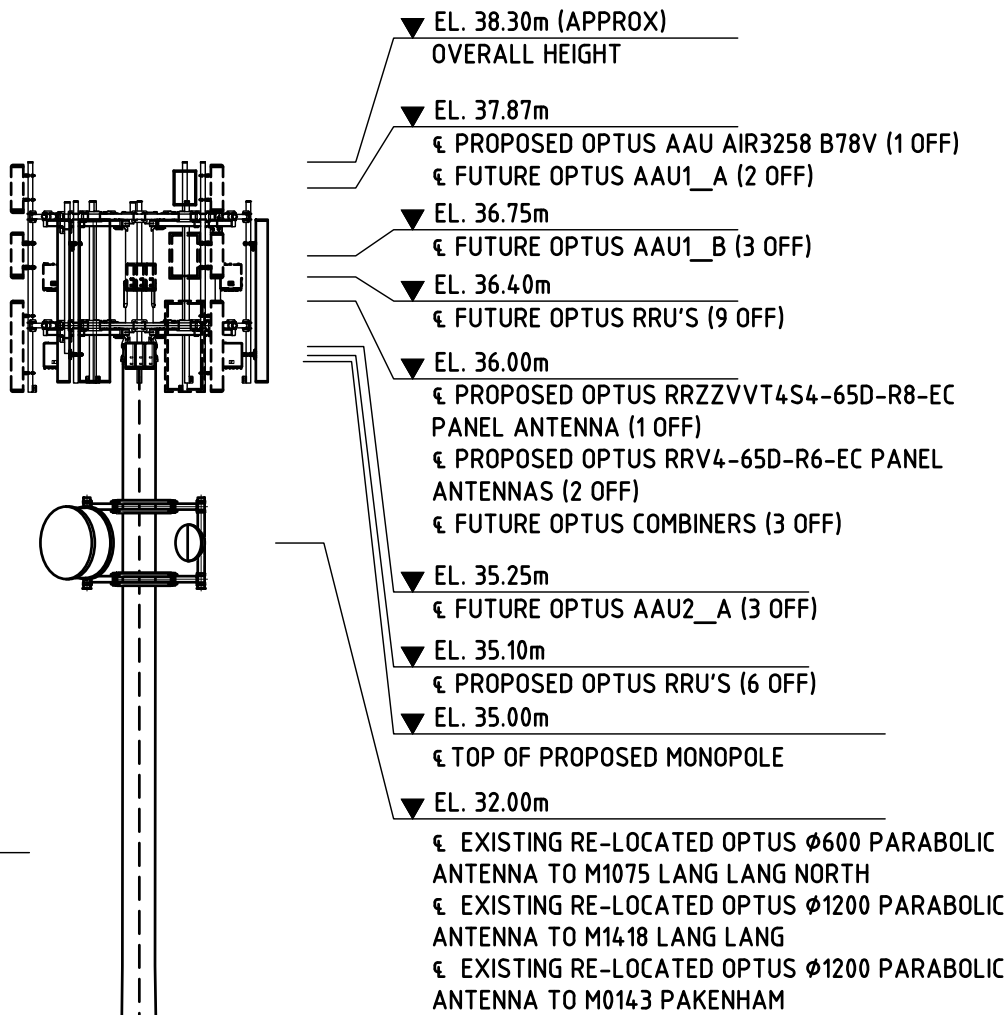
Revision

02

02	08/12/25	ISSUED FOR APPROVAL	CPS TECH CENT	LL	
01	28/02/23	ISSUED FOR APPROVAL	VENTIA	BM	
			Consultant	CAD Designer	Verifier
					Approver

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

PROPOSED ANTENNA SCHEDULE			
MODEL	LENGTH	QTY	HEIGHT
AIR3258	793mm	1	37.87m
RRZZWT4S4-65D-R8-EC	2688mm	1	36m
RRV4-65D-R6-EC	2688mm	2	36m
VHLPX2-11	ø600mm	1	32m
AM-4-6-CIRC-CR	ø1200mm	1	32m
VHLPX4-111	ø1200mm	1	32m



▼ EL. 26.88m
€ TOP OF EXISTING WATER TOWER

PROPOSED OPTUS MLEH 9/18 10mm²
HYBRID TRUNK CABLES (2 OFF) TO
RUN INTERNALLY WITHIN MONOPOLE

PROPOSED OPTUS 35m HIGH STEEL
MONOPOLE

EXISTING OPTUS
ANTENNAS ON TOP OF
WATER TANK TO BE
DECOMMISSIONED

PROPOSED OPTUS 300mm WIDE CABLE
LADDER AND SUPPORT POSTS

REPLACE EXISTING OPTUS GPS
ANTENNA (1 OFF) WITH NEW ON
SHELTER WALL

PROPOSED OPTUS MONOPOLE
FOUNDATION (INDICATIVE ONLY)

▼ EL. 0.00m
GROUND LEVEL

NORTH WEST ELEVATION

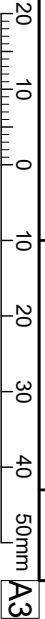
SCALE 1:125

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Client:
Project:
MOBILE NETWORK
AUSTRALIA
SITE No.: M3988
KOO WEE RUP 2
TOWER RD, KOO WEE RUP

Drawing Title:
DRAFT SITE ELEVATION
Drawing Status:
FOR APPROVAL
Drawing No.:
M3988-P3
Revision:
02



21 November 2024

Cardinia Shire Council
Statutory Planning
PO Box 7
Pakenham VIC 3810

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Sent via email: mail@cardinia.vic.gov.au

Dear Sir or Madam,

PLANNING PERMIT APPLICATION – PROPOSED REPLACEMENT TELECOMMUNICATIONS FACILITY AT TOWER ROAD KOO WEE RUP VIC 3981

Please find the enclosed planning permit report with accompanying appendices.

The report explains the desirability of the proposal against the requirements of the Cardinia Planning Scheme.

Optus hereby confirm that the Precautionary Approach in the Selection and Design of the proposed site has been applied in accordance with Sections 4.1 and 4.2 of the Industry Code C564:2020.

We trust that the information provided is sufficient to process and make an informed decision on the proposal.

Kindly inform us if any additional information is required.

