

Application for Planning Permit

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

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

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

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

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

The Land

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

Street Address *

| | | |
|----------------------|----------------------|----------------------|
| Unit No.: | St. No.: | St. Name: |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Suburb/Locality: | | Postcode: |
| <input type="text"/> | | <input type="text"/> |

Formal Land Description *

Complete either A or B.

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

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

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

The Proposal

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

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

If you need help about the proposal, read:

Select the focus of this application and describe below:

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

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

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Costs You may be required to verify this estimate. If the application is for a development that is proposed under the *Planning and Environment Act 1987* and the estimated cost of the development exceeds \$5 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions i

4 Describe how the land is used and developed now *

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

Land is currently used for industrial purposes

 Provide a plan of the existing conditions. Photos are also helpful.


Title Information i

5 Encumbrances on title *

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

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

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

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

Applicant and Owner Details i

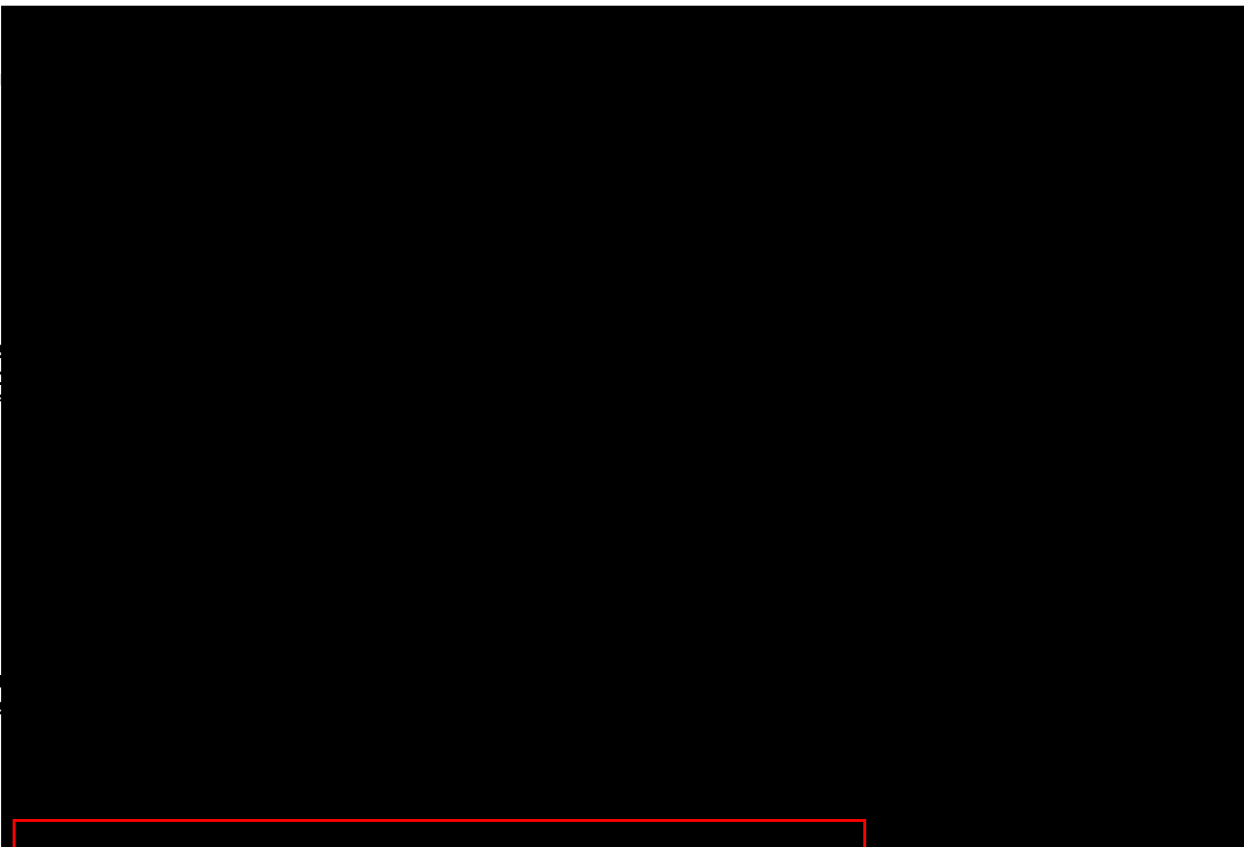
6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number.



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Owner *


The person or organisation who owns the land

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



Declaration 

7 This form must be signed by the applicant *

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

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

Signature: 

Date: 01/03/2024

day / month / year

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Need help with the Application?

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

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

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

No Yes

If 'yes', with whom?:

Date:

day / month / year

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?



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

Provided all necessary supporting information and documents?

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

A plan of existing conditions.

Plans showing the layout and details of the proposal

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

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

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

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

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

Deliver application in person, by fax, or by post.
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Save Form

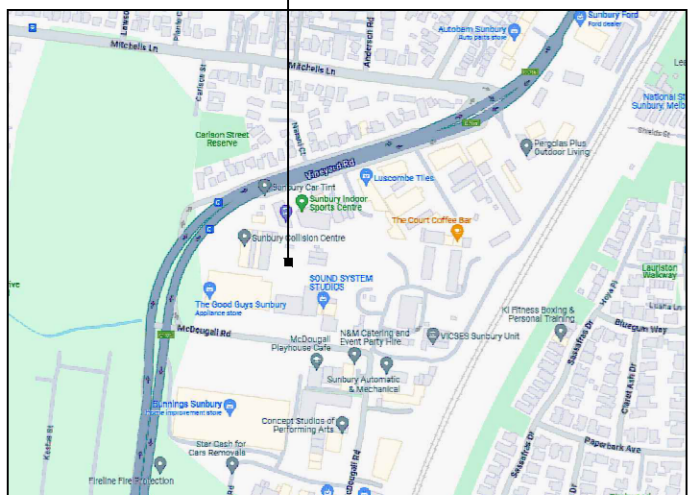
Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

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



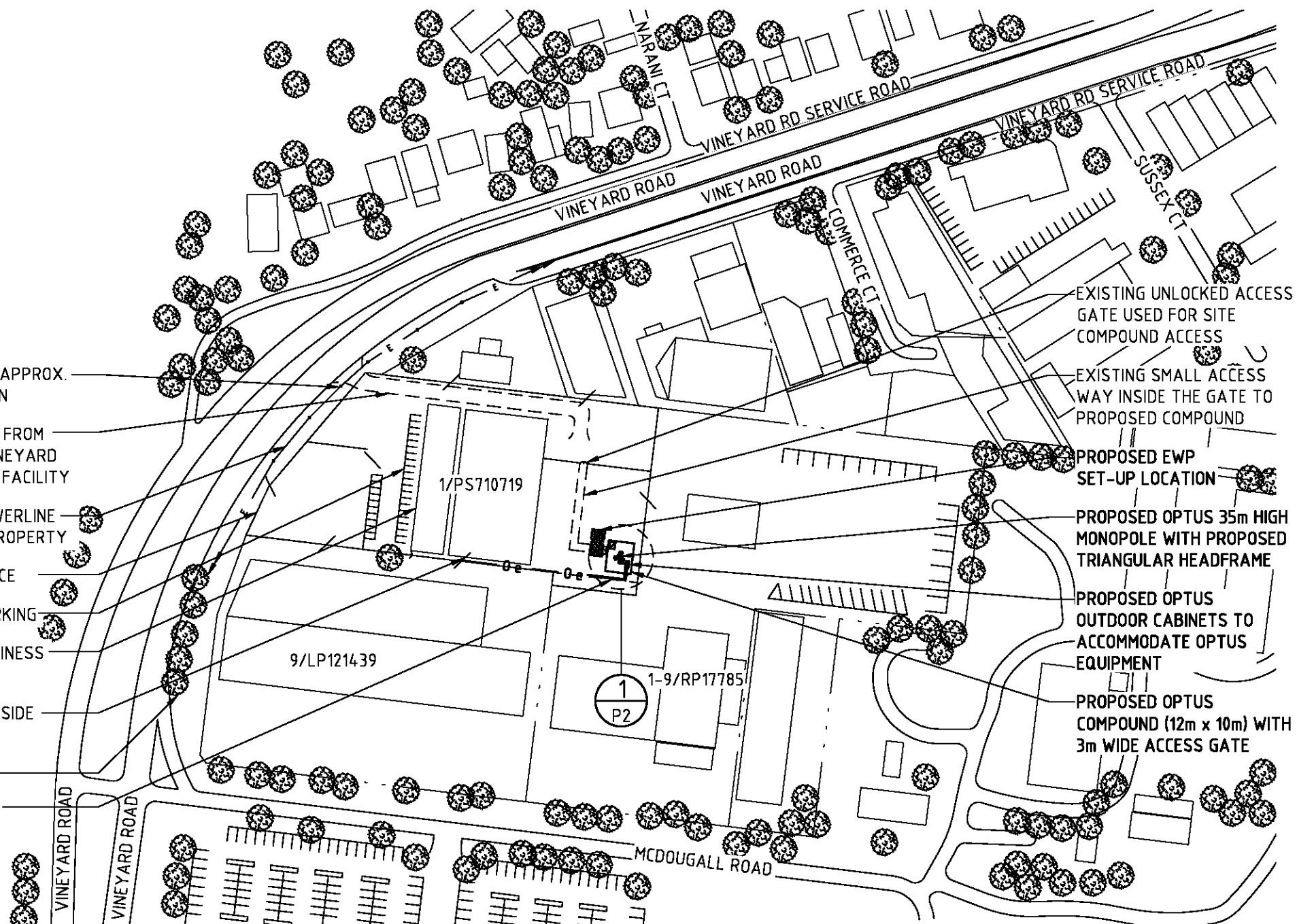
NOTE:
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AND SHOULD NOT BE SCALED.
DIMENSIONS, COORDINATES, AND LEVELS
SHOWN ARE NOMINAL AND SUBJECT TO
CONFIRMATION BY SURVEYOR.

PROPOSED INDARA SITE



LOCALITY MAP
COPYRIGHT © GOOGLE MAPS

- EXISTING POWER POLE - APPROX. 162m FROM SITE LOCATION
- EXISTING ACCESS TRACK FROM PROPERTY ENTRY AT VINEYARD ROAD TO ACCESS OPTUS FACILITY
- EXISTING OVERHEAD POWERLINE AT THE ENTRY OF THE PROPERTY
- EXISTING PROPERTY FENCE
- EXISTING PROPERTY PARKING
- EXISTING PROPERTY BUSINESS OFFICE SHED
- EXISTING METERBOX OUTSIDE OF THE PROPERTY SHED
- EXISTING TREE (TYP.)
- EXISTING U/G EASEMENT



- EXISTING UNLOCKED ACCESS GATE USED FOR SITE COMPOUND ACCESS
- EXISTING SMALL ACCESS WAY INSIDE THE GATE TO PROPOSED COMPOUND
- PROPOSED EWP SET-UP LOCATION
- PROPOSED OPTUS 35m HIGH MONOPOLE WITH PROPOSED TRIANGULAR HEADFRAME
- PROPOSED OPTUS OUTDOOR CABINETS TO ACCOMMODATE OPTUS EQUIPMENT
- PROPOSED OPTUS COMPOUND (12m x 10m) WITH 3m WIDE ACCESS GATE

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LEGEND

- PROPERTY BOUNDARY
- / --- EXISTING FENCE LINE
- E --- EXISTING O/H POWER LINE
- OfO --- OfO PROPOSED OPTUS FIBRE LINE
- O e --- O e PROPOSED OPTUS POWER LINE

DRAFT

OVERALL SITE PLAN

SCALE: 1:2000

| Rev | Date | Revision Details | Consultant | CAD | Designer | Verifier | Approver |
|-----|----------|---------------------|------------|-----|----------|----------|----------|
| 01 | 30.01.24 | ISSUED FOR APPROVAL | INDARA | JM | XX | XX | XX |

Client: [REDACTED]

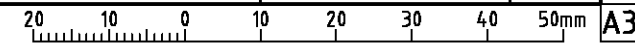
Project: [REDACTED]
DIGITAL INFRASTRUCTURE
BUN No:- 3503019
SUNBURY SOUTH CENTRAL
75 VINEYARD ROAD

Drawing Title:
OVERALL SITE PLAN

Drawing Status:
FOR APPROVAL

Drawing No.
M3955-P1

Revision
01





| DATUM POINT | GDA94 CO-ORDINATES | | ZONE | GROUND LEVEL |
|-------------|--------------------|-------------|------|---------------------------------|
| ● | LATITUDE | -37.588373° | 55 | A.H.D RL. 00.00m EL 35.0m |
| | LONGITUDE | 144.717152° | | |

PROPOSED EWP SET-UP LOCATION

EXISTING SMALL ACCESS WAY INSIDE THE GATE TO PROPOSED COMPOUND

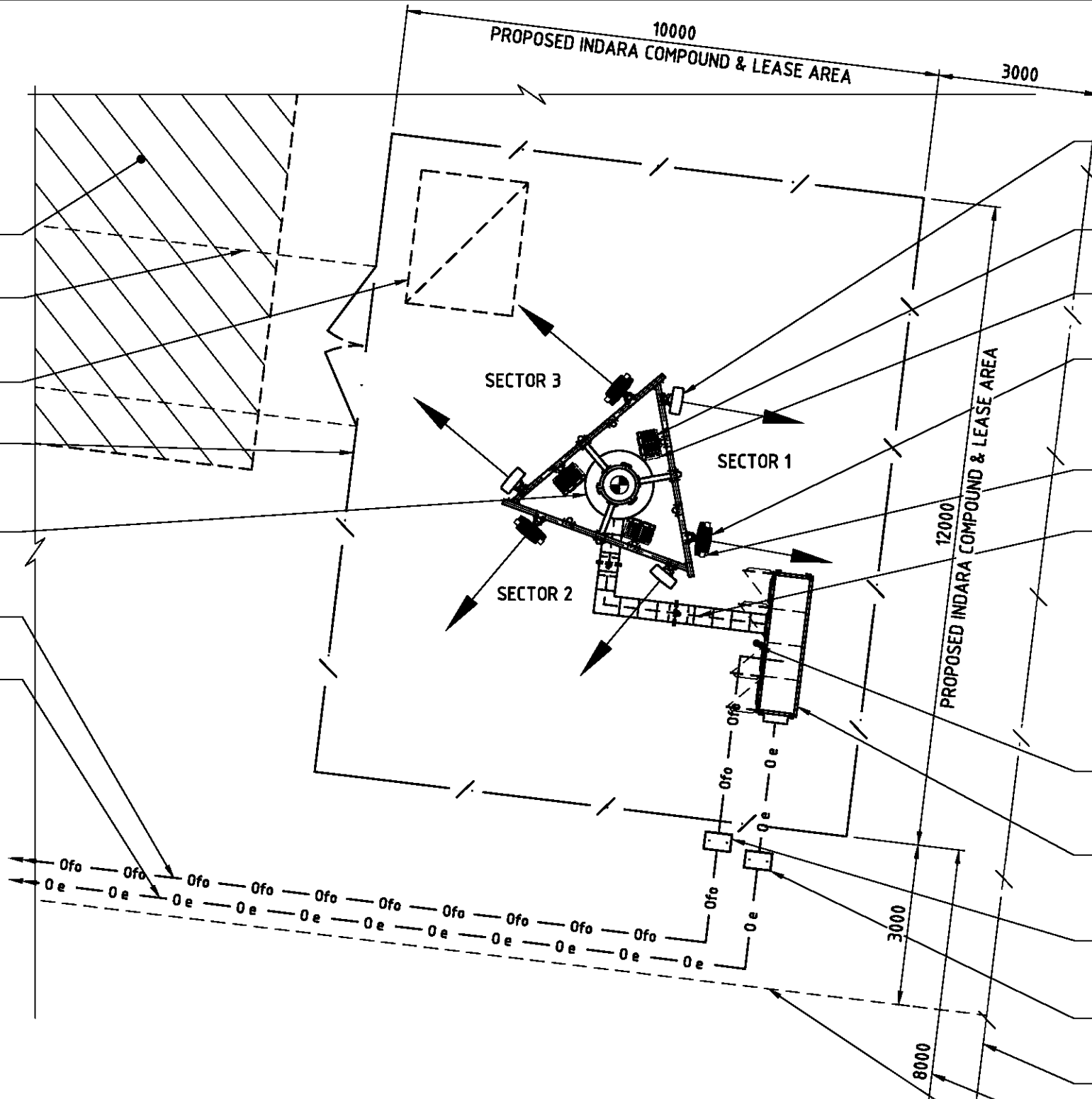
PROPOSED TEMPORARY GENERATOR PARKING

PROPOSED OPTUS COMPOUND (12m x 10m) WITH 3m WIDE ACCESS GATE

PROPOSED OPTUS 35m HIGH MONOPOLE WITH PROPOSED TRIANGULAR HEADFRAME

PROPOSED OPTUS U/G FIBRE LINE

PROPOSED OPTUS U/G POWER LINE



PROPOSED OPTUS 12-PORT PANEL ANTENNA (3 OFF, 1 OFF PER SECTOR)

PROPOSED OPTUS RRU'S (6 OFF, 2 OFF PER SECTOR)

FUTURE OPTUS RRU'S (9 OFF, 3 OFF PER SECTOR)

PROPOSED OPTUS AAU ANTENNA NR2300 (3 OFF, 1 OFF PER SECTOR) & NR3500 (3 OFF, 1 OFF PER SECTOR)

FUTURE OPTUS AAU'S (3 OFF, 1 OFF PER SECTOR)

