

FORM P01 - APPLICATION FOR DEVELOPMENT APPROVAL



Owner Details

Name(s):	Shire of Carnarvon				
ABN (if applicable):	89 534 312 469				
Mailing Address:	PO Box 459			Postcode:	6701
	Carnarvon WA				
Work Phone:		Fax:			
Home Phone:		Email:			
Mobile Phone:					
Contact Person for Correspondence:	Andrea Jelvey, CEO				
Signature:			Date:	31/03/2022	
Signature:			Date:		
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i></p>					

Applicant Details (if different from owner)

Name(s):	Tecon Australia				
Mailing Address:	PO Box 1861			Postcode:	
Work Phone:	6109 0468	Fax:			
Home Phone:		Email:			
Mobile Phone:			adminwa@teconaust.com.au		
Contact Person for Correspondence:	Kristy Richardson				
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application.				Yes	<input checked="" type="checkbox"/> No
Signature:			Date:	31.03.2022	

Property Details

Lot No:	1296	Street No:	100	Location No:	
Diagram or Plan No:	217743	Certificate of Title Volume No:	1913	Folio:	864
Title encumbrances (e.g. easements, restrictive covenants):					
Street Name:	Speedway Road		Suburb:	Carnarvon	
Nearest street intersection:					

**The above information can be obtained by referring to the Certificate of Title. A copy of the Certificate of Title should be provided with an application for works. Certificates can be purchased through Landgate directly, or by paying the access fee along with your application fee.*

Proposed Development							
Nature of Development:	Works		Use		Works and Use	<input checked="" type="checkbox"/>	
Is an exemption from development claimed for part of the development?					Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, is the exemption for:		Works		Use			
Description of proposed works and/or land use:	Telecommunications tower						
Description of exemption claimed (if relevant)							
Nature of any existing buildings and/or land use:							
Approximate cost of proposed development:				\$	120,000		
Estimated time of completion:		ASAP					

Checklist of required materials	Attached?
<p>A plan or plans in a form approved by the local government showing the following —</p> <ul style="list-style-type: none"> (i) the location of the site including street names, lot numbers, north point and the dimensions of the site; (ii) the existing and proposed ground levels over the whole of the land the subject of the application; (iii) the location, height and type of all existing structures and environmental features, including watercourses, wetlands and native vegetation on the site; (iv) the structures and environmental features that are proposed to be removed; (v) the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site; (vi) the existing and proposed means of access for pedestrians and vehicles to and from the site; (vii) the location, number, dimensions and layout of all car parking spaces intended to be provided; (viii) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas; (ix) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the open storage or trade display area; (x) the nature and extent of any open space and landscaping proposed for the site; 	
Plans, elevations and sections of any building proposed to be erected or altered and of any building that is intended to be retained.	
A report on any specialist studies in respect of the development that the local government requires the applicant to undertake such as site surveys or traffic, heritage, environmental, engineering or urban design studies.	
Any other plan or information that the local government reasonably requires	
The form (P01A) for providing additional information for development approval for advertisements	

OFFICE USE ONLY																			
Application Fee:							File No.												
Fees Paid:			/			/						Application No.	P			/			
Received By:							Record No.												
Date Received			/			/						Receipt No.							

WESTERN



AUSTRALIA

REGISTER NUMBER 1296/DP217743	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

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

VOLUME **1913** FOLIO **864**

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1296 ON DEPOSITED PLAN 217743