Yours sincerely,

CPS Technology and Infrastructure
on behalf of Optus

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Planning Report

Planning Permit Application for a proposed Telecommunications Facility

Address:

Crown Allotment 13 Section K1
Parish of Koo-wee-rup
Tower Road
KOO WEE RUP VIC 3981

Project Reference: M3988 Koo Wee Rup 2
RFNSA Reference: 3981002

Prepared for Submission to:
CARDINIA SHIRE COUNCIL

November 2024

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Executive Summary

Site Information	<p>Lot description: Crown Allotment 13 Section K1 Parish of Koo-wee-rup (Title Volume 11746 Folio 529)</p> <p>Address: South East Water Tower Road KOO WEE RUP VIC 3981</p> <p>Coordinates: -38.19216, 145.4845</p>
Proposal	<p>CPS Technology & Infrastructure Pty Ltd are seeking development consent for a new replacement Telecommunications Facility at South East Water Tower Road KOO WEE RUP VIC 3981 (Crown Allotment 13 Section K1 Parish of Koo-wee-rup (Title Volume 11746 Folio 529)).</p> <p>The replacement facility will be owned by Optus and host its telecommunications equipment. The facility will maintain Optus 4G and 5G services to Koo Wee Rup and the surrounding area.</p> <p>The proposal involves:</p> <ul style="list-style-type: none"> • One (1) 35m monopole with one (1) new triangular headframe mounted atop the monopole supporting the following equipment: <ul style="list-style-type: none"> - Three (3) panel antennas, each up to 2.8m in length - One (1) Active Antenna Units (AAUs), each up to 1m in length - With provisions for eight (8) future AAUs • Two (2) 1200mm and one (1) 600mm parabolic dishes mounted on the monopole at a height of 32m • Ancillary equipment associated with operation and safety of the facility, including but not limited to remote radio units, cabling and GPS antenna <p>The monopole and antennas will be finished in a non-reflective pale grey. The proposal involves reusing the existing equipment shelter situated at the base of the water tower and the proposed monopole. The overall height of the facility, including antennas and equipment, will not exceed approximately 38.3m above ground level.</p>
Purpose	<p>Optus Mobile Pty Ltd are proposing a replacement telecommunications facility in Koo Wee Rup. The replacement facility will continue to provide coverage for residents, businesses, and visitors in Koo Wee Rup and surrounding area.</p>
Planning Considerations	<p>LGA: Cardinia Shire Council</p> <p>Zoning: Public Use Zone - Service and Utility</p> <p>Overlays: Land Subject to Inundation Overlay</p>
Permits required	<p>Clause 52.19 – Permit to construct a Telecommunications Facility</p> <p>A planning permit is also required to construct a Telecommunications Facility (building and works) within the Land Subject to Inundation Overlay (Clause 44.04-2).</p>

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1 Introduction

1.1 Background Information

This development application has been prepared and submitted by CPS Technology & Infrastructure (CPS) on behalf of Optus. CPS has been engaged by the Optus to provide property, planning, and project management services for acquiring tenure, designing, and constructing suitable sites for the installation of the mobile network base station. As Optus consultants, CPS is authorised to oversee the environmental assessment of identified sites and apply for necessary planning approvals to develop the telecommunications facility.

Optus operates as a licensed carrier in accordance with the Telecommunications Act 1997 ("Telecommunications Act"). Over time, Optus has evolved into one of Australia's leading telecommunications companies. With coverage extending to 98.5% of the Australian population, Optus holds the position of the second-largest mobile network provider in Australia. Beyond this, Optus has established a 5G network accessible in major cities and some regional area. As a significant player in the Australian telecommunications landscape, Optus remains steadfast in its commitment to offering exceptional services to its customers. Its dedication to innovation underscores its continuous quest for enhancing service quality, exploring new ways for improvement, and continuously expanding and enhancing its 5G coverage.

The proposed facility consists of a thirty-five (35) metre monopole designed to accommodate Optus telecommunications antennas and equipment. The project aims to maintain and significantly enhance mobile telecommunications services, including coverage and network capacity, within the Koo Wee Rup area. This Planning Report evaluates the proposal's alignment with relevant planning regulations.

1.2 Facility's Purpose

South East Water has advised that Optus must relocate its equipment due to structural issues with the existing water tower. The planning application seeks approval to relocate Optus' telecommunications equipment from the existing water tower to a new replacement monopole structure, ensuring continued mobile telecommunications services coverage and network capacity for the Koo Wee Rup and surrounding area.

1.3 Public Interest Consideration

In today's ever-changing digital world, mobile telecommunications have become incredibly important in the lives of Australians. Some key facts and trends highlighted below aim to show just how essential mobile phones and data have become in our modern society.

A whopping 99% of Australians are actively using mobile phones, and an impressive 76% have completely ditched traditional landlines in favor of mobiles. This widespread use of handheld devices really underscores how vital they are for staying connected.

What's more, the appetite for mobile data is growing at an astonishing rate. Between 2020 and 2021, data consumption shot up by more than 29%, and in the first quarter of 2022, there was a remarkable 40% increase globally. This surge is largely due to the popularity of streaming and video calls.

The COVID-19 pandemic has brought significant changes to the way Australians work and live. In 2021, 61% of employed Australians embraced remote work, which has not only transformed our lifestyles but has also made us even more reliant on mobile networks.

But it's not just about convenience. Mobile coverage is crucial for public safety, with nearly 78% of emergency calls coming from mobile phones in 2021. This highlights how important it is to have a strong mobile infrastructure in place.

Now, more than ever, mobile telecommunications are a lifeline, and that's why mobile base stations are so vital. It's imperative that we ensure this infrastructure keeps up with the growing demand.

The installation of new mobile phone base stations has both social and economic impacts. On the social side, it boosts connectivity, benefiting residents, businesses, and visitors by improving communication

and access to emergency services. This is especially crucial for online education and telehealth services. On the economic front, businesses benefit from increased productivity thanks to reliable connectivity, which enables smooth communication, online transactions, and remote work. The installation process also creates short-term economic opportunities, generating jobs for contractors, suppliers, and labourers. Plus, having a mobile station can attract investment, particularly from businesses that depend on good connectivity. All in all, a new base station has the potential to enhance the quality of life and economic prospects of a community.

Ensuring that the Koo Wee Rup and the wider community continues to enjoy dependable telecommunications services remains a top priority, especially as the use of mobile devices continues to surge.

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2 Site Selection Process

Typically, before proposing a new base station, mobile carriers will attempt to resolve service issues by reconfiguring or upgrading existing base stations. If upgrades do not resolve service issues, the carrier will consider any opportunities to co-locate on an existing mobile facility, building or other structure.

If there are no feasible co-location opportunities, the carrier will typically proceed to deploy a new 'greenfield' base station.

