PUBLIC NOTICE

PROPOSED TELECOMMUNICTION FACILITY

Lot 505 LEGGOE ROAD, BEAUFORT RIVER

Catalyst ONE Pty Ltd has submitted a Development Application on behalf of Telstra Corporation Limited for the purpose of expanding an existing fibre telecommunications facility.

Prior to determining this application, the Shire would like to provide the general public and neighbouring properties the oppurtunity to comment on the proposal. Information on the application and the development plans can be viewed at the Shire of Woodanilling office during opening hours or on the Shire website at www.woodanilling.wa.gov.au.

Should you wish to make a submission on the proposal, your comments (in writing) will need to be lodged with Council within 14 days by Tuesday 4th February 2025. Submissions can be made to shire@woodanilling.wa.gov.au or alternatively posted to PO Box 99, Woodanilling WA 6316.

Please note, if no comments are received by the closure date, we will assume that you have no comment you wish to make, and the application will be assessed and determined on its merits and without any further consultation.

Should you have any quieres relating to the proposed application, please do not hesitate to contact the Shire on (08) 9823 1506.

Yours Sincerely

Paul Hanlon
CHIEF EXECUTIVE OFFICER

Development Application for Planning Consent

Planning Assessment Report:

Proposal to expand an existing

fibre telecommunications facility

Location:

Lot 505 Leggoe Road

Beaufort River WA 6394

Prepared by: Catalyst ONE Pty Ltd

For: Telstra Corporation Limited

Date: November 2024

Document Revision

Version	Date	Description	Author
1.0	26 November 2024	Planning Assessment Report	Elliot Nelson

Contents

1. Introduction

1.1. Background

This Planning Assessment Report (report) has been prepared by Catalyst ONE Pty Ltd (Catalyst) for Telstra Corporation Limited (Telstra) to support a Development Application for the use and development of land for the purpose of a telecommunications facility at Lot 5050 on Deposited Plan 409940 Leggoe Road, Beaufort River.

Telstra are a licensed telecommunications company who manage a diverse national fibre network that connects Australia's remote, regional and metropolitan locations. The fibre network is supported by exchange buildings at regular intervals that house key electrical, optical transmission, IT and power infrastructure.

As Australia's population and demand for online services both continue to grow, there continues to be a significant social, economic and safety impetus for Telstra to maintain and expand their fibre networks. This includes expanding the support for the existing fibre network routes and providing new fibre routes into new communities.

A presentation pack detailing the Telstra fibre network and its benefits to the local community is provided within **Appendix A**.

1.2. Telstra Inter-City Fibre Network

As part a nation-wide project to upgrade the Australian InterCapital fibre network, Telstra is required to upgrade fibre as well exchange elements of the fixed line network.

Telstra's fibre network was initially built between 20-35 years ago during a time when data speeds and capacity demand were substantially less. It is predicted that digital networks will become so entrenched in our individual lives that roughly 3.6 internet connected devices per person globally could likely to rise to more than 20.

The benefits of the critical InterCapital upgrade covers all sectors of industry and society including:

- Enhanced connectivity and capacity between capital cities, remote and regional communities.
- All sectors of the economy such as agricultural, transport, mining, remote health, tourism, retail and education.

Controlled environmental vaults, or CEVs are mini exchanges in the form of equipment shelters which are critical to the functioning of the fibre network. The CEVs amplify signal strength to the network to mitigate any transmission inefficiencies along the network.

Telstra lease from a land parcel in Martup described as Lot 105 On Deposited Plan 400468 adjacent to Leggoe Road that provides a key role in connecting South Australia to Western Australia. Following a review of their network, Telstra sought install additional infrastructure adjacent to their existing exchange building with planning approval subsequently issued (Council ref: A517). Other necessary arrangements however have meant that this expansion was unable to progress. Telstra are therefore seeking to expand through relocating their expansion to Lot 505 opposite Leggoe Road to the north.

This report details the proposed facility and identifies the statutory controls relating to the proposed use and development and provides an assessment of the proposed facility against the relevant planning controls. In addition, the report provides an assessment of environmental impacts associated with the proposed facility and identifies relevant planning considerations to minimise any impacts.

2. Subject Land and Locality

The subject land is a property on Leggoe Road which covers Lot 505 On Deposited Plan 409940. A copy of the Certificate of Title is enclosed in **Appendix B**.

The subject land is in a rural setting primarily for agricultural purposes. The land parcel itself measures approximately 3.7 square kilometres. Ingress and egress to the Telstra lease area on the property is separate to the rest of the property and is available from Leggoe Road, approximately 500 metres east of the proposed infrastructure location.

The parcel is used for grazing purposes with pockets of vegetation. There are no identified buildings existing on the property, although there are several dams and above-ground powerlines running northeast to southwest. The southwestern-most pole provides an above-ground line across Leggoe Road to the south that also services the Telstra exchange at Lot 501.

Figures 1 to **7** below depict the location and form of the property.

***Figure 1**: View from within the property looking west. The power pole to the right of screen provides an above-ground power connection to the Telstra exchange at Lot 501.*

***Figure 2**: View from within the property looking east.*

***Figure 3**: View from within the property looking northwest.*

***Figure 4**: View towards the Telstra Exchange looking south.*

3. Proposed Works

The proposed development can be separated into three separate components, as follows:

1. Creation of fenced compound with 4-metre wide access from Leggoe Road;
2. installation of a new CEV;
3. installation of a permanent on-site generator;
4. Installation of a mains switchboard.

Further information on the individual components are provided below.

3.1. Proposed fenced compound

A fenced compound is proposed measuring 30 metres (west-east) by 14 metres (north-south), approximately 10 metres from the power pole stay to the east. The size of the compound is required to accommodate vehicles and the future capacity of the site. A 4-metre double-gated access is also proposed from Leggoe Road to the south. Vegetation will require clearing to accommodate the access.

Maintenance visits are required approximately twice a year, or as required in the event of an electrical outage or other similar events. Routine maintenance would generally involve one vehicle per visit. Other maintenance would occur on an as needs basis and would not generate significant traffic movement. Any impact on the local road system is negligible.

3.2. Proposed new CEV

The new CEV is proposed by Telstra to be located on the northwest side of the property behind the Telstra exchange. The generator will be sized 12900mm (length) x 4060mm (width) x 3590mm (height) and will be mounted on a standard strip footing design.

3.3. Proposed new on-site generator

A permanent on-site generator is proposed to ensure the network can remain online during maintenance and outage periods. The generator will be located to the northeast within the land parcel, will be of a 1000-litre fuel capacity and will top out at 2.31 metres high.

3.4. Mains Switchboard

A mains switchboard is proposed to be located on the eastern side of compound to regulate power from the nearby power pole, together with the generator in the rare event it is required.

Drawings of the proposed facility are enclosed at **Appendix B**.

4. Regulatory Framework

4.1.Commonwealth Legislation

4.1.1. Telecommunications Act 1997

Telstra is a licensed Carrier within the meaning of the *Telecommunications Act 1997* (the "Act"). The *Telecommunications (Low-impact Facilities) Determination 2018* (Amendment 1, 2021) (the "Determination"), made under subclause 6(3) of Schedule 3 of the Act, establishes the criteria for 'low-impact' telecommunications facilities. A proposed facility is a low-impact facility if it meets the requirements set out in the Determination, exempting Carriers from State and Local planning laws. Under the Act and the Determination certain telecommunications facilities cannot be classified as low-impact facilities.

The proposed facility is not classified as a low-impact facility as its proposed components do not comply with the requirements of Schedule Part 3 – Above Ground Housing of the Determination as they exceed the size requirements. The proposal therefore requires a development application from the Shire of Woodanilling (Council).

4.2.State

4.2.1. Planning and Development Act 2005

The *Planning and Development Act 2005* (the "Planning and Development Act") sets out the planning and development assessment framework for Western Australia.

Parts 4 and 5 of the Planning and Development Act allows for the establishment of state and local planning schemes under which town planning proposals can be assessed throughout Western Australia. Part 2 of the Planning and Development Act establishes the Western Australian Planning Commission (the "Commission") as the state statutory authority with regards to land use planning. A key function the Commission holds is the power to delegate its functions including its determining authority powers to local governments and other statutory bodies (established under Part 2, Clause 16). This function in turn allows for Local Governments to assess and determine certain applications that fall within their local planning scheme area.

4.2.2. Planning and Development (Local Planning Schemes) Regulations 2015

The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) provide guidance on the establishment of local planning schemes and introduces a set of deemed provisions that form part of every local planning scheme in the State. Schedule 2 (deemed provisions), Part 9, Clause 67 of the Regulations outline matters to be given due regard when considering a development application. An assessment of the proposal's compliance with the Clause 67 regulations is provided within this report.

4.2.3. State Planning Policy 5.2 – Telecommunications Infrastructure

State Planning Policy 5.2 – Telecommunications Infrastructure (SPP5.2) outlines provisions for effective telecommunications services and networks that consider visual character of local areas. Clause 4 (c) Policy Objectives of SPP5.2 states: The objectives of this policy are to ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons. Part 5 Policy Measures outlines specific provisions relating to ensuring the appropriate deployment of Telecommunications Infrastructure in Western Australia. An assessment of the principles are provided within this DA Report.

4.2.1. State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7) details requirements and mitigation methods for town planning applications in locations that are prone to bushfires, while providing guidance to local governments and determining authorities on their related policy documents. SPP3.7, together with the accompanying issued guidelines document (Guidelines for Planning in Bushfire Prone Areas) also outlines specific exemptions for infrastructure including roads, rural activities dams and (in this case) telecommunications. Notwithstanding, a summary of the proposal's resilience to bushfires is discussed within this report.

4.2.2. Environmental Protection Act 1987

The *Environmental Protection Act 1987* (the "EPA Act") provides a framework relating to prevention environmental harm. Under the EPA Act regulations are implemented to control and govern environmental matters such as pollution, waste and vegetation control.

The specific controls relating to the clearing of vegetation as relevant to this proposal are provided in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (the "Clearing Regulations"). An assessment of the proposal's compliance with the EPA Act and the Clearing Regulations is provided within Part 5.4.1 of this report.

4.3. Local

4.3.1. Shire of Woodanilling Town Planning Scheme No. 1

The subject site is subject to the statutory controls and provisions of the Council's Town Planning Scheme No. 1 (TPS1). TPS1 set outs controls for the use and development of land, providing an assessment framework for any proposals to use and develop land, while identifying development standards and planning provisions that are applicable to this proposal.

5. Planning Response

5.1. Planning and Development (Local Planning Scheme) Regulations 2015

Clause 67 – Part 9 – Schedule 2 (deemed provisions) of the Regulations outline matters to be given due regard by local government when considering a development application. **Table 1** below provides an assessment against matters relevant to this proposal.

Clause 67 Provisions		Response
(a)	the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The proposal's consistency TPS1 has been addressed in Part 5.4 of this report. The proposed development is considered to be consistent with the objectives of the zone and warrants approval.
(b)	the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This report demonstrates the proposed development is consistent with the applicable Council planning framework. The proposed development is not affected by any identified proposed amendments or any other seriously entertained planning instrument.
(c)	any approved State planning policy;	The proposed development is consistent with the provisions of SPP5.2 – Telecommunications Infrastructure as demonstrated below in this section of this report.
(d)	any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);	The proposed development is not considered to be affected by any policy approved under the *Environmental Protection Act 1986*.
(e)	any policy of the Commission;	The proposed development is not identified to be affected by any development control policy or any other policy adopted by the Commission.
(f)	any policy of the State;	This report assesses the proposal's compliance and consistency with relevant state planning policies. The proposal is considered to be consistent with this policy.
(g)	any local planning policy for the Scheme area;	A review of local planning policies has been undertaken, and no policies have been identified that relevantly apply to this proposal.
(h)	any structure plan, activity centre plan or local development plan that relates to the development;	The proposed development is not identified to be affected by any structure plan, activity centre plan or local development plan.

