

## **5.2 T210617 PA - Use and Development of the Land for a Telecommunications Facility and Associated Works at 1015 Manks Rd, Dalmore**

**Responsible GM:** Lili Rosic  
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### **Recommendation(s)**

That Council issue a Notice of Decision to Grant a Permit for the use and development of the land for a Telecommunications Facility at L1 TP142357, 1015 Manks Road, Dalmore VIC 3981, subject to the following conditions:

#### **Plans required:**

1. Before the use and development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the amended development plans prepared for Stillmark Telecommunications Ltd, Rev B-1, dated 28/09/21 submitted with the application but modified to show:
  - a. The monopole and equipment shelter to be painted 'Eucalyptus green' or a similar neutral colour.
  - b. Setbacks from all property boundaries shown correctly to scale and fully dimensioned.
  - c. The location, width and construction material for the driveway required to access the facility.
  - d. A landscape plan in accordance with Condition 2.
  - e. Fencing around the facility to be a minimum of 50 percent open style in accordance with Condition 16.
  - f. Any other changes to plans required by Condition 13.
2. Before the development starts, a landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must provide a landscape buffer immediately surrounding the fenced Telecommunications Facility, and must be drawn to scale with dimensions. The plan must show:
  - a. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.

- b. Species must be compatible with the surrounding farming activities and must not contain or be contaminated with any environmental or horticultural weeds.

**Prior to Commencement:**

3. Before works start, a fence must be erected around any tree within 15 metres of the proposed buildings and works. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of  $12 \times$  the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the Responsible Authority. The protection fence must be constructed of chain mesh or similar, to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
  - a. vehicular access.
  - b. trenching or soil excavation.
  - c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
  - d. entry and exit pits for underground services.
  - e. any other actions or activities that may result in adverse impacts to retained native vegetation.

**Secondary Consent:**

4. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

**Amenity:**

5. The site must be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance.
6. The exterior colour and cladding of the telecommunication facility must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the equipment shelter, including the roof, must be of a non-reflective nature.
7. Electromagnetic energy emissions must comply with the Australia Radiation Protection and Nuclear Safer Agency (ARPANSA) (or as amended).

**Earthworks:**

8. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
9. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.

**Landscaping installation:**

10. Within three (3) months of the Telecommunications Facility being completed the landscaping as shown on the endorsed landscaping plan must be carried out and completed to the satisfaction of the Responsible Authority.

**Maintenance of Landscaping:**

11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.

**Removal of redundant infrastructure**

12. If the telecommunications facility becomes redundant, all infrastructure associated with the facility must be removed and the area reinstated to the satisfaction of the Responsible Authority. All works to comply with this condition must be completed within three (3) months of the facility ceasing to operate and must be at the expense of the permit holder.

**Melbourne Water:**

13. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must show:
  - a. Finished floor levels of the equipment cabin must be set no lower than 600mm above the surrounding natural surface levels.
  - b. a notation stating all electrical equipment is located above the applicable flood level
14. Finished floor levels of the equipment cabin must be constructed no lower than 600mm above the surrounding natural surface levels.
15. Any electrical equipment associated with the works must be located above the applicable flood level of 3.37 metres to AHD.
16. Any new fencing must be 'open style' a minimum of 50% of construction to allow for the conveyance of floodwaters.

**Expiry:**

17. A permit for the use and development of land expires if –
  - a. the development does not start within two (2) years after the issue of the permit; or
  - b. the development is not completed within four (4) years after the issue of the permit; or
  - c. the use does not start within two (2) years of the completion of the development; or
  - d. the use is discontinued for a period of two (2) years.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition

**Notes:**

- i. Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development (including boundary fencing) complies with the Building Act and Building Regulations.
- ii. A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.

**Melbourne Water Notes:**

- iii. The applicable flood level is 300mm above the natural surface levels.
- iv. This property will also be affected by any incremental mean sea level rise associated with climate change predictions. The flood level for Western Port is 3.37 metres AHD.

**Attachments**

1. Locality Map [5.2.1 - 1 page]
2. Current Plans and Documents [5.2.2 - 38 pages]
3. CONFIDENTIAL - Copies of Objections - Circulated to Councillors only [5.2.3 - 10 pages]
4. CONFIDENTIAL - Applicants Response to Objector Concerns [5.2.4 - 4 pages]

**Executive Summary**

<b>APPLICATION NO.:</b>	T210617
<b>APPLICANT:</b>	Stilmark Group
<b>LAND:</b>	L1 TP142357, 1015 Manks Road, Dalmore VIC 3981
<b>PROPOSAL:</b>	Use and development of the land for a Telecommunications Facility
<b>PLANNING CONTROLS:</b>	Zone: <ul style="list-style-type: none"> <li>• Special Use Zone – Schedule 1</li> </ul> Overlays: <ul style="list-style-type: none"> <li>• Land Subject to Inundation Overlay</li> </ul>
<b>NOTIFICATION &amp; OBJECTIONS:</b>	Pursuant to Section 52 of the <i>Planning and Environment Act 1987</i> , the application was advertised by the placing of a sign on site and sending notices in the mail to nearby property owners.  Six (6) objections were received.



<b>KEY PLANNING CONSIDERATIONS:</b>	<ul style="list-style-type: none"> <li>• Compliance with 'A Code of Practice for Telecommunications Facilities in Victoria'</li> <li>• Proximity to dwellings</li> <li>• Visual impact</li> <li>• Site location</li> <li>• Protecting agricultural land</li> <li>• Land subject to inundation (Flooding)</li> </ul>
<b>RECOMMENDATION:</b>	Notice of Decision to Grant a Permit

### Background

There is no relevant planning history for this site.

The site is currently occupied by a freezing and cool storage facility.

### Subject Site



The site is located on the northern side of Manks Road Dalmore. It is located on the corner with Rices Road located on the western side of the site.

There is one vehicle crossing from Manks Road near the south-west corner of the land and an additional three vehicle crossings located along the western boundary to Rices Road.

The site currently contains a dwelling and associated outbuilding, a freezing and cool storage facility and a large dam.

The topography of the land is relatively flat.

There are no title restrictions affecting the subject site.

The site is located within an area subject to Aboriginal Cultural Sensitivity, however, in accordance with the Aboriginal Heritage Regulations, 2018, the proposal is not considered a 'high impact activity' and therefore, a Cultural Heritage Management Plan (CHMP) is not required to be prepared.

The main characteristics of the surrounding area are:

- North: Directly north of the site is part of 1035 Manks Road containing a large crop raising property, with an associated dwelling and a dam. Further north are other crop raising properties located along Rices Road.
- South: Directly south of the site is Manks Road. Further south are other crop raising properties, most of which also contain associated dwellings.
- East: Directly east of the site is 1035 Manks Road (described above). Further east are more crop raising properties, as well as Lower Gum Scrub Creek.
- West: Directly east of the site is Rices Road. Across Rices Road are more crop raising and agricultural properties, some of which also contain associated dwellings.



## Relevance to Council Plan



#### 4.1 We support our productive land and employment land to grow local industries

4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth.

#### 5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

### Proposal

The application is for the use and development of a Telecommunications Facility to provide improved mobile and data service coverage for Dalmore and the surrounding area.

The applicant suggests that there is a need for this facility given that the nearest existing NBN capable telecommunications facility (located off Tooradin Station Road) is more than 3.5 kilometres away and the existing mobile phone base stations are even more distant, with the closest, a Telstra facility, some 3.8km to the north. Other facilities are located at a distance away in Koo Wee Rup.



Figure 1: Locations of nearby telecommunication facilities (Orange squares)

The applicant states that it is not possible to adequately and efficiently service the area around the proposed location from these existing facilities. Data services, in particular, are unreliable and throughput speeds slow. Due to the numerous businesses and rural residential

properties within the surrounding area, the applicant contends it is imperative that a new telecommunications facility be installed to service the exponential demand in mobile telecommunications services into the future.

The site has been chosen as it is directly in the centre of these existing facilities and therefore, can provide the greatest and most efficient coverage of this area.

The facility is proposed to be located in the north-east portion of the site, approximately 75 metres from the cold store buildings, with a minimum setback of approximately 138 metres from the Rices Road frontage (west), over 20 metres from the eastern boundary and approximately 240 metres from the Manks Road frontage (south).



Figure 2: Proposed siting

The infrastructure will be located in a compound area of 10 metres by 12 metres. The telecommunications facility will comprise a 30-metre monopole with triangular headframe and three (3) panel antennas, with ancillary components including an outdoor equipment cabinet and chain wire fencing.

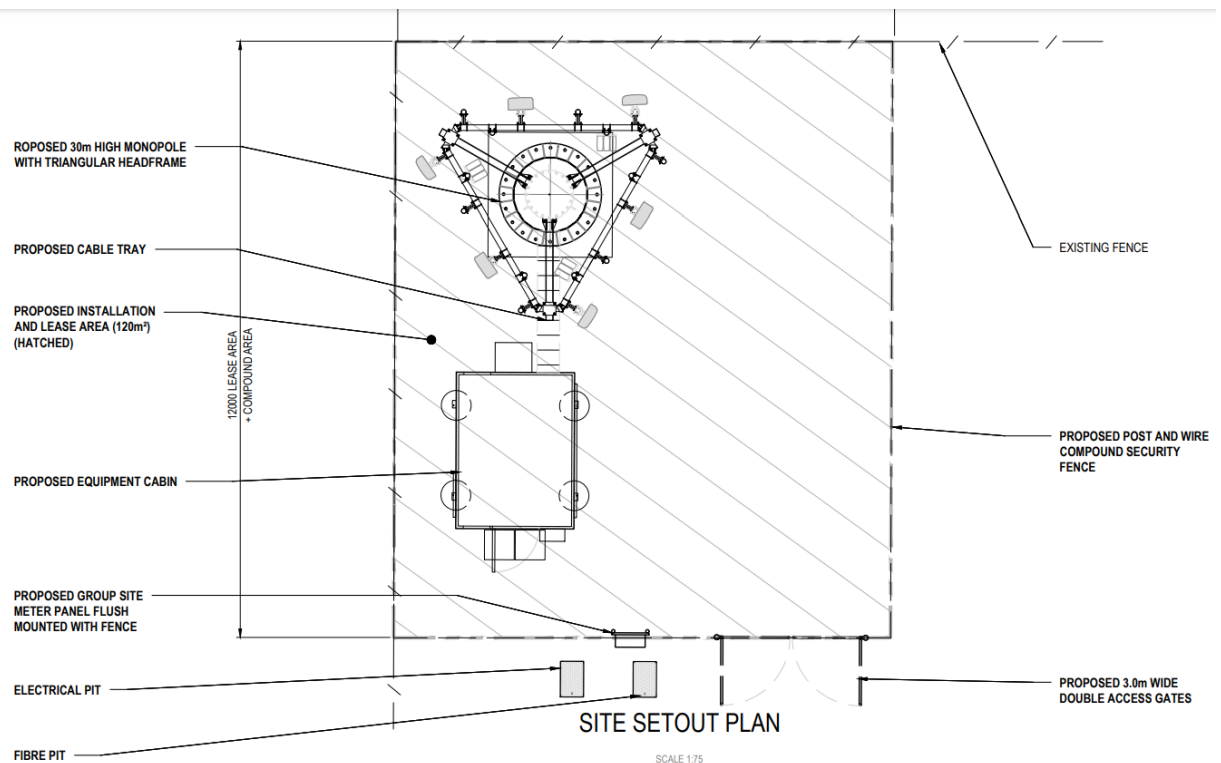


Figure 3: Site Setout Plan

The specific components of the proposed installation are described below:

- a 30-metre-high monopole with headframe;
- a new headframe mounted at the top of the monopole to accommodate three (3) future panel antennas;
- a new 3.15 metre by 2.38 metre equipment shelter (equipment cabinet) located at the base of the monopole; and
- a 1.8-metre-high chain wire security fenced compound around the proposed facility.