Although Optus is required to vacate the existing water tower and remove their equipment due to on-going structural concerns, South East Water has permitted a replacement structure on their land through the installation of a standalone monopole structure within their compound. This replacement monopole will address the structural issues of the water tower and ensure the continuity of mobile services for Koo Wee Rup and the surrounding areas.

2.1 Co-location Opportunities

With an opportunity to provide improved coverage while meeting Optus' operational requirements, the decision in conjunction with the landowner was made to install a new replacement monopole structure on the same subject land as the existing water tower. This was deemed more suitable than establishing a new mobile phone base station at an alternate location.

2.2 Evaluation of Alternative Sites

No alternate candidates or locations were proposed, as upgrading the existing site by installing a replacement monopole on the same subject land as the existing location was considered preferable to establishing a new mobile phone base station at a different location.

2.3 Selected Preferred Candidate

Following site selection process, Optus has chosen to proceed with relocating its equipment from the existing South East Water Tower onto a new replacement monopole within the same compound/lot boundary (Crown Allotment 13 Section K1 Parish of Koo-wee-rup).

The new replacement monopole within water authority's compound was deemed suitable for the following reasons:

- Remaining within the same compound area will allow for Optus to maintain its current network coverage across Koo Wee Rup and the surrounding area.
- The design of the new replacement monopole is intended to minimise visual impact on the rural landscape to the north and urban landscape to the south by positioning it adjacent to the existing water tower structure.
- Mature vegetation along the subject land and surrounding area, including the embankment and roadside verge, will provide ample screening of the new monopole from nearby roads, residential areas, and public viewpoints.
- The replacement facility will allow for potential co-location by other telecommunications providers, which may reduce the need for additional facilities in the area.
- The site meets Optus' design and construction requirements for operational efficiency.
- The replacement facility is consistent with the planning controls, policies, objectives, and decision guidelines of the Cardinia Planning Scheme.
- Secure land tenure within the South East Water compound is attainable for this replacement structure.

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3 Site Description and Environmental Context

3.1 Detailed Site Context

The proposal involves installation of a new replacement telecommunications facility at South East Water Compound (known as Crown Allotment 13 Section K1 Parish of Koo-wee-rup) at Tower Road KOO WEE RUP VIC 3981. A copy of the land title and plan can be found in the appendix.

The proposed telecommunication facility will be situated adjacent to the Bunyip River embankment and the existing water tower on the northern peripheral of Koo Wee Rup, where Optus' current telecommunications equipment is located.

Access to the proposed replacement facility is via Tower Road, a public access road connecting to Boundary Drain Road.

South of the proposed facility lies the urbanised area of Koo Wee Rup characterised by low-rise building, mostly one- to two-storey residential dwellings, and the township itself.

This land to the north, east and west is predominantly used for farming and residential purposes, presenting a rural, agricultural landscape.



Figure 1: Locality Plan (Melways, 2024)

Crown Allotment 13 Section K1 Parish of Koo-wee-rup (Title Volume 11746 Folio 529) (the lot) is an irregularly shaped parcel of approximately 2.65 hectares. It is zoned for utility purposes and is currently used to host critical infrastructure for South East Water and Optus, providing essential services to Koo Wee Rup and the surrounding area. The proposed facility will be located on the western side of the fenced South East Water compound within the lot.

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3.2 Visual Context

With many base stations in operation around regional Victoria, telecommunication facilities are part of all landscapes including in Cardinia Shire and surrounding townships including Koo Wee Rup. These facilities are not only operated by Carriers such as Optus but may also include critical infrastructure assets employed by the emergency services, government agencies, and other organisations to ensure critical communications are delivered.

The location of the site was selected for the following reasons:

- With the monopole design, the replacement facility will have less visual impact on the landscape.
- The visibility of the facility is minimal given from many public viewpoints because:
 - The replacement telecommunication facility is sited and setback from the main road frontages as much as practicable to minimise its presence in the immediate residential streetscape and rural landscape.



Figure 2: Aerial Plan – Setback from Road Frontages (Nearmap, 2024)

- No vegetation (that requires planning approval) is required to be removed to establish the replacement telecommunications facility. Although the proposed monopole may be visible in the skyline from certain viewpoints; the existing mature vegetation in the surrounding area will provide significant screening, minimising the visual impact on nearby residential areas and from the public realm such as the Boundary Drain, McDonald Drains and Koo Wee Rup Roads.

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Viewpoint L - South East Water Compound (South-West Facing)

- o Furthermore, while there are residences in proximity to the proposed facility, we observe many of these views will be obscured, filtered, or blocked by intervening mature vegetation and existing infrastructure, including the water tower itself.



Viewpoint E - Hudson Lane (North-East Facing)

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Viewpoint F - Salmon Street (North Facing)



Viewpoint I - McKays Road (North Facing)

- The proposed monopole will feature a muted, non-reflective grey finish, assisting the structure to blend into and appear subordinate to the surrounding landscape when viewed from the residential streetscape and rural areas.

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- The sensitivity of motorists driving along the Boundary Drain, McDonald Drains and Koo Wee Rup Roads is expected to be low to moderate, as the vehicle speed, ranging from 60 to 80km/h, limits the time available to observe the landscape. At these speeds, motorists are unlikely to notice the facility due to the level of verge vegetation that obscures it and its setback from the boundaries. The area is more likely to be associated more with transit rather than stationary viewing, as the surrounding road network is primarily experienced while travelling along a high-speed transport corridor. Consequently, drivers will perceive the environment in the context of roadside features such as power and light poles rather than focusing on the facility itself.



Viewpoint D – Corner of Railway and Roo Wee Rup Roads (East Facing)



Viewpoint B – Roo Wee Rup Road (south-east facing)

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Viewpoint H – McDonalds Drain Road (south-west facing)



Viewpoint G – Boundary Drain Road (north-west facing)

- Over time, the replacement telecommunication facility will become a recognisable part of the entry point into the township, much like the existing water tower. Its height and design will create a contrast with the surrounding rural landscape, however, both structures are unlikely to dominate the view due to the distance and the broader vista. The existing water tower, in particular, serves as a visual marker indicating the approach to the urban landscape.



Viewpoint A – Roo Wee Rup Road (south-east facing)

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- o No vistas and panoramic views, particularly from the agricultural and semi-rural areas, are expected to be negatively affected by the proposed telecommunications facility. This is due to its distance from these areas and its relatively slender profile compared to the existing water tower, as viewed from Koo Wee Rup Road. The streamline design of the replacement structure will allow it to blend more seamlessly into the predominately agricultural landscape, making it appear subordinate to the semi-rural setting. This is similar to the existing vertical structures found in the nearby Koo Wee Rup Recreation Reserve.