PROPOSED OPTUS 9/18 TRUNK FEEDER CABLE IN 350mm WIDE CABLE TRAY

PROPOSED OPTUS GPS ANTENNA TO BE MOUNTED ON TOP OF OPTUS ODU

PROPOSED OPTUS 4-BAY OUTDOOR CABINET SUPPORTED ON PROPOSED CONCRETE SLAB

PROPOSED OPTUS FIBRE PIT (TBC)

PROPOSED OPTUS ELECTRICAL PIT (TBC)

EXISTING PROPERTY FENCE

SETBACK DISTANCE FROM PROPERTY BOUNDARY

EXISTING U/G EASEMENT

SITE ADDRESS:
75 VINEYARD ROAD
SUNBURY
VIC 3429
BUN NO: 3503019
CARRIER SITE ID: M3955
RFNSA NO: 3429033

- NOTES:**
- SITE DESIGN VISIT** 21/12/2023
 - BUSHFIRE PRONE AREA - NO**
 - FLOOD PRONE AREA - NO**
 - INDARA MONOPOLE**
> PROPOSED OPTUS 35m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME
 - OUTDOOR CABINET**
> PROPOSED OPTUS 4-BAY OUTDOOR CABINET
 - ANTENNA MOUNTING AND PANEL ANTENNAS**
> PROPOSED 12 PORT ANTENNAS (1-OFF) PER EACH SECTOR AT EL. 36.0m
> PROPOSED OPTUS AAU NR3500 (1-OFF) PER EACH SECTOR AT EL. 37.87m
> PROPOSED OPTUS AAU NR2300 (1-OFF) PER EACH SECTOR AT EL. 36.75m
> 3-OFF FUTURE OPTUS AAU'S - 1 OFF PER SECTOR AT EL. 35.25m
> SECTOR 1 - 100°, SECTOR 2 - 220°, SECTOR 3 - 310°
> MOUNTED ON PROPOSED TRIANGULAR HEAD FRAME
 - RRU ANCILLARIES EQUIPMENT**
> 6 OFF PROPOSED OPTUS RRU'S (2 OFF PER SECTOR)
> 9 OFF FUTURE OPTUS RRU'S (3 OFF PER SECTOR)
 - TRANSMISSION (CARRIER)**
> SITE TO BE CONNECTED VIA FIBRE
> TO BE CONFIRMED BY OPTUS
 - SITE ACCESS AND SECURITY**
> VIA EXISTING ACCESS TRACK TO THE SITE LOCATION FROM VINEYARD ROAD
 - FEEDERS/HYBRID CABLES MANAGEMENT**
> SIZE: 3 x 9/18 TRUNK CABLES IN 350mm WIDE CABLE TRAY
> LENGTH: 45m ALL SECTORS
 - ANTENNA ACCESS**
> VIA EWP BY QUALIFIED RIGGER PERSONNEL ONLY
 - MAINS POWER SUPPLY**
> PROPOSED OPTUS POWER TO BE SOURCED FROM EXISTING POWER SUPPLY AT SITE LOCATION (APPROX. 55m FROM THE LOCATION) FINAL DESIGN AND ROUTE TO BE CONFIRMED
> DETAILS TO BE CONFIRMED/ADVISED

LEGEND

- PROPERTY BOUNDARY
- / - EXISTING FENCE LINE
- E - EXISTING O/H POWER LINE
- OfO - OfO - PROPOSED OPTUS FIBRE LINE
- Oe - Oe - PROPOSED OPTUS POWER LINE

DETAIL 1

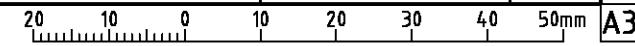
SCALE 1:100
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|-----|----------|---------------------|------------|-----|----------|----------|----------|
| 01 | 30.01.24 | ISSUED FOR APPROVAL | INDARA | JM | XX | XX | XX |

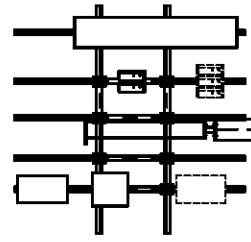
Project: [REDACTED]
DIGITAL INFRASTRUCTURE
BUN No:- 3503019
SUNBURY SOUTH CENTRAL
75 VINEYARD ROAD

Drawing Title:
DRAFT SITE LAYOUT
Drawing Status:
FOR APPROVAL
Drawing No.
M3955-P2
Revision
01



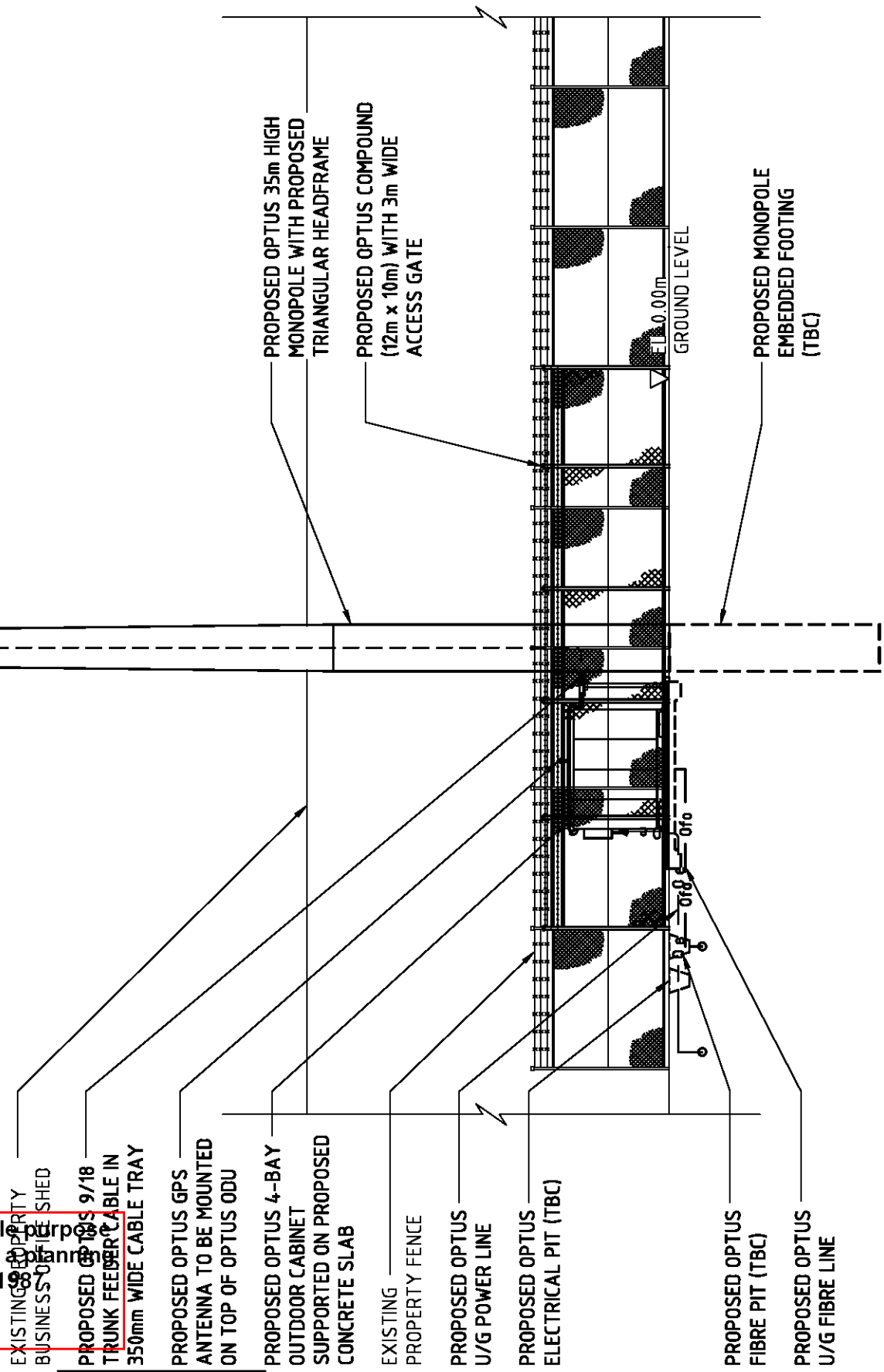
NOTE:
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- ▽ EL 38.33m
TOTAL STRUCTURE HEIGHT
- ▽ EL 37.87m
& PROPOSED OPTUS AAU ANTENNA NR3500
(3 OFF, 1 OFF PER SECTOR)
- ▽ EL 36.75m
& PROPOSED OPTUS AAU ANTENNA NR2300
(3 OFF, 1 OFF PER SECTOR)
- ▽ EL 36.40m
& PROPOSED OPTUS RRU (6 OFF,
2 OFF PER SECTOR)
- ▽ EL 36.00m
& PROPOSED OPTUS PANEL ANTENNA
(3 OFF, 1 OFF PER SECTOR)
- ▽ EL 35.25m
& FUTURE OPTUS AAU
ANTENNA (3 OFF, 1 OFF PER SECTOR)
- ▽ EL 35.10m
& FUTURE OPTUS RRU
(9 OFF, 3 OFF PER SECTOR)
- ▽ EL 35.00m
TOP OF MONOPOLE



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DRAFT



EAST ELEVATION
SCALE 1:125

| Rev | Date | Revision Details | Consultant | CAD | Designer | Verifier | Approver |
|-----|----------|---------------------|------------|-----|----------|----------|----------|
| 01 | 30.01.24 | ISSUED FOR APPROVAL | INDARA | JM | XX | XX | XX |

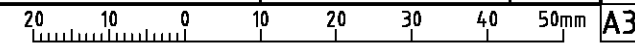
Project: [REDACTED]
DIGITAL [REDACTED]
BUN No:- 3503019
SUNBURY SOUTH CENTRAL
75 VINEYARD ROAD

Drawing Title:
DRAFT SITE ELEVATION

Drawing Status:
FOR APPROVAL

Drawing No.
M3955-P3

Revision
01



Development Application for Planning Consent

*Proposed New Telecommunications Facility
75 Vineyard Road,
Sunbury, VIC 3429
Lot 1\PS710719*

Town Planning Report

Project Reference: M3955 Sunbury South Central
RFNSA Reference: 3429033

March 2024
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Document Control

| | | | |
|--|-------------|-------------------------------|--|
| Site Reference: M3955 – Sunbury South Central | | | |
| Document Revision | Date | Revision Details | |
| 1.0 | 01/03/2024 | M3955 – Sunbury South Central | |

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Executive Summary

| | |
|--------------------------------|--|
| Site Information | Lot description: Lot 1\PS710719 Physical address: 75 Vineyard Road, Sunbury VIC 3429 Coordinates: -37.588373, 144.717152 |
| Proposal | <p>Indara are seeking a planning permit for Development of a new Telecommunications Facility at 75 Vineyard Road, Sunbury VIC 3429.</p> <p>The proposed facility will be owned by the Indara Group and host Optus telecommunications equipment. The facility will provide Optus 4G and 5G services to Sunbury.</p> <p>The proposal involves:</p> <ul style="list-style-type: none"> • One (1) 35m Indara monopole with an overall height of 38.33m with antenna protrusions • One (1) antenna triangular headframe supporting the following equipment: • Nine (9) panel antennas, <ul style="list-style-type: none"> ○ Three (3) each at 2.688m in length, at a height of 36m. ○ Three (3) each at 0.793m in length, at a height of 37.75m ○ Three (3) each at 0.812m in length, at a height of 36.40m • One (1) outdoor equipment cabinet, 3.2m x 1.8m floor area, at ground level and contained within the proposed 12m (w) x 10m (l) compound fenced area. • Ancillary equipment associated with the operation and safety of the facility, including six (6) remote radio units, six (6) dual filters, cabling (internal), and antenna support mounts. <p>The facility will be located within a fenced compound. The monopole and associated equipment will be finished in non-reflective pale grey.</p> |
| Purpose | <p>Indara Corporation Pty Ltd (part of the Indara group), with Optus, are proposing a new telecommunications facility at Sunbury. The facility will also provide new improved coverage and connectivity to the Sunbury area providing much needed voice and data services to the area and will form a vital component of the Hume City Council's infrastructure.</p> <p>The facility has been designed as a neutral host facility, capable of supporting co-location by other carriers, government entities and wireless service providers.</p> |
| Planning Considerations | LGA: Hume City Council Zoning: IN3Z – Industrial 3 Zone |
| Applicant | <div style="background-color: black; width: 100%; height: 100%; min-height: 100px;"></div> <div style="border: 1px solid red; padding: 5px; width: fit-content; margin-top: 10px;"> <p>This [redacted] propose of e [redacted] ning pro [redacted] The [redacted] Ple [redacted]</p> </div> |

1. Introduction

Downer, on behalf of Indara Corporation Pty Ltd (part of the Indara Group), are seeking development consent for a new telecommunications facility at 75 Vineyard Road, Sunbury VIC 3429.

The new facility will be comprised of a 35m monopole with an overall height of 38.33m with antenna protrusions supporting Optus telecommunications antennas and equipment. The purpose of the project is to significantly improve Optus mobile telecommunications services, including coverage and network capacity, in the Sunbury area.

The new facility will also provide new improved coverage and connectivity to the Sunbury area providing much needed voice and data services to the area and will form a vital component of Hume City Council's essential infrastructure.

The proposal involves:

- One (1) 35m Indara monopole with an overall height of 38.33m with antenna protrusions
- One (1) antenna triangular headframe supporting the following equipment:
- Nine (9) panel antennas,
 - Three (3) each at 2.688m in length, at a height of 36m.
 - Three (3) each at 0.793m in length, at a height of 37.75m
 - Three (3) each at 0.812m in length, at a height of 36.40m
- One (1) outdoor equipment cabinet, 3.2m x 1.8m floor area, at ground level and contained within the proposed 12m (w) x 10m (l) compound fenced area.
- Ancillary equipment associated with the operation and safety of the facility, including six (6) remote radio units, six (6) dual filters, cabling (internal), and antenna support mounts.

This Town Planning Report provides an assessment of the project against the relevant planning controls and has been developed in accordance with the Hume Planning Scheme.

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2. Background

2.1 Indara and Optus

This development application has been prepared and submitted by Downer on behalf of the Indara Group. Indara are Australia's leading independent owner and provider of shared wireless telecommunications infrastructure, with a portfolio of over 4300 telecommunications sites across Australia.

Indara are Australia's leading independent owner and operator of digital infrastructure. We provide critical communications and data solutions that help support the digital transformation of our society. We're passionate about investing long term in our nation, building, and designing digital infrastructure that creates long term value for our customers and the broader Australian community.

Indara owns and manages over 4300 mobile telecommunications facilities across Australia. Indara operate as a neutral host – our facilities are specifically designed to accommodate co-location by Australia's mobile carriers, government agencies and other wireless services providers.

Indara has partnered with Optus Mobile Pty Ltd (Optus) to expand the Optus mobile network across Australia. This facility is being proposed to improve Optus mobile services in the Sunbury area.

The proposed facility is comprised of a new monopole and associated passive infrastructure, which will be owned and managed by Indara, and active infrastructure (antennas and telecommunications equipment) which will be owned and managed by Optus.

Note for legal purposes, the applicant for this development application is Indara Infrastructure Pty Ltd.

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2.2 Demand for Network Services

Access to high quality telecommunications services is vitally important to the community. Mobile usage continues to trend upward.

- 99% of Australians use a mobile phone; 76% of Australians do not have a landline phone and rely exclusively on a mobile phone¹.
- Mobile data usage continues to significantly increase as the network is used in different ways. Between 2020 and 2021, the amount of data downloaded by phone increased by over 29%². In the first quarter of 2022, global mobile data usage grew by 40%³. Streaming and video calling are major drivers of this increased demand.
- Covid-19 significantly changed the way that Australians live and work – 61% of employed Australians worked online from home in 2021⁴. With many Australians' continuing to adopt flexible or hybrid work arrangements, additional demand has been placed on the mobile network.
- Public safety is a significant driver behind improvements to mobile coverage. In 2021, around 78% of emergency calls were made from a mobile handset⁵.

More than ever, mobile telecommunications is an essential service. By extension, mobile base stations are essential infrastructure – it is important that mobile infrastructure keeps pace with this increasing demand.

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¹ <https://www.acma.gov.au/publications/2022-12/report/communications-and-media-australia-how-we-communicate>

² <https://www.acma.gov.au/publications/2022-12/report/communications-and-media-australia-how-we-use-internet>

³ <https://www.ericsson.com/en/reports-and-papers/mobility-report/dataforecasts/mobile-traffic-update>

⁴ <https://www.triplezero.gov.au/triple-zero/How-to-Call-000/advanced-mobile-location>

2.3 Coverage Objectives

The facility will provide new, improved coverage and connectivity to the Sunbury area providing much needed voice and data services to the area and will form a vital component of the Hume City Council's infrastructure.

Optus regularly undertakes detailed assessments of the performance and coverage of its digital mobile telephone and broadband internet networks to ensure its systems are reliable and achieving the required objectives. Reference to customer demand also provides an indication of areas where coverage and capacity constraints exist. Investigations have found that mobile traffic in Sunbury is greater than the service capacity; as a consequence, the existing base stations in the surrounding area are not able to meet the customer demand.

Sunbury is a vibrant and diverse community, experiencing significant residential growth and development in recent years. The proximity to community amenities, natural landmarks and Melbourne City makes for a desirable family orientated region, bringing in a high demand for mobile service coverage throughout the year. Optus are attempting to resolve a coverage gap to southern Sunbury, where major upgrades and residential development is increasing. The proposal is specifically intended to improve network capacity and broaden the range for mobile service coverage within this area.