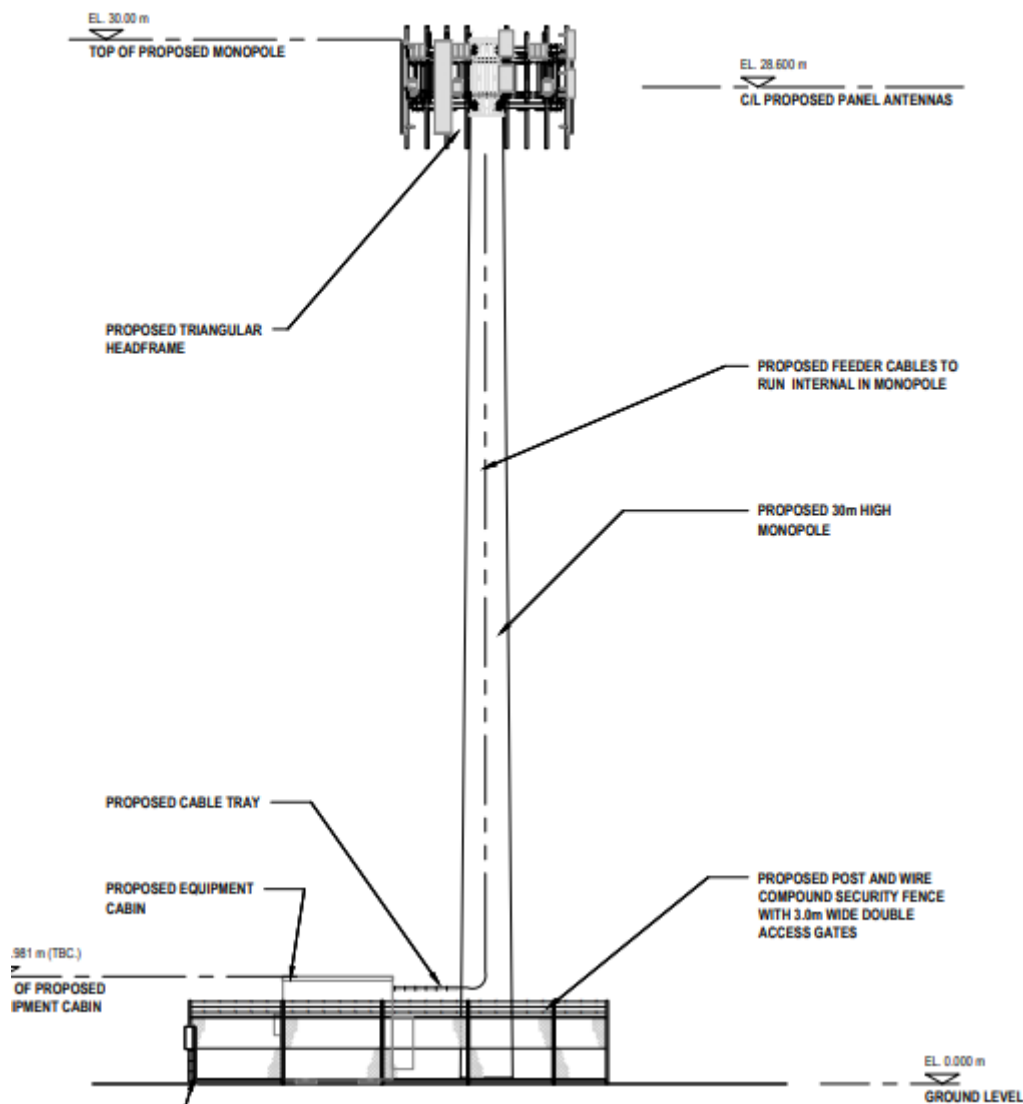


Figure 4: Proposed elevation

The compound will be accessed from Rices Road via an existing crossover. A new internal driveway will be constructed to access the facility.

No vegetation removal is proposed.

## Planning Scheme Provisions

### Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11.01-1S Settlement
- Clause 11.01-1R Green Wedges – Metropolitan Melbourne
- Clause 12.05-1S Landscape
- Clause 13.03-1S Floodplains

- Clause 13.07-1S Land use compatibility
- Clause 14.01-1S Protection of agricultural land
- Clause 19.03-4S Telecommunications
- Clause 19.03-4R Telecommunications – Metropolitan Melbourne

### **Local Planning Policy Framework (LPPF)**

The relevant clauses of the LPPF are:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision
  - Clause 21.01-3 Key Issues: Infrastructure
- Clause 21.02-1 Catchment and coastal management
- Clause 21.02-2 Landscape
- Clause 21.03-4 Rural townships
- Clause 21.04-1 Employment
- Clause 21.04-2 Agriculture
- Clause 21.05-1 Infrastructure provision
- Clause 22.05 Westernport Green Wedge Policy

### **Relevant Particular/ General Provisions and relevant incorporated or reference documents**

The relevant provisions/ documents are:

- Clause 51.02 Metropolitan Green Wedge Land: core planning provisions
- Clause 52.19 Telecommunications Facility
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions
- Clause 71.02-3 Integrated Decision Making
- Cardinia Western Port Green Wedge Management Plan (May 2017)

### **Planning Permit Triggers**

The proposal requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 37.01-1 (SUZ1) a planning permit is required to use the land for a Utility installation (Telecommunications facility).
- Pursuant to Clause 37.01-4 (SUZ1) a planning permit is required to construct or carry out works.
- Pursuant to Clause 44.04-2 (LSIO) a planning permit is required to construct or carry out works.

### **Public Notification**

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining and nearby land.
- Placing one sign on the site facing Manks Road.



The notification has been carried out correctly, and the statutory declaration has been submitted to Council on 11 November 2021.

Council has received six (6) objections to date.

The main concerns raised by the objections are:

- Negative visual impacts to the landscape and rural character of the area;
- Negative impacts on important agricultural land;
- The close proximity of dwellings to the proposed telecommunications facility;
- Health impacts;
- Loss of property value; and
- Alternative locations.

## Referrals

### External Referrals/Notices:

Referrals/ Notice	Referral Authority	Brief summary of response
Section 55 Referrals	Melbourne Water [Determining]	No objection (subject to conditions)
Section 52 Notices	N/A	

### Internal Referrals:

Internal Council Referral	Advice/ Response/ Conditions
N/A	Standard landscaping and engineering conditions are to be placed on the permit.

## Discussion

The proposal for the use and development of the land for a Telecommunications Facility is considered generally consistent with the aims and objectives of the objectives of the Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, as well as the zone and overlay which apply to the subject site as discussed below.

### **Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS)**

Several state and local policies are relevant to this application.

Whilst sometimes it is perceived that farming areas do not have a 'landscape character', the Special Use Zone (Schedule 1) in which the site sits, does recognise that there is a farming character of the area and asks the Responsible Authority to consider the impact of buildings and works on the character or appearance of the area.



Therefore, Clauses 12.05-2S (Landscape) and 21.02-2 (Landscape), which aim to protect landscapes and significant open spaces that contribute to the character, identity and sustainable environments and ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation is relevant to the application.

Additionally, the impact that the use, along with the buildings and works may have on the agricultural productivity of the area should also be considered. Clause 11.01-1R (Green wedges) aims to protect the green wedges of metropolitan Melbourne from inappropriate development, with specific strategies including the protection of areas of environmental, landscape and scenic value and support for development that provides for environmental, economic and social benefits.

The need for these types of facilities and the benefit they provide to the wider community must also be taken into consideration. Clause 19.03-4S (Telecommunications) aims to facilitate the orderly development, extension and maintenance of telecommunication infrastructure. The clause aims encourage the continued deployment of broadband telecommunications services and ensure that modern telecommunications facilities are widely accessible to business, industry and the community.

The provision of infrastructure to meet the needs of the existing and future community is also highlighted as a key issue in Clause 21.01 (Cardinia Shire Key Issues and Strategic Vision), and reinforced by Clause 21.05-1 (Infrastructure provision), which encourages the provision of high capacity telecommunications infrastructure.

Although the proposal will be visible within a generally agricultural and rural landscape, this infrastructure is not uncommon within the wider site context. The simple design of the facility together with a requirement for screen planting will minimise the impact on the rural landscape and provides an appropriate balance between the policy directions of the provision of appropriate telecommunications for the immediate and wider area and the impacts on the surrounding landscape.

### **A Code of Practice for Telecommunications Facilities in Victoria**

In line with the decision guidelines outlined at Clause 52.19-6 (Telecommunications Facility), the principles for the design, siting, construction and operation of a telecommunication facility must be assessed against 'A Code of Practice for Telecommunication Facility in Victoria'. Each principal of this code has been addressed as follows:

#### *Principle 1: A telecommunication facility should be sited to minimise visual impact*

At a maximum height of 30 metres it is acknowledged that the monopole tower component of the facility will be visible from land outside of the subject site. However, as highlighted in the VCAT decision, *White v Ballarat CC [2014]* the simple visibility of the tower from surrounding land does not mean that there is an unacceptable planning or visual impact.

It is considered by Council officers that the location of this telecommunication facility is appropriately placed. The proposed compound is sited approximately 75 metres from the cold store buildings on the subject site, with a minimum setback of approximately 138 metres from the Rices Road frontage (west), over 20 metres from the eastern boundary and approximately 240 metres from the Manks Road frontage (south). The facility will be setback approximately 290 metres from the nearest dwelling to the south and all other dwellings are a minimum of 300 metres away. As well as being a strategic location to ensure efficient coverage is provided, the monopole has been sited inside towards the rear of the allotment to reduce the scale of the structure from the surrounding properties and the road as much as possible. Additionally,

given the flat terrain, the shortest possible monopole has been proposed, along with the slimline monopole design, in lieu of the bulkier lattice style.

The applicant states in its submission that the reasons for selecting this site are as follows:

- The facility is proposed to cater for a projected future need by the carriers in this area (and forms part of a larger strategic program across the South-East region of Victoria).
- The coverage in the area is generally poor and there are no mobile phone base stations within three-and-a-half kilometres of the proposed location.
- It is not possible to adequately and efficiently service the area around the proposed location from existing facilities. Data services, in particular, are unreliable and throughput speeds slow. Due to the numerous businesses and rural residential properties within the surrounding area, it is imperative that a new telecommunications facility be installed to service the exponential demand in mobile telecommunications services into the future;
- The site location benefits from the flat terrain of the area allowing for the smallest structure possible to be used to delivery service to the surrounding community;
- The site is centrally located between existing facilities, which provides an opportunity to provide efficient coverage and reduces the proliferation of telecommunication towers in the landscape;
- The proposal is not considered to cause unreasonable amenity impact within the rural landscape context of the site; and
- The proposal is not considered to cause unreasonable impacts on the availability of farming land, nor cause any unreasonable impacts to the neighbouring farming pursuits.

When discussing Principle 1, in regards to the previously highlighted *White v Ballarat CC [2014]*, Council was directed to consider aspects such as distances of the facility from the road, viewing points, and extent of any vegetation in the vicinity to obscure the pole. The VCAT decision also states that minimising an adverse impact on visual amenity does not mean that the telecommunication pole must be sited so that it cannot be seen by most or many people. Visibility cannot be equated to adverse visual impact. It is the extent to which a development is compatible with the particular location and how policies seek to guide change that is most relevant.

A proposed 30m slim line tower is to be used rather than other types of facilities, such as a lattice tower. The design and construction materials are considered less visually intrusive than existing telecommunications facilities in the area, like the tower approved by Planning Permit T160015 at 310 Tooradin Station Road, which has been constructed in the lattice style, to an overall height of 40 metres, and a monopole at Cardinia Road (approved by Planning Permit T160014) which has been constructed to a height of 40 metres.

Whilst it is acknowledged that the facility will be visible from adjoining land given the overall 30 metre height, the visual impact is not unreasonable in this rural context given its slimline design and appropriate setbacks and siting. The location of the facility will still allow for expansive, open views to be maintained from adjoining and opposite land.

Additionally, being setback a substantial distance off Manks Road and Rices Road and over 290 metres from the nearest dwelling, should ensure that the facility is less intrusive in the landscape.

The applicant has stated that the proposed monopole is the smallest structure capable of meeting coverage and operational objectives. Having regard to the above, it is considered that the siting of the facility is appropriate.

*Principle 2: Telecommunication facilities should be co-located wherever practical*

In terms of future requirements, the coverage in the area is generally poor and there are no mobile phone base stations within three-and-a-half kilometres of the proposed location.

The applicant contends that the new facility is well placed to allow for new and improved coverage and services to the area, which includes parts of Dalmore, as well along Manks Road and Dalmore Road. As stated above, it has been centrally located between three (3) existing towers within approximately 3.5 kilometres of the site. The proposed location has been chosen to maximise the efficiency of coverage and therefore reduce the need for multiple facilities within the area.

Given the lack of existing telecommunications infrastructure and other tall structures in the area, collocation is also not an option for addressing future requirements and a new structure will be required.

*Principle 3: Health standards for exposure to radio emissions will be met*

In accordance with *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*, a telecommunications facility must be designed and installed so that the maximum human exposure levels to radio frequency emissions comply with *Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz*, Arpana, May 2002.

As with all mobile telecommunications facilities in Australia, the proposed facility is required to comply at all time with the relevant Radiation Protection Standard, and once operational, must have this compliance certified by an accredited body.

*Principle 4: Disturbance and risk relating to siting and construction should be minimised*

Excavation will be required to install the footings for the monopole and the fencing. Other than this, the only other works proposed are those required by Melbourne Water for the equipment building to ensure it is constructed a minimum of 600mm above natural surface level for flood protection. Standard engineering conditions will be placed on any permit to ensure erosion and drainage will be appropriate for the site.

In addition to these principles, the decision guidelines of Clause 52.19-5 also ask the Responsible Authority to consider (as appropriate) the effect of the proposal on adjoining land, and if the proposal is located in an overlay listed, the decision guidelines of that said overlay.

The proposal is not located within any of the overlays listed, therefore this decision guideline has not been considered.

As discussed above, the effect the proposal may have on adjoining land in terms of visual and health impacts has been considered above. The effect the proposal may have on other important aspects of the surrounding land, including the impact to the horticultural significance of the Special Use Zone (Schedule 1) and the potential for flood impacts outlined by the Land Subject to Inundation Overlay are considered below.

**Consideration of the agricultural/ horticultural context of the site**

The subject site is located within the Special Use Zone – Schedule 1 and therefore particular consideration must be given to the impacts that a Telecommunications facility may have on the horticultural productivity of the site and the surrounding sites.

In terms of the use, the site is currently utilised for freezing and cool storage within the broader horticultural area. It is not currently farmed for horticultural purposes. However, although the site is not currently utilised for horticultural pursuits, consideration to the impacts on any future use of the site for horticultural pursuits must be considered. The proposed buildings and works are consistent with the setback requirements of the Special Use Zone (Schedule 1) with the tower being 20 metres from a boundary, the size of the works is considered minor, and well under the 200sqm specified by the Zone. In terms of any loss to agricultural land, the facility and driveway will occupy less than 0.002 percent of the 7.7Ha site.