Viewpoint B - Wee Rup Road (facing south-east)

- o The proposed location of the replacement telecommunication facility within the South East Water compound is not designated for direct water purposes. This site is suitable for hosting a telecommunications facility, as the land is zoned for public utilities, which includes telecommunication facilities as defined under Land Use Terms (Clause 73.03).



Figure 3: Viewpoints (a larger copy can be found in the Appendix)

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The justification for using a freestanding structure is to ensure line-of-site coverage within the target area. The design of the replacement facility has been carefully considered to minimise visual impact while maintaining functionality. Key design elements include:

- A slimline monopole has been chosen instead of replicating the bulk of the existing water tower. This design choice reduces the visual bulk when viewed from a distance.
- The monopole, antennas and ancillary equipment will be finished in a non-reflective grey colour, helping it blend into the skyline. We are open to a planning permit condition that requires the facility to match the colour of the existing water tower if this is deemed necessary by the Council.
- By locating the telecommunications facility in the same location as the current structure, it maintains consistency and familiarity within the landscape, rather than shifting the visual impact to a different location.
- The compound is secured by a 2.4m high fence of the South East Water compound, and the surrounding vegetation and embankment provide ample screening, significantly reducing the ground-level visibility of the proposed facility.



Viewpoint J – McDonald Drain Road and Bunyip River

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3.3 Environmental Considerations

No vegetation removal or earthworks are necessary for the construction of the new replacement telecommunications facility.



Figure 4: Northern Boundary of the South East Water Compound

The facility is located within a bushfire prone area. Optus will implement appropriate design measures to maintain the functionality of the facility during bushfire events.

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3.4 Heritage Evaluation

3.4.1 State and Local Cultural Heritage

There are no heritage sites on the subject land or within the immediate area.

3.4.2 Aboriginal Cultural Heritage

The Aboriginal Heritage Act 2006 aims to ensure that Aboriginal cultural heritage and Aboriginal intangible heritage in Victoria are suitably protected. The supporting regulations in the Aboriginal Heritage Regulations 2018 specify the circumstances in which a cultural heritage management plan (CHMP) is required and prescribe standards for the preparation of CHMPs.

Telecommunications Facilities are not considered 'High Impact' activities (Division 5, regulation 43), and therefore, they are exempt from the requirement to undertake a mandatory CHMP. This exemption does not apply to all elements associated with the facility. Power and telecommunications lines, where they extend over 500 meters (clause 47), can still require a CHMP in specific circumstances.

The process to determine whether a CHMP is required involves considering whether an area is identified as being in an area of cultural heritage sensitivity and evaluating whether an activity is of high impact (Aboriginal Heritage Regulations 2018, regulation 7).

The disturbance has likely occurred at multiple times since settlement including during practises associated with farming and land clearance, the development of the nearby township and associated infrastructure including the water tank and river embankment of the Bunyip River.

A cultural heritage management plan (CHMP) is not required as it is exempt under Victorian Aboriginal Heritage Regulations 2018 (Section 25 -3) as there is strong evidence of significant ground disturbance within fifty (50) metres of a registered cultural heritage place.

A Cultural Heritage Management Plan is not required for this project.

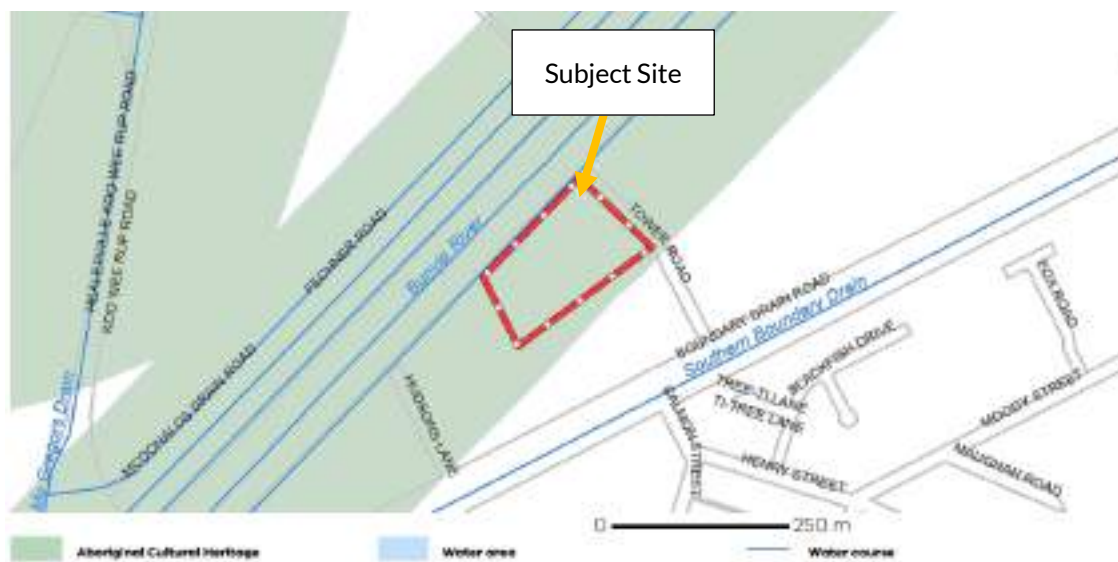


Figure 5: Aboriginal Cultural Heritage

3.5 Aviation

The proposed works do not penetrate any obstacle limitation surface shown on any relevant maps, nor are they situated within thirty (30) kilometres radius of any airport or aerodrome. No specific aviation safety measures, such as lighting or obstacle paintwork, are proposed.

4 Proposed Facility Details

4.1 Proposed Equipment

The proposal seeks consent for:

- One (1) thirty-five (35) metres monopole with one (1) new triangular headframe mounted atop the monopole supporting the following equipment:
 - Three (3) panel antennas, each up to 2.8m in length
 - One (1) Active Antenna Units (AAUs), each up to 1m in length
 - With provisions for eight (8) future AAUs
- Two (2) 1200mm and one (1) 600mm parabolic dish mounted on the monopole at a height of thirty-two (32) metres.
- Ancillary equipment associated with operation and safety of the facility, including but not limited to remote radio units, cabling and GPS antenna.

The monopole and antennas will be finished in a non-reflective pale grey. The proposal involves reusing the existing equipment shelter situated at the base of the water tower and the proposed monopole. The overall height of the facility, including antennas and equipment, will not exceed 38.3m above ground level.

Please refer to the design drawings attached in the **Appendix**.