Operators of telecommunications networks must constantly respond to changes in technology or increased demand on their existing infrastructure assets due to urban growth. Recently, 5G has become the latest industry standard for mobile phone network operators within the Australian marketplace. With consumer demands reflecting an increase in demand for speed and data bandwidth, Optus requires an upgraded site at the subject location to ensure that this level of service provision can be maintained within the defined coverage improvement objectives.

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3. Candidate Selection

3.1 Site Selection

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 proceed to deploy a new 'greenfield' base station.

This facility is proposed in partnership with Optus, who have confirmed a new telecommunications facility will be needed in the Sunbury area and are working with Indara to deploy the new facility.

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3.2 Upgrade and Co-Location Opportunities

Existing telecommunications facilities in the area have been assessed to confirm if they are feasible for co-location.

Figure 1 shows the location of existing facilities in the area around this proposed site, based on information from the Radio Frequency National Site Archive database (www.rfnsa.com.au). None of the existing sites in the area are suitable for co-location.

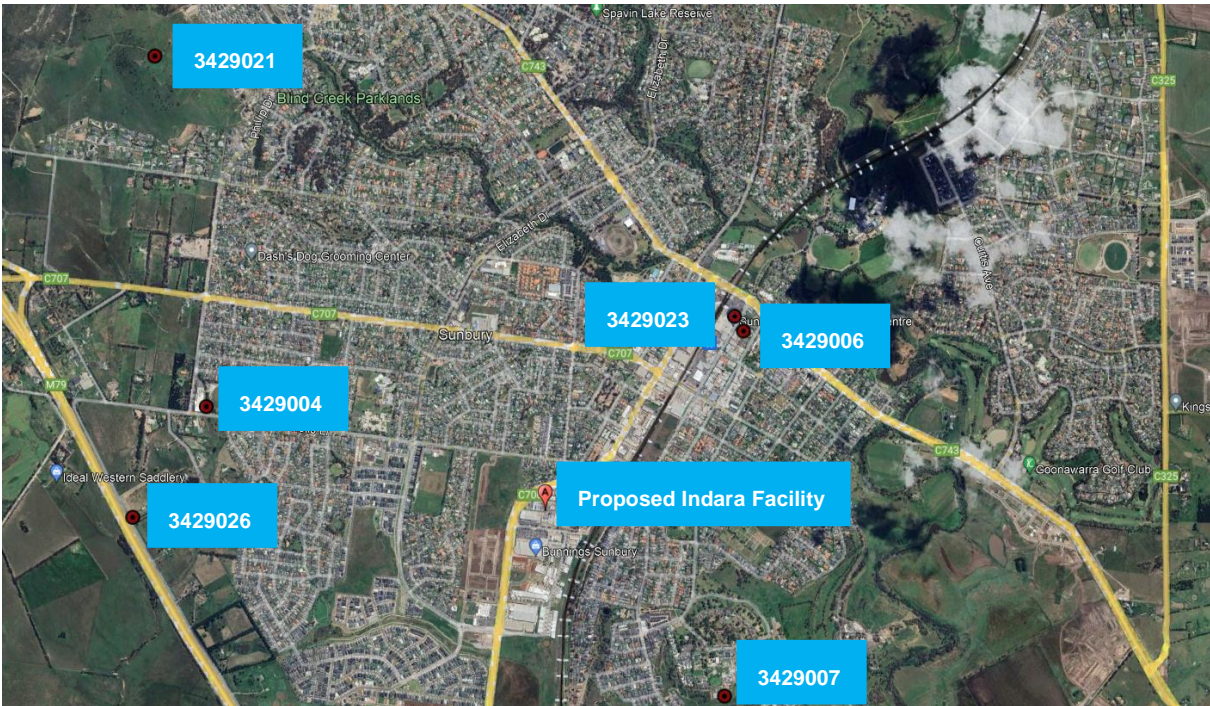


Figure 1: Radio Frequency National Site Archive (RFNSA) search of the existing facilities in the immediate area of Sunbury. (Source: Google Earth, 2024)

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| Existing and Proposed Communications Facilities | | |
|--|--|--|
| RFNSA Details | Site Address | Comments |
| <u>3429007</u> Telstra | The Heights, Jackson Hill Estate, SUNBURY VIC 3429 | The existing facility at this location provides Telstra coverage to southeast Sunbury. Adding additional equipment at this site will not provide the desired Optus coverage to central Sunbury. |
| <u>3429023</u> Telstra | 2 – 28 Evans Street, SUNBURY VIC 3429 | The existing facility at this location is a rooftop site, providing in building Telstra coverage to Sunbury Square Shopping Centre. Adding additional equipment is not optional as it will not provide the desired coverage to central Sunbury. |
| <u>3429006</u> Telstra Optus Optus Vodafone Joint Venture Vodafone | 15 Evans Street, SUNBURY VIC 3429 | The existing facility at this location provides a range of coverage to the north-east of Sunbury. Adding additional equipment is not optional as it is already an Optus site and will not provide the desired coverage to central Sunbury. |
| <u>3429004</u> Optus Vodafone Joint Venture Telstra | 258 – 274 Mitchells Lane, SUNBURY VIC 3429 | The existing facility at this location provides a range of coverage to western Sunbury. Adding additional equipment is not optional as it is already an Optus site and will not provide the desired coverage to central Sunbury. |
| <u>3429026</u> Optus Optus Vodafone Joint Venture | 200 Moore Road, SUNBURY VIC 3429 | The existing facility at this location provides Optus and Vodafone coverage to western Sunbury. Adding additional equipment is not optional as it is already an Optus site and will not provide the desired coverage to central Sunbury. |
| <u>3429021</u> Optus NBN Telstra | 250A Reservoir Road, SUNBURY VIC 3429 | The existing facility at this location provides Optus, NBN and Telstra coverage to north-western Sunbury. Adding additional equipment is not optional as it is already an Optus site and will not provide the desired coverage to central Sunbury. |

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3.3 Alternate Candidates

A robust investigation of potential candidates has been undertaken.

The preferred site candidate is selected for the following reasons:

- Town planning considerations (such as zoning, surrounding land uses, environmental significance, compliance with the planning scheme and visual impact);
- The location will offer a cost-effective site solution whilst maximising coverage and mobile phone service provisions within the identified locality;
- The proposed monopole will result in minimal adverse impacts as a result of construction. Construction will be undertaken during low traffic periods and be coordinated appropriately with road authorities, and council;
- The availability of viable connections to the power and transmission networks in the area;
- Visual impact – it is believed that the proposed site location will not significantly result in the loss of amenity or the obstruction of viewing corridors to and from the proposed site; and
- Tenure – obtaining an agreement with the landowner of the subject site provides surety in determining the location of a mobile phone base station.

In identifying a candidate, we have sought to maximise separation from residences and sensitive uses where possible, whilst also endeavouring to minimise impacts on the environment and scenic amenity as far as practicable.

A precautionary approach has been taken to site selection in accordance with sections 4.1 and 4.2 of the *C564:2020 Mobile Base Station Deployment Code*.

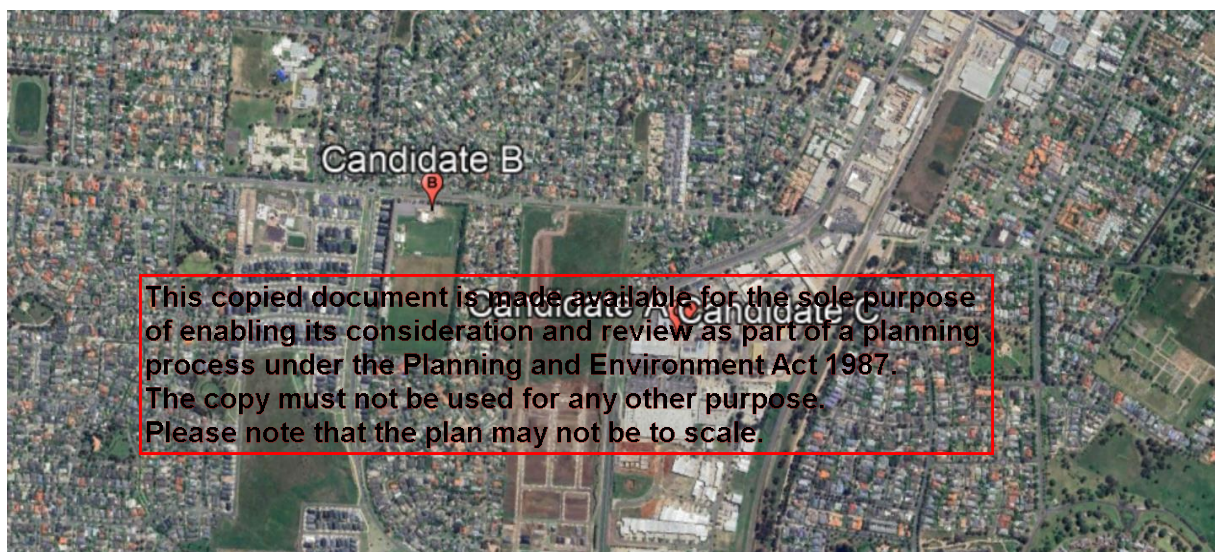


Figure 2: Potential candidates within Sunbury. (Source: Google Earth, 2024)

| Prospective Candidates | | |
|-------------------------------|---|---|
| Candidate | Site Address | Comments |
| A (Prime) | 75 Vineyard Road, SUNBURY VIC 3429 | This site was selected as the best option for progressing with a development application and is discussed throughout this report. |
| B (Backup) | 89-107 Mitchell's Lane, SUNBURY VIC 3429 | This site was rejected upon councils' advice; therefore, our prime candidate was selected. |
| C (Backup) | 85 Vineyard Road, SUNBURY VIC 3429 | This site was rejected because a commercial arrangement could not be agreed upon, therefore, our prime candidate was selected. |

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4. Site Context

The proposal involves establishment of a new telecommunications facility at 75 Vineyard Road, Sunbury VIC 3429.

Overall, the Sunbury region is recognised as an attractive place to live, work and visit, having experienced population growth and increased traffic movement over recent decades. An increase in major infrastructure and development projects, subdivision of larger properties and the introduction of more housing has contributed to the rapid growth and increased the density of Sunbury in the past few years. The proposed site is located within an industrial and commercial zone, with the immediate area comprising of a large industrial factory and a scrap metal yard. As such, the introduction of a Telecommunications facility will not impede on the intended use of land for industrial purposes, rather it supports the growth of industrial and commercial businesses within the immediate vicinity. Such growth requires increased infrastructure capacity, especially so for telecommunications, as there is an exponential growth in the mobile data use on smartphones, requiring additional infrastructure to provide adequate service provision to the expanding area.

The proposed facility sits within a heavily industrialised area, with the surrounding landscape comprising of factories and commercial businesses, set on relatively flat land. The subject site is set to the rear of the property, with residential dwellings starting from approximately 110m to the north-west. Indara acknowledges that Telecommunications facilities cannot be totally hidden, however with the buffer of industrial style infrastructure, the facility will be adequately screened from the neighbouring residential dwellings.

Figures 3 – 5 show the proposed site.



Figure 3: Immediate site context. (Source: Google Earth, 2024)

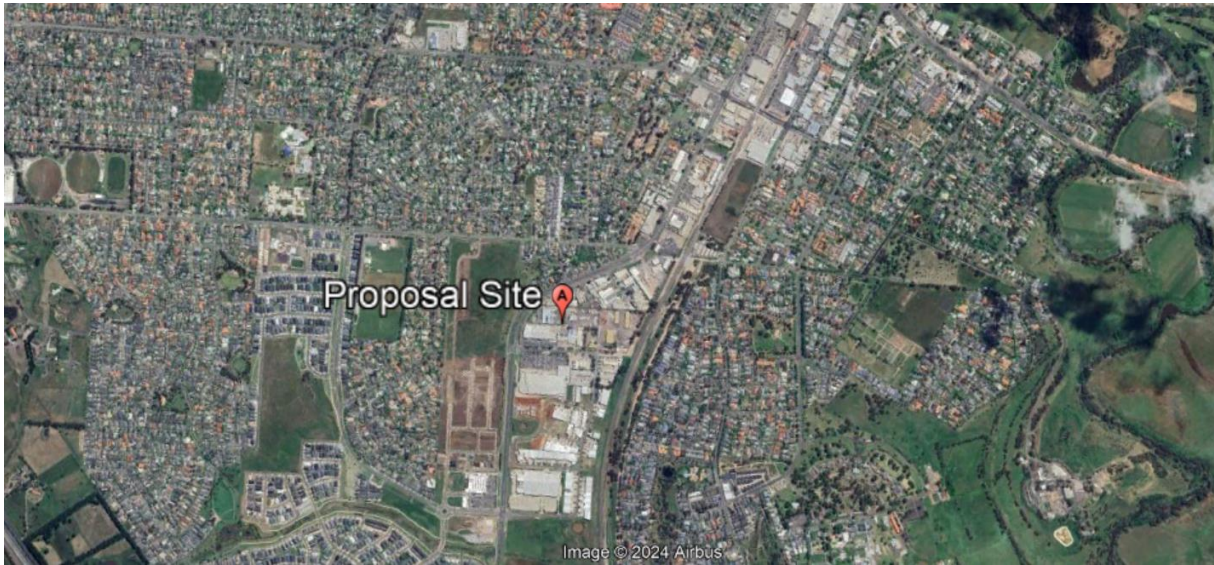
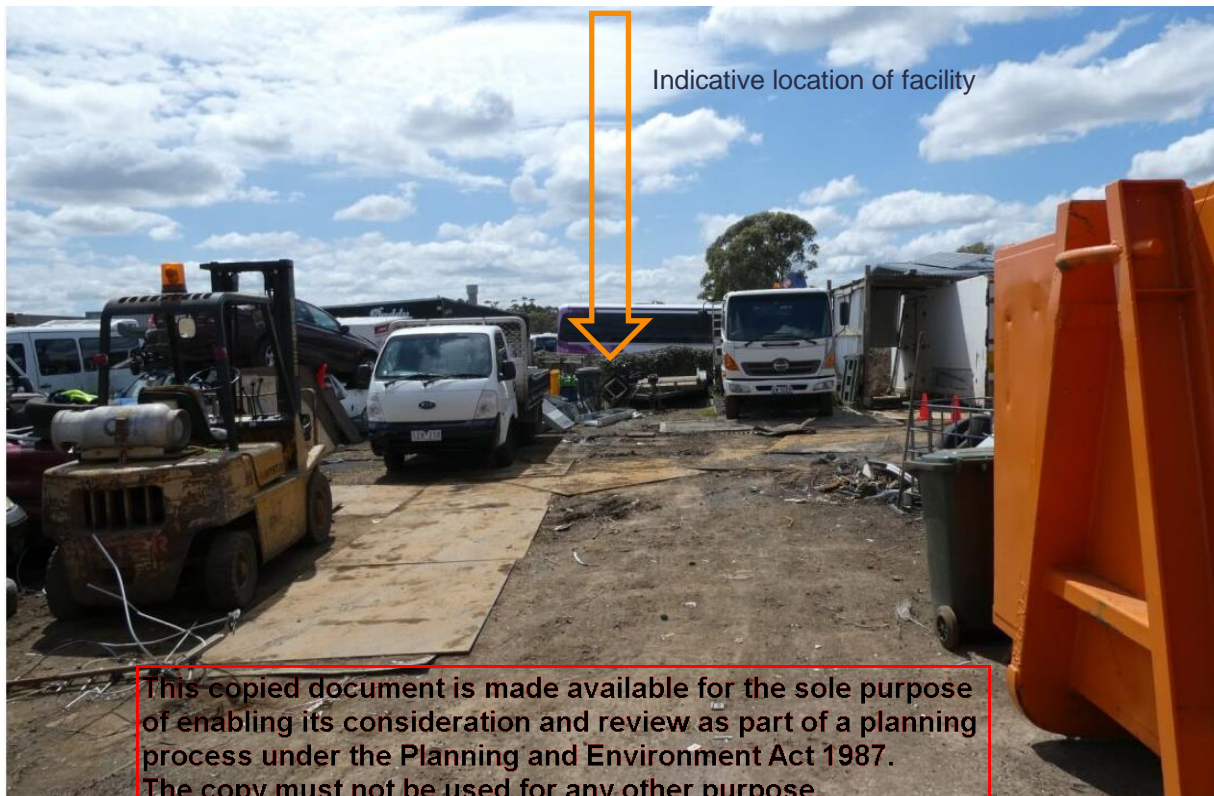


Figure 4: Wider site context. (Source: Google Earth, 2024)



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Figure 5: ~~View of proposed compound location, within subject lot.~~ (Source: Downer, 2024)

5. Proposed Works

5.1 Equipment to be Installed

The proposed works involve installation of:

- One (1) 35m Indara monopole with an overall height of 38.33m with antenna protrusions
- One (1) antenna triangular headframe supporting the following equipment:
- Nine (9) panel antennas,
 - Three (3) each at 2.688m in length, at a height of 36m.
 - Three (3) each at 0.793m in length, at a height of 37.75m
 - Three (3) each at 0.812m in length, at a height of 36.40m
- One (1) outdoor equipment cabinet, 3.2m x 1.8m floor area, at ground level and contained within the proposed 12m (w) x 10m (l) compound fenced area.
- Ancillary equipment associated with the operation and safety of the facility, including six (6) remote radio units, six (6) dual filters, cabling (internal), and antenna support mounts.

Refer to **Appendix 2** for proposal plans.

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5.2 Site Access and Parking

The existing road network provides an access route to the proposed facility, with the main access point being existing driveway access from Vineyard Road.

Once constructed, the facility will operate on an unmanned basis aside from periodic routine maintenance visits (generally 2-4 times annually). The facility will not generate significant vehicle traffic through its ongoing operation.