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SHIRE OF CARNARVON OF POST OFFICE BOX 459, CARNARVON

(A E731890) REGISTERED 16/12/1991

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

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

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

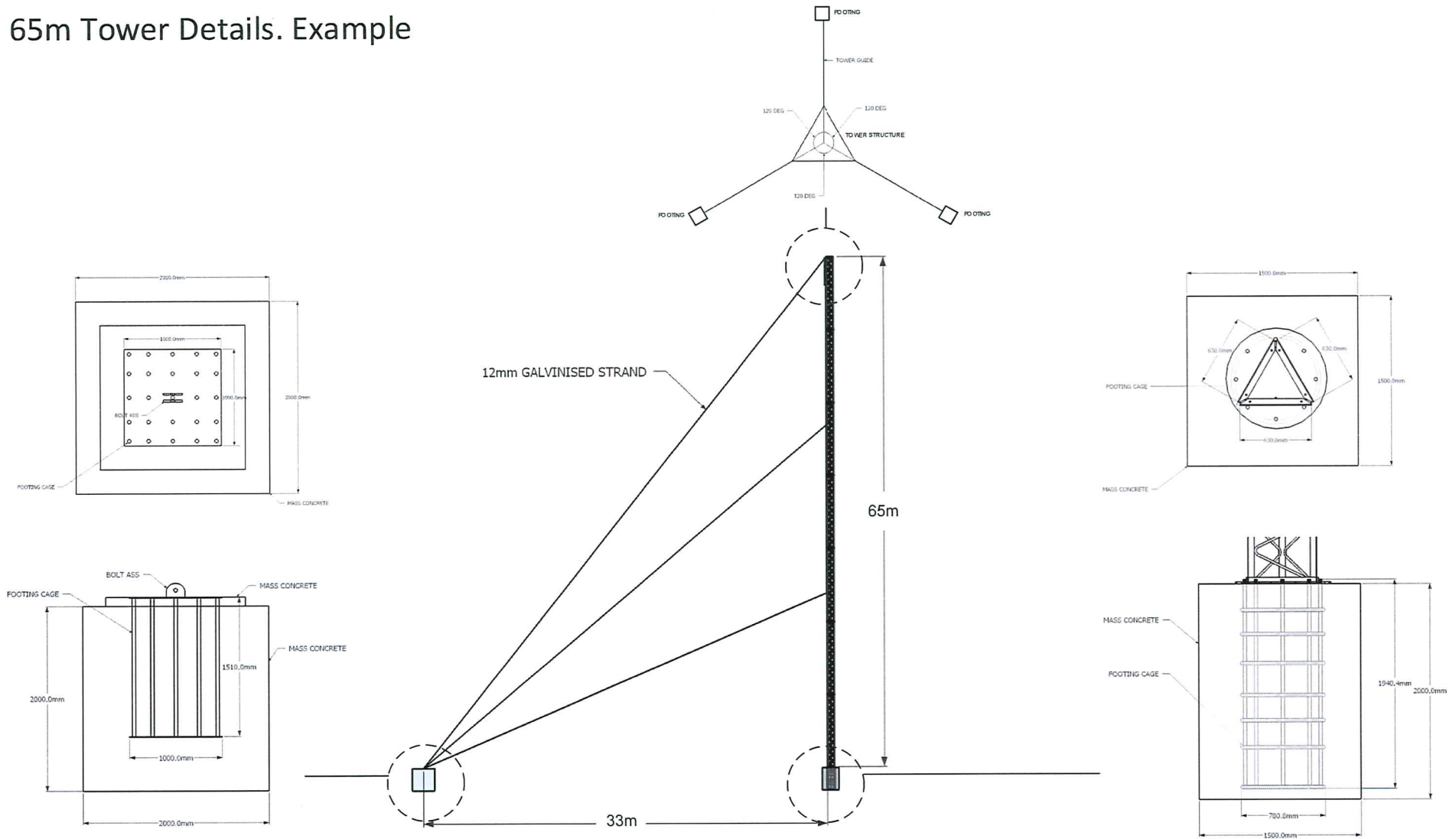
STATEMENTS:

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

SKETCH OF LAND: 1913-864 (1296/DP217743)
PREVIOUS TITLE: 1913-864
PROPERTY STREET ADDRESS: 100 SPEEDWAY RD, BROWN RANGE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CARNARVON

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF CARNARVON TOWN LOT/LOT 1296 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 1296 ON DEPOSITED PLAN 217743 ON 13-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
- NOTE 3: M232542 DEPOSITED PLAN 76152 LODGED