(i)	any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;	The proposed development does not appear to be impacted by any published review of the TPS1.
(j)	in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	The proposal is not on zoned or reserved land and does not appear to be affected by any reclassification.
(k)	the built heritage conservation of any place that is of cultural significance;	There are no nearby heritage items or any significant fabric that could be impacted by the proposal.
(l)	the effect of the proposal on the cultural heritage significance of the area in which the development is located;	
(m)	the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The height, bulk, scale and orientation of the proposal have all been considered. The proposal is positioned to minimise the impact on nearby developments as much as possible, as well as the nearby street intersections. The footprint of the proposal is considered necessary to adequately provide for the proposal's operations.
(n)	the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	(i) the environmental impacts of the proposed structure are minimal, with only minor vegetation removal. (ii) The proposal is not considered to impact on the character of the locality, by virtue of the matters mentioned under (m) above. (iii) The proposal will assist in the provision of a high-speed fibre network to service the rural areas of Western Australia.
(o)	the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	The proposed structure is unmanned, has minimal impact (if any) on the natural environment and no impact on water resources. This is because the proposal is not required to be connected to a water source.
(p)	whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	The proposal's location has balanced the proximity of power and fibre connections from the existing Telstra exchange, together with minimising environmental and amenity impacts. The proposal has been located where only minimal vegetation removal is required for the access path. This has been addressed below.

(q)	the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	The proposal is not in a location that identified as subject to any of the mentioned environmental hazards.
(r)	the suitability of the land for the development taking into account the possible risk to human health or safety;	The proposed structure is positioned away from any nearby development. The location and the compound further restricts access to the CEV and equipment. All equipment will follow the associated industry codes, industry standards, and technical standards.
(s)	the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	There is already sufficient room for vehicles during construction. There is also enough room for access and maintenance vehicles, which will service the compound several times a year. Access to the proposed is already considered adequate and does not require upgrading.
(t)	the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	No significant traffic will be generated by the proposal and no roads will require upgrading.
(u)	the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;	The Telstra exchange has an existing power connection to the power network, together with a connection to the existing Telstra fibre and copper networks. The proposal does not require a connection to any additional utilities.
(v)	the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	The potential connection improvements to the Telstra network is considered to productivity, connectivity and economic development of the surrounding remote and regional areas of Western Australia.
(w)	The history of the site where the development is to be located.	No historical considerations relevant to this application have been identified.
(x)	the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	The proposal is for a private use, although any negative visual impact is considered to be greatly outweigh by the community benefits.

(y)	any submissions received on the application;	The proposal is considered to be consistent with the applicable town planning provisions, as outlined in this report.
(za)	the comments or submissions received from any authority consulted under clause 66;	
(zb)	any other planning consideration the local government considers appropriate	Works that are associated with the proposal are minor, and the impact on the amenity of the locality is minimal.

***Table 1** – Clause 67 provisions*

The proposal is overall considered to be consistent with the clause 67 provisions of the Regulations relating to local government considerations, and warrants approval accordingly.

5.2.State Planning Policy 5.2 – Telecommunications Infrastructure

Table 2 below provides the provisions relating to the visual impact of the proposal within clause 5.1.1 of SPP5.2 as relevant to this proposal.

Policy Provision		Response
Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:		
a)	be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;	The proposal is in a location in a rural locality where the visual impact is minimised accordingly. It is not considered the proposal will be prominently visible from significant viewing locations such as scenic routes, lookouts and public recreation sites.
b)	be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;	No heritage places were identified near this proposal. Furthermore, no significant landmarks, streetscapes, vistas or panoramas were identified near the proposed location from a search of Council and community documents.
c)	not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised;	No environmental, cultural heritage, social or landscape values are considered compromised by the placement of the proposal.

***Table 2** – SPP5.2 Visual Impact Provisions*

The proposal is overall considered to be consistent with the visual impact provisions of SPP5.2, and warrants approval accordingly.

5.1. State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The proposed facility is located within an area identified as bushfire prone, which seeks to prevent increasing the risk or consequence of bushfires in the area.

Whilst the proposal is within a location that is considered bushfire prone, Clause 5.7 of SPP3.7 Guidelines for Planning in Bushfire Prone Areas refers to telecommunications facilities as "unavoidable development", where full compliance with SPP3.7 would be unreasonable. A BAL assessment is therefore not considered required.

The development, including the proposed diesel generators, will not emit undue heat or sparks and will not provide a source of fuel for bushfires. The Telstra infrastructure and surrounding compound equipment are designed for use in bushfire prone areas. No habitable buildings are being introduced and therefore the development does not introduce any additional risks.

5.2. Environmental Protection Act 1987

An assessment of whether the vegetation needs to be cleared has been undertaken in accordance with the relevant state legislation and regulations. In relation to the permissibility of clearing the vegetation for the compound, clause 51C of EPA Act 1987 provides the following:

> *A person who causes or allows clearing commits an offence unless —*
>
> (a) *the clearing is of a kind prescribed for the purposes of this paragraph and is not done in an environmentally sensitive area; or*

The activities that are prescribed clearing are outlined within the Clearing Regulations. The removal of vegetation in this case for the telecommunications facility is prescribed clearing as outlined in Item 1 the table of Regulation 5:

> ***1. Clearing to construct a building'***
>
> *Clearing of a site for the lawful construction of a building or other structure on a property, being clearing which does not, together with all other limited clearing on the property in the financial year in which the clearing takes place, exceed five hectares, if –*
>
> *(a) the clearing is to the extent necessary; and*
> *(b) the vegetation is not riparian vegetation.*

The proposal is not identified as being located within the Clearing Permit System map as provided on the Department of Water and Environmental Regulation website. The proposed clearing activities are therefore considered to be permissible, and not require a permit from the Department of Water and Environmental Regulation.

5.3. Shire of Woodanilling Town Planning Scheme No. 1

5.3.1. Zoning

The subject site is located within the Regional Rural zone, pursuant to TPS1. Clause 4.2 of the scheme text provides the following objectives for land that's zoned Regional Rural. These are as follows:

- *to ensure the continuation of broad-acre farming as the principle land use in the District and encourage where appropriate the retention and expansion of agricultural activities;*
- *to protect the potential of agricultural land for primary production and to preserve the landscape and character of the rural areas;*
- *to consider other non-rural uses where they can be shown to be of benefit to the District and not detrimental to the natural resources or the environment;*
- *to provide for a range of rural pursuits such as broad-acre and diversified farming which are compatible with the capability of the land and retain the rural amenity and character of the locality;*
- *to provide for a range of commercial and light industrial land uses that are appropriately located and will not cause land conflicts or adverse impacts on the amenity and character of the zone;*
- *to prevent the fragmentation of broad-acre farming properties through the process of subdivision;*
- *to protect broad-acre agricultural land from land degradation and any further loss of biodiversity by:*
    - *(i) minimising the clearing of remnant vegetation on public and private lands;*
    - *(ii) encouraging the retention and protection of existing remnant vegetation;*
    - *(iii) encouraging the development and protection of corridors of native vegetation*
    - *(iv) encouraging the development of environmentally acceptable surface and sub-surface drainage;*
    - *(v) encouraging the rehabilitation of salt affected land;*
    - *(vi) controlling the introduction and spread of alien species of flora and fauna;*
    - *(vii) encouraging soil conservation through the application of cultural vegetational land management measure*

The proposed facility assists in providing the surrounding area with high-speed fibre network coverage. This has many substantial benefits relating to the connectivity and productivity of the surrounding rural businesses and land uses including for agricultural activities. Overall, the proposed use is considered to provide a significant public benefit. The proposal is therefore considered to warrant support based on the zone objectives.

5.3.2. Land Use

According to schedule 1 of TPS1, 'telecommunications infrastructure' is defined as follows:

> *means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.*

The proposed development is consistent with the above defined land use. Under Table 4 of TPS1, 'Telecommunications infrastructure' is a 'D' use within the Regional Rural zone. In accordance with clause 4.3.2 of TPS1, an 'D' use "means that the use is not permitted unless the local government has exercised its discretion by granting planning approval."

The land use is compatible with the current zoning objectives and is positioned to not detract from the surrounding character.

5.3.3. Site and Development Requirements

Clause 5.11 of TPS1 provides specific development requirements for the Regional Rural zone. These are provided within **Table 3** provided below:

Clause 67 Provisions		**Response**
5.11.1	In considering applications in the Regional Rural Zone the local government shall have regard to the objectives for that zone as specified in Clause 4.2.	Matters relating to 4.2 of TPS1 have been discussed in the two preceding sections of this report.
5.11.2	The local government will favourably consider applications for the adjustment of lot boundaries in the Regional Rural Zone where the application, if approved, will not result in the creation of one or more additional lots.	No lot boundary adjustments are proposed.
5.11.3	The local government does not recognize precedent resulting from subdivision created in the early days of settlement of the District as a reason for it to support further subdivision in the Regional Rural Zone.	
5.11.4	The existence of more than one dwelling house on a lot classified Regional Rural Zone shall not be constructed as a basis for the local government's support to the subdivision of the lot.	No new dwellings are proposed.
5.11.5	The development of more than one single dwelling house within the Regional Rural zone requires the approval of Council.	
5.11.6	The minimum setback from all lot boundaries for any building on a lot zoned Regional Rural shall be 20 metres except for buildings used for commercial or industrial purposes which may be setback a further distance in	The Telstra infrastructure is proposed to be located to service the existing fibre route, and there is therefore limited scope to relocate the proposal further within the property without

	accordance with the specific requirements of the local government as determined on a case-by-case basis.	significant clearing and groundworks for underground fibre or power routes. The proposal is considered to warrant support on the case-by-case basis of its assessment.
5.11.7	The development of non-rural uses in the Regional Rural Zone is required to be set well back from roads and screened from public view to the satisfaction of the Local Government.	
5.11.8	In considering an application for planning consent for a non-rural use in the Regional Rural Zone the local government shall have regard for the impact of the proposed development on the surrounding road network, streetscape, local amenities and adjoining residents and may impose conditions relating but not limited to the following matters: a) building appearance, height and scale; b) building materials; c) building location including boundary setbacks; d) landscaping and visual screening; e) vehicle access and parking; f) location of open storage areas; g) control of dust, noise, odour and vibration; h) management of wastes and stormwater disposal; i) fire management; j) advertising signage.	The proposal's location near Leggoe Road is considered isolated and is not considered to detract from the amenity of the locality. The proposal will be screened from Leggoe Road and will be visually discrete to passing commuters other than for momentary glimpses. No landscaping is therefore considered required. The proposal is designed to be operated in bushfire prone areas and is appropriate for the surrounding setting.
5.11.9	Applications for planning consent for the development of non-rural uses in the Regional Rural Zone that have potential to cause land use conflicts or adverse impacts upon the visual amenity and character of the locality will not be approved by the local government unless it can be demonstrated to the satisfaction of the local government that such usage can be suitable managed so as to minimize any detrimental impacts.	

Table 3 *– Site and Development Requirements.*

6. Conclusion

This report provides the necessary information to support the application for development consent to use and develop the land for the expansion of an existing Telstra fibre telecommunications exchange. An assessment has been undertaken with a view to ensuring that the proposed facility complies with relevant commonwealth and state legislation, policies and controls as applicable.