Figure 6: Existing access to Proposed facility location from Vineyard Road. (Source: Downer 2024)

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5.3 Noise

The facility will not be a significant generator of noise. The only part of the facility that generates noise is the cooling fans in the equipment cabinet.

Cooling equipment will only operate when required and will not operate continuously. Cooling equipment will operate at levels generally comparable to those of a domestic air conditioner. The project is not expected to represent a noise nuisance. We note that the facility will be separated from existing residential dwellings.

5.4 Power and Utilities

The final power design including the capacity of the supply will be confirmed in the detailed design phase, however, a major upgrade is not anticipated. A standard power application will be submitted for approval and all new low voltage cable on the site will be installed underground.

No works associated with stormwater drainage, or connections to reticulated water and sewerage, are proposed, or required.

5.5 Emissions

Operation of the facility will not result in emission of dust, heat, smoke, gaseous plumes, or particulates.

To provide mobile coverage, the facility will produce electromagnetic EME emissions. These will be within the levels prescribed by ARPANSA and regulated by ACMA. An ARPANSA EME Report, demonstrating compliance with Australian safety standards, is attached. Refer section 8 of this report.

5.6 Environmental Considerations

Comprehensive preliminary assessment of the nearby natural environment was undertaken within the planning, design, and procurement stages of the telecommunications proposal to ensure that there are no disturbances to the natural surrounds given that no ground clearance would be required.

There will be no existing vegetation or grassland onsite. The subject site sits within a highly modified, industrial environment.

During the construction phase, the subject site area will be rigorously concealed by imposing barriers and fencing to repeal any impacts to the surrounding environment. This proposal will

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employ effective measures to mitigate any impacts to surrounding flora, fauna, and natural environment inhabitants. Additionally, once constructed the operation of the telecommunications facility will not result in any negative impacts on the natural environment or the ecology of the locality.

5.6.1 Environment Protection & Biodiversity Conservation Act 1999.

The Environment Protection and Biodiversity Conservation Act commenced on 16th July 2000. It introduces a new role for the Commonwealth Government in the assessment and approval of development proposals where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned land and actions carried out by the Commonwealth Government.

A search of the EPBC protected Matters Report (conducted on 22/02/2024) indicated that the following may be present within a 1km radius of the proposed site;

- 4 x Listed Threatened Species
- 11 x Listed Migratory Species

Given the proposed site is located within an industrial area, there is minimal risk of impacting on potential threatened species or ecological communities that may occur within the broader area. It is expected that any future upgrades or maintenance will not impact endangered wildlife within the vicinity.

Therefore, the proposal is not of National Environmental Significance, as it will not impact on:

- (a) World Heritage Areas;
- (b) Wetlands protected by International Treaty (The RAMSAR Convention);
- (c) Nationally listed threatened species and communities;
- (d) Nationally listed migratory species;
- (e) All nuclear actions: or
- (f) The environment of Commonwealth Marine area.

Refer to EP

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5.7 Aviation

Indara are aware that structures over 35m in height are required to be reported in accordance with the CASA publication AC139.08 "Reporting Tall Structures", and accordingly will report on the proposed site in accordance with this policy.

In the case of the new telecommunications facility at Sunbury, Indara have reviewed the CASA standards and also the particular characteristics of the site, and have assessed that no further measures, including aircraft warning lighting is warranted due to the following:

- The proposed site in Sunbury is located approximately 7.5km from the nearest airport, Sunbury Airfield, and Melbourne Tullamarine Airport approximately 14.4kms.
- The Obstacle limitation surface (OLS) protects the air space around airports from the intrusion of built structures that would adversely affect aircraft operation or safety. The site is not within an OLS boundary, and therefore not subject to the conditions of CASA standards; Manual of Standards (MOS) part 139 - Aerodromes.

Indara has also considered other possibly relevant factors such as height and geographic features. The structure is a moderate height of 38.33m on flat land.

Indara's assessment is that the proposed facility is not affected by the CASA standard; MOS Part 139 - Aerodromes. Indara also concludes that aircraft warning lights are not warranted in this location.

5.8 Heritage

Indara takes its obligations under the Victorian Aboriginal Heritage Act 2006 seriously and assesses each site against the Cultural Heritage Sensitivity Maps provided by Aboriginal Affairs Victoria (AAV). In the case of this proposal at Sunbury, the site is located in an Area of Aboriginal Cultural Heritage Sensitivity as defined by the Act. Therefore, the application has been checked against the requirements of the Aboriginal Heritage Act 2006 as to the need for the requirement of a Cultural Heritage Management Plan (CHMP). It has been assessed that a CHMP is not required. The construction contractors are required to meet any obligations under the Act should any aboriginal heritage be discovered.

Built Heritage searches were undertaken per the relevant heritage registers and database including the State Heritage Databases and local heritage schedules as per the Hume Planning Scheme. There are no items of heritage significance within close proximity of the site.

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6. Legislative Context

6.1 Commonwealth Legislation

6.1.1 Telecommunications Act 1997 and Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications Act 1997* allows mobile carriers to perform certain maintenance and installation works without needing development consent. The *Telecommunications (Low-Impact Facilities) Determination 2018* also allows for certain kinds of ‘Low Impact’ equipment to be installed without development consent.

New towers do not fall within these federal planning exemptions. Accordingly, this proposal will require Council approval.

6.1.2 Telecommunications Code of Practice 2018

The *Telecommunications Code of Practice 2018* emphasizes “best practice” for the installation of facilities, compliance with industry standards and minimisation of adverse impacts on the environment.

This proposal has been designed with consideration for the Code of Practice. All steps will be taken to do as little damage as practicable; the facility will be constructed and operated in accordance with industry standards and good engineering practice; and the design of the facility will be in accordance with industry best practice.

6.1.3 C564:2020 Mobile Phone Base Station Deployment Code

The Communications Alliance Limited *C564:2020 Mobile Phone Base Station Deployment Code* (the Deployment Code) is an industry code of practice registered by the Australian Communications and Media Authority.

The Code applies to all licenced telecommunications carriers, and sets guidelines for site selection, community consultation, design, installation, and operation of telecommunications facilities.

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Sections 4.1 and 4.2 of the Code are relevant to this proposal, and require a precautionary approach to site selection, infrastructure design and site operation. The proposed facility has been sited and designed in accordance with Sections 4.1 and 4.2. Checklists demonstrating compliance can be provided on request.

The Code also requires an ARPANSA EME report be prepared for all new mobile base stations, to demonstrate compliance with relevant safety standards. The report is enclosed in **Appendix 2**.

6.2 Hume Planning Scheme

6.2.1 Clause 19.03 Development Infrastructure

The Victoria Planning Provisions (VPPs) are a comprehensive set of planning provisions that apply across the state of Victoria and are incorporated into all planning schemes. The VPPs recognise the importance of telecommunications networks to Victoria, while also identifying that deployment of telecommunications infrastructure must be balanced against adverse environmental impacts.

Clause 19.03-4 provides guidelines for Councils to consider in relation to deployment of telecommunications facilities. The proposal is generally compliant.

| Compliance with 19.03-4 Telecommunications | |
|--|--|
| Objective | Comments |
| To facilitate the orderly development, extension, and maintenance of telecommunications infrastructure. | The proposal facilitates the orderly development, extension, and maintenance of telecommunications infrastructure. |
| Strategies | Comments |
| Facilitate the upgrading and maintenance of telecommunications facilities. | The proposal will provide co-location opportunities for future upgrades. |
| Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met. | The proposal will provide telecommunications access for local businesses and residents alike. |
| Ensure the communications technology needs of business, domestic, entertainment and community services are met. | The proposal is proposed within an industrial and commercial precinct of Sunbury, thus will provide much needed mobile service to business and community services within the immediate vicinity. |
| Do not prohibit the use of land for telecommunications facility in any zone. | The proposal does not prohibit the use of land for a telecommunications facility because of its intended use as telecommunications facility. |
| Encourage the continued deployment of broadband telecommunications services that are easily accessible by: <ul style="list-style-type: none"> Increasing and improving access for all sectors of the community to the | The proposal will increase and improve the broadband network by complementing it with additional telecommunications services within the immediate vicinity. This will provide additional |

| | |
|--|--|
| <p>broadband telecommunications trunk network</p> <ul style="list-style-type: none"> Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk. | <p>support to the industrial and commercial businesses alike.</p> |
| <p>In consideration proposals for telecommunications services, seek a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.</p> | <p>The proposal is located within an Industrial 3 Zone on land that has already been significantly disturbed and will not adversely impact the environment, this includes no impacts to both flora and fauna. We believe a reasonable balance has been struck between the need for a telecommunication facility and the need to protect the environment.</p> |

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6.2.2 Zone Provisions

The subject land is located in Industrial 3 Zone (IN3Z) under the Hume Planning Scheme. The purpose of the Industrial 3 Zone (IN3Z) is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.
- To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.
- To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

The proposal is consistent with the purpose of the zone as it does not take away from land being used for industries or associated purposes. The facility is appropriate for the IN3Z as it is a benefit for residential, industrial, commercial, and public land uses. The introduction of a Telecommunications facility will provide support to the existing commercial businesses. Additionally, it will allow for more retail opportunities to arise, making way for a stronger local economy. The proposal will not affect the safety and amenity of adjacent industrial and commercial businesses within the immediate area, or more sensitive land uses including residential premises. Improved connectivity in the area will aid the communication services of industrial and commercial businesses alike.

As stated in the following section of this report, permit requirements for use and buildings, and works contained within Clause 33.03 are displaced by Clause 62.01 and 62.02-1 of the Hume Planning Scheme. The permit trigger exists under Clause 52.19-1.

6.2.3 Clause 52.19 Telecommunications Facility

This application seeks approval for the Development of a Telecommunications Facility. Clause 52.19 provides specific requirements for new telecommunications facilities, and also provides those certain kinds of telecommunications infrastructure do not require development consent.

| | |
|--|--|
| <p>Clause 52.19 Telecommunications Facility</p> <p>Objective</p> | |
| <p>To ensure that telecommunications infrastructure is provided in an efficient and cost-effective manner to meet community needs.</p> | <p>The proposal will provide telecommunications services to the surrounding community in an efficient and cost-effective manner.</p> |

| | |
|---|---|
| To facilitate an effective state-wide telecommunications network consistent with orderly and proper planning. | The proposal adds further capacity to the state-wide telecommunications network and is consistent with planning outcomes adhere to across the state. |
| To support the provision of telecommunications facilities with minimal impact on the amenity of the area. | The proposal is set in Industrial zoned land and is separated from residential dwellings. Therefore, its impact on the amenity of the area will be minimal. |

Pursuant to Clause 52.19-1, and Clause 62.02, certain telecommunications activities do not require a permit. This proposal does not fall within the exemptions under Clause 52.19-1 and will require Council development consent.

Pursuant to 52.19-2, the subject land is not in public ownership.

Pursuant to 52.19-3, certain works are exempt from notice and review. This application is not exempt from notice and review.

Under 52.19-5, the following decision guidelines must be considered by Council in assessment of this application.

| 52.19-5 Decision Guidelines | |
|---|--|
| Objective | Comments |
| The design, siting, construction, and operation of the telecommunications facility. | The proposal is set within industrial zoned land, which will aid in visually screening the facility from the nearest residential dwellings as it is amongst industrial style infrastructure. The design of the facility will comprise of a monopole which fits into the existing context of the surrounds, including the built form of the site. Once operational the facility will function with minimal disturbance to the surrounding area. |
| The effect of the telecommunications facility on adjacent land. | The proposals overall effect on the uses on adjacent land will be relatively minor, given that the facility is set amongst industrial style infrastructure and partially screened from viewpoints points from adjacent land. |

6.2.4

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There are no overlays affecting this land.

6.2.5 Clause 65 Decision Guidelines

In making a decision, Council must consider a number of matters as appropriate. The proposed facility has been sited and designed with consideration for these matters.

| 65.01 Decision Guidelines | |
|---|--|
| Matter | Comments |
| The matters set out in section 60 of the Act. | All matters set out in Section 60 of the Act including the objectives of Planning in Victoria as specified in section 4 of the Planning and Environment Act 1987 have been considered and are addressed in the body of this development submission. It is submitted that the proposed facility is consistent with the Hume Planning Scheme and any relevant codes, policy documents and guidelines and will have a positive social and economic effect on the Sunbury area and therefore, accords with Section 60 of the Act. |
| Any significant effects the environment, including the contamination of land, may have on the use or development. | The proposal will comfortably fit into the existing environment and not be impacted by any existing environmental factors. The site has been checked for contamination and none has been reported. |
| The Municipal Planning Strategy and the Planning Policy Framework. | It is considered that there is strong State and local policy support for improved telecommunications facilities if, when balancing improved telecommunications services with environmental, including visual impact, where the proposal provides a net community benefit. |
| The purpose of the zone, overlay or other provision. | The proposal is consistent with the purposes of the zone, overlays, and Clause 52.19: Telecommunications Facilities, contained within the Particular Provisions of the Planning Scheme, as addressed earlier in this report. |
| Any matter required to be considered in the zone, overlay or other provision. | The proposal does not sit within an area of Aboriginal Cultural Heritage Sensitivity. The site itself is not expected to alter or disturb the land in which it is situated. Refer to section 5.8 of this report for further details. |
| The orderly planning of the area. | The proposal is located and designed to ensure off-site impacts are minimised and will not negatively affect the orderly planning of the area for other land |
| The effect on the environment and amenity of the area. | The proposal is located and designed to ensure off-site impacts are minimised and will not negatively affect the orderly planning of the area for other land |
| The proximity of the land to any public land. | The facility is on Industrial 3 zoned land and will not adversely impact on public land. |

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| | |
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| Factors likely to cause or contribute to land degradation, salinity or reduce water quality. | The proposed development is located on flat land and only minor earth works will be required. The subject site is not subject to inundation. |
|--|--|

| 65.01 Decision Guidelines | |
|---|---|
| Matter | Comments |
| Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site. | Not applicable. The proposal does not collect stormwater. The proposed facility will maintain the quality of stormwater within and exiting the site. |
| The extent and character of native vegetation and the likelihood of its destruction. | There will be no disturbance of native vegetation as part of the proposed development. |
| Whether native vegetation is to be or can be protected, planted, or allowed to regenerate. | Typically, where native vegetation is in proximity to site, it will be protected in that a minimum amount of lopping is proposed, if required. There is no existing vegetation located onsite. |
| 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. | The proposed Sunbury site is not located in land affected by a Floodway or Land Subject to Inundation Overlay. The site is does is not currently subject to flooding from any designated waterway. The land is not located within a Designated Bushfire Prone Area, however, is within close proximity of Designed bushfire Prone Areas. The proposed telecommunications facility will continue to assist in providing essential communications including during times of emergency. The proposed monopole will be constructed from materials that are not prone to contributing to the fuel load such as steel and concrete. |
| The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts. | The proposal will not require loading and unloading facilities outside the construction period. Once constructed, traffic will not be impacted as the facility only requires 3-4 maintenance visits per year. |
| The impact the use or development will have on the current and future development and operation of the transport system. | As stated above, once constructed, traffic will not be impacted as the facility only requires 3-4 maintenance visits per year. Therefore, the functioning of the transport system will not be impacted. |

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7. Visual Impact

Freestanding mobile phone base stations are a common feature within urban and rural landscapes. The justification behind the use of a freestanding structure is to provide unrivalled coverage within flat topography. Specific design elements have been included within the planning of the proposed facility, inclusive of:

- Limiting the height of the proposal to 38.33m (with antenna protrusion). This will ensure that the best level of coverage can be provided to the locality, without constructing to a height which would offer no additional benefit to the service area.
- Ground based equipment is to be contained to the equipment cabinets adjacent to the tower. This is to minimise the visual impact of the proposal in context to the surrounding environment.
- Existing established industrial style infrastructure present within the subject site will aid in screening the facility from surrounding viewpoints and reducing its overall visual impact within the local context.
- The design, and location of the proposal has been taken into consideration during the site selection process in order to ensure that the site does not result in any undue visual intrusion towards surrounding viewing corridors. The use of a slimline monopole is the best solution for a new structure on the landscape.

Visual impact has been considered from all perspectives of the area, as follows.

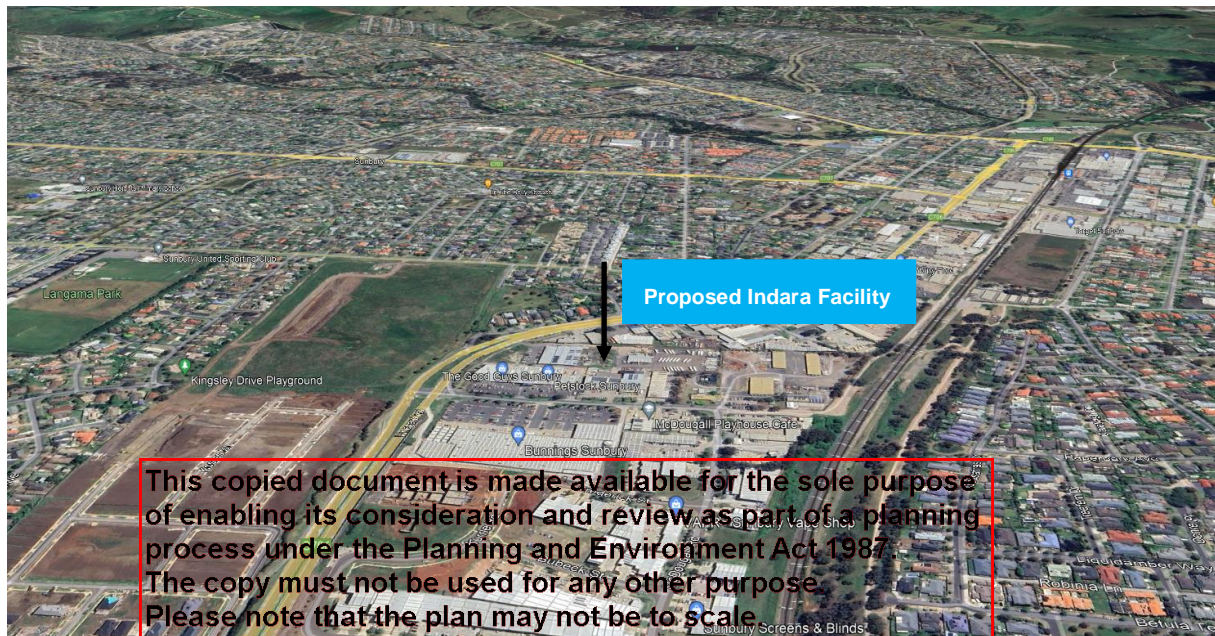


Figure 7: Aerial view of proposed Indara facility. Proposed Facility is located within an industrial zone, with commercial businesses surrounding. (Source: Google Earth, 2024)



Figure 8: View from proposed facility location, looking north. Showing context of existing use of land. (Source: Downer, 2024)



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Figure 9: View from the east, looking west, showing context of existing infrastructure located within the land parcel. (Source: Downer, 2024)



Figure 10: View from the west, looking east. Proposed location is situated amongst a scrap metal yard. (Source: Downer, 2024)

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7.1 Visual Impact Assessment

Indara considers the significant views to a proposed site as part of the site selection process. Indara acknowledge that the site cannot be totally hidden and will have a visual presence in the environment from some perspectives close by.