4.2 Access Details

Access to the property can be attained through an existing gate located on Tower Road.

The road network is designed to accommodate the weight and size of heavy construction and maintenance vehicles required for the telecommunication facility. After construction, the facility will primarily operate without the need for on-site personnel, except for routine maintenance visits, which are typically scheduled 2-4 times a year. As a result, ongoing operations of the facility are not expected to generate significant vehicular traffic.

4.3 Utility Service Details

The electrical run shown on the design drawings in the **Appendix** is for indicative purposes only, and the final route will be confirmed after consultation with the electrical authority.

The proposed development does not include nor require any works associated with stormwater drainage, or connections to reticulated water and sewerage.

4.4 Noise

The facility's noise generation is minimal. Noise primarily originates from the air conditioning units connected to the equipment shelter.

The cooling equipment operates only as needed and does not operate continuously. The noise levels generated by the existing cooling equipment is typically in line with those of a typical household air conditioner and generally accords with the background noise levels prescribed by Australian Standard AS1055. Therefore, the project is not anticipated to create any significant noise disturbances as is currently experienced by the existing equipment shelter.

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4.5 Construction Details of the Proposed Facility

The construction of a telecommunications facility fundamentally consists of three stages, including:

- Site preparation; and
- Installation of a tower and associated equipment; and
- Installation of communications and antennas, involving technicians working within the outdoor equipment unit and riggers fixing the antennas to the pole.

The site preparation stage includes activities such as field testing, excavation, and foundation construction. Subsequently, prefabricated equipment housing and tower sections are delivered by low-loader trucks, which are then placed into position by a crane and secured to the footings. Lastly, riggers install the antennas on the pole and connect them to the outdoor equipment unit and other equipment, all overseen by qualified technicians.

Appropriate construction management measures, including soil erosion and sediment controls in accordance with the relevant regulations found in the “Blue Book” – ‘Managing Urban Stormwater: Soils and Construction’ (Landcom 2004), will be implemented.

Any traffic impacts associated with construction will be of short-term duration and are not expected to adversely affect the surrounding road network. In the unlikely event that a road closure is required, a permission will be sought from the relevant authorities.

Noise and vibration emissions associated with the proposed facility will be limited to the construction phase outlined above. Construction activities will only occur between the hours of 7:00 a.m. and 6:00 p.m. or as specified in the conditions of any development consent.

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5 Regulatory Framework

5.1 Commonwealth Legislation

5.1.1 Telecommunications Act 1997

The Telecommunications Act 1997 (Cth) serves as a federal regulation governing telecommunications facilities and the operations of carriers and service providers. Under Schedule 3 of this Act, carriers are endowed with specific powers, including the ability to:

- Conduct assessments of land to ascertain its suitability for their intended purposes.
- Install low-impact facilities on the land.
- Undertake maintenance activities on facilities situated on the land.

Furthermore, Schedule 3 of the Telecommunications Act provides exemptions for carriers from adhering to State and Territory environmental and planning regulations in certain situations. This exemption is particularly applicable when telecommunications facilities align with the criteria set forth in the Telecommunications (Low-Impact Facilities) Determination 2018 ("the Determination").

However, in this case, Optus propose to install a facility that does not meet the specific definition of a "low-impact facility" as outlined in the Determination. Accordingly, this proposal requires approval from the Council.

5.1.2 Telecommunications Code of Practice 2021

In exercising the powers granted by the *Telecommunications Act*, carriers are obliged to act in accordance with the principles of best engineering practice, comply with recognised industry standards, and mitigate adverse impacts as much as practicable. The guidelines governing carrier conduct are outlined in the Telecommunications Code of Practice 2021 ('the Code').

The Code mandates carriers to ensure that design, planning and installation of facilities adhere to best practices. Under the Code, 'best practice' is defined as 'using the best available design, planning and location practices to minimise the potential degradation of the environment and the visual amenity associated with the facilities.'

The proposed facility is designed to adhere to the requirements of the Code.

5.1.3 Industry Code C564:2020 Mobile Phone Base Station Deployment

In response to requests for increased council and community involvement concerning the installation of the telecommunications facilities, the Communications Alliance Limited (formerly known as the Australian Communications Industry Forum Limited) was established by the Australian Communications Industry. Its purpose was to ensure a coordinated approach to the rollout of telecommunications networks.

The Communications Alliance developed an industry code of practice, which is subject to regular review, aimed at upholding the highest standards in industry practices related to the deployment of mobile radio communications equipment. This industry code, currently titled Industry Code C564:2020 Mobile Phone Base Station Deployment ('the Deployment Code'), has replaced the previous code from 2018.

It is important to note that the Deployment Code does not have the authority to alter the regulatory and legislative framework at local, state, or federal levels. However, it can complement the existing requirements imposed on carriers by necessitating community consultation and embracing a precautionary stance in the planning, installation, and operation of mobile communications infrastructure.

The proposed facility does not fall under the category of a low-impact facility as defined by the Determination, thus making it subject to local and/or state planning processes that require consent.

In the design and siting of the proposed infrastructure, careful consideration and adherence to the principles of the 'precautionary approach' have been applied, aligning with Sections 4.1 and 4.2 of the Deployment Code. This encompasses factors such as the surrounding context, proximity to sensitive

community areas, coverage objectives, and electromagnetic energy (EME) exposure. The EME levels remain comfortably within the parameters specified by the Australian Standard.

5.2 Planning Policy Framework

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

- To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.
- Planning decisions should recognise that telecommunications are an essential utility service and should:
- Facilitate the upgrading and maintenance of telecommunication facilities.
- Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.
- Encourage the continued deployment of telecommunications facilities that are easily accessible by:
 - Increasing and improving access for all sectors of the community to the telecommunications network.
 - Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.
- Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.
- Co-locate telecommunications facilities wherever practical.
- Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

Apart from Clause 19.03-4, there is little specific reference to telecommunications infrastructure provision throughout the PPF. However, it is clear through Clauses 12, 13, 15 and 19, in particular, that the emphasis is placed on the balance between providing modern infrastructure to foster community connectivity, the efficient operation of existing businesses, and attraction of new businesses, against minimising any environmental impacts on such factors as the landscape, water resources, and cultural and built heritage. Clause 19.03-4 recognises the importance of telecommunication facilities to the community and seeks to facilitate their orderly provision throughout the community.

In general, when considering proposals for telecommunications facilities against the PPF, the responsible authority must seek a balance between the provision of important telecommunications services and the need to protect the environment from possible adverse impacts (e.g., visual intrusion) arising from telecommunications infrastructure. There is strong State policy support for improved telecommunications facilities if, when balancing improved telecommunications services with environmental impacts, including, for example, visual impact and flood or fire hazard, a particular proposal provides a net community benefit.