Additionally, given the large setbacks from the surrounding road network and nearby dwellings, the facility is considered to be less visually intrusive on the landscape, than if it were to be located closer to the dwellings or road.

The use of the land for this purpose is also considered acceptable given the rural nature of the area and lack of telecommunication facilities within 3.5 kilometres of the site, and given that this type of use is supported in all Zones by Planning Policy where any negative impacts from the buildings and works can be minimised.

Overall, the proposed facility is considered to positively contribute to the horticultural and agricultural businesses within the area by providing more efficient and widespread telecommunications coverage that is currently lacking.

**Consideration of the potential impacts of flooding on the site**

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

As the entire site is covered by the LSIO it is not possible for the proposed facility to be located on flood-free land or land with a lesser hazard outside this overlay. Pursuant to Section 55 of the Act the application was referred to Melbourne Water, who had no objection to the proposal, subject to amended plans being submitted to show:

- The finished floor level of the equipment building being constructed at 600mm above the surrounding natural surface levels.
- A notation stating all electrical equipment is located above the applicable flood level.

Melbourne Water also require that any new fencing installed must be open style (a minimum of 50% open) to allow for the conveyance of flood waters.

The facility takes up a relatively small portion of land and with the construction of an open style fence, should not negatively affect the passage or storage of flood waters across the site.

Given that Melbourne Water had no objection to the proposed development, it is considered that proposed facility will not increase the potential risk to life, health or safety a 1 in 100 Year flood poses, and will not affect or obstruct floodwater, stormwater or drainage over the property, subject to their conditions being met.

### **Response to objections**

#### Loss of property value

Some objector's submissions raised issues surrounding loss of property value. Loss of property value is not considered an objection on planning merit, and therefore, cannot be considered by Council.

However, it is considered that having better access to telecommunications within a rural area such as this to be a positive.

#### Alternative locations

Some objections raised the possibility of other more suitable sites as they would have less amenity impact, such as locating the facility closer to the existing cold stores on the site.

A suggestion to move the facility closer to the existing buildings on the site was also considered, however Council was advised that the landowner has plans to extend the cool rooms and therefore, locating the facility behind or nearby their northernmost building was not possible. Council has asked the applicant to explore alternative locations, and whilst they have advised that there may be other locations that could be considered to resolve some of the objectors' concerns, these locations would then have more of an impact and be closer to other dwellings.

Based on the central location and large setbacks from neighbouring dwellings afforded by the currently proposed location, it is considered that the location as proposed offers the greatest protection from visual and amenity impacts, whilst considering the optimal location to provide the level of coverage required.

#### Visual Impact

Several objectors consider that the proposal will have negative visual impacts to the landscape and rural character of the area. Whilst it is acknowledged that the facility will be visible from adjoining land, it is not considered to have an unreasonable adverse impact given the setbacks from title boundaries and nature of the surrounding rural allotments. The facility will be setback approximately 290 metres from the nearest dwelling to the south and all other dwellings are a minimum of 300 metres away. As previously stated, the findings of *White v Ballarat CC [2014]*, determined that the simple visibility of the tower from surrounding land does not mean that there is an unacceptable planning or visual impact.

As discussed, the applicant has sought the shortest possible tower to service the required area and has proposed a monopole instead of a lattice tower to further reduce visual bulk.

A condition can be placed on any permit issued requiring screen planting around the proposed development to obscure the lower form of the development. The simple form of the structure combined with a condition requiring landscaping of the compound will help to minimise impact on the immediate and wider site context.

A condition of approval will require that external materials must be non-reflective.

### Impacts to agriculture/ loss of agricultural land

Several objections raised concerns about the potential for this type of use introducing more non-agricultural uses, as well as the physical loss of agricultural land from the footprint of the facility and its associated infrastructure.

As discussed above, the facility and driveway will occupy less than 0.002 percent of the 7.7Ha site. The location of the facility is considered appropriate given that it is located nearby the existing buildings on the site, and its small footprint is unlikely inhibit any future horticultural use of the land due to its size or siting.

In addition, the site remains zoned Special Use Zone (Schedule 1) and the allowable land uses set out by this Schedule must still be adhered to. The planning scheme intentionally ensures that Telecommunication Facilities are not prohibited in any Zone and therefore, in many instances these proposal as considered appropriate.

The importance of protecting the Special Use Zone (Schedule 1) from inappropriate uses (such as residential uses) continues to be a priority when considering planning applications and therefore any application for the introduction of any use or works that are not in conformity with the objectives of this zone will continue to be assessed against these objectives as to whether it is suitable or not.

### Health risks

Several objectors have raised concerns over health risks associated with the facility.

As discussed above, telecommunication towers are required by law to comply with *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*. This legislation requires that telecommunications facilities must be designed and installed so that the maximum human exposure levels to radio frequency emissions comply with *Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz*, Arpana, May 2002.

This exposure range outlined by this report has been considered safe for humans.

Additionally, the applicant has provided an additional response to these concerns, explaining that:

*All mobile phone Carriers must strictly adhere to Commonwealth Legislation and regulations regarding mobile phone facilities and equipment administered by the Australian Communications and Media Authority (ACMA).*

*In 2020 the ACMA adopted a technical standard for exposure of the general public to RF EME from mobile base stations. The standard, known as the Standard for Limiting Exposure to Radiofrequency Fields – 100kHz to 300GHz (2021) RPS S-1 (Rev 1), was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is the same as that recommended by ICNIRP (International Commission for Non-Ionising Radiation Protection), an agency associated with the World Health Organisation (WHO).*

*Mobile carriers must comply with the Australian Standard on exposure to EME set by the ACMA.*

*Due to the specific mandated operational standards these facilities must comply with in Australia, the frequencies used do not impact the use or operation of medical devices or medical equipment. Mobile telecommunications base station facilities are*



*commonly installed on the rooftop of Hospitals and Medical Centres to assist in the provision of up-to-date mobile telecommunications technology.*

### **Decision Guidelines**

The proposal is consistent with the PPF and LPPF, the purpose of the zone, overlay and relevant provisions. The proposal does not undermine the orderly planning of the area and the siting, design and visual impact of the facility is considered appropriate when regard is given to the social and economic benefits provided by improved and enhanced telecommunications.

### **Conclusion**

The proposed facility, comprising a 30-metre-high monopole with attached antennas and equipment cabinets is to be located within the site so that it reduces visual amenity issues, whilst ensuring adequate coverage is achieved. The proposal satisfies the requirements of the Code of Practice for Telecommunications Facilities in Victoria, whilst also addressing coverage deficiencies within the local area.

The proposal is also consistent with the stated objectives of the Cardinia Planning Scheme and, in particular, Clause 52.19 relating to telecommunications facilities. It is not considered to have any unreasonable impact to the amenity of the surrounding area, although visible, has been sited and designed to provide an appropriate balance between visual impacts and the provision of improved services for the wider site context.

It is therefore recommended that a Notice of Decision to Grant a Permit be issued for Planning Permit Application T210617 for the Use and development of the land for a Telecommunications Facility and associated works at L1 TP142357, 1015 Manks Road, Dalmore VIC 3981 subject to the following conditions:

## Conditions

### Plans required:

1. Before the use and development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the amended development plans prepared for Stillmark Telecommunications Ltd, Rev B-1, dated 28/09/21 submitted with the application but modified to show:
  - a. The monopole and equipment shelter to be painted 'Eucalyptus green' or a similar neutral colour.
  - b. Setbacks from all property boundaries shown correctly to scale and fully dimensioned.
  - c. The location, width and construction material for the driveway required to access the facility.
  - d. A landscape plan in accordance with Condition 2.
  - e. Fencing around the facility to be a minimum of 50 percent open style in accordance with Condition 16.
  - f. Any other changes to plans required by Condition 13.
2. Before the development starts, a landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must provide a landscape buffer immediately surrounding the fenced Telecommunications Facility, and must be drawn to scale with dimensions. The plan must show:
  - a. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - b. Species must be compatible with the surrounding farming activities and must not contain or be contaminated with any environmental or horticultural weeds.

### Prior to Commencement:

3. Before works start, a fence must be erected around any tree within 15 metres of the proposed buildings and works. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of  $12 \times$  the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the Responsible Authority. The protection fence must be constructed of chain mesh or similar, to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written



consent of the Responsible Authority, within the tree protection zone, the following are prohibited:

- a. vehicular access.
- b. trenching or soil excavation.
- c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
- d. entry and exit pits for underground services.
- e. any other actions or activities that may result in adverse impacts to retained native vegetation.

**Secondary Consent:**

4. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

**Amenity:**

5. The site must be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance.
6. The exterior colour and cladding of the telecommunication facility must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the equipment shelter, including the roof, must be of a non-reflective nature.
7. Electromagnetic energy emissions must comply with the Australia Radiation Protection and Nuclear Safer Agency (ARPANSA) (or as amended).

**Earthworks:**

8. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
9. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.

**Landscaping installation:**

10. Within three (3) months of the Telecommunications Facility being completed the landscaping as shown on the endorsed landscaping plan must be carried out and completed to the satisfaction of the Responsible Authority.

**Maintenance of Landscaping:**

11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.

**Removal of redundant infrastructure**

12. If the telecommunications facility becomes redundant, all infrastructure associated with the facility must be removed and the area reinstated to the satisfaction of the Responsible Authority. All works to comply with this condition must be completed within three (3) months of the facility ceasing to operate and must be at the expense of the permit holder.

**Melbourne Water:**

13. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must show:
  - c. Finished floor levels of the equipment cabin must be set no lower than 600mm above the surrounding natural surface levels.
  - d. a notation stating all electrical equipment is located above the applicable flood level
14. Finished floor levels of the equipment cabin must be constructed no lower than 600mm above the surrounding natural surface levels.
15. Any electrical equipment associated with the works must be located above the applicable flood level of 3.37 metres to AHD.
16. Any new fencing must be 'open style' a minimum of 50% of construction to allow for the conveyance of floodwaters.

**Expiry:**

17. A permit for the use and development of land expires if –
  - e. the development does not start within two (2) years after the issue of the permit; or
  - f. the development is not completed within four (4) years after the issue of the permit; or
  - g. the use does not start within two (2) years of the completion of the development; or
  - h. the use is discontinued for a period of two (2) years.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition

**Notes:**

- v. Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development (including boundary fencing) complies with the Building Act and Building Regulations.
- vi. A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.

**Melbourne Water Notes:**

- vii. The applicable flood level is 300mm above the natural surface levels.
- viii. This property will also be affected by any incremental mean sea level rise associated with climate change predictions. The flood level for Western Port is 3.37 metres AHD.

**T210617 PA - Locality Map**

982.0 0 491.01 982.0 Meters

17-Jan-2022

Notes

1: 19,331

Data Source: State &amp; Local Government. © CARDINIA SHIRE COUNCIL





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## Application Summary

Portal Reference	A32148TR
------------------	----------

## Basic Information

Proposed Use	It is proposed to install a 30m high mobile telecommunications monopole, within a fenced security compound.
Current Use	The proposed site location is currently vacant land. The surrounding land is rural land with some business use.
Cost of Works	\$125,000
Site Address	1015 Manks Road Dalmore 3981

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached
Note: During the application process you may be required to provide more information in relation to any encumbrances.	

## Contacts

Type	Name	Address	Contact Details
Applicant	Chris Hayes Stilmark	37/37 Myrtle Street, Chippendale NSW 2008	W: 02-8405-7914 E: chris.hayes@stilmarkgroup.com
Owner	Matthew Sherer	1015 Manks Road, Dalmore VIC 3981	
Preferred Contact	Chris Hayes Stilmark	37/37 Myrtle Street, Chippendale NSW 2008	W: 02-8405-7914 E: chris.hayes@stilmarkgroup.com

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12    More than \$100,000 but not more than \$1,000,000	\$1,570.60	100%	\$1,570.60
<b>Total</b>			<b>\$1,570.60</b>

## Documents Uploaded

Date	Type	Filename
10-08-2021	Site plans	Cardinia South West Central - DSL.pdf
16-08-2021	A Copy of Title	1015 Manks Rd, Dalmore_Title.pdf
16-08-2021	Additional Document	Planning Statement - 1015 Manks Road, Dalmore.pdf
16-08-2021	Additional Document	CSWC - DA Consent (signed).pdf



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

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



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

**Email:** mail@cardinia.vic.gov.au



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





ePlanning

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

### Lodged By

Site User	Chris Hayes Stilmark	37 Myrtle Street, Chippendale NSW 2008	W: 02-8405-7914 E: chris.hayes@stilmarkgroup.com
Submission Date	16 August 2021 - 12:52:PM		

### Declaration

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



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

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



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

**Email:** mail@cardinia.vic.gov.au



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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 09880 FOLIO 239

Security no : 124092448319A  
Produced 14/09/2021 08:04 AM

## LAND DESCRIPTION

Lot 1 on Title Plan 142357A (formerly known as part of Lot 10 on Plan of Subdivision 008328).  
PARENT TITLE Volume 09157 Folio 804  
Created by instrument P007418U 10/02/1989

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SHERERHILL PTY LTD of WESTERNPORT RD HEATH HILL  
P733983V 02/04/1990

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB406708L 11/07/2002  
BENDIGO BANK LTD

CAVEAT AU703142Q 17/08/2021

Caveator  
STILMARK HOLDINGS PTY LTD ACN: 147919122  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
04/08/2021  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
MINTER ELLISON  
Notices to  
LEASING ADMINISTRATOR of 37-45 MYRTLE STREET CHIPPENDALE NSW 2008

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 TP142357A FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AU703142Q (E)		Registered	17/08/2021

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

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

Street Address: 1015 MANKS ROAD DALMORE VIC 3981

ADMINISTRATIVE NOTICES

Delivered from the LANDATA® System by InfoTrack Pty Ltd

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NIL

eCT Control      03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY  
Effective from 21/07/2017

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TITLE PLAN		EDITION 1		TP 142357A							
Location of Land  Parish: KOO-WEE-RUP Township: Section: Crown Allotment: 25(PT) Crown Portion:  Last Plan Reference: LP8328 Derived From: VOL 9880 FOL 239 Depth Limitation: NIL			Notations      ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information  ALL THAT  PIECE OF LAND IN THE PARISH OF KOO WEE RUP BEING PART OF LOT 10 ON PLAN OF SUBDIVISION NO.8328 AND BEING PART OF CROWN ALLOTMENT 25 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE ROAD SHOWN MARKED "A-1" AND TOGETHER WITH A RIGHT TO USE THE LAND COLOURED YELLOW ON THE MAP ON CERTIFICATE OF TITLE VOL.9157 FOL.804 FOR DRAINAGE PURPOSES - -				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/09/1999 VERIFIED: BE							
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 10 (PT) ON LP8328</td> </tr> </tbody> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 10 (PT) ON LP8328	
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PARCEL 1 = LOT 10 (PT) ON LP8328											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							





Stilmark Holdings Pty Limited  
Level 1, 37-45 Myrtle Street  
Chippendale, NSW 2008  
Australia  
[www.stilmarkgroup.com](http://www.stilmarkgroup.com)

**Individual owner's consent for making a development application  
under the *Planning Act 2016***

I, Matthew Sherer

as owner of the premises identified as follows:


1015 Manks Road, Dalmore, VIC, – Lot 1 TP142357

consent to the making of a development application under the *Planning Act 2016* by:

**Stilmark Holdings Pty. Ltd.**

on the premises described above for:

**Telecommunications Facility**

  
4-8-2021.