The subject site location was selected upon feedback from the Hume City Council. Set within an established suburb of Melbourne, major upgrades to the road networks along Vineyard Road, and a rising growth in residential development as a part of the Victorian State Governments Sunbury South Precinct Structure Plan support the need for a telecommunications facility. As shown in figures 8–10 above, the proposed location for the Telecommunications facilities is separated from Vineyard Road by the warehouse, and is located to the rear of the land parcel. The site is currently used as a scrap metal yard for the residing industrial business present. As such, the introduction of a Telecommunications facility will not take away from the intended use of land, nor will it be overly visually intrusive. The established existing industrial style infrastructure provides a buffer between the proposed facility and the nearest residential dwellings to the north--west, presenting a context of screening on the landscape, thus reducing the visibility of the proposed facility from users of the immediate area. Additionally, the proposed mobile base station will be a grey colour or as desired by council, in an effort to neutralise the facility and dissolve it within the surrounding setting.

Overall, the proposed facility is situated in an appropriate location, reducing visual impact from sensitive users or local landmarks.

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8. Radiofrequency Emissions and Safety

It is the position of the Australian government, and peak health bodies like the World Health Organization (WHO), that mobile base stations are safe.

Statement from Australia's Chief Medical Officer

I'd like to reassure the community that 5G technology is safe. There is no evidence that 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.

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>

Australian Government Advice

What do we know about EME? Answer: extensive scientific research confirms that mobile technology has no long or short term health effects; and the Australian Government is focused on capturing the benefits of advanced telecommunications while ensuring strict protections and safety standards are met.

The EME standard set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) defines the maximum exposure limit for all wireless equipment and is strictly enforced by the Australian Communications and Media Authority (ACMA). Measurements undertaken by carriers and ACMA show that mobile telecommunication sites emit a tiny fraction of maximum EME exposure limits. The exposure limits are themselves very conservative. As such, sites which operate at 100% of the limit are still considered safe.

This standard is informed by decades of quality studies undertaken by expert Australian and international scientists which show the low levels of EME produced by telecommunications equipment have no adverse effects. This includes previous generations of mobile technology, like 3G and 4G, and the higher, more efficient, radio waves used for 5G.

<https://www.infrastructure.gov.au/media-centre/5g-and-electromagnetic-energy>

EME is one of the most heavily studied types of energy in the world. Decades of research shows there is no verifiable evidence that EME from telecommunications facilities pose a negative health risk, especially when emission levels are below the maximum exposure limits set out in the Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (the Standard).

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<https://www.infrastructure.gov.au/media-technology-communications/spectrum/5g-eme>

All mobile base stations in Australia must comply with a strict safety standard called the *Standard for Limiting Exposure to Radiofrequency Fields – 100 KHz to 300 GHz (RPS S-1)*. The standard has been prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), based on the recommendations of ICNIRP (International Commission for Non-Ionising Radiation Protection).

The Australian Communications and Media Authority (ACMA) regulates compliance with the standard. The safety standard applies to all mobile frequencies currently used in Australia, including 3G, 4G and 5G.

The Standard operates by placing a limit on the strength of the signal (or RF EME) that mobile carriers can transmit to and from any network base station. The environmental standard restricts the signal strength to a level low enough to protect all people at all times. It has a significant safety margin, or precautionary approach, built into it.

An ARPANSA EME report has been prepared to demonstrate compliance with the Australian standard. This report demonstrates the maximum signal strength that a proposed telecommunications facility is capable of producing, assuming it is operating at maximum capacity.

This facility will operate at maximum EME levels representing **1.35%** of the Australian standard. Refer to **Appendix 3**.

Note that mobile base stations are designed to operate at minimum, not maximum, power levels at all times. The facility will only operate at a level necessary to accommodate the number of customers using the facility at any one time. Actual EME levels emitted by the facility will generally be much lower than those shown in the ARPANSA EME Report.

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9. Conclusion

Downer, for the Indara Group, is seeking development consent to install a new telecommunications facility at 75 Vineyard Road, Sunbury VIC 3429. The new facility is proposed to improve mobile services in the Sunbury area.

The facility will provide new improved coverage and connectivity to the Sunbury area providing much needed voice and data services to the area and will form a vital component of the Hume City Council's infrastructure.

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 site has a number of characteristics that make it suitable for the construction of a new telecommunications facility in the manner proposed. The drawings respond to the principles of design, siting, construction, and operation of telecommunications facilities as specified in the Code of Practice whilst meeting state and local planning policy objectives.

The proposed works provide the community with reliable 4G and 5G access which in turn supports the various commercial industries in the region and forms part of a wider plan to ensure reliable and accessible coverage during emergency situations.

Indara, together with Downer have undertaken an assessment of the relevant matters as required by the Telecommunications Act 1997 and the Hume Planning Scheme. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

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

- The facility is located specifically to provide reliable mobile phone service to future residential development areas of Sunbury.
- The siting of the new facility is away from sensitive land uses and within an Industrial 3 zone.
- Public views to the facility are adequately contained due to the siting of the new monopole structure and facility amongst established industrial style infrastructure.
- The implementation of a monopole at medium scale height ensures that the facility will not impact on the vistas from these public viewpoints or the valued landscape qualities in the area.
- The facility will operate within the regulatory framework of Commonwealth, State and Local Governments;
- The proposal is consistent with the relevant provisions of the Hume Planning Scheme.
- The facility will ensure the provision of reliable mobile phone coverage and connectivity in the Sunbury area, including parts of residential areas and along major roads, under the Planning and Environment Act 1987.
- The proposed facility will be used for mobile telecommunications services to the area, including mobile broadband - a high speed wireless internet service via the 4G and 5G phone network;
- The proposed facility is part of Optus' strategic plan to improve its mobile service in the Sunbury area, thereby ensuring residents, businesses and visitors have access to the

best quality telecommunications service possible which will assist in the delivery of the Council's corporate vision.

- The site has been assessed as a viable option for the effective delivery of Optus coverage and radiofrequency objectives for the search area, in accordance with the 'Precautionary Principle,' and will greatly improve access to mobile telecommunications for residents and businesses in the local area;
- The facility will operate within all current and relevant Australian Standards;
- The proposal will not prejudice the existing and future uses of the site; and
- The proposal will have a number of significant economic and social benefits to the area.

Based upon the above, we respectfully request the Hume City Council approve the application and issue a development permit for a telecommunications facility at the site, subject to reasonable and relevant conditions, and in accordance with the plans attached in **Appendix 2**.

Should Council have any further queries regarding the submitted application, please do not hesitate to contact [REDACTED]

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Appendix 1: Certificate of Title

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 11415 FOLIO 123

Security no : 124113103013V
Produced 01/03/2024 06:19 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 710719P.

PARENT TITLES :

Volume 08699 Folio 265 Volume 09721 Folio 114

Created by instrument PS710719P 11/04/2013

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

HJ HOLDINGS PTY LTD of 1G/598 ST KILDA ROAD MELBOURNE VIC 3004
AL474304Q 10/11/2014

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS710719P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL


DOCUMENT END

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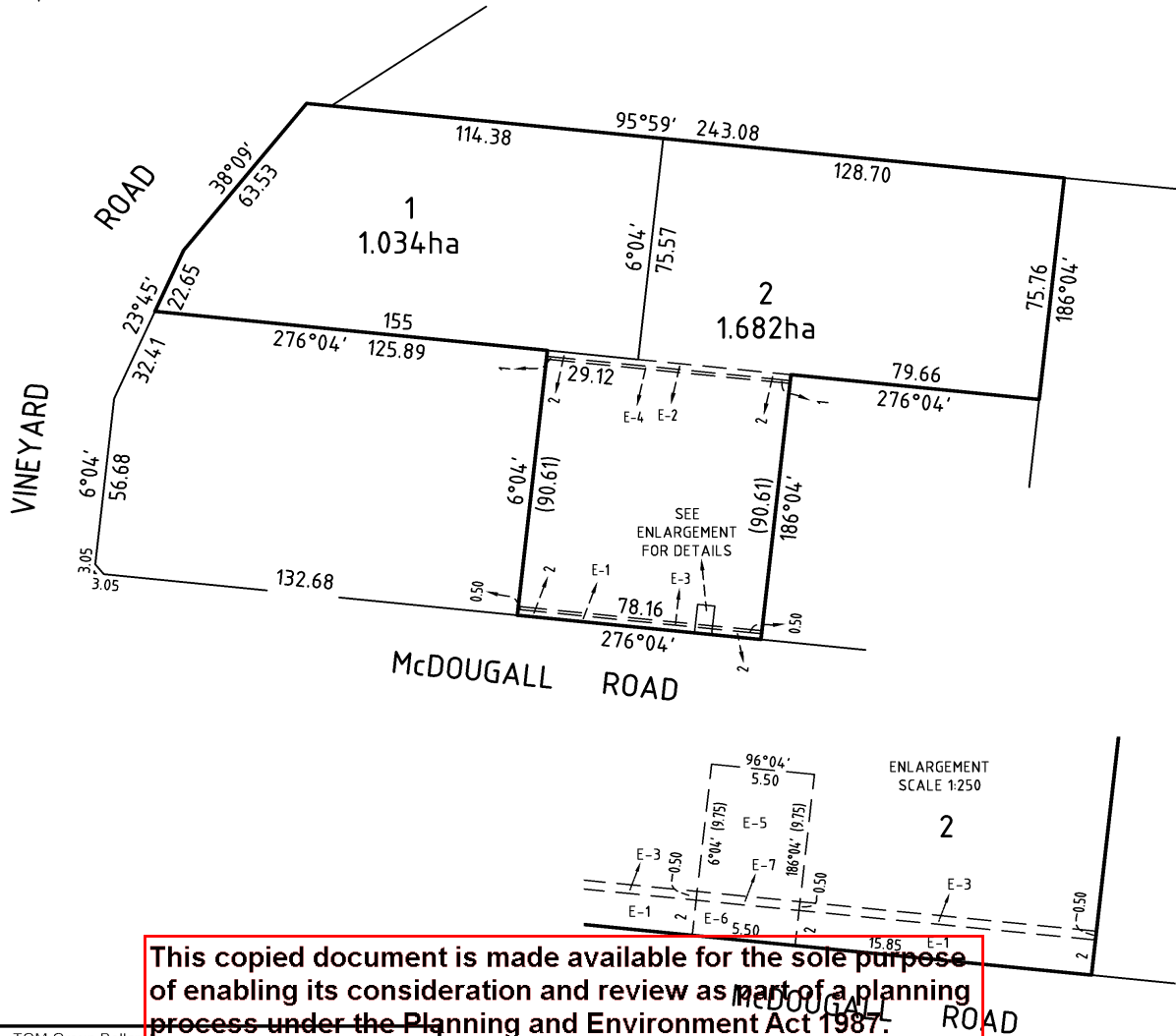
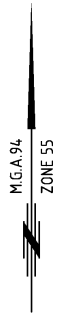
Signed by Council: Hume City Council, Council Ref: S006743, Original Certification: 14/01/2013, S.O.C.: 14/01/2013

| | | | | |
|---|---------------------|--|----------------------------------|---|
| PLAN OF SUBDIVISION | | STAGE No. | LRS USE ONLY EDITION 1 | PLAN NUMBER PS 710719 P |
| LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: _____ SECTION: 25 CROWN ALLOTMENT: H (PART) CROWN PORTION: _____ TITLE REFERENCES: VOL. 8699 FOL. 265 VOL. 9721 FOL. 114 LAST PLAN REFERENCE/S: LOT 3 ON LP79042 & CP163915P POSTAL ADDRESS: 7-9 McDUGALL ROAD, (At time of subdivision) SUNBURY, 3429. MGA94 Co-ordinates (of approx centre of land in plan) E 298 445 N 5 837 416 ZONE: 55 | | COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: HUME CITY COUNCIL REF: 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / / | | |
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | STAGING This is not a staged subdivision. Planning permit No. P16504 | | |
| NIL | NIL | DEPTH LIMITATION A DEPTH LIMITATION DOES NOT APPLY TO THE LAND IN THIS PLAN | | |
| THIS IS A SPEAR PLAN. | | | | |
| SURVEY THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 37 & 154 IN PROCLAIMED SURVEY AREA No. _____ | | | | |
| EASEMENT INFORMATION | | | | LRS USE ONLY |
| LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road) | | | | STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favor Of |
| E-1 & E-6 | SEWERAGE | 2 | LP 121439 | LOTS ON LP 121439 |
| E-2 | DRAINAGE & SEWERAGE | 2 | LP 121439 | LOTS ON LP 121439 |
| E-1, E-2, E-3, E-4, E-6 & E-7 | SEWERAGE NETWORKS | 2 | LP 121439 | LOTS ON LP 121439 |
| E-5, E-6 & E-7 | SEWERAGE NETWORKS | 2 | LP 121439 | LOTS ON LP 121439 |
| | | | | RECEIVED <input checked="" type="checkbox"/> |
| | | | | DATE: 14 / 2 / 2013 |
| | | | | LRS USE ONLY |
| | | | | PLAN REGISTERED |
| | | | | TIME 7:50 am |
| | | | | DATE 11 / 4 / 2013 |
| | | | | R. W. Grimwood Assistant Registrar of Titles |
| | | | | SHEET 1 OF 2 SHEETS |
| TGM Group Ballarat 1315 Sturt Street Ballarat Vic 3350 T 03 5330 8898 F 03 5333 3815 PO Box 563W Ballarat West Vic 3350 ABN 11 125 568 461 www.tgmgroup.com JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001 | |  Melbourne Geelong Ballina | | LICENSED SURVEYOR (PRINT) ADAM EDWARD CRIDDLE SIGNATURE DIGITALLY SIGNED DATE / / REF 10903-01 VERSION 03 DWG:10903-01-PS710719P-03 13/12/2012 |
| | | | | DATE / / |
| | | | | COUNCIL DELEGATE SIGNATURE |
| | | | | ORIGINAL SHEET SIZE A3 |

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Signed by Council: Hume City Council, Council Ref: S006743, Original Certification: 14/01/2013, S.O.C.: 14/01/2013

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|----------------------------|-----------|-----------------------------------|
| PLAN OF SUBDIVISION | STAGE No. | PLAN NUMBER PS 710719 P |
|----------------------------|-----------|-----------------------------------|



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TGM Group Ballarat
 1315 Sturt Street
 Ballarat Vic 3350
 T 03 5330 8888
 F 03 5333 3815
 PO Box 563W
 Ballarat West Vic 3350
 ABN 11 125 568 461
 www.tgmgroup.com

Melbourne | Geelong | Ballina

| | | |
|------------------------------|----------------|------------|
| SCALE | ORIGINAL SCALE | SHEET SIZE |
| <p>LENGTHS ARE IN METRES</p> | 1:1500 | A3 |

| | |
|---|------------|
| LICENSED SURVEYOR (PRINT) ADAM EDWARD CRIDDLE | DATE / / |
| SIGNATURE | DATE / / |
| REF: 10903-01 | VERSION 03 |
| DWG: 10903-01-PS710719P-03 | 13/12/2012 |

| |
|----------------------------|
| SHEET 2 |
| DATE / / |
| COUNCIL DELEGATE SIGNATURE |
| ORIGINAL SHEET SIZE A3 |



**Plan of Subdivision PS710719P
Concurrent Certification and Statement of Compliance
(Form 3)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S028013J
Plan Number: PS710719P
Responsible Authority Name: Hume City Council
Responsible Authority Reference Number 1: S006743
Surveyor's Plan Version: 03

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Michelle Hutchings
Organisation: Hume City Council
Date: 14/01/2013