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5.3 Cardinia Planning Scheme

The Victoria Planning Provisions (VPPs) stand as a comprehensive set of planning rules that apply statewide and are integral to crafting local planning schemes. Within these provisions, there's an acknowledgment of the pivotal role of telecommunications networks in Victoria's growth. At the same time, they emphasise the importance of carefully balancing the expansion of telecommunications infrastructure with potential environmental impacts.

5.3.1 Clause 19.03 Development Infrastructure

Clause 19.03-4S of the Planning Scheme outlines criteria for the Council to assess proposals concerning the installation of telecommunications infrastructure. In this case, the proposal generally complies with these guidelines.

Table 1: Table of compliance with the Clause 19.03-4S Telecommunications of the Planning Scheme.

Clause 19.03-4S Telecommunications	
Objective	Comments
To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.	<p>The policy and objective support installations of telecommunications infrastructure to continue to provide coverage and service to the wider community.</p> <p>The proposal will play a crucial role in maintaining the Optus network infrastructure.</p>
Strategies	Consideration
Facilitate the upgrading and maintenance of telecommunications facilities.	N/A
Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.	<p>The proposal seeks to maintain necessary telecommunications infrastructure in an area where there is residential, commercial, and rural demand.</p> <p>The service provided by Optus will continue to be of benefit to the community. This infrastructure is considered essential for the community from both and social, economic and safety perspective.</p>

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5.3.2 Zone Provisions

The site is zoned Public Use Zone – Service and Utility.



Figure 6: Planning Map (Source: VicPlan, 2024)

A planning permit is not required for the use of a telecommunication facility under ‘Uses Not Requiring a Permit’ (Clause 62.01). A planning permit is required to construct a building or construct or carry out works for a Section 1 Use.

The facility has and will continue to be consistent with the purposes of the Public Use Zone - Service and Utility. It is self-evident that the land-use is appropriate to site a telecommunications facility to service the surrounding residential and rural farming communities given the purpose of the forementioned Zone outlined the Bass Coast Planning Scheme.

Table 2: Table of compliance with Clause 36.01 - Public Use Zone of the Planning Scheme.

Clause 36.01 Public Use Zone	
Objective	Comments
To implement the Municipal Planning Strategy and the Planning Policy Framework.	The application has been considered against the relevant provisions of the Planning Policy Framework under the Section 5.2 of this report. This section of the report has found the proposal to be consistent with the Municipal Planning Strategy and the Planning Policy Framework and with the purpose of the zone.
To recognise public land use for public utility and community services and facilities.	The nature of the telecommunication facility is providing services to the local community, therefore the public land use for the facility is justified.
To provide for associated uses that are consistent with the intent of the public land reservation or purpose.	The purpose of the public land is services and utility.

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Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework.	The application has been considered against the relevant provisions of the Planning Policy Framework under the Section 5.2 of this report. This section of the report has found the proposal to be consistent with the Municipal Planning Strategy and the Planning Policy Framework and with the purpose of the zone.
The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land.	The nature of the telecommunication facility is to provide services to the local community, therefore the public land use for the facility is justified.
Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.	<p>Telecommunications facilities are, by their nature, required to protrude above the surrounding environment to function.</p> <p>The built form of the replacement is appropriate for a lot that is zoned for utilities and will continue to be of minimal presence in the built environment in the area after determining the structural deficiencies of the existing water tower.</p> <p>Please refer to the Visual Impact Assessment section.</p>

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5.3.3 Clause 52.19 Telecommunications Facility

This application is seeking approval for the building and construction of a Telecommunications Facility. Clause 52.19 outlines detailed criteria for new telecommunications facilities and specifies that some types of telecommunications infrastructure do not require a development permit. The proposal for a new replacement thirty-five (35) metre monopole is more than eight (8) metres higher than the existing water tower facility does not meet the exemption criteria specified in Clause 52.19-1 and a permit is required for the proposed works.

Table 3: Table of compliance with the Clause 52.19 Telecommunications Facility of the Planning Scheme

Clause 52.19 Telecommunications Facility	
Objective	Comments
To ensure that telecommunications infrastructure is provided in an efficient and cost-effective manner to meet community needs.	The replacement of the existing telecommunication facility ensures long term tenure for Optus, whilst also guaranteeing that community need for mobile services is met in the future.
To facilitate an effective state-wide telecommunications network consistent with proper and orderly planning.	The facility will continue to form part of Optus wider telecommunications network. The project will provide continuity of mobile service to Cape Paterson residents, businesses, and rural industries, following replacing the existing water tower structure, whilst improving existing 4G coverage and establish 5G services in the local area. Planning consent is being sought for the works.
To support the provision of telecommunications facilities with minimal impact on the amenity of the area.	It is expected that the relocating from the water tank to a new streamline monopole will not have an adverse impact on the amenity of the area.

Pursuant to Clause 52.19-2, the subject land is in public ownership, and written consent from the public land manager is provided as part of this application.

Under Clause 52.19-3, there are cases where certain works are exempt from notice and review. However, this application is not exempt from notice and review as the proposed facility is within one-hundred (100) metres of a residential zone and dwelling.

In accordance with Clause 52.19-5, Council must consider the following decision guidelines when assessing this application:

Table 4: Table of compliance with the Clause 52.19-5 Decision guidelines of the Planning Scheme.

Clause 52.19-5 Decision guidelines	
Objective	Comments
The design, siting, construction and operation of the telecommunications facility.	The proposed facility is considered appropriate in the Public Use Zone as it provides telecommunications infrastructure for the local community, with minimal impact on the functionality and amenity of the existing use on

<p>The effect of the telecommunications facility on adjacent land.</p>	<p>site, surrounding residents, visitors, and rural activities. The relocation from the water tower structure with ample setbacks from other community sensitive land uses (i.e. schools, residential dwellings) is considered an appropriate outcome.</p>
--	--

5.3.4 Overlays

The Land Subject to Inundation Overlay (LSIO) identifies areas where a 1 in 100 Year flood or floodplain area determined by a floodplain management authority warrants protection from flood hazards. These measures ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Furthermore, the proposed facility takes up a relatively small portion of land and with the construction of a transparent fence, should not negatively affect the passage or storage of flood waters across the site.

The Responsible Authority must refer the Application to the relevant referral authority (Melbourne Water) as the determining authority Clause 66.03 Referral of Permit Applications Under Other State Standard Provisions and under Section 55 of the Planning and Environment Act 1987.