[signature of owner  
and  
date signed]

PRIVATE AND CONFIDENTIAL

Page 1 of 1





16 August 2021

Planning Department  
Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810  
Via email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

Dear Sir/Madam:

**Proposed telecommunications facility**  
**1015 Manks Road, Dalmore VIC 3981**  
Lot 1 TP 142357

Stilmark is a licenced carrier for the purposes of the *Telecommunications Act 1997 (Cth)* and operates as an infrastructure provider or 'neutral host', whereby new facilities are sited, designed, acquired, built and maintained by Stilmark but utilised by carriers - such as the mobile carriers - as part of their respective networks. Stilmark structures are purposely designed and constructed to allow for collocation of at least two or three carriers to occur.

I wish to submit a proposal to establish a telecommunications facility, in the form of a mobile telephone base station, at 1015 Manks Road, Dalmore VIC 3981. The specific location is towards the north-west of the subject land as shown on the attached proposal plans. The structure, once approved, will not be constructed until there is sufficient need or demand that a carrier elects to locate on it.

The site is located within the *Special Use Zone* pursuant to the Cardinia Planning Scheme. The proposal is of a kind requiring a permit within this zone pursuant to Clause 52.19 of the Scheme.

This planning assessment is written in accordance with the requirements of the Cardinia Planning Scheme and the Victorian Telecommunications Code of Practice and sets out the rationale and merits of the proposal to assist Council in determining the application.

#### **The Subject Land**

The subject land is described as being on Manks Road, however physical access to the proposed site location is via Rices Road. The site is towards the eastern boundary of the property, approximately 75m east of the existing commercial/business buildings on the subject property.

There is scattered vegetation in the immediate vicinity of the subject site, however the proposed site location is currently void of significant vegetation. A large portion of the subject lot is currently utilised for business and commercial purposes, with the surrounding properties being primarily large lot rural agricultural business enterprises.



As noted above, the land is located within the *Special Use Zone* pursuant to the Cardinia Council Planning Scheme, specifically SUZ1 – Horticultural Preservation.



**Image 1 – Subject property, 1015 Manks Road, Dalmore**

#### **The Locality**

The subject property is approximately 5.5km west of Koo Wee Rup, and 6.5km north from Tooradin. Cranbourne is around 15m north-west of the site, while Pakenham is approximately 11km north. The area of Dalmore and surrounds is predominately an agriculturally based locality, with numerous businesses, both small and large-scale, operating out of the surrounding suburbs.

A number of the surrounding properties have residential dwellings located on them, and it is expected that the greater/wider surrounding areas will have an increase in residential development in the coming years. These areas include towards Tooradin, Cardinia, Koo Wee Rup and Pakenham South.



The proposed facility will have a significant impact on the business operations of the local agricultural industry, by providing a much improved mobile telecommunications network.



**Image 2 – Locality surrounding site location, 1015 Manks Road, Dalmore**

### **The Proposal**

The proposal is to establish a new telecommunications facility on the site, including a monopole and ground-based equipment, within a fenced security compound.

More specifically, the proposal consists of the following (as shown on the plans submitted);

- a 30 metre high monopole with headframe;
- a new headframe mounted at the top of the monopole to accommodate three (3) future panel antennas;
- a new equipment shelter located at the base of the monopole; and
- a security fenced compound around the proposed facility.



The area required for the facility and its compound is already clear of any significant vegetation, and no additional vegetation is required to be removed.

#### **Need for the facility**

Stilmark is proposing the facility to cater for a projected future need by the carriers in this area (and forms part of a larger strategic program across the South-East region of Victoria). As such, the proposal represents strategic and practical forward planning based on projected future need - an approach which, for this type of infrastructure, has generally not occurred in the past.

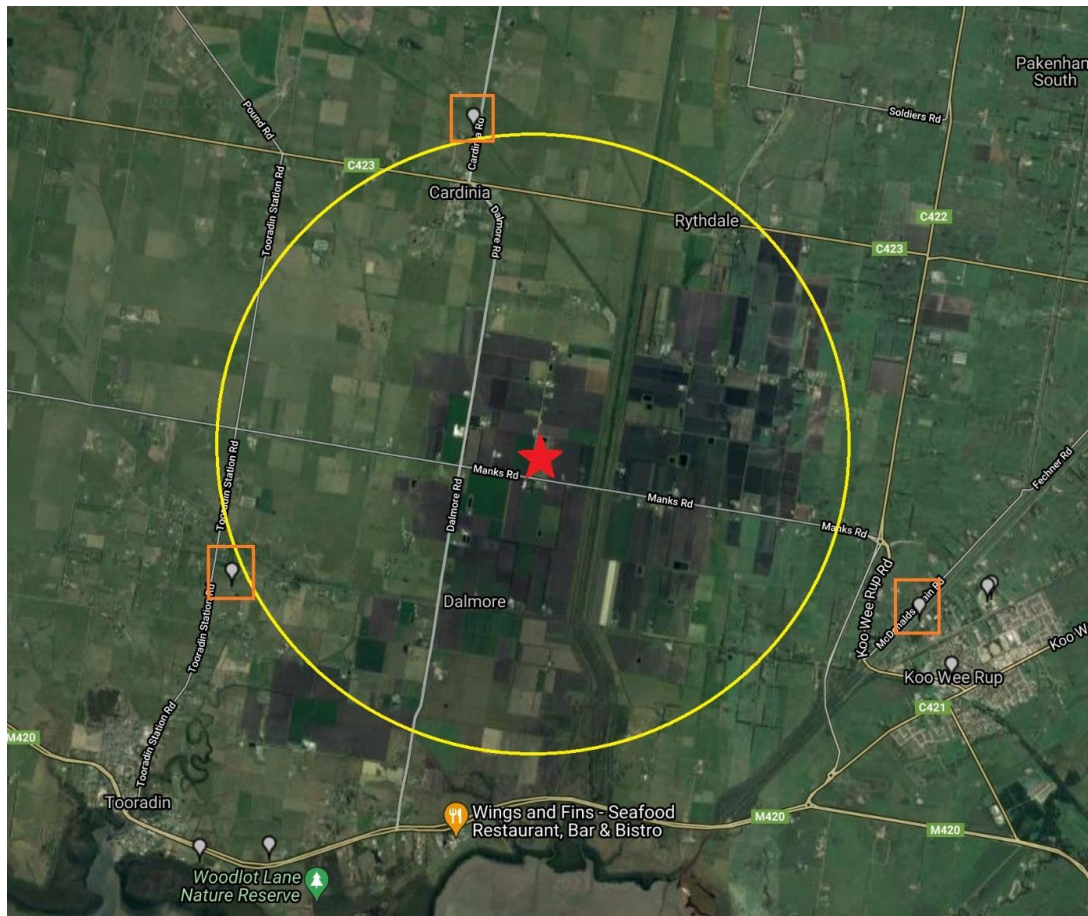
However, it is critical to note that as Stilmark is an infrastructure owner and provider, it will not build the structure until a carrier elects to locate on it – that is, the structure will not be speculatively built in the hope it will be collocated on. As such, there will be no impact – visual or otherwise - from the structure until there is a need for it to be constructed. To that end, Council and the community do not need to be concerned that unnecessary structures will be constructed, regardless of whether there is an approval in place. Notwithstanding, Stilmark is confident that there will be a demand in time for the proposed structure and seeks an approval on that basis.

Once the structure is in place, it will also be suitable and available for collocation by a second (or potentially third) carrier. This preference and preparation for collocation will also help to minimise the number of such structures in the council area and give Council an improved basis on which to drive collocation when new facilities (by others) are proposed.

In terms of future requirements, the coverage in the area is generally poor and there are no mobile phone base stations within three-and-a-half kilometres of the proposed location. It is not possible to adequately and efficiently service the area around the proposed location from existing facilities. Data services, in particular, are unreliable and throughput speeds slow. Due to the numerous businesses and rural residential properties within the surrounding area, it is imperative that a new telecommunications facility be installed to service the exponential demand in mobile telecommunications services into the future.

Image 3, below, shows an extract from [www.rfnsa.com.au](http://www.rfnsa.com.au), which is an online database of all existing and proposed facilities in Australia. As indicated on the extract, the proposed facility (marked with a red star) is more than 3.5 kilometres from all existing telecommunications facilities, with the closest being an NBN facility off Tooradin Station Road to the south-west (orange square). Existing mobile phone base stations are even more distant, with the closest, a Telstra facility, some 3.8km to the north. Telstra, Optus and NBN also have facilities to the east in Koo Wee Rup.





**Image 3: Proposed Location and surrounding facilities**

The new facility is well placed to allow for new and improved coverage and services to the area, which includes parts of Dalmore, as well along Manks Road and Dalmore Road.

Given the total lack of existing telecommunications infrastructure and other tall structures in the area, collocation is also not an option for addressing future requirements and a new structure will be required.

### **Assessment against the Planning Scheme**

As noted above, the subject land and proposal is located in the *Special Use Zone* pursuant to the Cardinia Planning Scheme. In this zone, a telecommunications facility such as that proposed requires a permit.

#### *Special Use Zone*

The purpose of the *Special Use Zone* is to '*recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone*'.

In this instance, the schedule referenced is Schedule 1 (SUZ1). The purpose of Schedule 1 to Clause 37.01, Special Use Zone is to:



- *preserve land of high agricultural quality for horticulture and other farming activities;*
- *discourage non-agricultural and non-soil based uses establishing on soil of high agricultural value;*
- *protect the area from the encroachment of urban and rural residential type development;*
- *minimise the potential for conflict between residents and normal farming practices that are related to the conduct of agricultural activities; and*
- *encourage sustainable farming activities based on whole farm and catchment planning principles on an individual and community basis.*

The proposed facility at Manks Road does not work against the purposes of the SUZ1 zoning of the subject property, as the facility will utilise a very small portion of land that is not being used or put aside for agricultural use, and is not considered to be of a significantly high agricultural value. The proposed facility will further promote sustainable farming activities and practices by ensuring that all surrounding agricultural businesses have the highest level of mobile telecommunications services available to them. This will improve productivity and technologies that can be used throughout the local farming industries, and will enable farming activities to continue effectively, efficiently, and in a financially viable manner.

While the proposed facility will be 30m in height, it is the inherent nature of a telecommunications facility that it is taller than the area that it is intending to service. It is also considered commonplace, and one of the most appropriate landuse zones, to site a telecommunications facility in.

While the main impact of such a facility is its visual impact, amelioration measures have been put in place to ensure the impact is minimised. In this instance, the use of a monopole creates a slimline appearance rather than the bulk of a steel lattice tower. The siting of the facility in an area that is distanced from residences and other members of the community, further reduces the actual and perceived visual impact of the facility.

As has been mentioned, once approved, the proposed facility will not be built until a carrier elects to locate on it.

Facilities such as the proposed make very little noise, limited to a domestic-type air-conditioning unit, and emit no dust or odour. As the facilities are un-manned, they only require 4-6 maintenance visits per year, and therefore create no impact on nearby traffic.

The proposed facility does not contravene the purpose of the *Special Use Zone*, and due to its location and siting, it will not affect the safety or amenity of the local community.

Accordingly, I conclude that the impacts of the facility have been sufficiently minimised by way of appropriate siting within an appropriate landuse zone, whilst achieving the required technical outcomes.

#### Infrastructure Provisions

Part 19 of the Scheme deals with infrastructure requirements and is broad in its application. Telecommunications are dealt with in 19.03-4.