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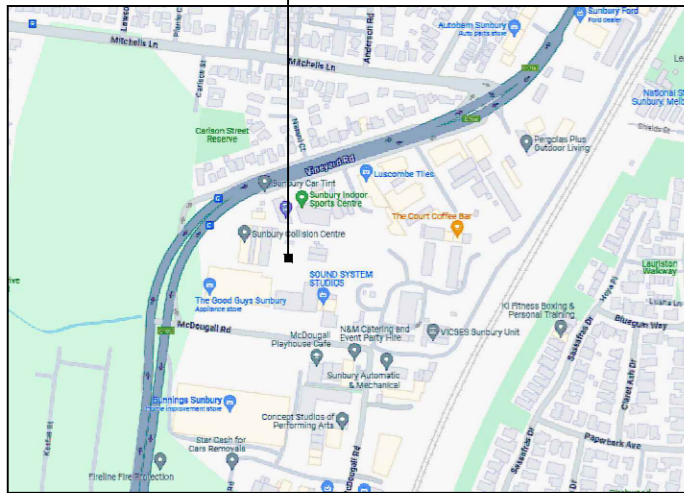
Appendix 2: Proposal Plans

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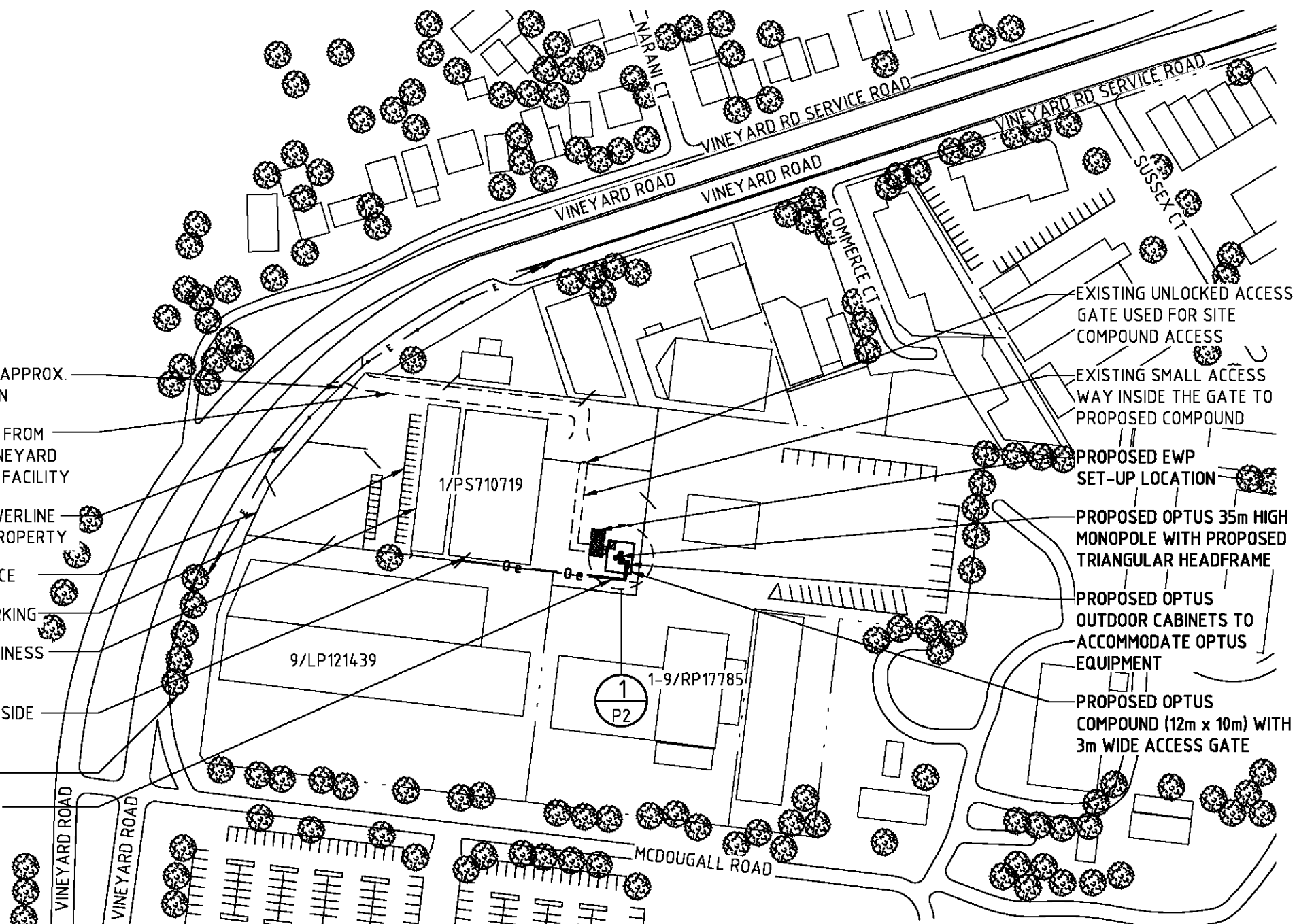
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AND SHOULD NOT BE SCALED.
DIMENSIONS, COORDINATES, AND LEVELS
SHOWN ARE NOMINAL AND SUBJECT TO
CONFIRMATION BY SURVEYOR.

PROPOSED INDARA SITE



LOCALITY MAP
COPYRIGHT © GOOGLE MAPS

- EXISTING POWER POLE - APPROX.
162m FROM SITE LOCATION
- EXISTING ACCESS TRACK FROM
PROPERTY ENTRY AT VINEYARD
ROAD TO ACCESS OPTUS FACILITY
- EXISTING OVERHEAD POWERLINE
AT THE ENTRY OF THE PROPERTY
- EXISTING PROPERTY FENCE
- EXISTING PROPERTY PARKING
- EXISTING PROPERTY BUSINESS
OFFICE SHED
- EXISTING METERBOX OUTSIDE
OF THE PROPERTY SHED
- EXISTING TREE (TYP.)
- EXISTING U/G EASEMENT



- EXISTING UNLOCKED ACCESS
GATE USED FOR SITE
COMPOUND ACCESS
- EXISTING SMALL ACCESS
WAY INSIDE THE GATE TO
PROPOSED COMPOUND
- PROPOSED EWP
SET-UP LOCATION
- PROPOSED OPTUS 35m HIGH
MONOPOLE WITH PROPOSED
TRIANGULAR HEADFRAME
- PROPOSED OPTUS
OUTDOOR CABINETS TO
ACCOMMODATE OPTUS
EQUIPMENT
- PROPOSED OPTUS
COMPOUND (12m x 10m) WITH
3m WIDE ACCESS GATE

LEGEND

- PROPERTY BOUNDARY
- / —— EXISTING FENCE LINE
- E —— EXISTING O/H POWER LINE
- OfO —— PROPOSED OPTUS FIBRE LINE
- O e —— PROPOSED OPTUS POWER LINE

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OVERALL SITE PLAN
SCALE: 1:2000
DRAFT

| Rev | Date | Revision Details | Consultant | CAD | Designer | Verifier | Approver |
|-----|----------|---------------------|------------|-----|----------|----------|----------|
| 01 | 30.01.24 | ISSUED FOR APPROVAL | INDARA | JM | XX | XX | XX |

Client: [REDACTED]

DIGITAL INFRASTRUCTURE

Project: [REDACTED]

DIGITAL INFRASTRUCTURE
BUN No:- 3503019
SUNBURY SOUTH CENTRAL
75 VINEYARD ROAD

Drawing Title:
OVERALL SITE PLAN

Drawing Status:
FOR APPROVAL

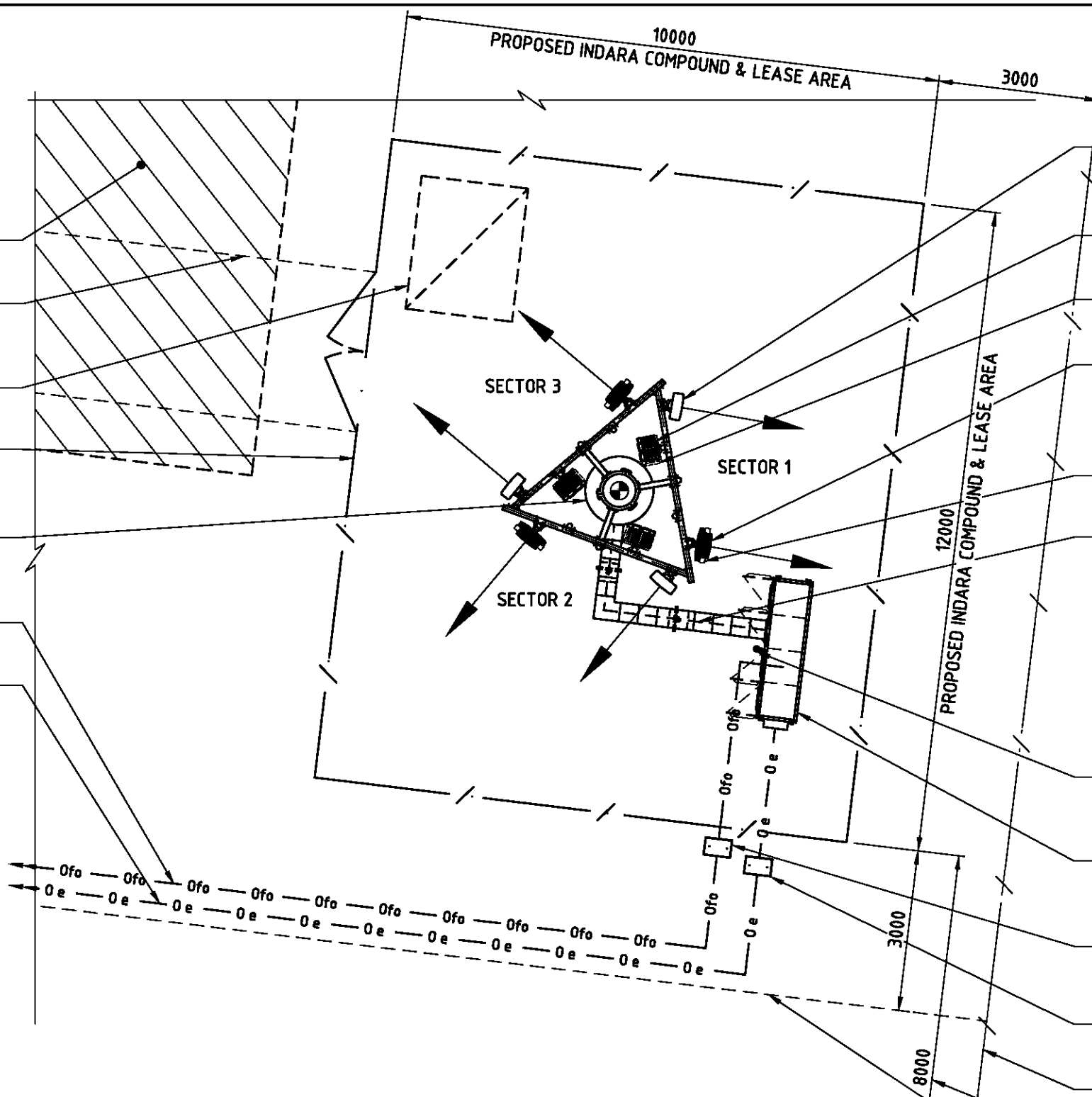
Drawing No.
M3955-P1

Revision
01



| DATUM POINT | GDA94 CO-ORDINATES | | ZONE | GROUND LEVEL |
|-------------|--------------------|-------------|------|---------------------------------|
| ● | LATITUDE | -37.588373° | 55 | A.H.D RL. 00.00m EL 35.0m |
| | LONGITUDE | 144.717152° | | |

- PROPOSED EWP SET-UP LOCATION
- EXISTING SMALL ACCESS WAY INSIDE THE GATE TO PROPOSED COMPOUND
- PROPOSED TEMPORARY GENERATOR PARKING
- PROPOSED OPTUS COMPOUND (12m x 10m) WITH 3m WIDE ACCESS GATE
- PROPOSED OPTUS 35m HIGH MONOPOLE WITH PROPOSED TRIANGULAR HEADFRAME
- PROPOSED OPTUS U/G FIBRE LINE
- PROPOSED OPTUS U/G POWER LINE



- PROPOSED OPTUS 12-PORT PANEL ANTENNA (3 OFF, 1 OFF PER SECTOR)
- PROPOSED OPTUS RRU'S (6 OFF, 2 OFF PER SECTOR)
- FUTURE OPTUS RRU'S (9 OFF, 3 OFF PER SECTOR)
- PROPOSED OPTUS AAU ANTENNA NR2300 (3 OFF, 1 OFF PER SECTOR) & NR3500 (3 OFF, 1 OFF PER SECTOR)
- FUTURE OPTUS AAU'S (3 OFF, 1 OFF PER SECTOR)
- PROPOSED OPTUS 9/18 TRUNK FEEDER CABLE IN 350mm WIDE CABLE TRAY
- PROPOSED OPTUS GPS ANTENNA TO BE MOUNTED ON TOP OF OPTUS ODU
- PROPOSED OPTUS 4-BAY OUTDOOR CABINET SUPPORTED ON PROPOSED CONCRETE SLAB
- PROPOSED OPTUS FIBRE PIT (TBC)
- PROPOSED OPTUS ELECTRICAL PIT (TBC)
- EXISTING PROPERTY FENCE
- SETBACK DISTANCE FROM PROPERTY BOUNDARY
- EXISTING U/G EASEMENT

SITE ADDRESS:
 75 VINEYARD ROAD
 SUNBURY
 VIC 3429
BUN NO: 3503019
 CARRIER SITE ID: M3955
 RFNSA NO: 3429033

- NOTES:**
1. **SITE DESIGN VISIT** 21/12/2023
 2. **BUSHFIRE PRONE AREA - NO**
 3. **FLOOD PRONE AREA - NO**
 4. **INDARA MONOPOLE**
 > PROPOSED OPTUS 35m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME
 5. **OUTDOOR CABINET**
 > PROPOSED OPTUS 4-BAY OUTDOOR CABINET
 6. **ANTENNA MOUNTING AND PANEL ANTENNAS**
 > PROPOSED 12 PORT ANTENNAS (1-OFF) PER EACH SECTOR AT EL. 36.0m
 > PROPOSED OPTUS AAU NR3500 (1-OFF) PER EACH SECTOR AT EL. 37.87m
 > PROPOSED OPTUS AAU NR2300 (1-OFF) PER EACH SECTOR AT EL. 36.75m
 > 3-OFF FUTURE OPTUS AAU'S - 1 OFF PER SECTOR AT EL. 35.25m
 > SECTOR 1 - 100°, SECTOR 2 - 220°, SECTOR 3 - 310°
 > MOUNTED ON PROPOSED TRIANGULAR HEAD FRAME
 7. **RRU ANCILLARIES EQUIPMENT**
 > 6 OFF PROPOSED OPTUS RRU'S (2 OFF PER SECTOR)
 > 9 OFF FUTURE OPTUS RRU'S (3 OFF PER SECTOR)
 8. **TRANSMISSION (CARRIER)**
 > SITE TO BE CONNECTED VIA FIBRE
 > TO BE CONFIRMED BY OPTUS
 9. **SITE ACCESS AND SECURITY**
 > VIA EXISTING ACCESS TRACK TO THE SITE LOCATION FROM VINEYARD ROAD
 10. **FEEDERS/HYBRID CABLES MANAGEMENT**
 > SIZE: 3 x 9/18 TRUNK CABLES IN 350mm WIDE CABLE TRAY
 > LENGTH: 45m ALL SECTORS
 11. **ANTENNA ACCESS**
 > VIA EWP BY QUALIFIED RIGGER PERSONNEL ONLY
 12. **MAINS POWER SUPPLY**
 > PROPOSED OPTUS POWER TO BE SOURCED FROM EXISTING POWER SUPPLY AT SITE LOCATION (APPROX. 55m FROM THE LOCATION) FINAL DESIGN AND ROUTE TO BE CONFIRMED
 > DETAILS TO BE CONFIRMED/ADVISED

LEGEND

| | |
|-------------|---------------------------|
| --- | PROPERTY BOUNDARY |
| - / - | EXISTING FENCE LINE |
| - E - | EXISTING O/H POWER LINE |
| - Of - Of - | PROPOSED OPTUS FIBRE LINE |
| - Oe - Oe - | PROPOSED OPTUS POWER LINE |

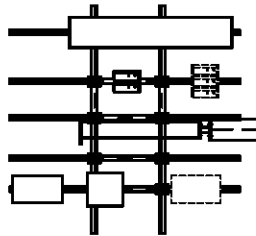
DETAIL 1
 SCALE 1:100
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DRAFT

| | | | | | | |
|--------------------|--|--|--|--|---|--|
| Client: [REDACTED] | | | | | Drawing Title: DRAFT SITE LAYOUT | |
| [REDACTED] | | | | | BUN No:- 3503019 SUNBURY SOUTH CENTRAL 75 VINEYARD ROAD | |
| [REDACTED] | | | | | Drawing Status: FOR APPROVAL | |
| [REDACTED] | | | | | Drawing No. M3955-P2 | |
| [REDACTED] | | | | | Revision 01 | |