Figure 7: Planning Map (Source: VicPlan, 2024)

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5.3.5 Clause 65 Decision Guidelines

When making decisions, Council must consider various relevant matters. The design and location of the proposed facility have been thoughtfully assessed in consideration of these matters.

Table 7: Table of compliance with the Clause 65.01 Approval of an Application or Plan of the Planning Scheme.

Clause 65.01 Approval of an Application or Plan	
Matter	Comments
The matters set out in section 60 of the Act.	The proposal accords with the Cardinia Planning Scheme, and any relevant codes, policy documents and guidelines and will have a positive social and economic effect on the Koo Wee Rup and therefore, accords with Section 60 of the Planning and Environment Act 1987.
Any significant effects the environment, including the contamination of land, may have on the use or development.	There are no factors relating to the current application which will cause or contribute to land contamination.
The Municipal Planning Strategy and the Planning Policy Framework.	The application has been considered against the relevant provisions of the Municipal Planning Strategy and the Planning Policy Framework under the Section 5.2 of this report. This section of the report has found the proposal to be consistent with the Municipal Planning Strategy and the Planning Policy Framework and with the purpose of the zone
The purpose of the zone, overlay or other provision.	Please refer to Section 5.2.
Any matter required to be considered in the zone, overlay or other provision.	The current proposal accords with the purposes of zone and overlay contained within the Cardinia Planning Scheme.
The orderly planning of the area.	<p>The proposed facility will have minimal off-site impacts and will not negatively affect the orderly planning of the area for other land uses.</p> <p>The proposal entails the installation of a new replacement facility, which will be located on land designated for utilities, and it is considered that it will not impact on surrounding land.</p> <p>Furthermore, the current proposal will facilitate the orderly development, extension, and maintenance of telecommunications infrastructure for the area.</p>
The effect on the environment, human health and amenity of the area.	Please refer to Section 6.
The proximity of the land to any public land.	The telecommunication facility is located on public land and is sited appropriately to minimise

	any amenity impacts on the adjoining residential area.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	There are no factors relating to the current application which will cause or contribute to land degradation, salinity or reduce water quality.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Due to the relatively small area occupied by the proposal, it is not expected to affect stormwater runoff. Once construction works are completed, including trenching and footings, the land will be restored to its natural pre- development level.
The extent and character of native vegetation and the likelihood of its destruction.	No native vegetation is proposed to be removed.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	Fire, flood or erosion is not expected to impact on the operation of the proposed replacement facility. The existing equipment is constructed to the appropriate fire rating.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	The telecommunications facility does not include loading and unloading facilities, except that required for construction and then for maintenance visits two (2) to four (4) times a year.
The impact the use or development will have on the current and future development and operation of the transport system.	The telecommunication will not have any impact on the transport system, given it is unmanned and generally only requires maintenance visits two (2) to four (4) times a year.

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6 Electromagnetic Emissions and Compliance

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is our national authority responsible for safeguarding radiation protection and nuclear safety in Australia. ARPANSA plays a vital role in creating and enforcing standards that govern the use of various radiation types, including radiofrequency (RF) radiation.

When it comes to our mobile phone base station, it will strictly adhere to the regulations established by the Federal Government concerning exposure to Electromagnetic Energy (EME). These regulations, known as the ARPANSA Standard (RPS S-1), are based on the guidelines provided by the International Commission on Non-Ionising Radiation Protection (ICNIRP). These ICNIRP guidelines have been developed by a panel of international experts who thoroughly review all relevant scientific literature. They are rooted in comprehensive scientific research regarding RF signals and exposure.

ARPANSA reviews scientific studies and undertook a review of relevant science in their review of the current ARPANSA Standard.

“The ARPANSA RF Standard is based on scientific research that shows the levels at which harmful effects occur and it sets limits, based on international guidelines, well below these harmful levels. This applies to both public and occupational exposure limits. A technical explanation of how the exposure limits is derived is available in the guidelines by the International Commission on Non-Ionizing Radiation Protection.”

www.arpansa.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rps-1-qa

Our community's protection against EME is ensured through the standards set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), with oversight provided by the Australian Communications and Media Authority (ACMA).

The ACMA advises:

“The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) sets the safe EME levels in the Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz.

The standard:

- *protects against all known health impacts*
- *includes a large safety factor*

It is in line with international recommendations by the World Health Organization and the International Commission on Non-Ionizing Radiation Protection.”

<https://www.acma.gov.au/our-eme-compliance-strategy>

Australia's Chief Medical Officer, Professor Brendan Murphy, reassures the community about the safety of the new generation 5G mobile phone network:

“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.

This position is supported by health authorities in Australia – such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) – and around the world, such as the World Health Organization (WHO).

Mobile phone networks and other wireless telecommunications emit low-powered radio waves also known as radiofrequency (RF) electromagnetic energy (EME). This is different to ionising radiation associated with nuclear energy or use in medicine.

The radio waves to which the general public is exposed from telecommunications are not hazardous to human health.

<https://www.health.gov.au/news/safety-of-5g-technology>

The Environmental EME Report provides calculations to determine the highest levels of radiofrequency (RF) electromagnetic energy (EME) in the vicinity of a mobile phone base station, whether it is existing or proposed, with the assumption that it operates at full capacity. This EME report adheres to a methodology established by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and offers

objective estimations of the maximum EME levels for both current and proposed upgrades to telecommunications system at the site.

The Environmental EME report has been specifically prepared for this proposal to demonstrate compliance with the ARPANSA Standard. This facility is expected to operate at maximum EME levels, which represent 1.05% of the Australian standard. For further details, please refer to Appendix for a copy of the EME Report.

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7 Conclusion

The proposal is for the installation of a mobile telecommunications base station on land at South East Water – Tower Road, KOO WEE RUP VIC 3981 (Crown Allotment 13 Section K1 Parish of Koo-wee-rup). The proposed facility would form an integral part of the wider network. The proposed facility would provide an important community benefit to the Cardinia Shire by providing improved and reliable communications services to the local community.

It is considered that the proposal is in accordance with the objectives of the Cardinia Planning Scheme and other state and federal legislations.

The planning assessment has determined that the proposal would not result in significant environmental impacts and would have minimal effects on the area's amenity. The facility has been strategically located to minimise its impact on surrounding land uses to the greatest extent possible, while also aligning with planning requirements for the site and maintaining a minimal visual impact.

Considering the substantial public benefits associated with the proposal, these factors collectively support its suitability. Therefore, we respectfully request that Council grant development consent for the proposed works.