It is considered that the proposed use and development will not conflict with surrounding land uses, nor will it decrease the general amenity of the area or have a detrimental impact on the local environment. The proposed facility is consistent with the relevant planning provisions. The development ensures that telecommunications infrastructure and services are provided in an efficient and cost-effective manner to meet community needs, whilst having a minimal impact on the amenity of the area.

The subject site is suitable for the proposed development, which demonstrates compliance with all relevant legislation and guidelines. Subject to the outcomes of appropriate referrals to relevant authorities, it is recommended that Shire of Woodanilling approve the application.

Appendix A – Telstra Intercity Fibre Network

Option 1

Introducing our new intercity fibre network

Nick Tame, Network Property Transactions

August 2023

InfraCo

We’re building the backbone for Australia’s future digital economy

InfraCo

Evolution of technology use

1980’s
Data transmission: 0

- Phone calls

1990’s
Data transmission: up to 40kbps

- Phone calls
- Text messages

2000 – 2020
Data transmission: 20 Mpbs – 1Gbps

- Phone calls
- Text messages
- Internet
- HD video streaming
- Remote access to machines
- Video monitoring
- Services via smart phones
- Wireless networks

2020 and beyond
Data transmission: up to 20Gbps

- Phone calls
- Text messages
- Internet/Wireless
- HD video streaming
- Autonomous logistics
- Real-time data
- Internet of Things
- Remote working
- Gaming
- Remote Health

Today’s fibre network was built 20-35 years ago when data needs were much lower than they are today.

Its expected Australia’s tech-sector will contribute $250 billion to the Australian economy by 2030.[1]

Digital networks will become so entrenched in our individual lives that the roughly 3.6 internet-connected devices per person globally is likely to rise to more than 20.[2]

Future trends inform us that as we transition from a connected world to a digitised world, requirements for data are going to continue to increase and we need to have the appropriate digital infrastructure to support this fundamental transformation.

[1] Why_Australia_Digital_Technology_2023.pdf (globalaustralia.gov.au)

[2] https://www.macquarie.com/au/en/perspectives/digital- infrastructure-three-waves-three-opportunities.html

We’re building a bigger and better highway

InfraCo

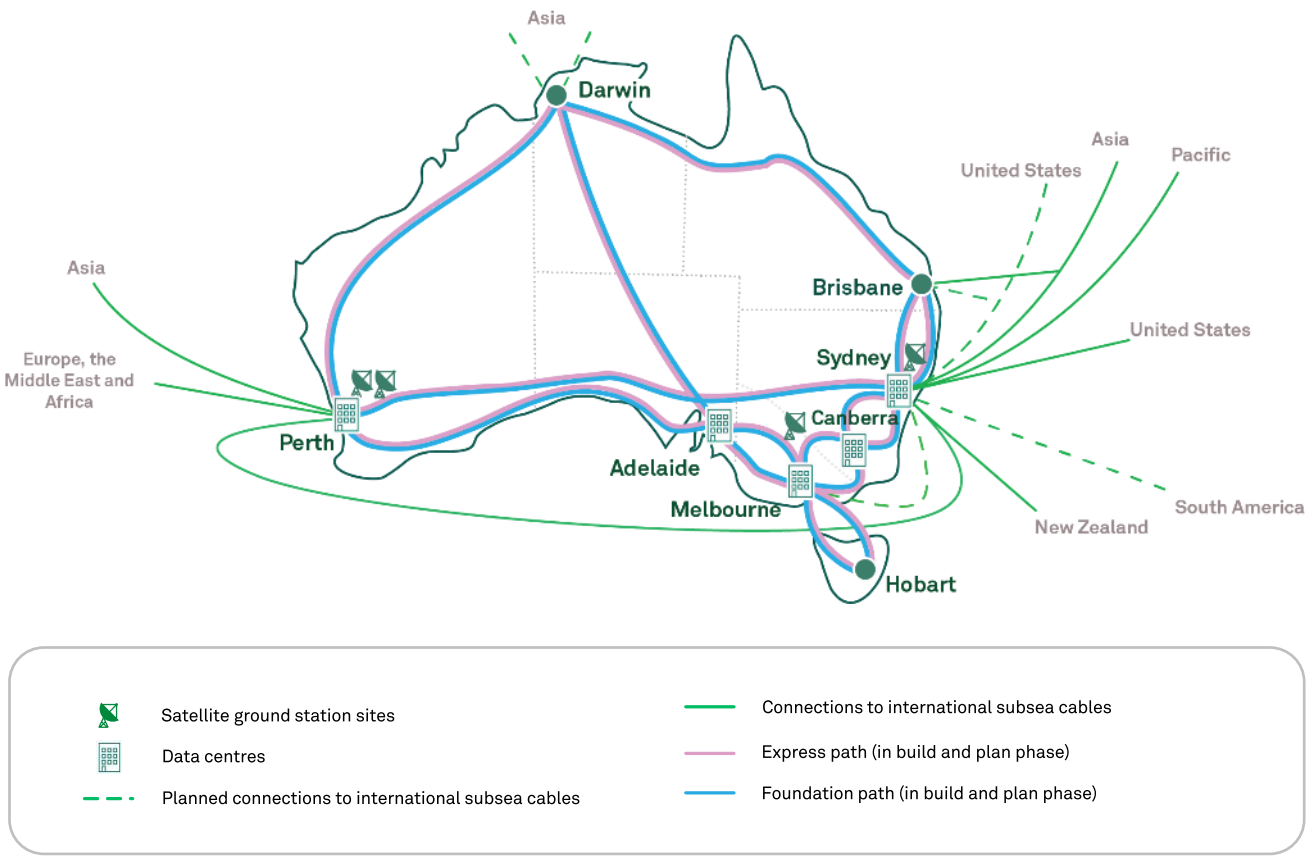
Like a congested highway, more demand than capacity slows everything down, so we’re building a new highway with up to six times today’s capacity.

We’re also building on and off ramp infrastructure to allow for future connectivity to regional and remote areas.

Our Intercity fibre network will enable transmission rates of up to 650Gbps. It will also deliver express connectivity between capital cities of up to 55Tbps per fibre pair capacity compared to today’s 8.8Tbps per fibre pair.

Telstra InfraCo intercity
fibre network overview

InfraCo



Regional connectivity

InfraCo is building two separate sheathed cables across Australia, connecting all capital cities.

- Express path fibre (Pink Cable)
- Foundation path fibre with regional access points (Blue Cable)

Foundation Fibre Path

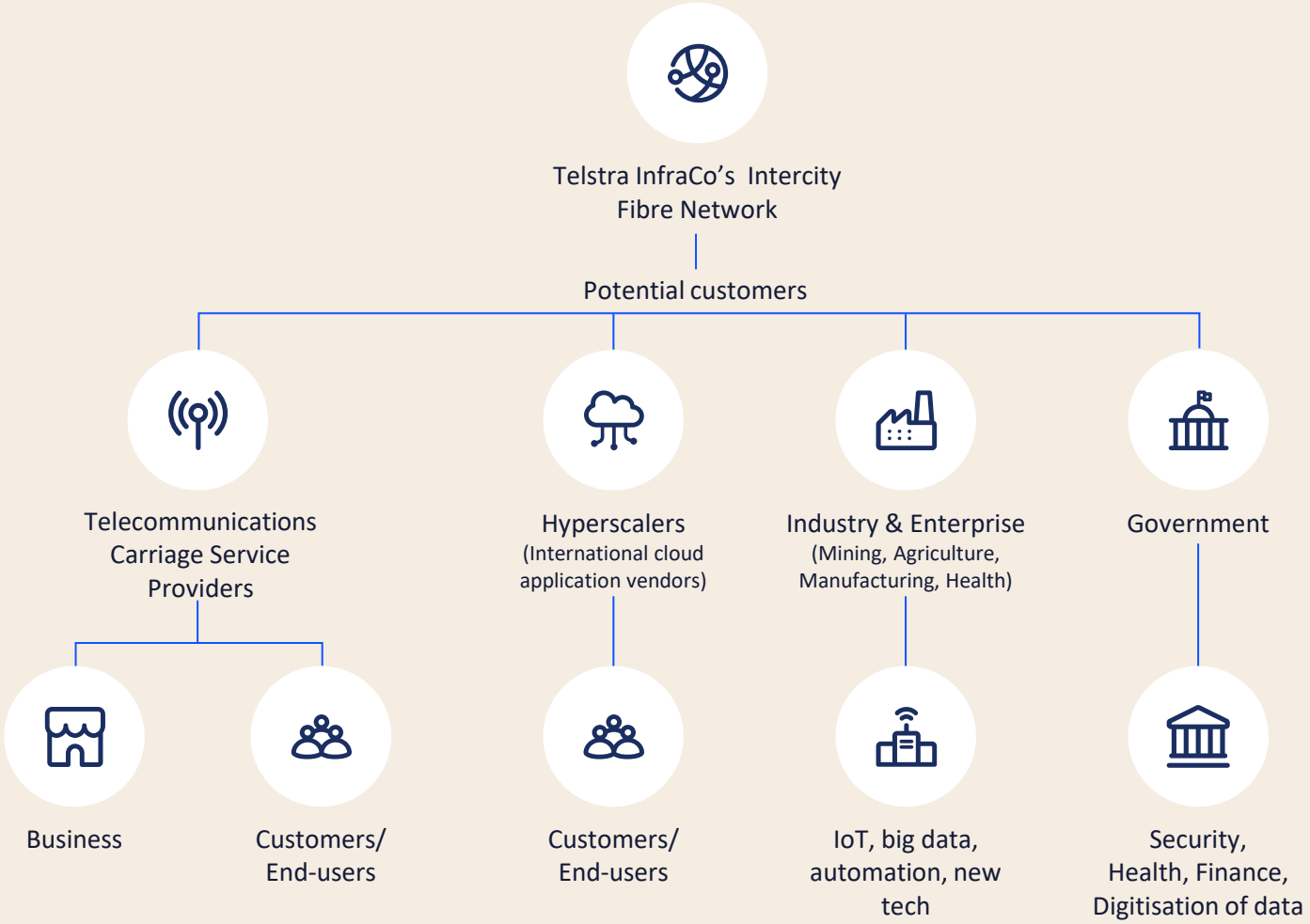
Low-latency fibre with on/off ramps to allow for future connectivity to regional and remote areas along the pathway.

144

Fibres in each cable

Telstra InfraCo's Intercity fibre network potential distribution channels

InfraCo



Enabling innovation, productivity and growth

InfraCo

Industrial automation

New technologies from autonomous machines and robots are optimising industry practices in industries including mining, agriculture, manufacturing and healthcare.

Big data analysis

High capacity and low-latency connectivity are necessary to enable access to real-time big data that allow for immediate decision making.

AI and the IoT

Industries utilising AI and the IoT to improve productivity, sustainability and economic growth will rely on high-speed, low-latency fibre networks.

Enabling the optimisation of healthcare delivery across Australia

InfraCo

Remote and virtual healthcare

The virtualisation of healthcare and medical-technology is moving ahead at pace.

Increasing demand for remote services

Telehealth is now mainstream with demand increasing to further enable access to telemedicine services, remote consultations and the ability to transfer medical data in real-time.

Access to real-time medical data

Healthcare professionals in regional areas can benefit from access to enhanced remote professional training, collaboration with peers, and access to real-time medical data and imagery, ultimately delivering improved healthcare services to their communities.