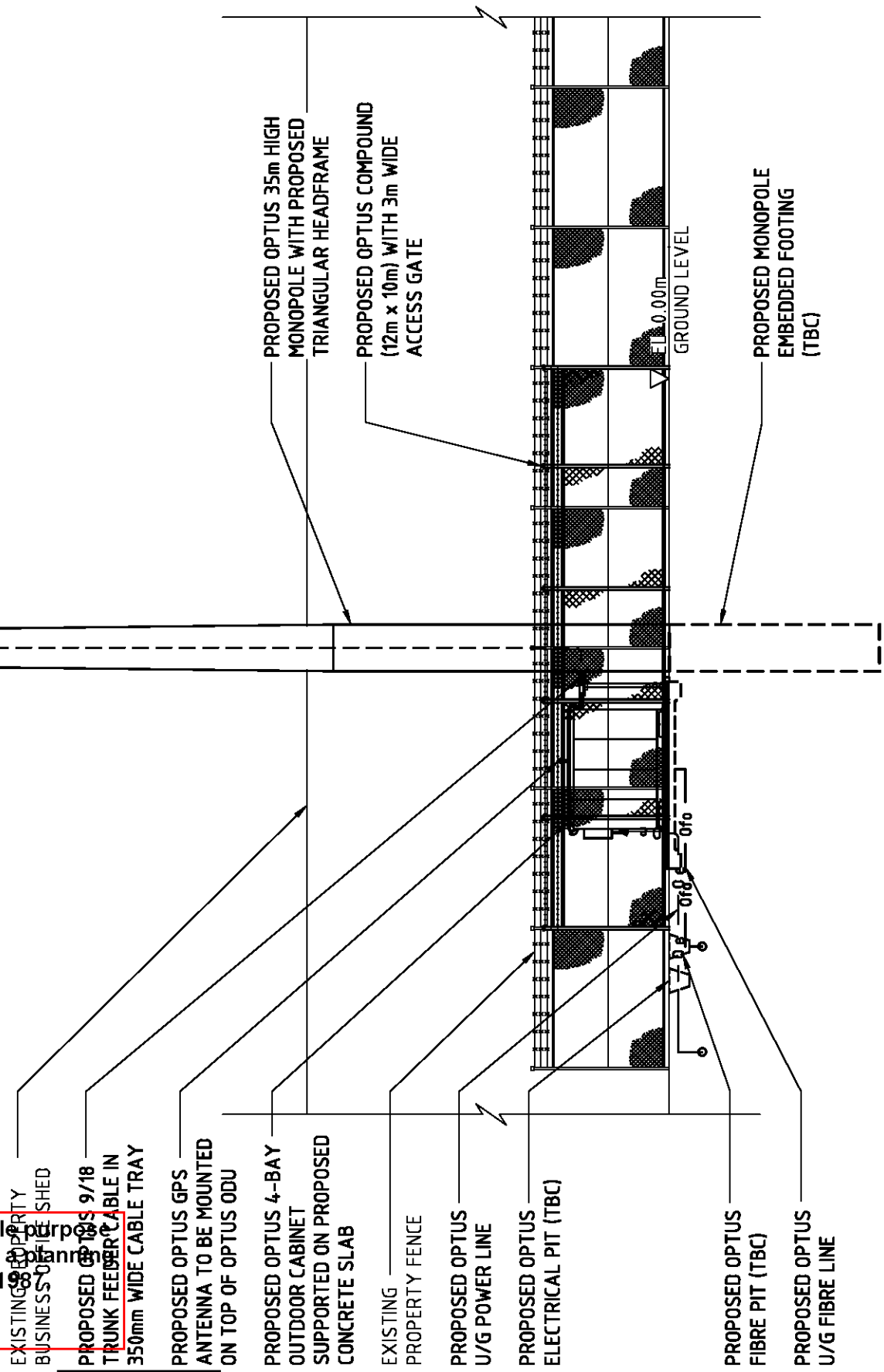
NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY
AND SHOULD NOT BE SCALED.

- ▽ EL 38.33m
TOTAL STRUCTURE HEIGHT
- ▽ EL 37.87m
& PROPOSED OPTUS AAU ANTENNA NR3500
(3 OFF, 1 OFF PER SECTOR)
- ▽ EL 36.75m
& PROPOSED OPTUS AAU ANTENNA NR2300
(3 OFF, 1 OFF PER SECTOR)
- ▽ EL 36.40m
& PROPOSED OPTUS RRU (6 OFF,
2 OFF PER SECTOR)
- ▽ EL 36.00m
& PROPOSED OPTUS PANEL ANTENNA
(3 OFF, 1 OFF PER SECTOR)
- ▽ EL 35.25m
& FUTURE OPTUS AAU
ANTENNA (3 OFF, 1 OFF PER SECTOR)
- ▽ EL 35.10m
& FUTURE OPTUS RRU
(9 OFF, 3 OFF PER SECTOR)
- ▽ EL 35.00m
TOP OF MONOPOLE



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DRAFT



EAST ELEVATION
SCALE 1:125

| Rev | Date | Revision Details | Consultant | CAD | Designer | Verifier | Approver |
|-----|----------|---------------------|------------|-----|----------|----------|----------|
| 01 | 30.01.24 | ISSUED FOR APPROVAL | INDARA | JM | XX | XX | XX |

Client:

DIGITAL INFRASTRUCTURE

Project:

DIGITAL INFRASTRUCTURE
BUN No:- 3503019
SUNBURY SOUTH CENTRAL
75 VINEYARD ROAD

Drawing Title:
DRAFT SITE ELEVATION

Drawing Status:
FOR APPROVAL

Drawing No.
M3955-P3

Revision
01

Appendix 3: ARPANSA EME Report

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Environmental EME Report

| | | | |
|----------|------------------------------------|-----------|---------|
| Location | 75 Vineyard Road, SUNBURY VIC 3429 | | |
| Date | 31/01/2024 | RFNSA No. | 3429033 |

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 75 Vineyard Road, SUNBURY VIC 3429. These levels have been calculated by Downer Group 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.](#)

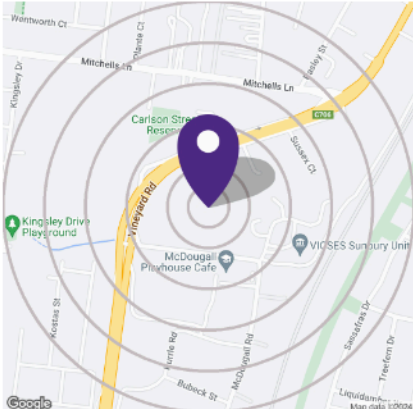
A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

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

1.35%

out of 100% of the public exposure limit, 110 m from the location.



| EME levels with the proposed changes | |
|--------------------------------------|---|
| Distance from the site | Percentage of the public exposure limit |
| 0-50 m | 0.72% |
| 50-100 m | 1.31% |
| 100-200 m | 1.35% |
| 200-300 m | 1.20% |
| 300-400 m | 0.92% |
| 400-500 m | 0.54% |

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/3429033>.

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.

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| Existing Configuration | | Proposed Configuration | |
|------------------------|---------|------------------------|---|
| Carrier | Systems | Carrier | Systems |
| Optus | 4G, 5G | | LTE1800 (proposed), LTE2600 (proposed), NR/LTE2100 (proposed), NR/LTE700 (proposed), NR/LTE900 (proposed), NR2300 (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 | | | | 4.56 | 55.15 | 0.72% |
| 50-100m | | | | 6.93 | 127.37 | 1.31% |
| 100-200m | | | | 7.04 | 131.48 | 1.35% |
| 200-300m | | | | 5.71 | 86.63 | 1.20% |
| 300-400m | | | | 4.98 | 65.71 | 0.92% |
| 400-500m | | | | 3.84 | 39.13 | 0.54% |

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 |
|--------------------------|--------------|----------------------|------------------------------------|---|
| McDougall Playhouse Cafe | 0-5 m | 4.99 | 66.02 | 0.72% |

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Appendix 4: EPBC Protected Matters Report

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Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 22-Feb-2024

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

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Summary

Matters of National Environment Significance

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

| | |
|---|------|
| World Heritage Properties: | None |
| National Heritage Places: | None |
| Wetlands of International Importance (Ramsar) | None |
| Great Barrier Reef Marine Park: | None |
| Commonwealth Marine Area: | None |
| Listed Threatened Ecological Communities: | 4 |
| Listed Threatened Species: | 45 |
| Listed Migratory Species: | 11 |

Other Matters Protected by the EPBC Act

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

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

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

| | |
|---|------|
| Commonwealth Lands: | None |
| Commonwealth Heritage Places: | None |
| Listed Marine Species: | 18 |
| Whales and Other Cetaceans: | None |
| Critical Habitats: | None |
| Commonwealth Reserves Terrestrial: | None |
| Australian Marine Parks: | None |
| Habitat Critical to the Survival of Marine Turtles: | None |

Extra Information

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

| | |
|---|------|
| State and Territory Reserves: | None |
| Regional Forest Agreements: | 1 |
| Nationally Important Wetlands: | None |
| EPBC Act Referrals: | 10 |
| Key Ecological Features (Marine): | None |
| Biologically Important Areas: | None |
| Bioregional Assessments: | None |
| Geological and Bioregional Assessments: | None |

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Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [[Resource Information](#)]

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

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

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

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

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|-----------------|
| BIRD | | | |
| Anthochaera phrygia Regent Honeyeater [82338] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Aphelocephala leucopsis Southern Whiteface [529] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Botaurus poiciloptilus Australasian Bittern [1001] | Endangered | Species or species habitat likely to occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|-----------------|
| Calidris acuminata Sharp-tailed Sandpiper [874] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Callocephalon fimbriatum Gang-gang Cockatoo [768] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Falco hypoleucos Grey Falcon [929] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Grantiella picta Painted Honeyeater [470] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area | In feature area |
| Melanodryas cucullata cucullata South-eastern Hooded Robin (south-eastern) [67093] | Hooded Endangered | Species or species habitat likely to occur within area | In feature area |
| Neophema chrysostoma Blue-winged Parrot [726] | Vulnerable | Species or species habitat known to occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|---------------------|
| Pedionomus torquatus Plains-wanderer [906] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Rostratula australis Australian Painted Snipe [77037] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Stagonopleura guttata Diamond Firetail [59398] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | Endangered | Species or species habitat likely to occur within area | In feature area |
| FISH | | | |
| Nannoperca obscura Yarra Pygmy Perch [26177] | Endangered | Species or species habitat may occur within area | In feature area |
| FROG | | | |
| Litoria raniformis Southern Bell Frog,, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| INSECT | | | |
| Synemon plana Golden Sun Moth [25234] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| MAMMAL | | | |
| Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184] | Endangered | Species or species habitat may occur within area | In feature area |
| Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600] | Vulnerable | Species or species habitat may occur within area | In buffer area only |
| Pseudomys novaehollandiae New Holland Mouse, Pookila [96] | Vulnerable | Species or species habitat may occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|--|-----------------|
| Pteropus poliocephalus Grey-headed Flying-fox [186] | Vulnerable | Foraging, feeding or related behaviour likely to occur within area | In feature area |
| PLANT | | | |
| Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Dianella amoena Matted Flax-lily [64886] | Endangered | Species or species habitat known to occur within area | In feature area |
| Diuris basaltica Small Golden Moths Orchid, Early Golden Moths [64654] | Endangered | Species or species habitat may occur within area | In feature area |
| Diuris fragrantissima Sunshine Diuris, Fragrant Doubletail, White Diuris [21243] | Endangered | Species or species habitat may occur within area | In feature area |
| Dodonaea procumbens Trailing Hop-bush [12149] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Glycine latrobeana Clover Glycine, Purple Clover [13910] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Lachnagrostis adamsonii Adamson's Blown-grass, Adamson's Blowngrass [76211] | Endangered | Species or species habitat may occur within area | In feature area |
| Lepidium aschersonii Spiny Peppercross [10976] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Lepidium hyssopifolium Basalt Pepper-cress, Pepper-cress, Rubble Pepper-cress, Pepperweed [16542] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104] | Endangered | Species or species habitat likely to occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|---------------------|
| Pimelea spinescens subsp. spinescens Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea [21980] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Pterostylis chlorogramma Green-striped Greenhood [56510] | Vulnerable | Species or species habitat may occur within area | In buffer area only |
| Rutidosis leptorhynchoides Button Wrinklewort [67251] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Senecio macrocarpus Large-fruit Fireweed, Large-fruit Groundsel [16333] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Thelymitra orientalis Hoary Sun-orchid [88011] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215] | Vulnerable | Species or species habitat may occur within area | In feature area |
| REPTILE | | | |
| Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Delma impar Striped Legless Lizard, Striped Snake- lizard [1649] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Lissolepis coventryi Swamp Skink, Eastern Mourning Skink [84053] | Endangered | Species or species habitat may occur within area | In feature area |
| Tymanocryptis pinguicolla Victorian Grassland Earless [66727] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |

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

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|-----------------|
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area | In feature area |
| Migratory Terrestrial Species | | | |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area | In feature area |
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat known to occur within area | In feature area |
| Rhipidura rufifrons Rufous Fantail [592] | | Species or species habitat likely to occur within area | In feature area |
| Migratory Wetlands Species | | | |
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat may occur within area | In feature area |
| Calidris acuminata Sharp-tailed Sandpiper [874] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat may occur within area | In feature area |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | Endangered | Species or species habitat likely to occur within area | In feature area |

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Other Matters Protected by the EPBC Act

| Listed Marine Species | | | [Resource Information] | |
|---|-----------------------|--|--------------------------|--|
| Scientific Name | Threatened Category | Presence Text | Buffer Status | |
| Bird | | | | |
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat may occur within area | In feature area | |
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area overfly marine area | In feature area | |
| Bubulcus ibis as Ardea ibis Cattle Egret [66521] | | Species or species habitat may occur within area overfly marine area | In feature area | |
| Calidris acuminata Sharp-tailed Sandpiper [874] | Vulnerable | Species or species habitat may occur within area | In feature area | |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area overfly marine area | In feature area | |
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat may occur within area overfly marine area | In feature area | |
| Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425] | | Species or species habitat known to occur within area overfly marine area | In feature area | |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | Vulnerable | Species or species habitat likely to occur within area overfly marine area | In feature area | |
| Haliaeetus leucogaster White-bellied Sea-Eagle [943] | | Species or species habitat likely to occur within area | In feature area | |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|-----------------|
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area overfly marine area | In feature area |
| Merops ornatus Rainbow Bee-eater [670] | | Species or species habitat may occur within area overfly marine area | In feature area |
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area overfly marine area | In feature area |
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Neophema chrysostoma Blue-winged Parrot [726] | Vulnerable | Species or species habitat known to occur within area overfly marine area | In feature area |
| Rhipidura rufifrons Rufous Fantail [592] | | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037] | Endangered | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | Endangered | Species or species habitat likely to occur within area overfly marine area | In feature area |

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Extra Information

Regional Forest Agreements

[[Resource Information](#)]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

| RFA Name | State | Buffer Status |
|-----------------------------------|----------|-----------------|
| West Victoria RFA | Victoria | In feature area |

EPBC Act Referrals

[[Resource Information](#)]

| Title of referral | Reference | Referral Outcome | Assessment Status | Buffer Status |
|--|-----------|---|-------------------|---------------------|
| Controlled action | | | | |
| Jacksons Hill Estate Stages 50, 42 and 13, Sunbury VIC | 2011/5946 | Controlled Action | Post-Approval | In buffer area only |
| Primary School, 145-177 Mitchells Lane, Sunbury, VIC | 2017/8019 | Controlled Action | Completed | In buffer area only |
| Subdivision of 100 Vineyard Road, Sunbury | 2008/4214 | Controlled Action | Post-Approval | In feature area |
| Not controlled action | | | | |
| Electrification of Railway between Watergardens & Sunbury Stations & Associated | 2009/5182 | Not Controlled Action | Completed | In buffer area only |
| Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia | 2015/7522 | Not Controlled Action | Completed | In feature area |
| INDIGO Central Submarine Telecommunications Cable | 2017/8127 | Not Controlled Action | Completed | In feature area |
| Regional Fast Rail Project - Bendigo Country Works Package | 2002/675 | Not Controlled Action | Completed | In feature area |
| Not controlled action (particular manner) | | | | |
| drainage, trenching and cable laying works | 2003/1132 | Not Controlled Action (Particular Manner) | Post-Approval | In feature area |

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| Title of referral | Reference | Referral Outcome | Assessment Status | Buffer Status |
|---|-----------|---|-------------------|-----------------|
| Not controlled action (particular manner) | | | | |
| INDIGO Marine Cable Route Survey (INDIGO) | 2017/7996 | Not Controlled Action (Particular Manner) | Post-Approval | In feature area |
| Regional Fibre Optic Project (RFOP) | 2003/978 | Not Controlled Action (Particular Manner) | Post-Approval | In feature area |

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Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

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

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

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

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

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

Refer to the metadata for the feature group (using the Resplan only not to scale) for the currency of the information.

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Acknowledgements

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

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
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- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
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- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

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

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

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 11415 FOLIO 123

Security no : 124113103013V
Produced 01/03/2024 06:19 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 710719P.