The Objective of the Scheme in this respect is:

*"To facilitate the orderly development, extension and maintenance of telecommunication infrastructure."*





The Scheme also lists a number of strategies, which are:

- *Facilitate the upgrading and maintenance of telecommunications facilities.*
- *Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.*
- *Ensure the communications technology needs of business, domestic, entertainment and community services are met.*
- *Ensure that the use of land for a telecommunications facility is not prohibited in any zone.*
- *Encourage the continued deployment of broadband telecommunications services that are easily accessible by:*
  - *Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.*
  - *Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.*
- *Ensure a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.*
- *Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.*

In this instance, the proposal is for a telecommunications facility that will provide for the future use of all Carriers to install equipment to service their expanding Networks. The facility will ensure the surrounding community is kept up to date, and provided the most advanced mobile telecommunications services available. Users that will benefit from this proposal include the extensive nearby agricultural and rural operations, the nearby roadlinks, and the residential dwellings and areas further abroad. This facility will provide for current and future needs, including the 5G Network services. Further, this proposal is located in an appropriate zone with setbacks from adjoining landuse zones and perceived sensitive areas to ensure there is minimal or no impact on amenity.

As such, in this instance it seems clear an appropriate balance between the need for the facility and its impact on the environment has been struck.

It is also a requirement of the Scheme that the Code of Practice for Telecommunications Facilities in Victoria (Department of Sustainability and Environment, 2004) be considered. This is reinforced by Part 52.19 of the Scheme and an analysis of the Code is also set out below.

#### Telecommunications Facility (52.19)

The Planning Scheme also specifically mentions telecommunications facility at 52.19.

The key purpose of this part of the Scheme is to ensure telecommunications facilities:

- Meet the communication needs of the community;
- Ensure the approach to the assessment of such facilities is consistent;
- Minimise impacts on amenity.

The need for the facility, its benefits and likely impacts on amenity (including how this impact will be mitigated) have already been set out above.



The proposed facility is neither a 'low-impact facility' nor exempt by some other means (such as the Victorian Code). As such, a permit is required.

An assessment against the Code is set out below.

#### **Victorian Telecommunications Code of Practice**

With respect to the Code, the proposed facility is not one set out in Section 5 of the Code and therefore requires a permit.

With respect to the Principles set out in Section 4 of the Code, I note the following:

Principle 1: A telecommunications facility should be sited to minimise visual impact –

- The proposal incorporates a monopole of minimal bulk, and utilises the smallest possible structure to meet the needs of the facility, in this instance a 30m monopole;
- The proposed facility has been sited in an agricultural zoned area, well distanced from sensitive uses and residential areas;
- The proposed facility has substantial buffering from surrounding sensitive areas.

Principle 2: Telecommunications facilities should be co-located wherever practical –

- There were no existing buildings or structures in the area that would permit collocation to occur and the technical and network requirements to be met.
- The long-term Network objectives of a site in this area could not be achieved by utilising existing facilities in the area, and a standalone facility ensures future Network capacity and the ability to provide upgraded services to the surrounding community.
- This proposal offers the appropriate height and a structural suitability for future collocation of all Carriers.

Principle 3: Health standards for exposure to radio emissions will be met –

- As with all mobile telecommunications facilities in Australia, the proposed facility is required to comply at all time with the relevant Radiation Protection Standard, and once operational, must have this compliance certified by an accredited body.

Principle 4: Disturbance and risk relating to siting and construction be minimised –

- Construction activities on site will adhere to all relevant state and local environmental protection policies. All associated guidelines for construction will be adhered to throughout the construction process. Due to the minimal footprint proposed by the facility and associated equipment, there is minimal excavation required, and construction timeframes will be relatively short.

As such, the need, siting and design of the proposed facility complies with the Principles and intent of the Code.



### **Materials and finishes**

It is proposed to install a steel monopole, which is grey in colour and that will quickly present as a surface which will recede into the environment. The antennas are a natural grey colour, that blend with the grey tone of the pole. The ground based equipment is commonly painted a shade of green, and will complement the nearby vegetation surrounding the site compound.

No external lighting is proposed as part of this facility.

### **Conclusion**

The proposed telecommunications facility at 1015 Manks Road, Dalmore, will form an integral part of the mobile telecommunications network in the greater Dalmore and Cardinia area. As part of Stilmark's assessment of the future mobile telecommunications need in this area, a new facility is required to ensure the community surrounding the site locality receive high quality and reliable mobile telecommunications services. This includes the agricultural, rural and residential users, and the nearby road links and local businesses in the area.

There is strong State policy support for telecommunications facilities if, when balancing improved telecommunications services with environmental impact, a particular proposal provides a net community benefit. It is strongly considered that there are significant benefits to the locality surrounding the proposed facility, including along the road networks, the residential outskirt areas of surrounding suburbs, and the significant agricultural and rural areas directly surrounding the proposed site location.

The site has a number of important characteristics that make it suitable for the construction of a new telecommunications facility in the manner proposed. Significantly, the site provides the appropriate location that will adequately service the objectives of existing and future mobile networks, including 5G. The location also ensures the facility can effectively integrate into the existing network of surrounding mobile sites.

Stilmark have undertaken an assessment of the relevant matters as required by Commonwealth, State, and Local planning policies, including the Telecommunications Act 1997, and the Cardinia 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 the area surrounding the site, including the agricultural and rural areas directly around the site, as well as the roadways and residential areas of surrounding suburbs;
- The use of a monopole with minimal bulk ensures that visual impact is significantly mitigated;
- The proposal is consistent with the relevant provisions of the Cardinia Planning Scheme and relevant State planning provisions, as well as recent Infrastructure Victoria report findings;
- The facility will ensure the provision of improved mobile phone coverage and competition in the area;
- The facility will allow for all mobile telecommunications Carrier's to collocate their equipment on one standalone structure;



- The site location is able to ensure that the Carrier's future network growth, including 5G, can proceed efficiently; and
- Emissions from the proposed facility will be significantly below the Australian Radiation Protection and Nuclear Safety Agency standards adopted by the Australian Communications and Media Authority.

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

Should you have any questions, please don't hesitate to contact me on the below.

Yours sincerely

A handwritten signature in black ink, appearing to read "Chris Hayes", with a long horizontal stroke extending to the right.

Chris Hayes  
NSW State Planning Manager  
Stilmark

[chris.hayes@stilmarkgroup.com](mailto:chris.hayes@stilmarkgroup.com)

(02) 8405 7914



28 September 2021

Planning Department  
Cardinia Shire Council  
Attention: **Evangeline McGauley-Kennedy**

Via email: [E.McGauley-Kennedy@cardinia.vic.gov.au](mailto:E.McGauley-Kennedy@cardinia.vic.gov.au)

Dear Evangeline,

**Proposed telecommunications facility**  
**1015 Manks Road, Dalmore VIC 3981**  
Lot 1 TP 142357

#### **Request for Further Information**

I refer to Council's letter dated 13 September 2021, requesting additional information in regards to the Planning Permit application for a telecommunications facility at 1015 Manks Road, Dalmore. Please find the following responses per Council's numbering format:

1. Title search documents dated 14 September 2021 are attached at Appendix 6.
2. (a) (i) It is noted that the proposed site location is in an area encompassed by the Land Subject to Inundation Overlay. Whilst a permit is not required to construct an open-style post and wire fence (such as that proposed here) or a radio mast, the proposed facility will comply with the purpose and objectives of this overlay. It is the nature of such a facility that it is constructed to both withstand excessive floodwaters, but also to ensure its impact on any water movements is minimised. Due to the use of a slimline monopole with a minor footprint, as well as an open-style fence, the proposed facility would not be expected to have a significant impact on water flows and water movement in the surrounding area in a flooding event.  
Further, the facility is entirely unmanned and uninhabitable, and the proposed facility is considered an essential service in emergency events, such as flood and bushfire, to enable early warning systems to be put into place.  
(ii) The subject property has a significant open space proportion which is currently used for grazing of cattle. The proposal will utilise a minute portion of the subject property, and will allow for the continuation of these agricultural activities to occur on site with little to no impact on these operations. The positive impact of the introduction of advanced telecommunications services and connectivity provides a significant net benefit to the subject property and its ongoing agricultural activities, as well as that of the properties in the surrounding area.  
(iii) The proposed site location is within an area of the property that has been overgrown with weed and ground cover, and has not been used for crop cultivation. Due to



the minor nature of the proposed facility, utilisation of the surrounding land for cattle grazing or any other future proposed agricultural use will not be impeded upon. The proposed site location is not within the centre of a field, crop raising area, or area of significance to the property, rather it is in a currently unused 'corner' that has been given the approval of the land owner as an area they are happy to locate such infrastructure.

The proposal here utilises a small compound area, 10m x 12m, for a total of 120m<sup>2</sup>. The subject property has an area of approximately 77,000m<sup>2</sup>, therefore this proposal will occupy less than 0.002% of the entire site area. It should also be noted that this area to be used is not considered to be 'lost', in that should the facility be un-needed in the future and decommissioned, the land could be utilised again for agricultural and grazing purposes. It is understood that there will be a very small portion of the subject property 'lost' or utilised by this proposal, however the net benefits of the facility to the wider surrounding area and its' ongoing use as an agricultural resource area, outweighs any perceived impacts on the subject property.

The proposal has limited the loss of additional land by using as small a structure as is possible, in this instance a monopole rather than the use of a lattice tower that has a far more substantial footprint. The proposal has also been sited in an area that the landowner is comfortable in not utilising for significant ongoing or future agricultural activities. It should be noted that there are limited other locations on the subject property which are not openly used for grazing of cattle (rather than raising crops).

The proposed site location provides an area of the subject property that will not require removal of vegetation or removal/cessation of a significant agricultural activity on site (the cattle grazing area is vast on the subject property). The specific site location on the subject property also provides the placement for a facility that will adequately cover the surrounding area in terms of radio frequency coverage (i.e. improvements to surrounding mobile services) – see coverage map following. The subject site location provides the optimal location from a coverage objective perspective, as well as limiting any impacts on the useability of the land and surrounding land.

(iv) The proposed facility here at Dalmore is part of a wider project to improve the mobile telecommunications coverage and services into the surrounding area. A further permit application for a facility in nearby Koo Wee Rup North has also been submitted to Council, and both these proposed facilities form an integral part of this future network upgrade in the area. The coverage map provided at Appendix 1 shows the extent of the coverage that a new facility in this location will provide. The image provided in the Planning Statement submitted with Council shows the existing 'hole' in the surrounding network of sites/infrastructure (included as Appendix 2 to this letter). This facility will be located in an area that, in conjunction with a new facility at Koo Wee Rup North, will provide the necessary improvements to mobile telecommunications services in the surrounding area.

3. An amended set of plans and detail documents are attached for your reference at Appendix 5.
4. The proposed site location has been chosen as it is currently void of vegetation that would require removal. There is no vegetation in the surrounding 15m of the proposed site location that would require removal or that would be impacted upon by this facility,



including the TPZ of any significant vegetation. Please see the attached images of the area surrounding the site location at Appendix 3.

5. A review of the requirements for a Cultural Heritage Management Plan have again confirmed that the works proposed do not require the completion of a CHMP. The proposed works do not constitute a High-Impact Activity under the Aboriginal Heritage Regulations 2018. While the online questionnaire has been completed (and is attached for reference at Appendix 4), the inclusions and definitions of the Aboriginal Heritage Regulations 2018 have been relied upon to confirm the proposal is not a High-Impact Activity.
6. Stilmark understands Council's concern in regards to the possible 'warehousing' of planning permits. I can confirm that this is in no way the intention of Stilmark, nor its' business model. Through substantial industry knowledge, technical investigation, and understanding of the mobile telecommunications Carrier's needs across Australia, Stilmark is investigating locations in all States of the country that will require, and benefit from, additional mobile telecommunications infrastructure. This forward-planning approach is unique in the mobile telecommunications deployment environment, and is a considered approach which has been a suggestion of numerous Council's across Australia for some time. The process of investigating and securing site locations for mobile telecommunications facilities prior to their immediate need, enables mobile Carriers to plan their networks in advance, and also allows Carriers to collocate on one suitable structure rather than investigate their own facility as an immediate need is realised. The siting of a facility in an area that will be suitable to all Carriers will remove the need for numerous permit applications and the proliferation of mobile telecommunications infrastructure in the future. This process also aims to streamline and assist in Council's ability to influence Carrier's to collocate on existing structures in an area.  
In response to Council's concerns:
  - (a) Discussions with all Carriers in regards to their future requirements and need for service improvements in these areas have been ongoing. It is expected that within 1-2 years of a permit being granted, these facilities would be utilised by at least 1 Carrier.
  - (b) Stilmark actively engage with the mobile telecommunications Carriers. Having working relationships with each of the current Carriers within Australia, it is part of Stilmark's business model to be communicating openly in regards to the immediate and future need of Carriers Networks. To date, over 70% of Stilmark's portfolio of forward-planning telecommunications facilities have received interest from at least one of the major Telecommunications Carriers (Telstra, Optus or Vodafone/TPG), all within the first year of the projects' initiation.

I trust that the above and attached information has appropriately answered Council's information request. Should you have any further questions, please don't hesitate to contact me on the below.





Yours sincerely

A handwritten signature in black ink, appearing to read "Chris Hayes", with a long horizontal stroke extending to the right.