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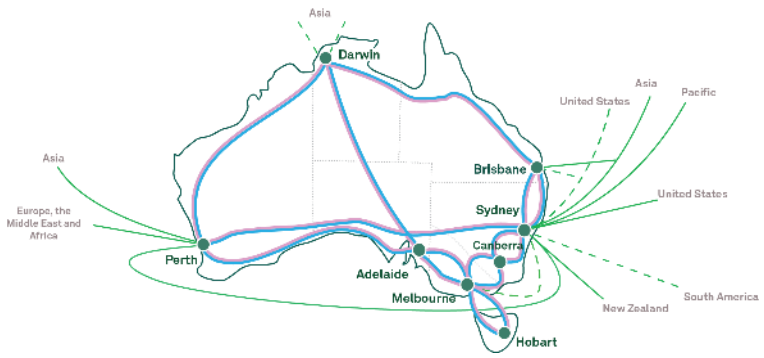
InfraCo



Planned connections to international subsea cables

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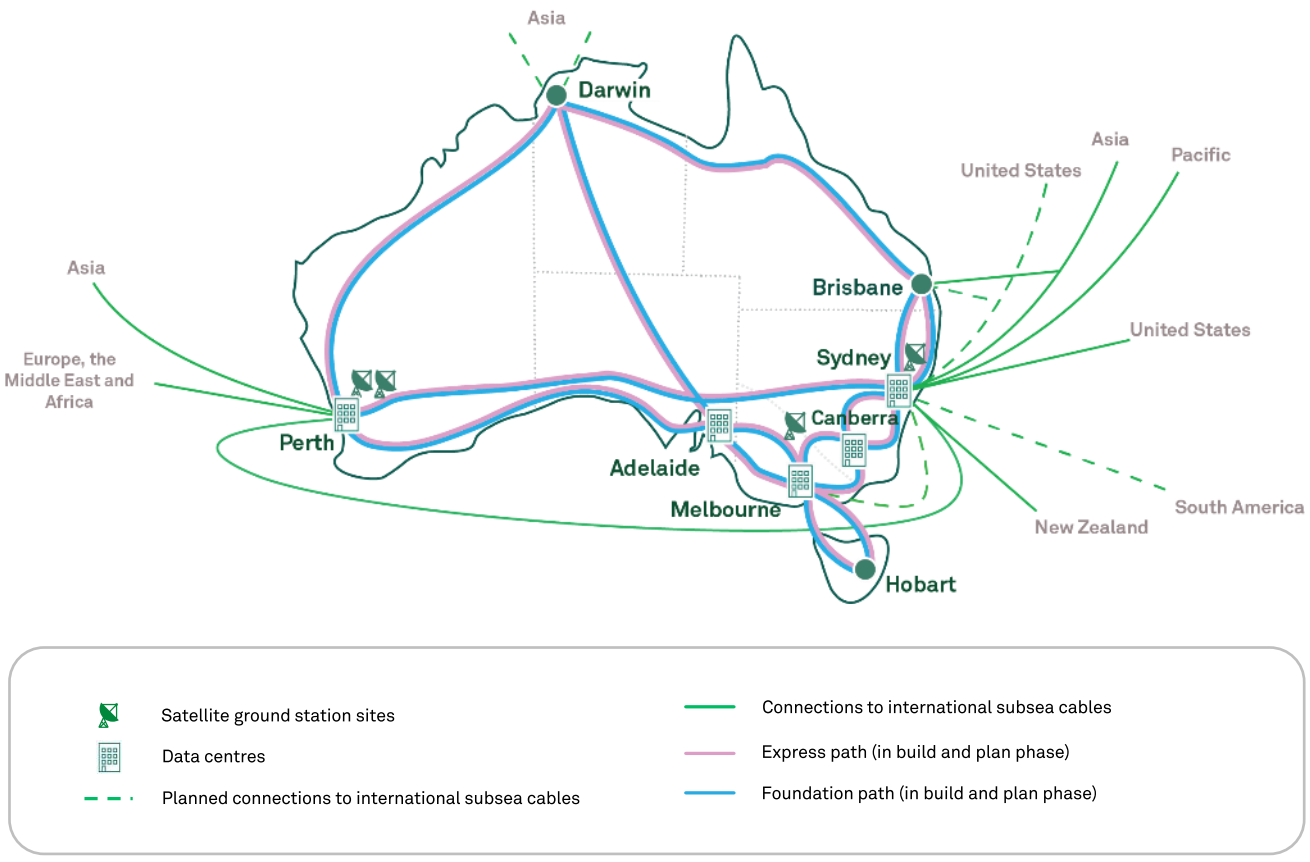
Telstra InfraCo intercity
fibre network overview

InfraCo



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Fibres in each cable

1.2m

Direct burying two cables up to 1.2m deep

20,000km

Up to 20,000 km of new fibre

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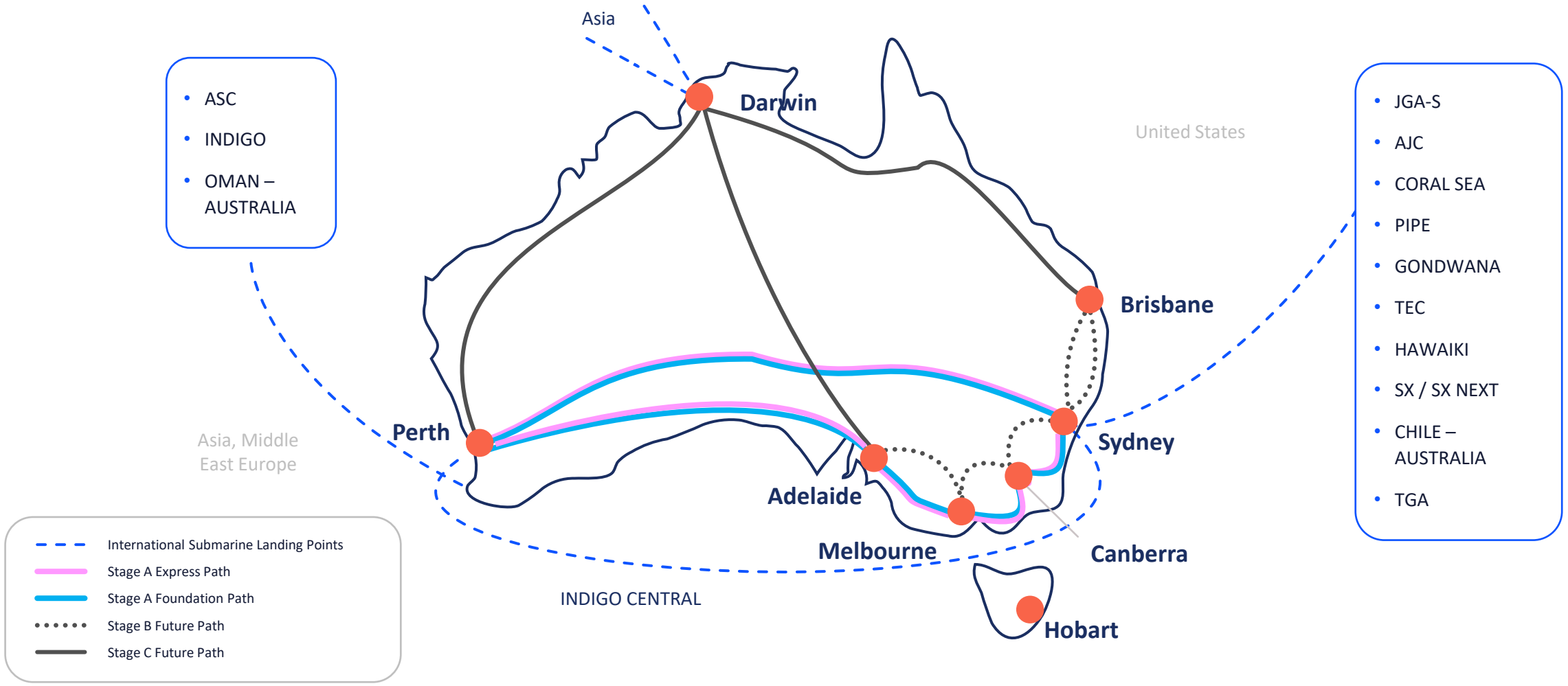
The build project has three stages planned

InfraCo



Our technology in practice

InfraCo

Global leading high performance fibre technology

will significantly uplift fibre capacity across Australia

Innovative

Cable design specifically for Australian conditions

14.8mm

Leading edge

Fibre technology and high fibre count density

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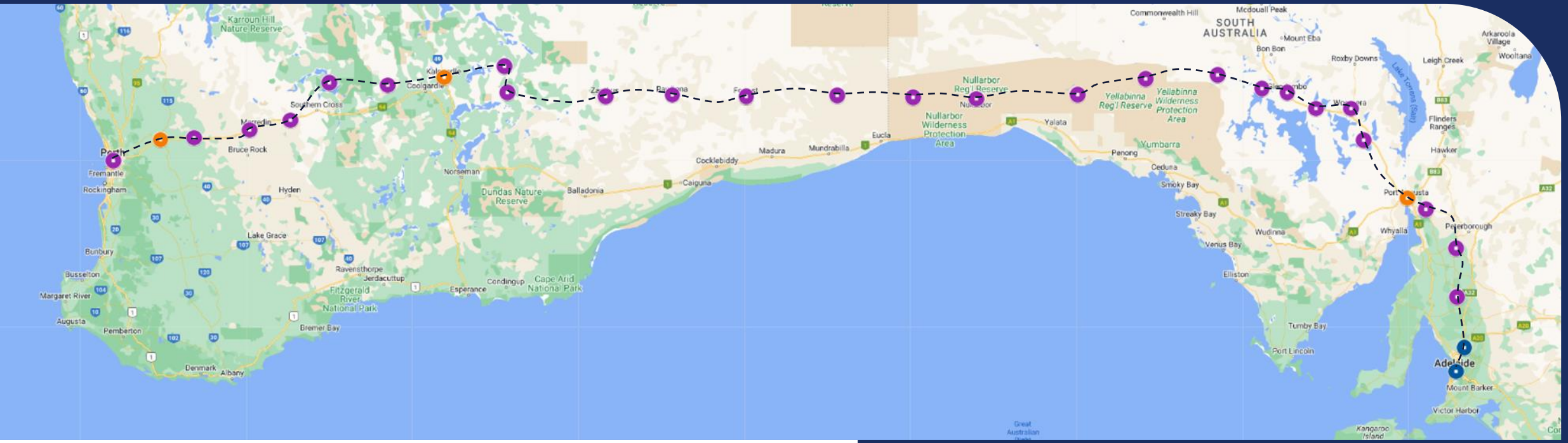
High strength cable with additional environmental protection