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Process List

Project Name: M3988 Koo Wee Rup 2

Project Location: Tower Road KOO WEE RUP VIC 3981

Date: 27-Oct-2024

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	No
Answer:	<p><u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u></p> <p>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT</p>	
	<p>This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.</p>	

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21 November 2024



CPS Technology and Infrastructure Pty Ltd
Suite 1003, 1 Newland St
Bondi Junction VIC 3460
Via email: saul.whittaker@cpstech.com.au

Dear 

Proposed Optus Telecommunications facility at 13-K1/PP2920, Volume 11746 Folio 529 Crown Land.

Site Address: M3988 Tower Road, Koo Wee Rup VIC 3981

South East Water, as administrator Crown Land being Crown Allotment 13 Section K1 Parish and as property coordinator of the above-mentioned site, hereby consents for Optus and their consultants to make a planning application (DA) under the relevant council planning scheme in relation to the proposed design and construction works for the new Optus telecommunications facility on the same property.



Property Coordinator



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Environmental EME Report

Location	Tower Road, KOO WEE RUP VIC 3981		
Date	11/11/2024	RFNSA No.	3981002

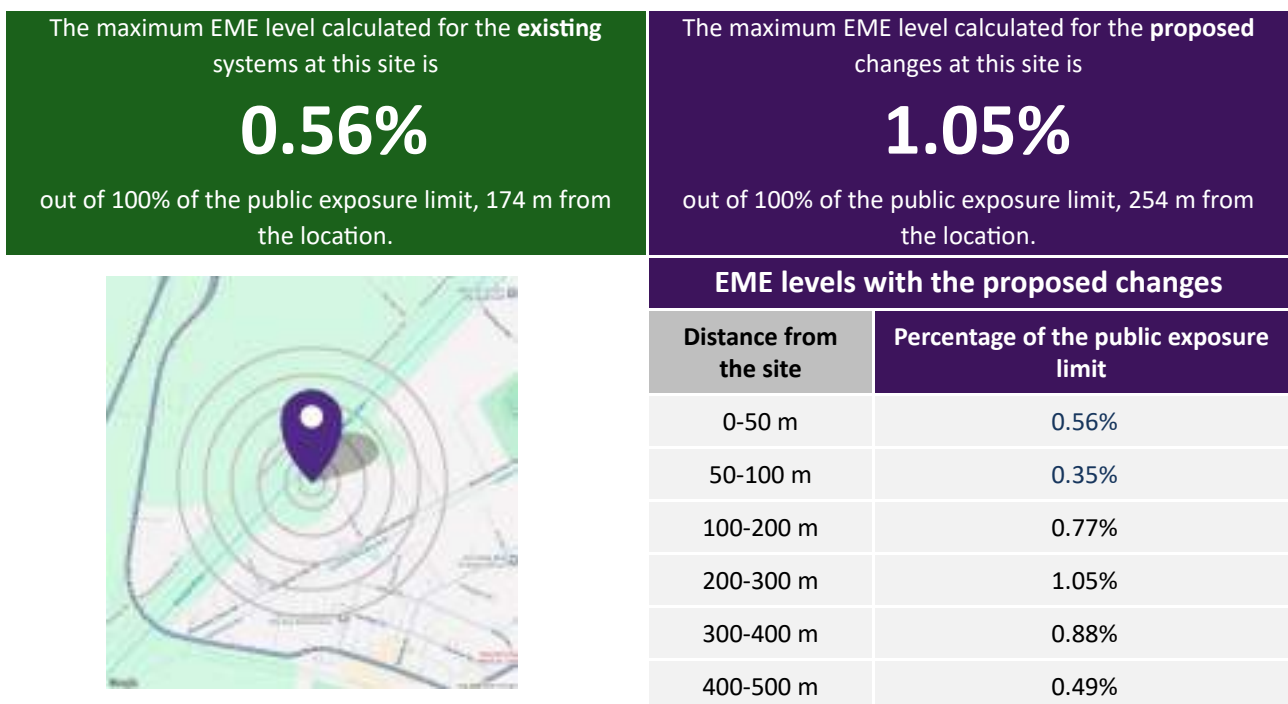
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at Tower Road, KOO WEE RUP VIC 3981. These levels have been calculated by CPS Technology and Infrastructure using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

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

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

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/3981002>.

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
Optus	3G, 4G	LTE1800, LTE700, LTE2600, WCDMA900, WCDMA2100, LTE2100	4G, 5G	NR/LTE700 (proposed), NR/LTE900 (proposed), LTE1800 (proposed), NR/LTE2100 (proposed), LTE2600 (proposed), NR3500 (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	1.46	5.65	0.07%	3.84	39.20	0.56%
50-100m	1.56	6.46	0.13%	3.22	27.48	0.35%
100-200m	3.60	34.44	0.56%	4.30	49.14	0.77%
200-300m	3.52	32.82	0.50%	5.27	73.68	1.05%
300-400m	2.55	17.23	0.25%	4.86	62.72	0.88%
400-500m	1.92	9.82	0.14%	3.65	35.31	0.49%

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
St John the Baptist Primary School	1-5 m	1.65	7.23	0.11%
Koo Wee Rup Primary School	1-5 m	1.64	7.17	0.11%

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CROWN FOLIO STATEMENT

VOLUME 11746 FOLIO 529
No Coft exists

Security no : 124119483344D
Produced 31/10/2024 11:17 AM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 13 Section K1 Parish of Koo-wee-rup.
Created by instrument MI127128G 06/08/2016

CROWN LAND ADMINISTRATOR

SOUTH EAST WATER CORPORATION of 20 CORPORATE DRIVE HEATHERTON VIC 3202
MI127128G 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI127130V 06/08/2016
TEMPORARY
WATER SUPPLY
OP106717

DIAGRAM LOCATION

SEE CD050635F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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CROWN DIAGRAM	CD050635F	
<p>Location of Land</p> <p>Parcel: CD050635F Section: 11 District: 15</p>	<p>This diagram is based on the Crown Diagram CD050635F and is subject to any amendments, including those made to the survey in compliance with the Act.</p> <p>Any depicted dimensions are approximate.</p>	
<p>Standard Parcel Identifier (SPI): 15011501000 Zone Identifier: 15011501000</p>	<p>Coordinate System: MGRS: 50SGUJ0000000000 National Grid Easting: 1186000000</p>	<p>Downloaded from CDREF - local at 12/01/2024 11:14</p>
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		<p>Sheet 1 of 1 Sheets</p>