Chris Hayes  
NSW State Planning Manager  
Stilmark

[chris.hayes@stilmarkgroup.com](mailto:chris.hayes@stilmarkgroup.com)

(02) 8405 7914

**Attachments:**

**Appendix 1** – Radio-frequency coverage plot

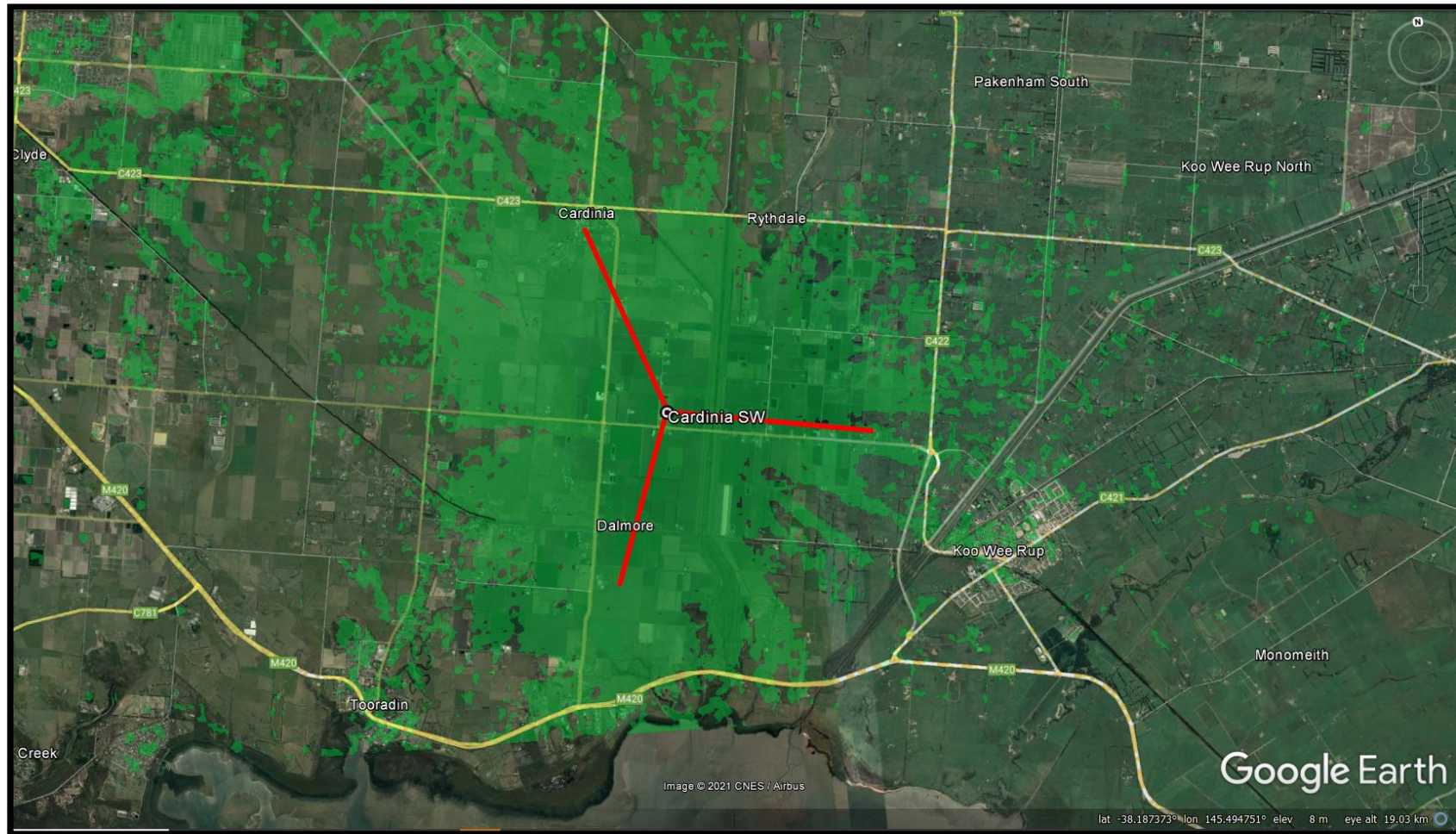
**Appendix 2** – Existing facilities within the surrounding area

**Appendix 3** – Images showing site surrounds (detailing no trees within at least 15m)

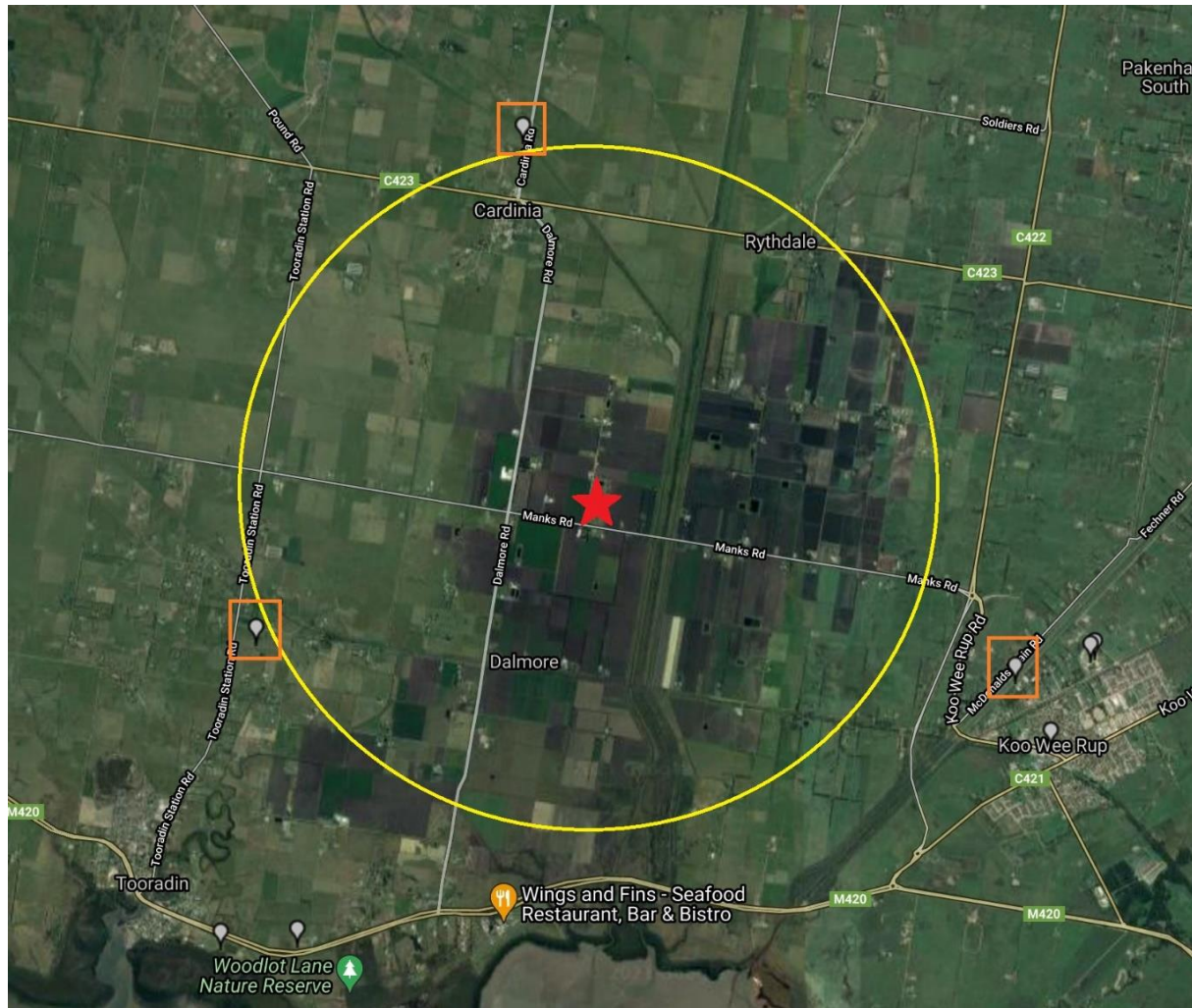
**Appendix 4** – CHMP Questionnaire

**Appendix 5** – Amended plans and reference documents

**Appendix 6** – Title documents

**Appendix 1** – Radio-frequency coverage plot for a new facility at 1015 Manks Road, Dalmore

**Appendix 2 – Existing facilities within the surrounding area**





**Appendix 3** – Images showing site surrounds (detailing no trees within at least 15m)



View north-west from proposed site location



View north-east from proposed site location





View west from proposed site location



View south from proposed site location



**Appendix 4** – CHMP Questionnaire



Department of  
Premier and Cabinet

## Process List

Project Name: Dalmore Telecommunications Facility

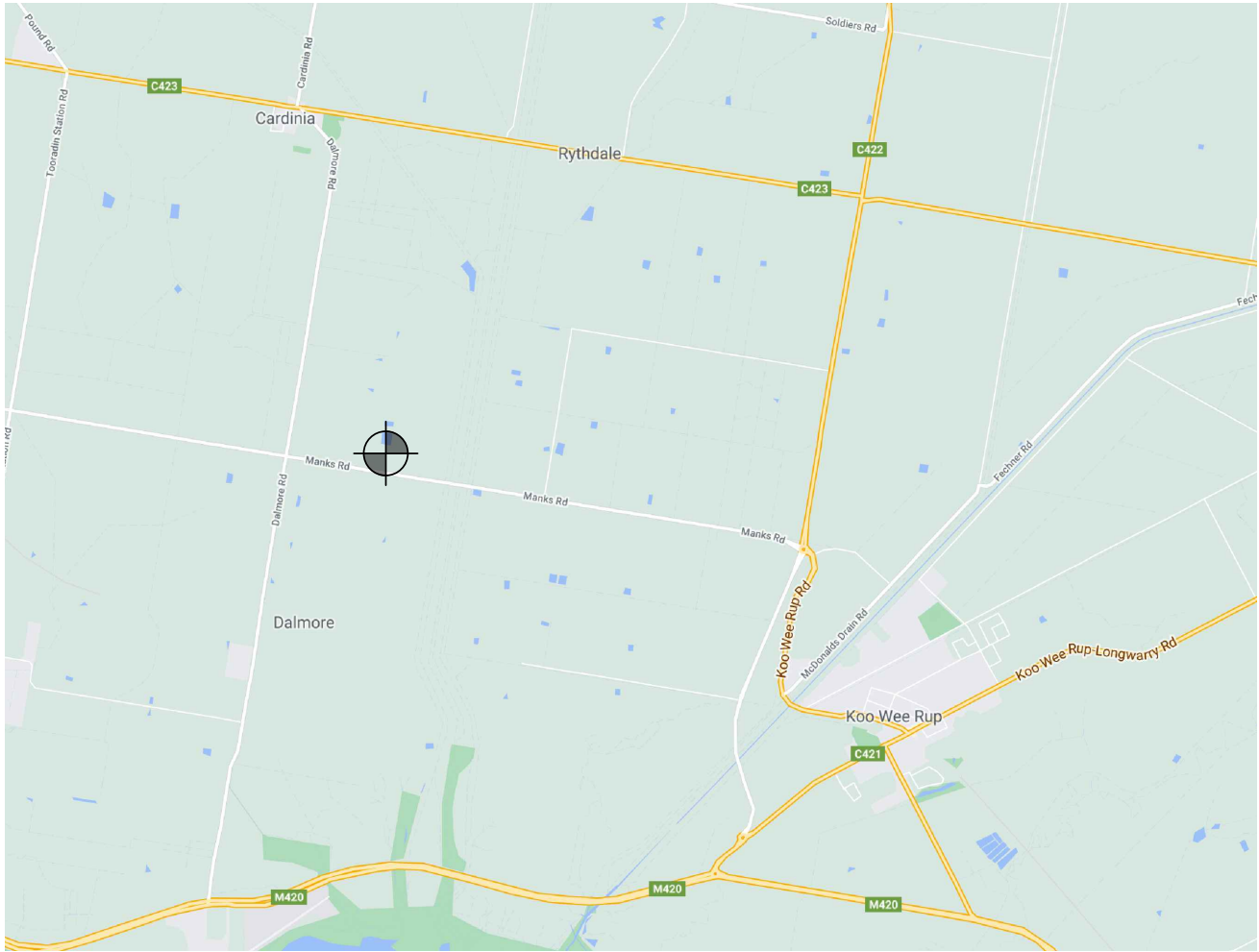
Project Location: 1015 Manks Road, Dalmore

Date: 21-Sep-2021

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

**Appendix 5** – Amended plans

DATE OF ISSUE	19.06.2021	28.09.2021																	
DRAWING PACKAGE VERSION	1	2																	
GENERAL DRAWINGS																			
AV3980-002-P1	DRAFT SITE PLAN	A	B-1																
AV3980-002-P2	DRAFT SITE SETOUT PLAN	A	B-1																
AV3980-002-P3	DRAFT SITE ELEVATION	A	B-1																