InfraCo

Planned Amplification Sites

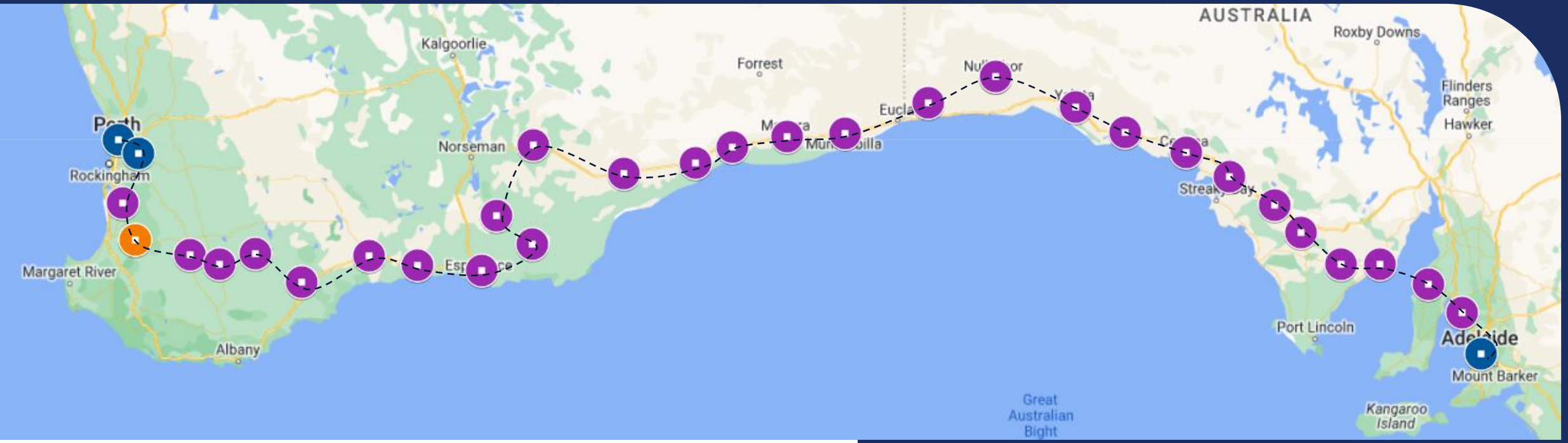
- Metro
- Regional
- Rural and remote

Perth – Adelaide inland



Metro Regional Rural and remote Fibre

Perth – Adelaide coastal



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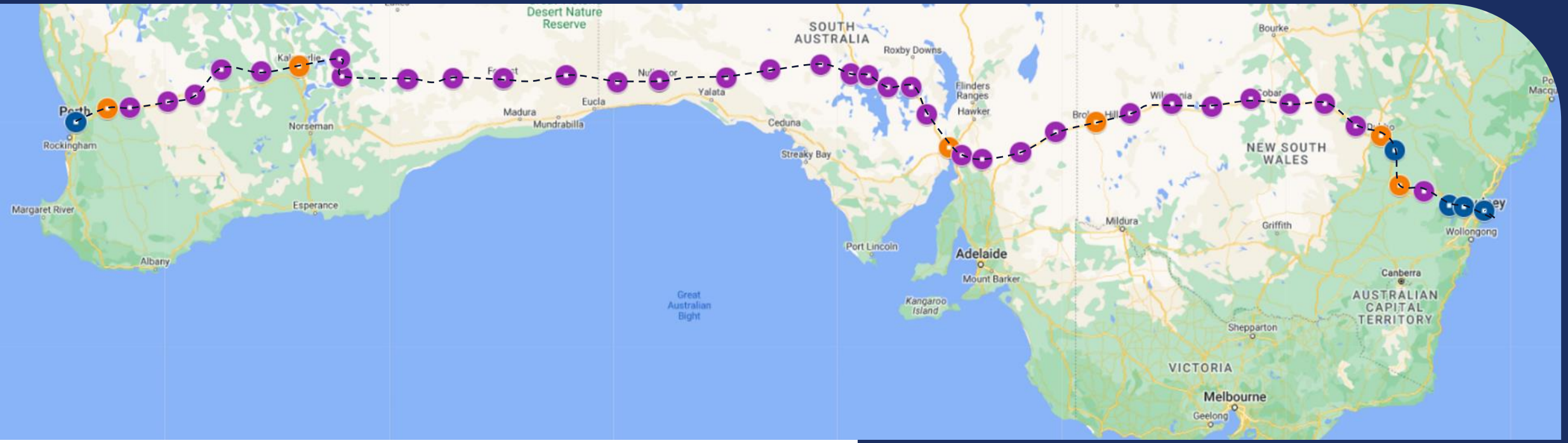

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CAT D9 Plough Dozer

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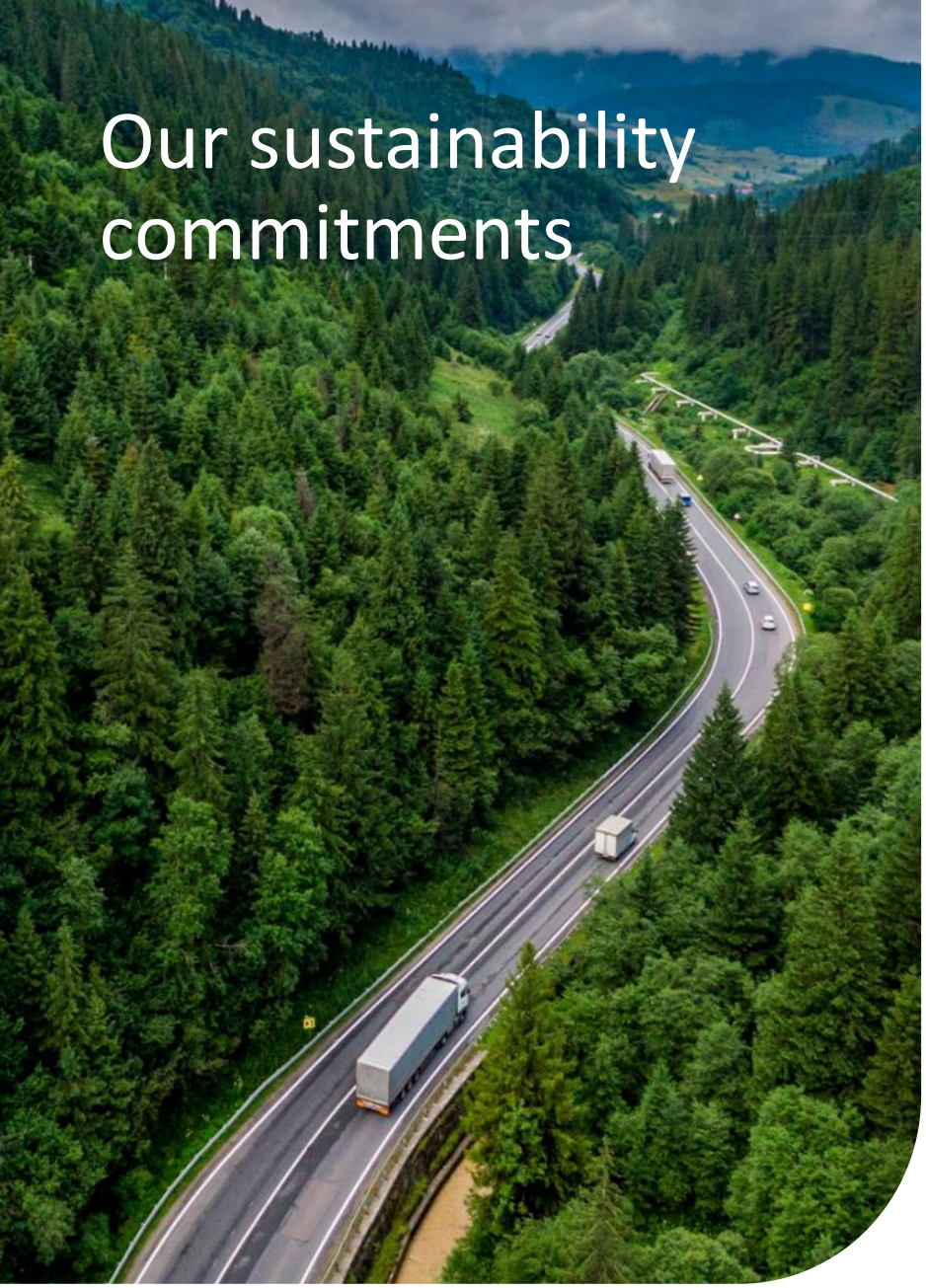


Our sustainability commitments

InfraCo

Land use commitments

We are committed to responsible and respectful use of land.

That's why we strive to ensure stakeholders including Aboriginal land councils, and local and state governments are engaged early and regularly.

Protecting our environment

By 2030, Telstra group targets a reduction in absolute emissions by at least 50%.*

Telstra InfraCo aims to increase its network waste recycling rate of 85% by 2025. In 2022, Telstra InfraCo's Energy Reduction Program was awarded the Leading Energy User award at the National Energy Efficiency Conference.

* Overall Telstra group target

Telstra’s environment strategy

InfraCo

Principles

Lead by example | Reduce our impact | Drive change from the inside out | Enable our customers & economy | Ensure resilience of our services

Pillars

Climate change and energy use	Resource efficiency

Goals

Climate change and energy use

1. Carbon neutral in our operations from 2020
2. Enable 100% renewable energy generation equivalent to our consumption by 2025
3. Reduce our absolute emissions by at least 50% by 2030

Resource efficiency

1. Reuse or recycle 500,000 mobile phones, modems and other devices each year to 2025
2. Since 2022, 100% of Telstra branded packaging is made of renewable or recycled material and is fully recyclable
3. Increase our network waste recycling rate to 85% by 2025

Activities

Climate change and energy use

- Decarbonise Telstra
- Decarbonise grid
- Decarbonise economy
- Adapt to climate impacts

Resource efficiency

- Create more sustainable products
- Create more sustainable packaging
- Recover network technology
- Improve waste & recycling

Foundations

Reporting & Disclosure

Managing Environmental Risks & Compliance

Appendix B – Certificate of Title

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2934	**316**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 505 ON DEPOSITED PLAN 409940

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANNA MACRI
GIUSEPPE MACRI
BOTH OF 6B VANZUILECOM STREET KOJONUP WA 6395
AS TENANTS IN COMMON IN EQUAL SHARES

(AF N724140) REGISTERED 20/9/2017

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND:	DP409940
PREVIOUS TITLE:	1688-259
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF WOODANILLING

Appendix C – Development Plan

MN TN

MAGNETIC DECLINATION
3°40' WEST (1997)
WITH LOCAL VARIATIONS
TO THIS FIGURE

PROPOSED NEW TELSTRA SITE
(30m x 14m)

10000

POWER POLE
& TRANSFORMER

O/H

STAY

U/G O/F

REFER TRUNK CABLE
ROUTE PLAN 27 F CODG 2003

Beaufort River
C.T. Vol. 2934/316
Lot 505 On DP 409940
370.8241 ha.

PROPOSED NEW ACCESS ROAD.
VEGETATION WILL NEED TO BE CLEARED

STOCK FENCE

CABLE
MARKER

LEGGOE *ROAD*

(GRAVEL ROAD)

10m TREES

CABLE
MARKER

Gate

STOCK FENCE

10m TREES

TELSTRA LEASE
150 sq.m.

H/O

(RG6)
REGEN
BUILDING

U/G O/F

U/G

Beaufort River
C.T. Vol. 2853/87
Lot 105 On DP 400468
1368.2218 ha.