PARENT TITLES :

Volume 08699 Folio 265 Volume 09721 Folio 114

Created by instrument PS710719P 11/04/2013

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

HJ HOLDINGS PTY LTD of 1G/598 ST KILDA ROAD MELBOURNE VIC 3004
AL474304Q 10/11/2014

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS710719P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL


DOCUMENT END

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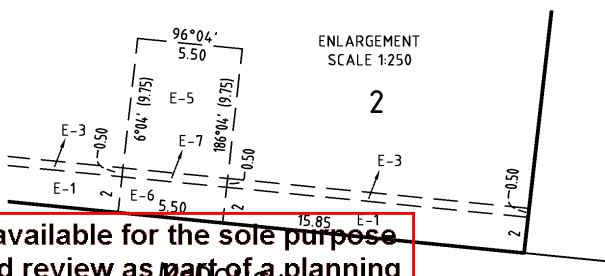
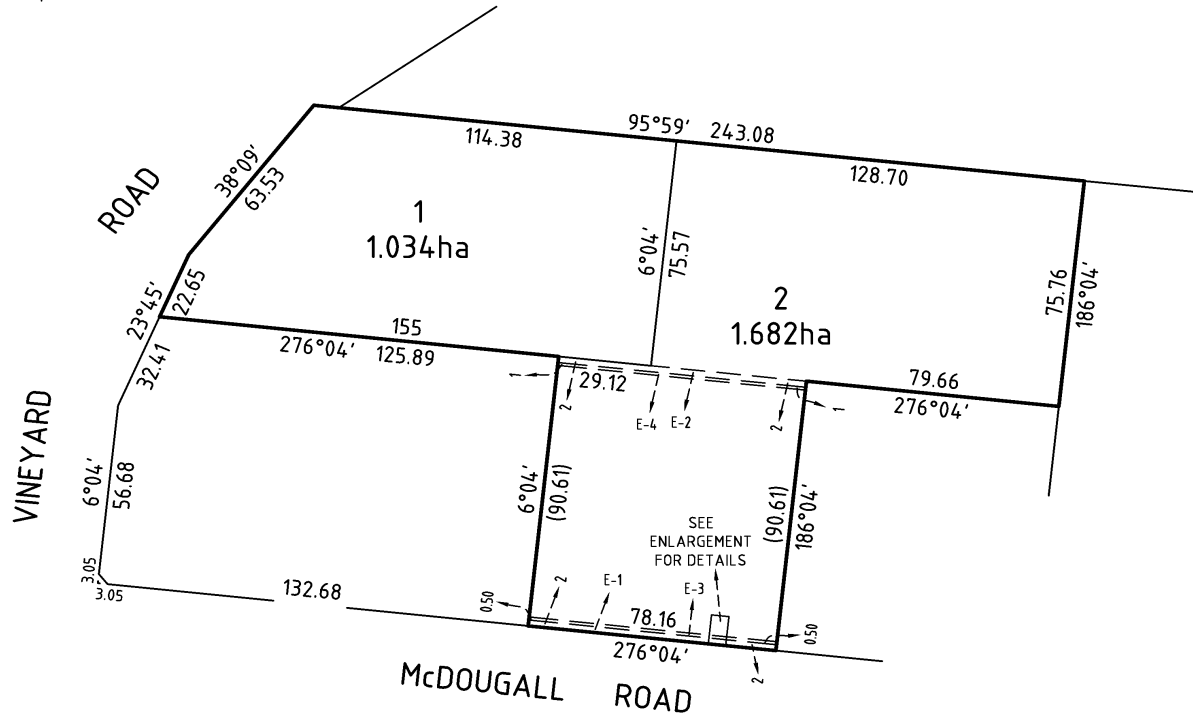
Signed by Council: Hume City Council, Council Ref: S006743, Original Certification: 14/01/2013, S.O.C.: 14/01/2013

| | | | | | |
|---|---------------------|--|-----------------------------------|---|---|
| PLAN OF SUBDIVISION | STAGE No. | LRS USE ONLY EDITION 1 | PLAN NUMBER PS 710719 P | | |
| LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: _____ SECTION: 25 CROWN ALLOTMENT: H (PART) CROWN PORTION: _____ TITLE REFERENCES: VOL. 8699 FOL. 265 VOL. 9721 FOL. 114 LAST PLAN REFERENCE/S: LOT 3 ON LP79042 & CP163915P POSTAL ADDRESS: 7-9 McDUGALL ROAD, (At time of subdivision) SUNBURY, 3429. MGA94 Co-ordinates (of approx centre of land in plan) E 298 445 N 5 837 416 ZONE: 55 | | COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: HUME CITY COUNCIL REF: 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate _____ Council Seal _____ Date / / _____ Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council Seal _____ Date / / _____ | | | |
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | STAGING This is not a staged subdivision. Planning permit No. P16504 | | | |
| NIL | NIL | | | | |
| | | DEPTH LIMITATION A DEPTH LIMITATION DOES NOT APPLY TO THE LAND IN THIS PLAN THIS IS A SPEAR PLAN. SURVEY THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 37 & 154 IN PROCLAIMED SURVEY AREA No. _____ | | | |
| EASEMENT INFORMATION | | LRS USE ONLY | | | |
| LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road) | | STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favor Of | |
| E-1 & E-6 | SEWERAGE | 2 | LP 121439 | LOTS ON LP 121439 | DATE: 14 / 2 / 2013 RECEIVED <input checked="" type="checkbox"/> |
| E-2 | DRAINAGE & SEWERAGE | 2 | LP 121439 | LOTS ON LP 121439 | |
| E-1, E-2, E-3, E-4, E-6 & E-7 | SEWERAGE | 2 | LP 121439 | LOTS ON LP 121439 | RECEIVED <input checked="" type="checkbox"/> DATE: 11 / 4 / 2013 |
| E-5, E-6 & E-7 | SEWERAGE | 2 | LP 121439 | LOTS ON LP 121439 | |
| TGM Group Ballarat 1315 Sturt Street Ballarat Vic 3350 T 03 5330 8898 F 03 5333 3815 PO Box 563W Ballarat West Vic 3350 ABN 11 125 568 461 www.tgmgroup.com JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001 | |  Melbourne Geelong Ballarat | | LICENSED SURVEYOR (PRINT) ADAM EDWARD CRIDDLE SIGNATURE DIGITALLY SIGNED DATE / / REF 10903-01 VERSION 03 DWG:10903-01-PS710719P-03 13/12/2012 | |
| | | | | DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3 | |

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Signed by Council: Hume City Council, Council Ref: S006743, Original Certification: 14/01/2013, S.O.C.: 14/01/2013

| | | |
|----------------------------|-----------|-----------------------------------|
| PLAN OF SUBDIVISION | STAGE No. | PLAN NUMBER PS 710719 P |
|----------------------------|-----------|-----------------------------------|



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 www.tgmgroup.com

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| | | | | |
|---|-------------------------------------|-----------------------------|---|--|
| <p style="text-align: center;">SCALE</p> <p style="text-align: center;">LENGTHS ARE IN METRES</p> | <p>ORIGINAL SCALE</p> <p>1:1500</p> | <p>SHEET SIZE</p> <p>A3</p> | LICENSED SURVEYOR (PRINT) ADAM EDWARD CRIDDLE | SHEET 2 |
| | | | SIGNATURE DATE / / REF: 10903-01 VERSION 03 DWG: 10903-01-PS710719P-03 13/12/2012 | DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3 |



**Plan of Subdivision PS710719P
Concurrent Certification and Statement of Compliance
(Form 3)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S028013J
Plan Number: PS710719P
Responsible Authority Name: Hume City Council
Responsible Authority Reference Number 1: S006743
Surveyor's Plan Version: 03

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Michelle Hutchings
Organisation: Hume City Council
Date: 14/01/2013

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Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 22-Feb-2024

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

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Summary

Matters of National Environment Significance

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

| | |
|---|------|
| World Heritage Properties: | None |
| National Heritage Places: | None |
| Wetlands of International Importance (Ramsar) | None |
| Great Barrier Reef Marine Park: | None |
| Commonwealth Marine Area: | None |
| Listed Threatened Ecological Communities: | 4 |
| Listed Threatened Species: | 45 |
| Listed Migratory Species: | 11 |

Other Matters Protected by the EPBC Act

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

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

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

| | |
|---|------|
| Commonwealth Lands: | None |
| Commonwealth Heritage Places: | None |
| Listed Marine Species: | 18 |
| Whales and Other Cetaceans: | None |
| Critical Habitats: | None |
| Commonwealth Reserves Terrestrial: | None |
| Australian Marine Parks: | None |
| Habitat Critical to the Survival of Marine Turtles: | None |

Extra Information

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

| | |
|---|------|
| State and Territory Reserves: | None |
| Regional Forest Agreements: | 1 |
| Nationally Important Wetlands: | None |
| EPBC Act Referrals: | 10 |
| Key Ecological Features (Marine): | None |
| Biologically Important Areas: | None |
| Bioregional Assessments: | None |
| Geological and Bioregional Assessments: | None |

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Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[[Resource Information](#)]

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

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

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

Listed Threatened Species

[[Resource Information](#)]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|-----------------|
| BIRD | | | |
| Anthochaera phrygia Regent Honeyeater [82338] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Aphelocephala leucopsis Southern Whiteface [529] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Botaurus poiciloptilus Australasian Bittern [1001] | Endangered | Species or species habitat likely to occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|-----------------|
| Calidris acuminata Sharp-tailed Sandpiper [874] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Callocephalon fimbriatum Gang-gang Cockatoo [768] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Falco hypoleucos Grey Falcon [929] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Grantiella picta Painted Honeyeater [470] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area | In feature area |
| Melanodryas cucullata cucullata South-eastern Hooded Robin (south-eastern) [67093] | Hooded Endangered | Species or species habitat likely to occur within area | In feature area |
| Neophema chrysostoma Blue-winged Parrot [726] | Vulnerable | Species or species habitat known to occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|---------------------|
| Pedionomus torquatus Plains-wanderer [906] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Rostratula australis Australian Painted Snipe [77037] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Stagonopleura guttata Diamond Firetail [59398] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | Endangered | Species or species habitat likely to occur within area | In feature area |
| FISH | | | |
| Nannoperca obscura Yarra Pygmy Perch [26177] | Endangered | Species or species habitat may occur within area | In feature area |
| FROG | | | |
| Litoria raniformis Southern Bell Frog,, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| INSECT | | | |
| Synemon plana Golden Sun Moth [25234] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| MAMMAL | | | |
| Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184] | Endangered | Species or species habitat may occur within area | In feature area |
| Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600] | Vulnerable | Species or species habitat may occur within area | In buffer area only |
| Pseudomys novaehollandiae New Holland Mouse, Pookila [96] | Vulnerable | Species or species habitat may occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|--|-----------------|
| Pteropus poliocephalus Grey-headed Flying-fox [186] | Vulnerable | Foraging, feeding or related behaviour likely to occur within area | In feature area |
| PLANT | | | |
| Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Dianella amoena Matted Flax-lily [64886] | Endangered | Species or species habitat known to occur within area | In feature area |
| Diuris basaltica Small Golden Moths Orchid, Early Golden Moths [64654] | Endangered | Species or species habitat may occur within area | In feature area |
| Diuris fragrantissima Sunshine Diuris, Fragrant Doubletail, White Diuris [21243] | Endangered | Species or species habitat may occur within area | In feature area |
| Dodonaea procumbens Trailing Hop-bush [12149] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Glycine latrobeana Clover Glycine, Purple Clover [13910] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Lachnagrostis adamsonii Adamson's Blown-grass, Adamson's Blowngrass [76211] | Endangered | Species or species habitat may occur within area | In feature area |
| Lepidium aschersonii Spiny Peppercross [10976] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Lepidium hyssopifolium Basalt Pepper-cress, Pepper-cress, Rubble Pepper-cress, Pepperweed [16542] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104] | Endangered | Species or species habitat likely to occur within area | In feature area |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|---------------------|
| Pimelea spinescens subsp. spinescens Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea [21980] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Pterostylis chlorogramma Green-striped Greenhood [56510] | Vulnerable | Species or species habitat may occur within area | In buffer area only |
| Rutidosis leptorhynchoides Button Wrinklewort [67251] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Senecio macrocarpus Large-fruit Fireweed, Large-fruit Groundsel [16333] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Thelymitra orientalis Hoary Sun-orchid [88011] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215] | Vulnerable | Species or species habitat may occur within area | In feature area |
| REPTILE | | | |
| Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Delma impar Striped Legless Lizard, Striped Snake- lizard [1649] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Lissolepis coventryi Swamp Skink, Eastern Mourning Skink [84053] | Endangered | Species or species habitat may occur within area | In feature area |
| Tymanocryptis pinguicolla Victorian Grassland Earless [66727] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |

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

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|-----------------|
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area | In feature area |
| Migratory Terrestrial Species | | | |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area | In feature area |
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat known to occur within area | In feature area |
| Rhipidura rufifrons Rufous Fantail [592] | | Species or species habitat likely to occur within area | In feature area |
| Migratory Wetlands Species | | | |
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat may occur within area | In feature area |
| Calidris acuminata Sharp-tailed Sandpiper [874] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat may occur within area | In feature area |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | Endangered | Species or species habitat likely to occur within area | In feature area |

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Other Matters Protected by the EPBC Act

| Listed Marine Species | | | [Resource Information] | |
|---|-----------------------|--|--------------------------|--|
| Scientific Name | Threatened Category | Presence Text | Buffer Status | |
| Bird | | | | |
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat may occur within area | In feature area | |
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area overfly marine area | In feature area | |
| Bubulcus ibis as Ardea ibis Cattle Egret [66521] | | Species or species habitat may occur within area overfly marine area | In feature area | |
| Calidris acuminata Sharp-tailed Sandpiper [874] | Vulnerable | Species or species habitat may occur within area | In feature area | |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area overfly marine area | In feature area | |
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat may occur within area overfly marine area | In feature area | |
| Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425] | | Species or species habitat known to occur within area overfly marine area | In feature area | |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | Vulnerable | Species or species habitat likely to occur within area overfly marine area | In feature area | |
| Haliaeetus leucogaster White-bellied Sea-Eagle [943] | | Species or species habitat likely to occur within area | In feature area | |

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| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|-----------------|
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area overfly marine area | In feature area |
| Merops ornatus Rainbow Bee-eater [670] | | Species or species habitat may occur within area overfly marine area | In feature area |
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area overfly marine area | In feature area |
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Neophema chrysostoma Blue-winged Parrot [726] | Vulnerable | Species or species habitat known to occur within area overfly marine area | In feature area |
| Rhipidura rufifrons Rufous Fantail [592] | | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037] | Endangered | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | Endangered | Species or species habitat likely to occur within area overfly marine area | In feature area |

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Extra Information

Regional Forest Agreements

[[Resource Information](#)]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

| RFA Name | State | Buffer Status |
|-----------------------------------|----------|-----------------|
| West Victoria RFA | Victoria | In feature area |

EPBC Act Referrals

[[Resource Information](#)]

| Title of referral | Reference | Referral Outcome | Assessment Status | Buffer Status |
|--|-----------|---|-------------------|---------------------|
| Controlled action | | | | |
| Jacksons Hill Estate Stages 50, 42 and 13, Sunbury VIC | 2011/5946 | Controlled Action | Post-Approval | In buffer area only |
| Primary School, 145-177 Mitchells Lane, Sunbury, VIC | 2017/8019 | Controlled Action | Completed | In buffer area only |
| Subdivision of 100 Vineyard Road, Sunbury | 2008/4214 | Controlled Action | Post-Approval | In feature area |
| Not controlled action | | | | |
| Electrification of Railway between Watergardens & Sunbury Stations & Associated | 2009/5182 | Not Controlled Action | Completed | In buffer area only |
| Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia | 2015/7522 | Not Controlled Action | Completed | In feature area |
| INDIGO Central Submarine Telecommunications Cable | 2017/8127 | Not Controlled Action | Completed | In feature area |
| Regional Fast Rail Project - Bendigo Country Works Package | 2002/675 | Not Controlled Action | Completed | In feature area |
| Not controlled action (particular manner) | | | | |
| drainage, trenching and cable laying works | 2003/1132 | Not Controlled Action (Particular Manner) | Post-Approval | In feature area |

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| Title of referral | Reference | Referral Outcome | Assessment Status | Buffer Status |
|---|-----------|---|-------------------|-----------------|
| Not controlled action (particular manner) | | | | |
| INDIGO Marine Cable Route Survey (INDIGO) | 2017/7996 | Not Controlled Action (Particular Manner) | Post-Approval | In feature area |
| Regional Fibre Optic Project (RFOP) | 2003/978 | Not Controlled Action (Particular Manner) | Post-Approval | In feature area |

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Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

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

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

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

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

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

Refer to the metadata for the feature group (using the Resplan only not to scale) for the currency of the information.

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Acknowledgements

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

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

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

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

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Environmental EME Report

| | | | |
|----------|------------------------------------|-----------|---------|
| Location | 75 Vineyard Road, SUNBURY VIC 3429 | | |
| Date | 31/01/2024 | RFNSA No. | 3429033 |

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 75 Vineyard Road, SUNBURY VIC 3429. These levels have been calculated by Downer Group 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.](#)

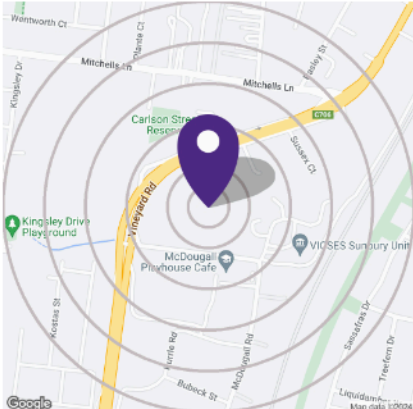
A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

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

1.35%

out of 100% of the public exposure limit, 110 m from the location.



| EME levels with the proposed changes | |
|--------------------------------------|---|
| Distance from the site | Percentage of the public exposure limit |
| 0-50 m | 0.72% |
| 50-100 m | 1.31% |
| 100-200 m | 1.35% |
| 200-300 m | 1.20% |
| 300-400 m | 0.92% |
| 400-500 m | 0.54% |

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/3429033>.

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.

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| Existing Configuration | | Proposed Configuration | |
|------------------------|---------|------------------------|---|
| Carrier | Systems | Carrier | Systems |
| Optus | 4G, 5G | | LTE1800 (proposed), LTE2600 (proposed), NR/LTE2100 (proposed), NR/LTE700 (proposed), NR/LTE900 (proposed), NR2300 (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 | | | | 4.56 | 55.15 | 0.72% |
| 50-100m | | | | 6.93 | 127.37 | 1.31% |
| 100-200m | | | | 7.04 | 131.48 | 1.35% |
| 200-300m | | | | 5.71 | 86.63 | 1.20% |
| 300-400m | | | | 4.98 | 65.71 | 0.92% |
| 400-500m | | | | 3.84 | 39.13 | 0.54% |

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 |
|--------------------------|--------------|----------------------|------------------------------------|---|
| McDougall Playhouse Cafe | 0-5 m | 4.99 | 66.02 | 0.72% |

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