LOCALITY PLAN  
NOT TO SCALE

# CARDINIA SOUTH WEST CENTRAL

1015 MANKS ROAD,  
DALMORE,  
VIC 3980

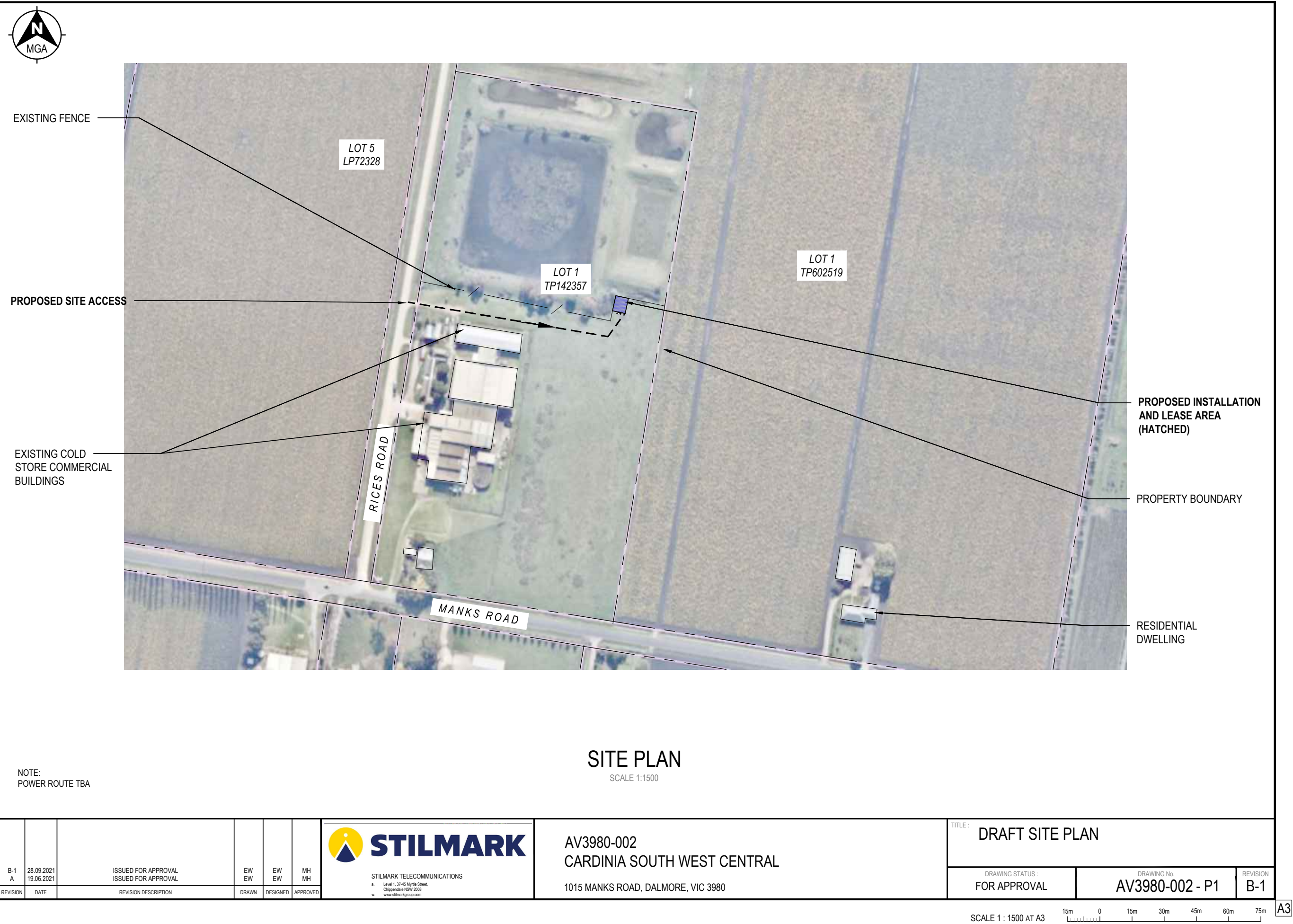
SITE ID: AV3980-002

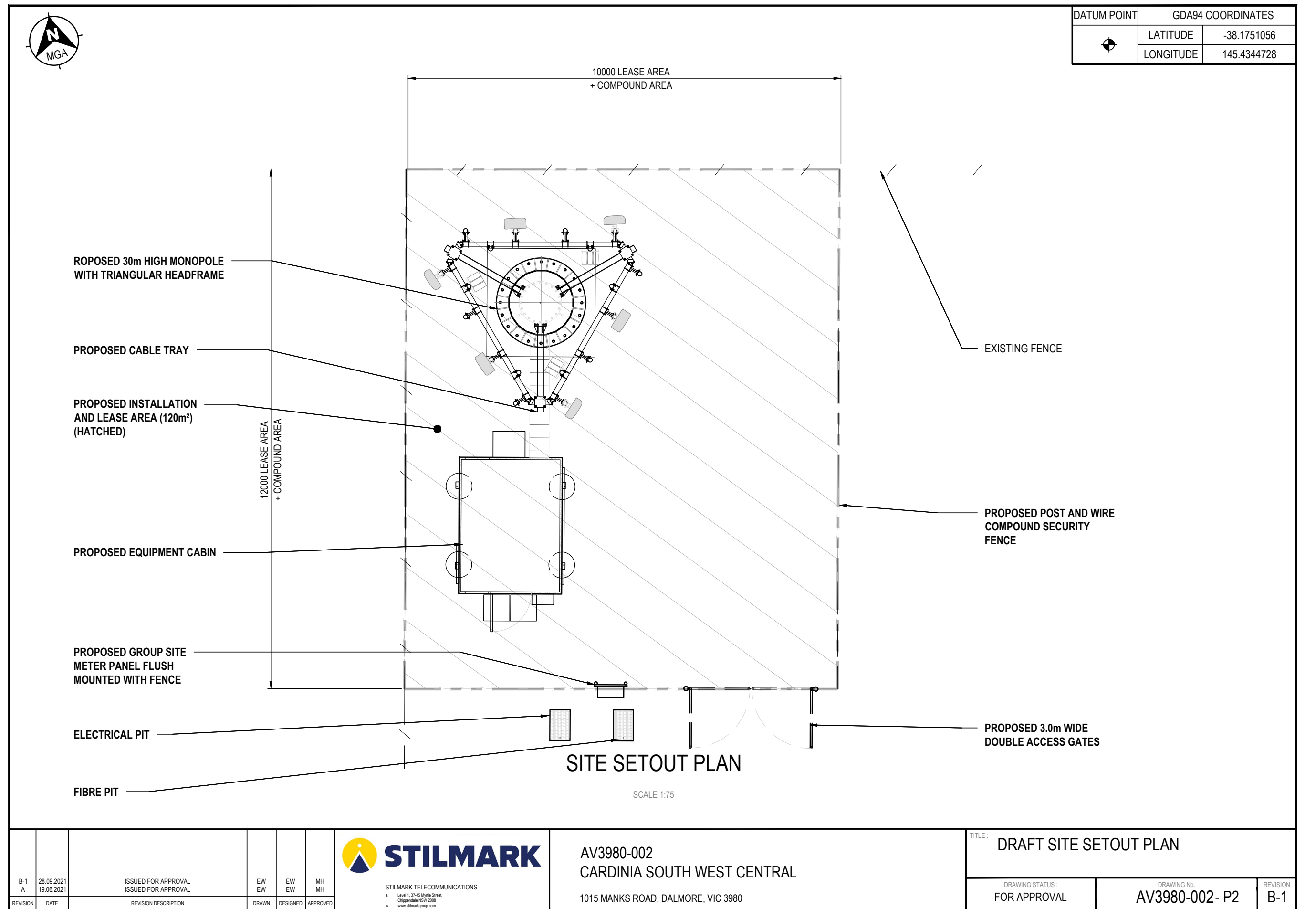


STILMARK TELECOMMUNICATIONS  
a. 37-45 Myrtle Street,  
Chippendale NSW 2008  
w. www.stilmarkgroup.com