15m GUM TREE

TELSTRA LEASE BOUNDARY

Power Pole
& Meter

EXISTING TELSTRA BUILDING

*** OPTUS O/F CABLE IN THE VICINITY ***

STOCK FENCE

LEGEND

FENCE

GATE

CABLE MARKER

SITE LAYOUT

SCALE 1:250

2m 0 2m 4m 6m 8m 10m SCALE 1:250

ventia

SHEET SIZE A3

DATE	REV	DESCRIPTION	DRN	CHK	APP
13.11.24	A	ISSUE FOR DESIGN REVIEW	AH	MM	-

DATE	13.11.2024
DESIGN BY	J. ELLIS
DRAWN BY	A. HICKS
CHECKED	M. McCARNEY
APPROVED	-
CUST APPR.	_

www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG

DO NOT SCALE
DO NOT REVISE MANUALLY

PROJECT WAMARRA

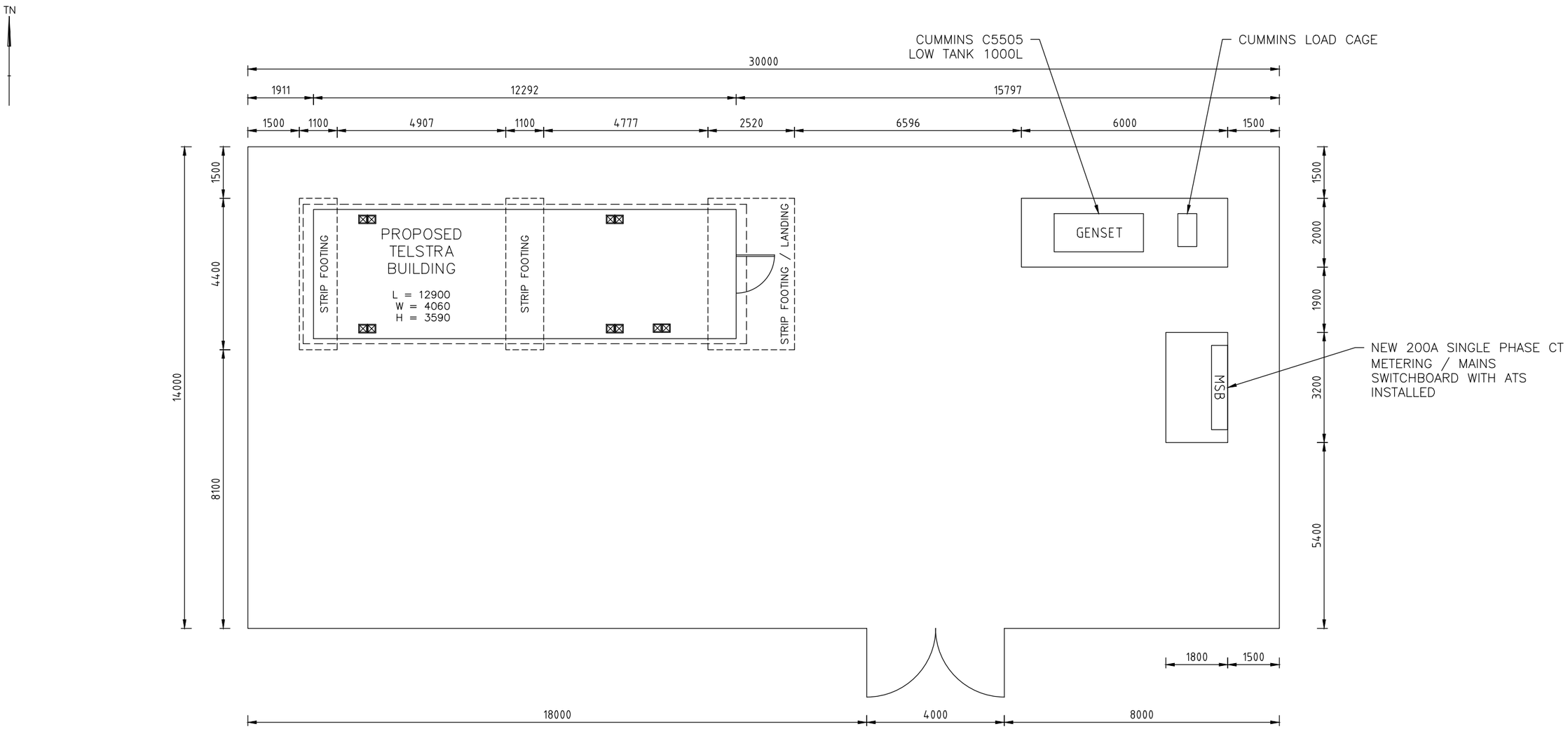
SCALE: 1:250

MARTUP - WESTERN AUSTRALIA
NEW SITE
SITE LOCATIOIN

REV. A

DRG No. PWAM-DWG-NMTUP-001

SHEET : 001



LEGGOE ROAD

SITE LAYOUT

SCALE 1:125

1.5m 0 1.5m 3m 4.5m 6.0m SCALE 1:125

ventia

SHEET SIZE A3

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NEW SITE
SITE LAYOUT

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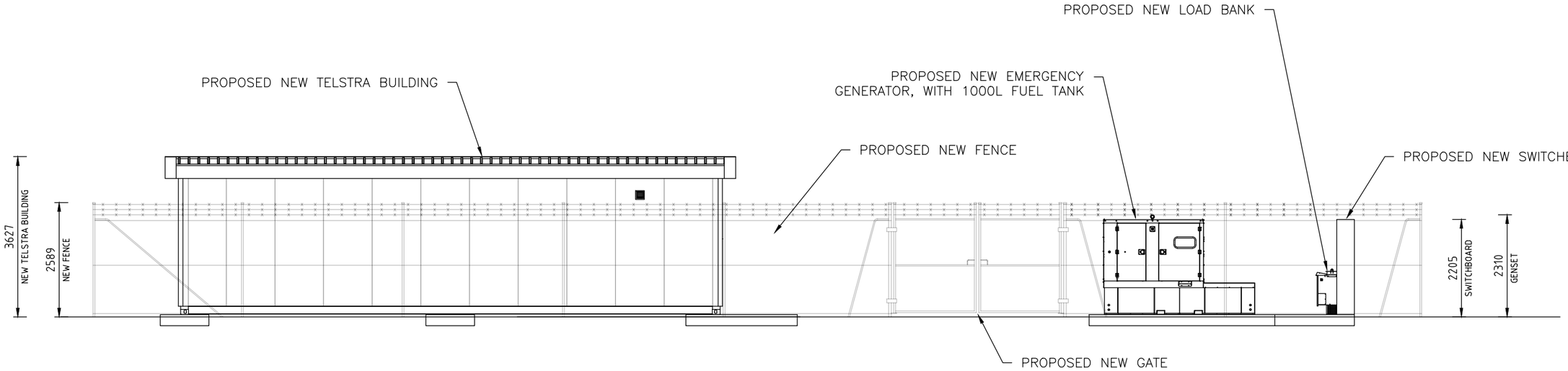

SITE ELEVATION

SCALE 1:100

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

							DATE	20.11.2024	www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG	PROJECT WAMARRA	SCALE: 1:100
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							APPROVED	-			
							CUST APPR.	_			
20.11.24	A	ISSUE FOR DESIGN REVIEW	AH	MM	-		DO NOT SCALE DO NOT REVISE MANUALLY			DRG No. PWAM-DWG-MTUP-00002	SHEET : 001
DATE	REV	DESCRIPTION	DRN	CHK	APP						

ventia

SHEET SIZE A3

Option 1

Introducing our new intercity fibre network

Nick Tame, Network Property Transactions

August 2023

InfraCo

We’re building the backbone for Australia’s future digital economy

InfraCo

Evolution of technology use

1980’s
Data transmission: 0

- Phone calls

1990’s
Data transmission: up to 40kbps

- Phone calls
- Text messages

2000 – 2020
Data transmission: 20 Mpbs – 1Gbps

- Phone calls
- Text messages
- Internet
- HD video streaming
- Remote access to machines
- Video monitoring
- Services via smart phones
- Wireless networks

2020 and beyond
Data transmission: up to 20Gbps

- Phone calls
- Text messages
- Internet/Wireless
- HD video streaming
- Autonomous logistics
- Real-time data
- Internet of Things
- Remote working
- Gaming
- Remote Health

Today’s fibre network was built 20-35 years ago when data needs were much lower than they are today.

Its expected Australia’s tech-sector will contribute $250 billion to the Australian economy by 2030.[1]

Digital networks will become so entrenched in our individual lives that the roughly 3.6 internet-connected devices per person globally is likely to rise to more than 20.[2]

Future trends inform us that as we transition from a connected world to a digitised world, requirements for data are going to continue to increase and we need to have the appropriate digital infrastructure to support this fundamental transformation.

[1] Why_Australia_Digital_Technology_2023.pdf (globalaustralia.gov.au)

[2] https://www.macquarie.com/au/en/perspectives/digital- infrastructure-three-waves-three-opportunities.html

We’re building a bigger and better highway

InfraCo

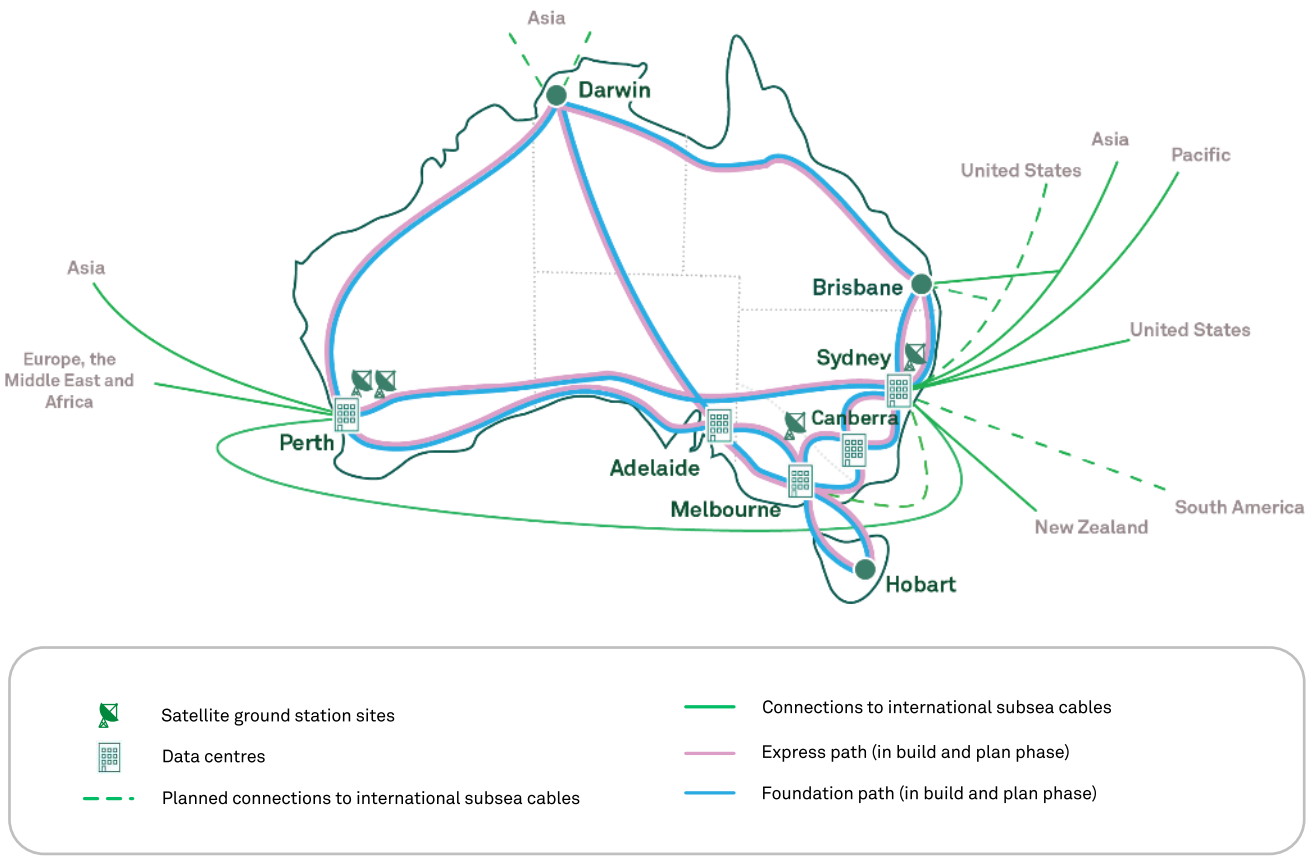
Like a congested highway, more demand than capacity slows everything down, so we’re building a new highway with up to six times today’s capacity.

We’re also building on and off ramp infrastructure to allow for future connectivity to regional and remote areas.

Our Intercity fibre network will enable transmission rates of up to 650Gbps. It will also deliver express connectivity between capital cities of up to 55Tbps per fibre pair capacity compared to today’s 8.8Tbps per fibre pair.

Telstra InfraCo intercity
fibre network overview

InfraCo



Regional connectivity

InfraCo is building two separate sheathed cables across Australia, connecting all capital cities.

- Express path fibre (Pink Cable)
- Foundation path fibre with regional access points (Blue Cable)

Foundation Fibre Path

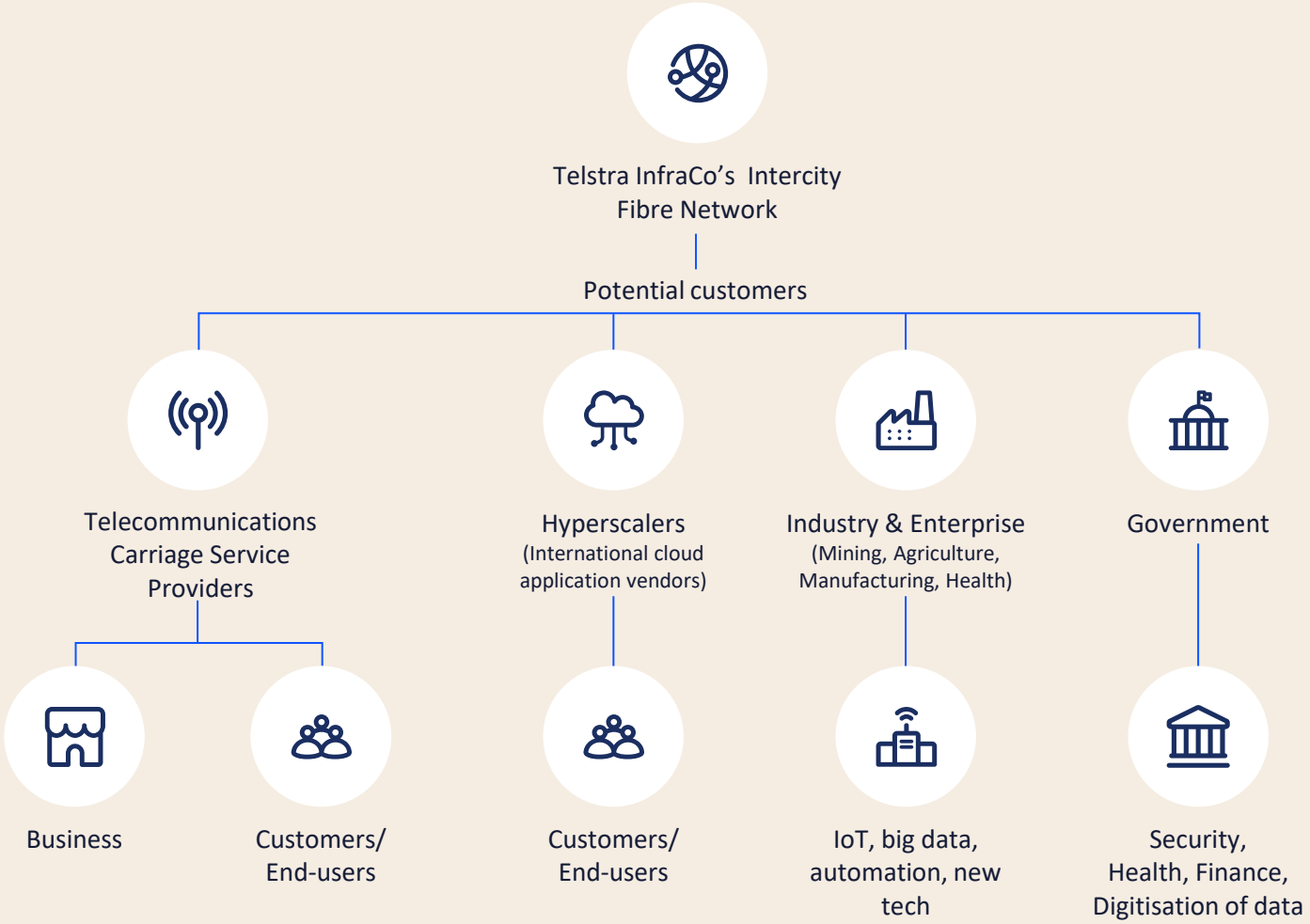
Low-latency fibre with on/off ramps to allow for future connectivity to regional and remote areas along the pathway.

144

Fibres in each cable

Telstra InfraCo's Intercity fibre network potential distribution channels

InfraCo



Enabling innovation, productivity and growth

InfraCo

Industrial automation

New technologies from autonomous machines and robots are optimising industry practices in industries including mining, agriculture, manufacturing and healthcare.

Big data analysis

High capacity and low-latency connectivity are necessary to enable access to real-time big data that allow for immediate decision making.

AI and the IoT

Industries utilising AI and the IoT to improve productivity, sustainability and economic growth will rely on high-speed, low-latency fibre networks.

Enabling the optimisation of healthcare delivery across Australia

InfraCo

Remote and virtual healthcare

The virtualisation of healthcare and medical-technology is moving ahead at pace.

Increasing demand for remote services

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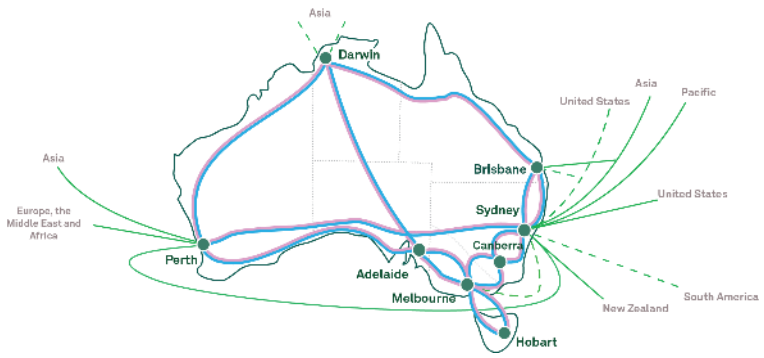

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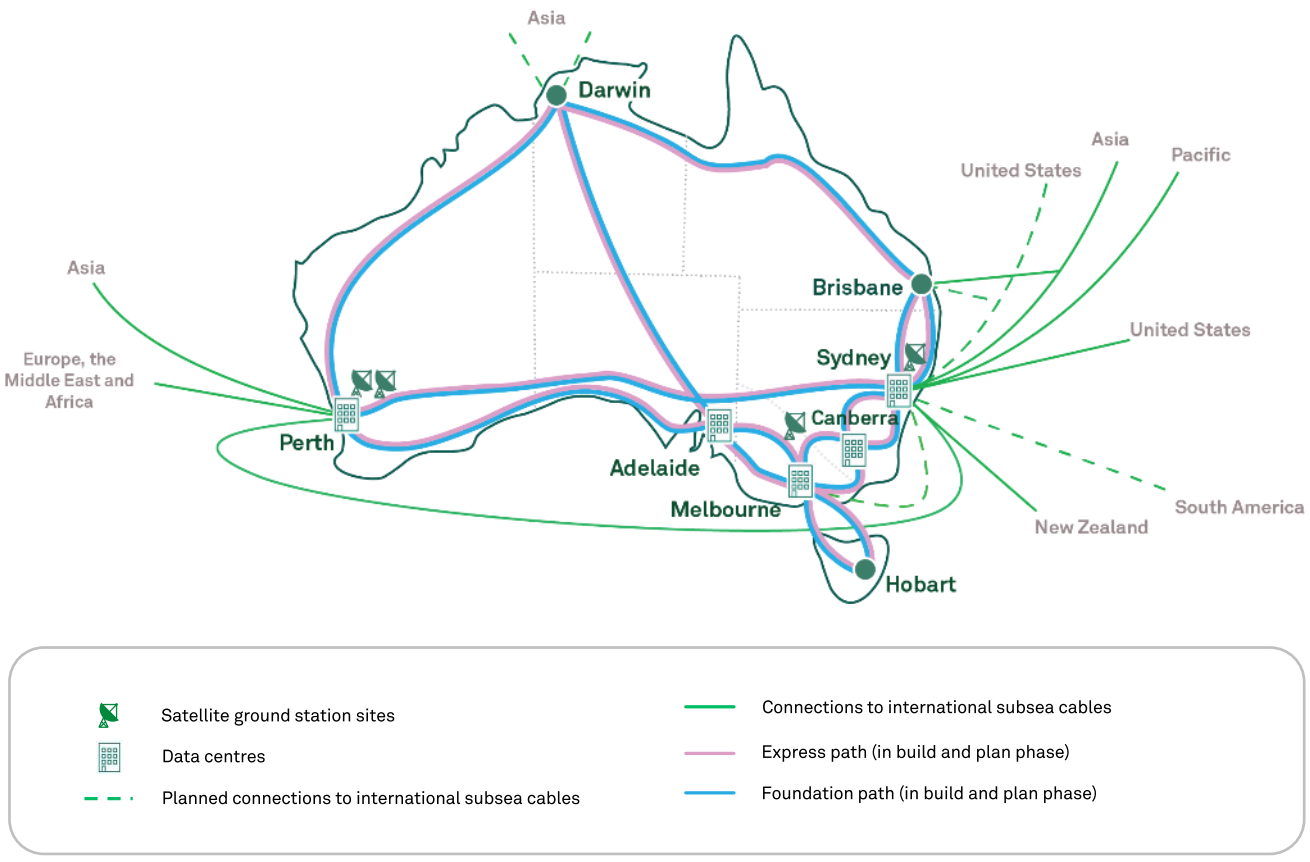

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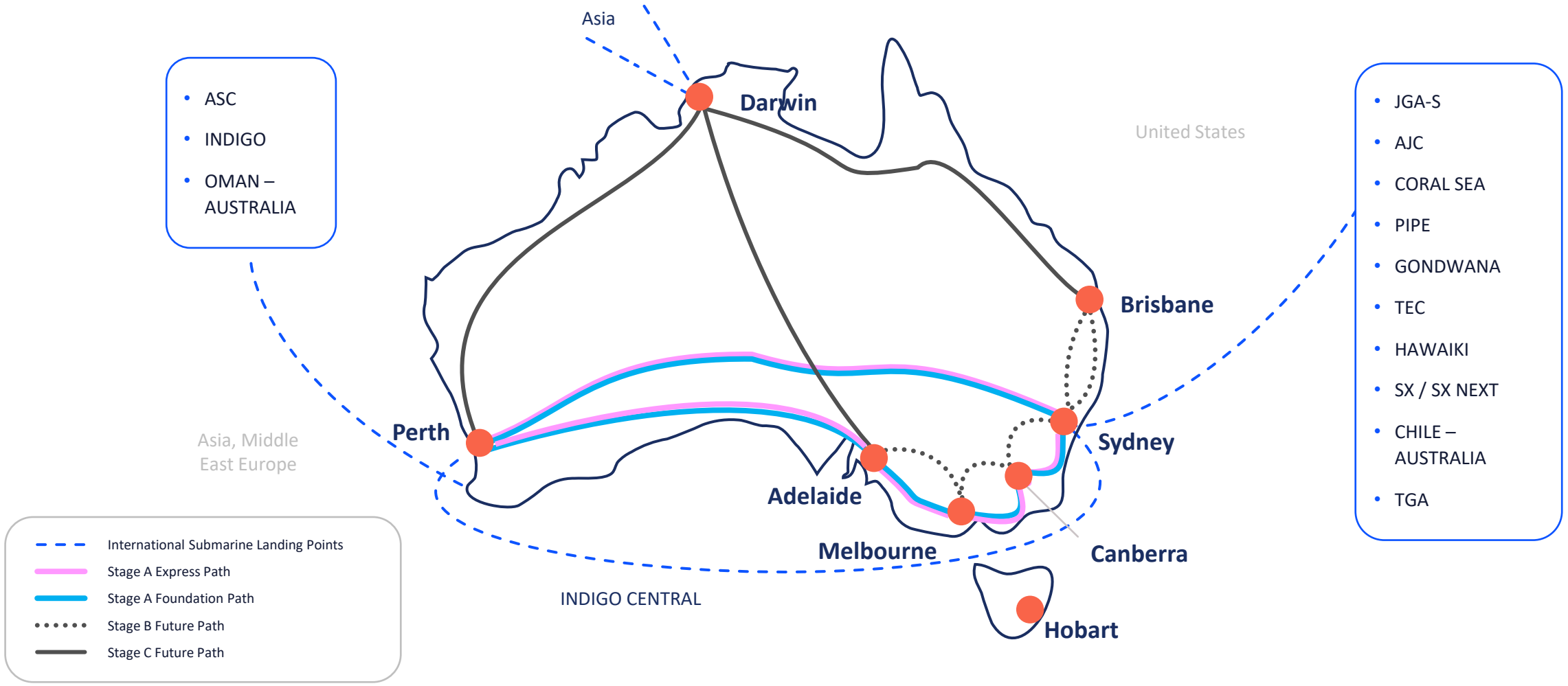