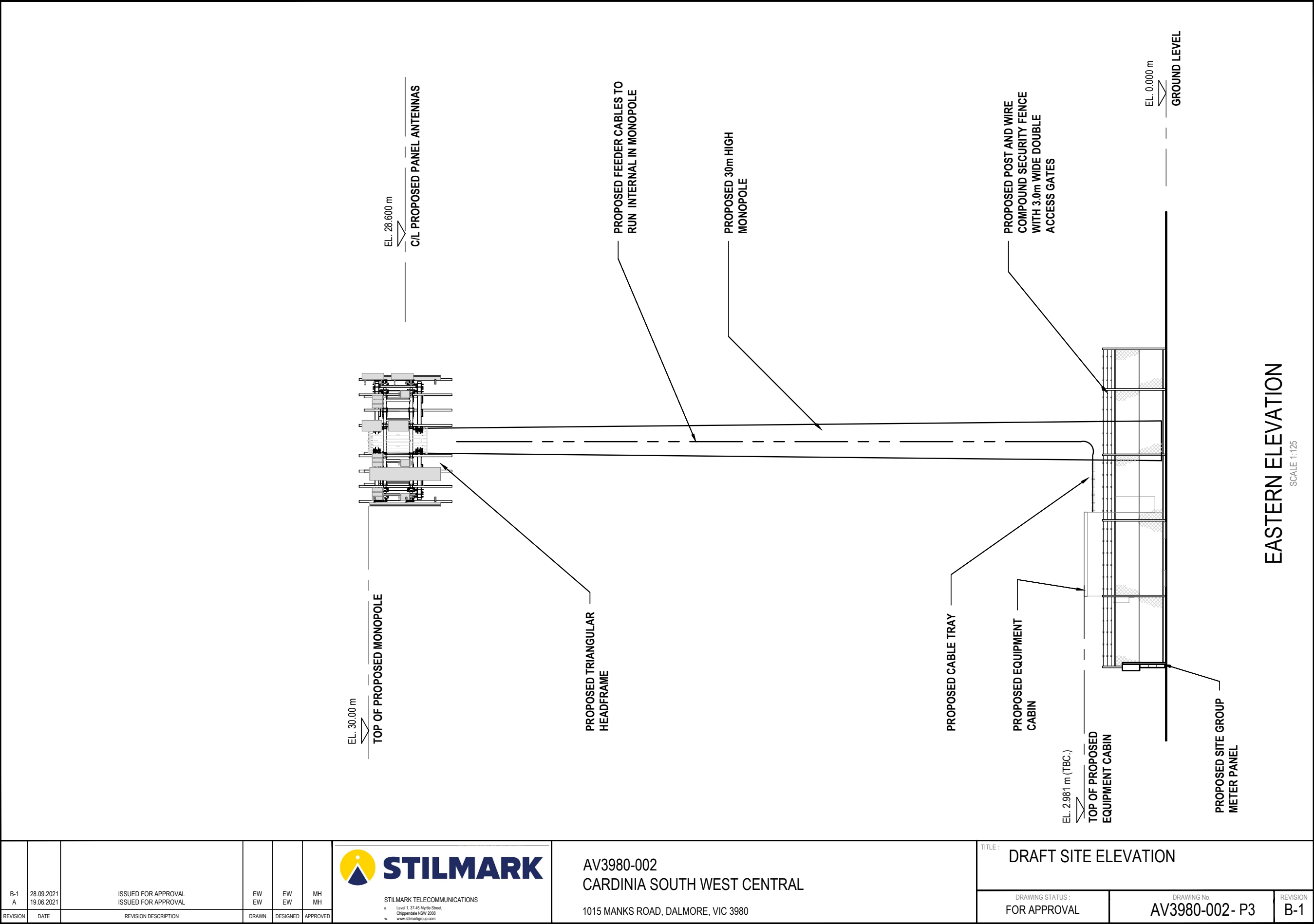
FOR APPROVAL

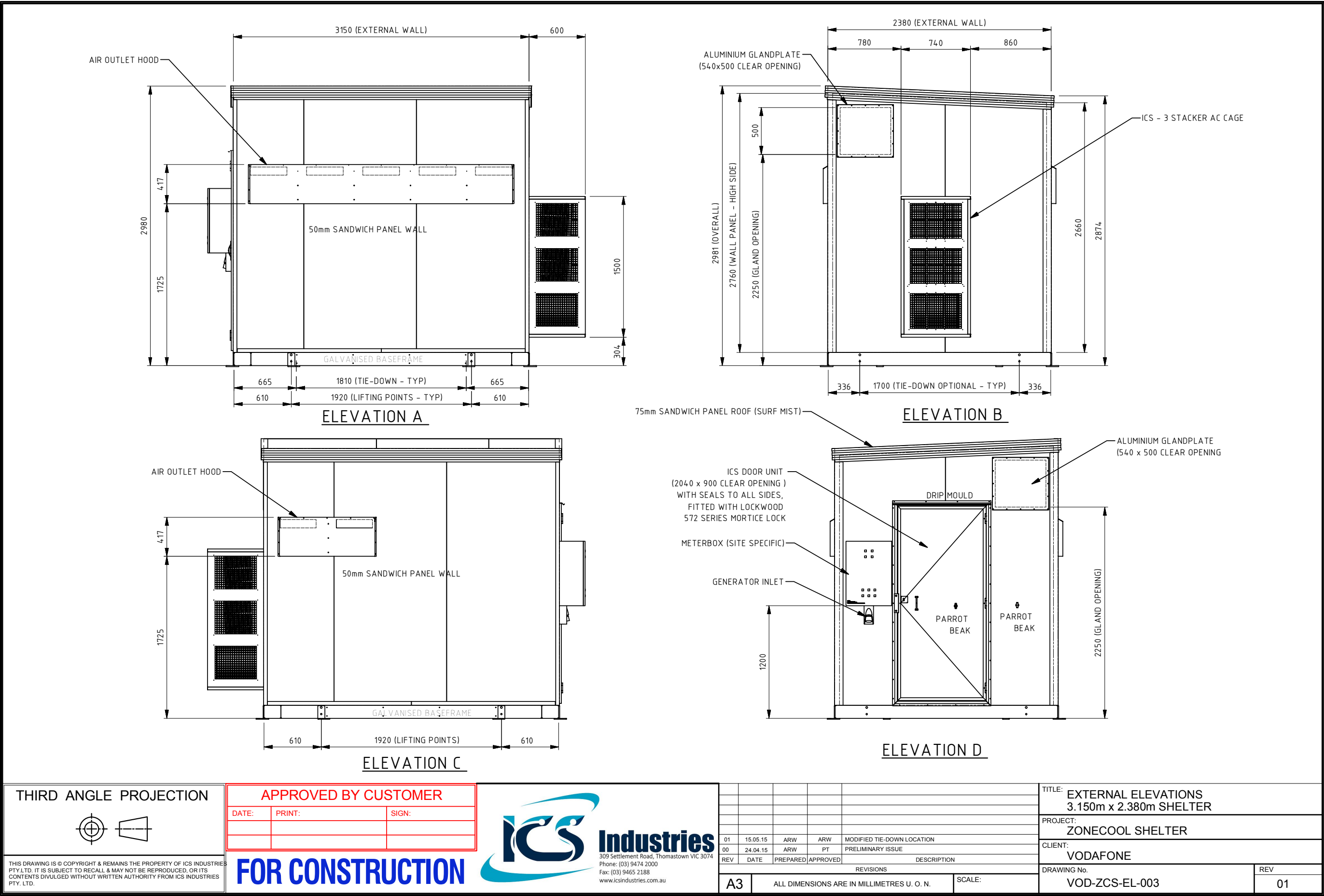
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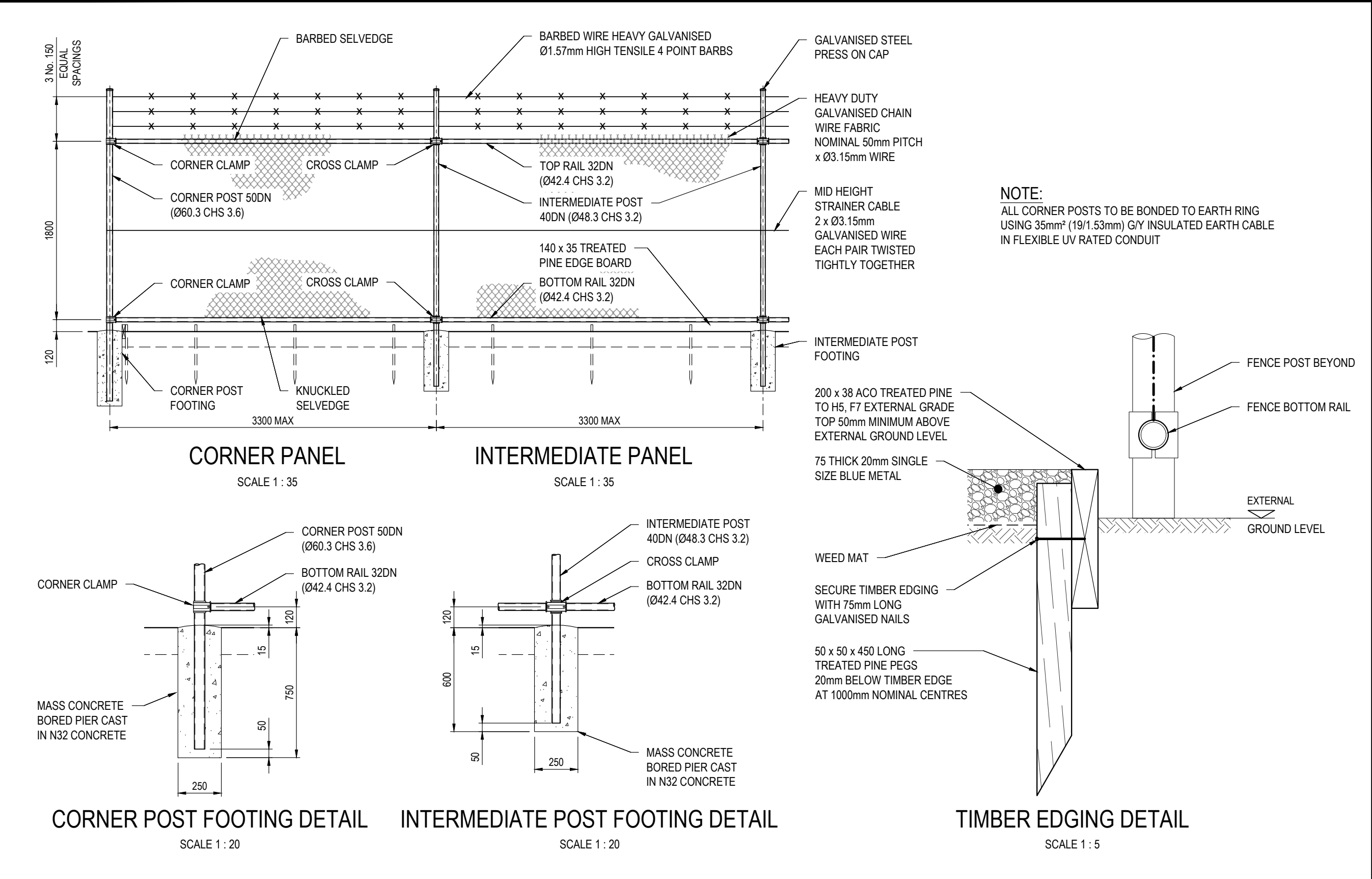




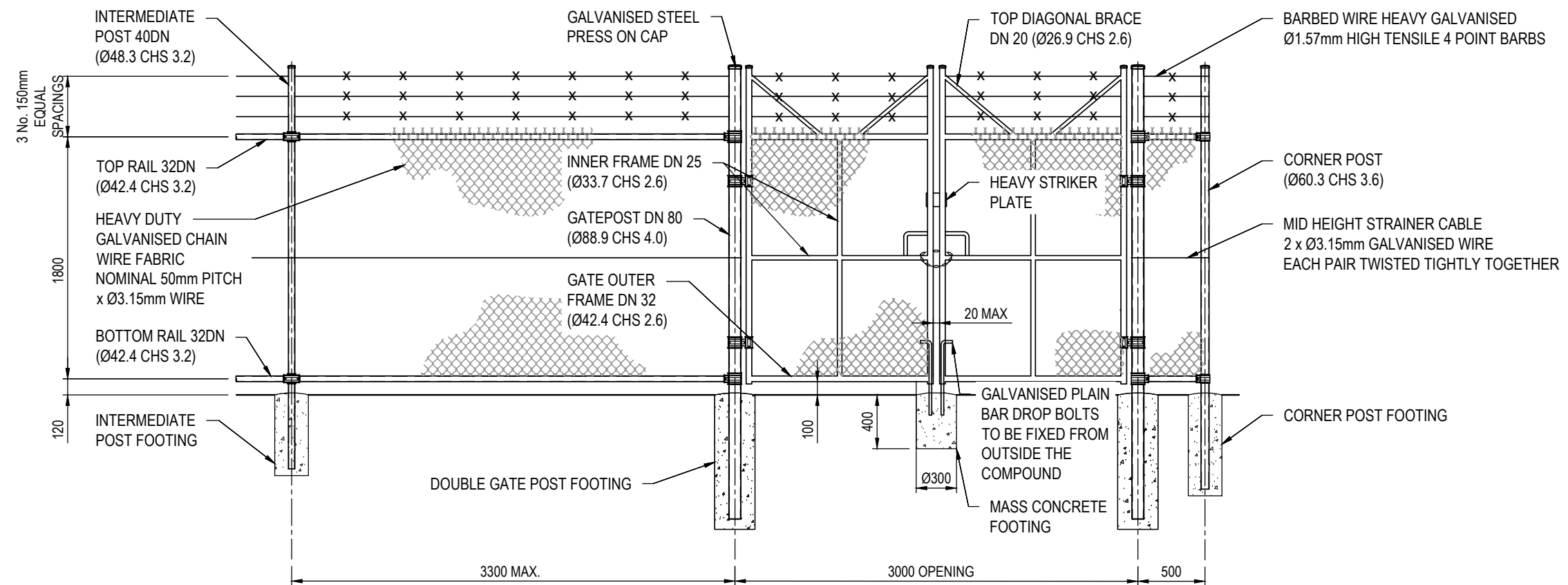






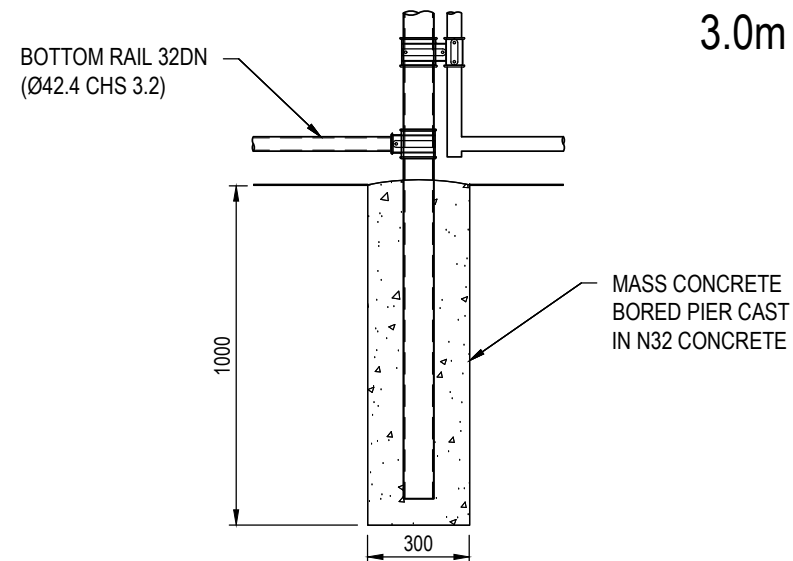


03 02 01	12.02.2018 06.03.2017 30.01.2017	ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION	JWM JMW JMW	DHL DHL DHL	WOS WOS WOS	 FocusPLUS Services Pty Ltd a. Level 1, 4 Briggs Street Taringa QLD 4068 ph. +61 412 230 445 w. www.focusplusservices.com.au		TITLE : COMPOUND SECURITY FENCE		
REVISION	DATE	REVISION DESCRIPTION	DRAWN	DESIGNED	APPROVED			DRAWING STATUS : FOR CONSTRUCTION	DRAWING No. CD 209.1.1	REVISION 03



### 3.0m DOUBLE ACCESS GATES DETAIL

SCALE 1 : 35



## DOUBLE GATE POST FOOTING DETAIL

SCALE 1 : 20

NOTE:

ALL GATES ARE TO BE BONDED TO THE ADJACENT GATEPOST ACROSS THE HINGED EDGE, USING 39mm<sup>2</sup> (48/16/0.25mm - 210 AMP) FLEXIBLE BRAIDED EARTH STRAP.

04	28.01.2020	ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION	EW	MH	MH
03	12.02.2018		JWM	DHL	WOS
02	12.09.2017		DWR	DHL	WOS
01	30.01.2017		JMW	DHL	WOS
REVISION	DATE	REVISION DESCRIPTION	DRAWN	DESIGNED	APPROVED

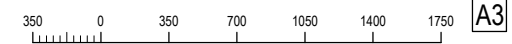


FocusPLUS Services Pty Ltd  
a. Level 1, 4 Briggs Street  
Taringa QLD 4068  
ph. +61 412 230 445  
w. www.focusplusservices.com.au



TITLE : COMPOUND DOUBLE ACCESS GATE		
DRAWING STATUS : FOR CONSTRUCTION	DRAWING No. CD 209.2.1	REVISION 04

SCALE 1 : 35 AT A3



**Appendix 6** – Title documents

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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 09880 FOLIO 239

Security no : 124092448319A  
Produced 14/09/2021 08:04 AM

## LAND DESCRIPTION

Lot 1 on Title Plan 142357A (formerly known as part of Lot 10 on Plan of Subdivision 008328).  
PARENT TITLE Volume 09157 Folio 804  
Created by instrument P007418U 10/02/1989

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SHERERHILL PTY LTD of WESTERNPORT RD HEATH HILL  
P733983V 02/04/1990

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB406708L 11/07/2002  
BENDIGO BANK LTD

CAVEAT AU703142Q 17/08/2021

Caveator  
STILMARK HOLDINGS PTY LTD ACN: 147919122  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
04/08/2021  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
MINTER ELLISON  
Notices to  
LEASING ADMINISTRATOR of 37-45 MYRTLE STREET CHIPPENDALE NSW 2008

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 TP142357A FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AU703142Q (E)		Registered	17/08/2021

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

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

Street Address: 1015 MANKS ROAD DALMORE VIC 3981

ADMINISTRATIVE NOTICES

Delivered from the LANDATA® System by InfoTrack Pty Ltd





# Invoice

Applicant Chris Hayes  
 Stilmark  
 Applicant Address 37/37 Myrtle Street, Chippendale NSW 2008  
 Owner Matthew Sherer  
 Owner Address 1015 Manks Road, Dalmore VIC 3981  
 Preferred Contact Chris Hayes  
 Stilmark  
 Preferred Contact Address 37/37 Myrtle Street, Chippendale NSW 2008  
 Site Address 1015 Manks Road Dalmore 3981  
 Portal Reference A32148TR  
 ReferenceNumber T210617  
 InvoiceNumber 414918  
 InvoiceDate 16-Aug-2021  
 InvoicePayByDate 15-Sep-2021

Amount \$1,570.60

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 12	More than \$100,000 but not more than \$1,000,000	\$1,570.60	100%	\$1,570.60

**Cardinia Shire Council**  
 ABN: 32 210 906 807  
 20 Siding Avenue, Officer

PO Box 7  
 Pakenham 3810  
 (DX 81006)

Phone: 1300 787 624  
 Fax: (03) 5941 3784  
 Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
 Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)



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