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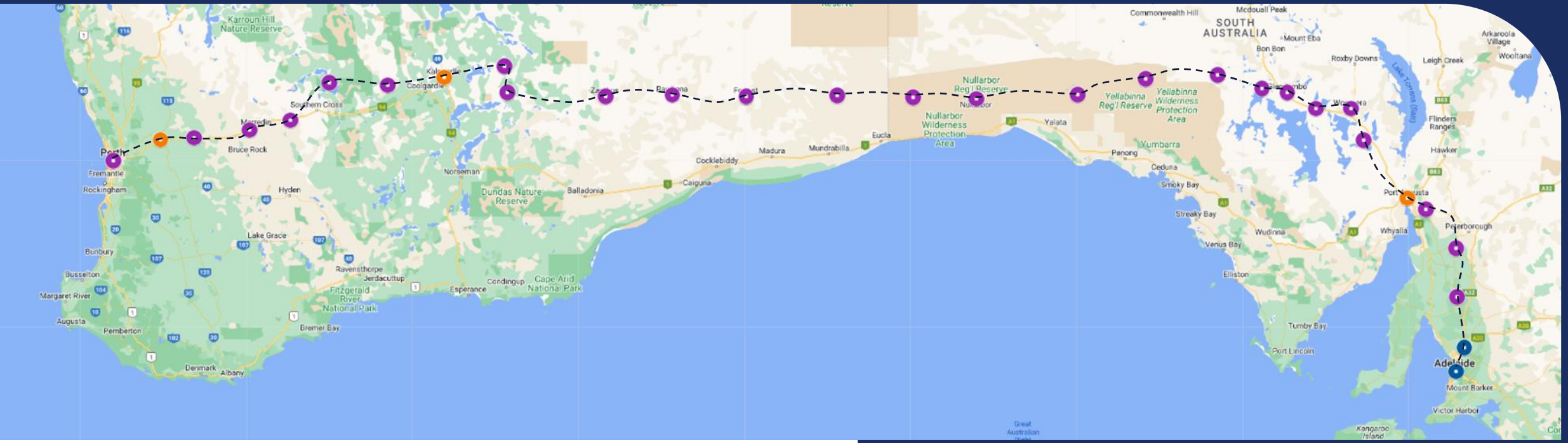

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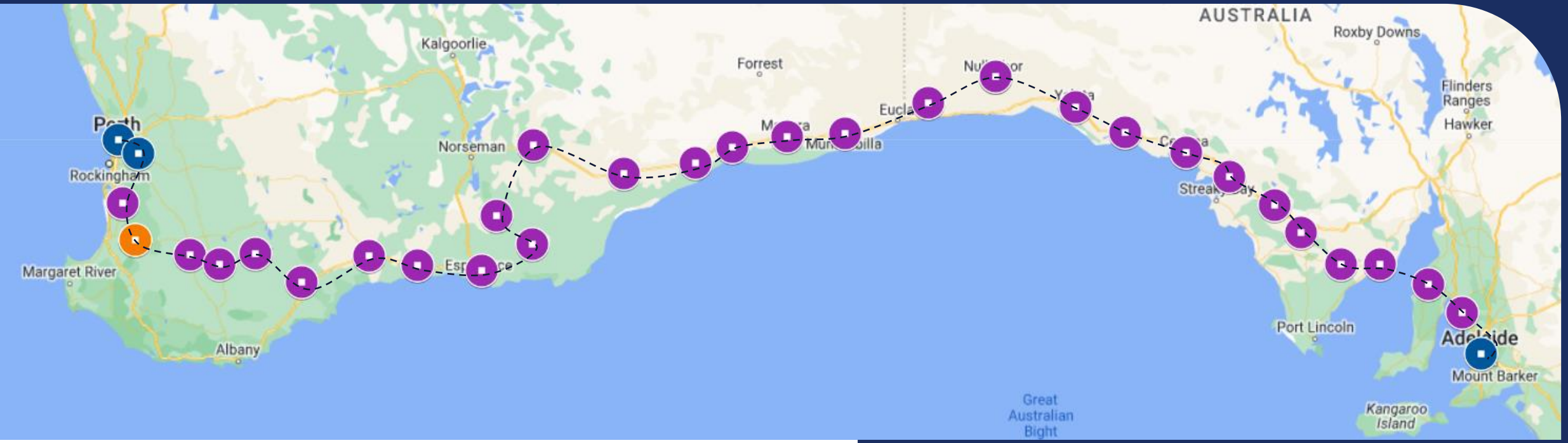

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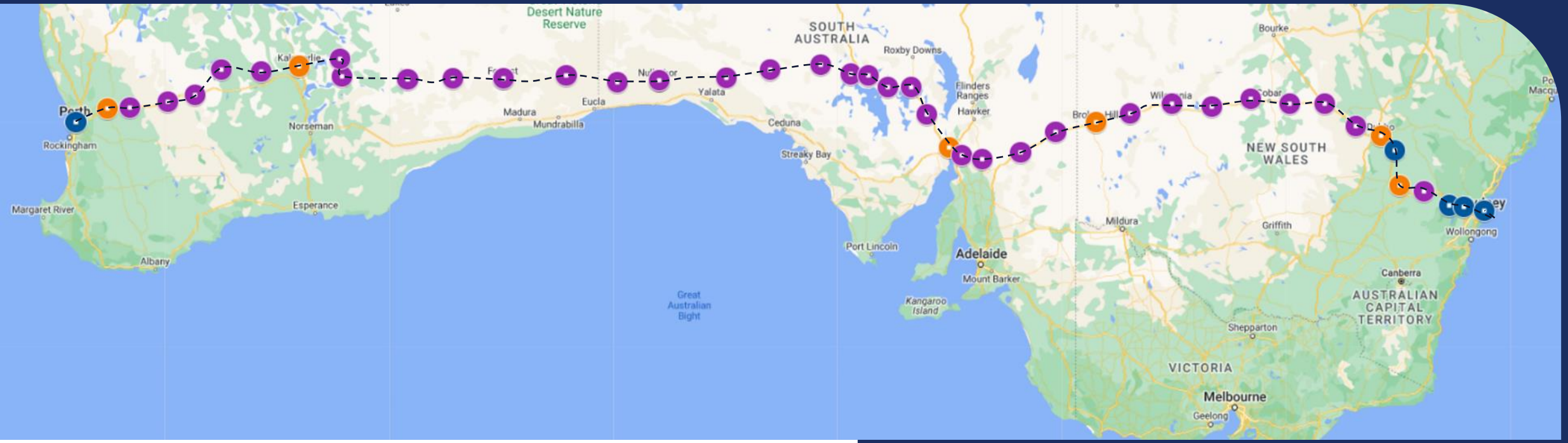

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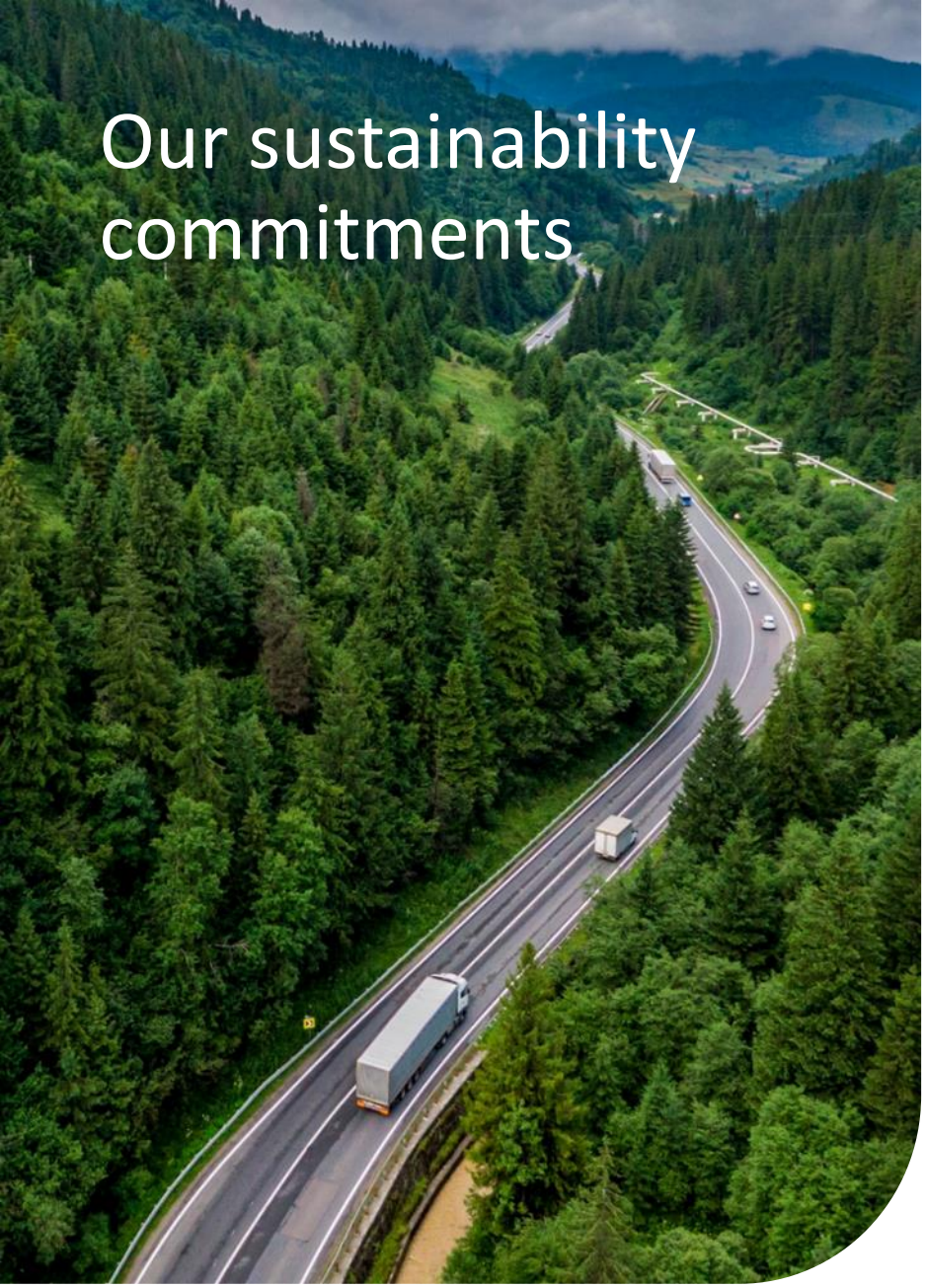

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