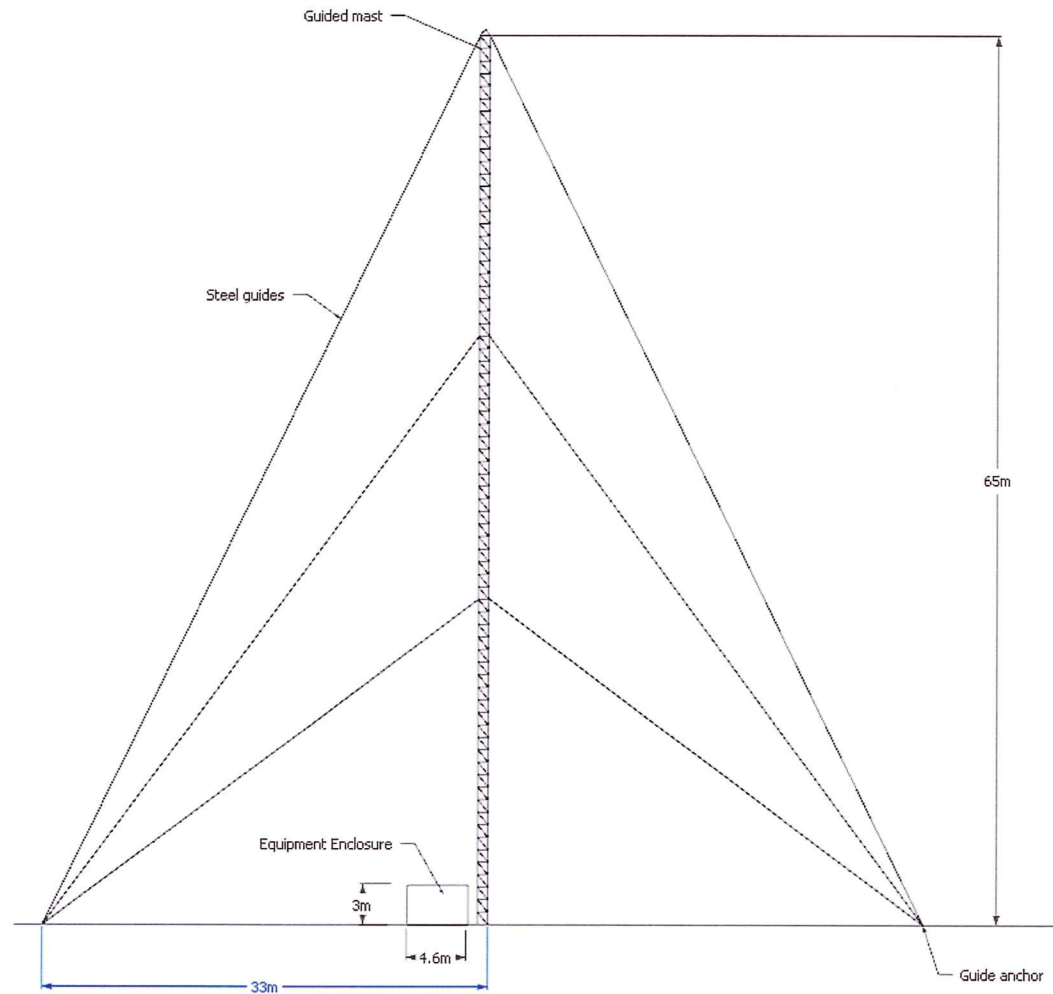
65m Tower Details. Example



Document:	65m Tower Details. Preliminary Engineering	Date:	5/06/2020
Version:	001	Note: Not to Scale	
©	CipherTel Pty Ltd		
		Author: Matthew Frontino	

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Innovation in Communication

65m Tower



Document:	65m Tower and equipment room elevation	Date:	20/8/2020
Version:	001	Scale:	1:200
©	CipherTel Pty Ltd	Author:	Matthew Frontino

CipherTel
Innovation in Communication

30 March 2022



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Bunbury, WA, 6230

PERTH OFFICE
Suite 7/6 Abbotsford Street,
West Leederville, WA, 6007

Attn: Carolien Claassens

Dear Carolien

RE: Proposed Communications Infrastructure – Digital Farms Grant

Tecon WA act on behalf of CipherTel who have been chosen by the Department of Prime Industry and Regional Development (DPIRD) to build, construct and operate important telecommunications infrastructure as part of the Digital Farms Grant.

This report is prepared to support an application for planning approval for the placement of telecommunication infrastructure in the form of a communications tower and associated enclosure on portion of the property.

Property Details

The following details are provided in regard to the subject site and land ownership.

Lot No (Street No)	CT (Volume/Folio)	Area	Owner
1296 (No.100)	1913/864 P217743	17.7585ha	Shire of Carnarvon

Zoning and Planning Requirements

The site is reserved 'Recreational' by the Shire of Carnarvon Local Planning Scheme No.13 and is included within the bounds of a Special Control Area 9 (Speedway).

...the way forward.

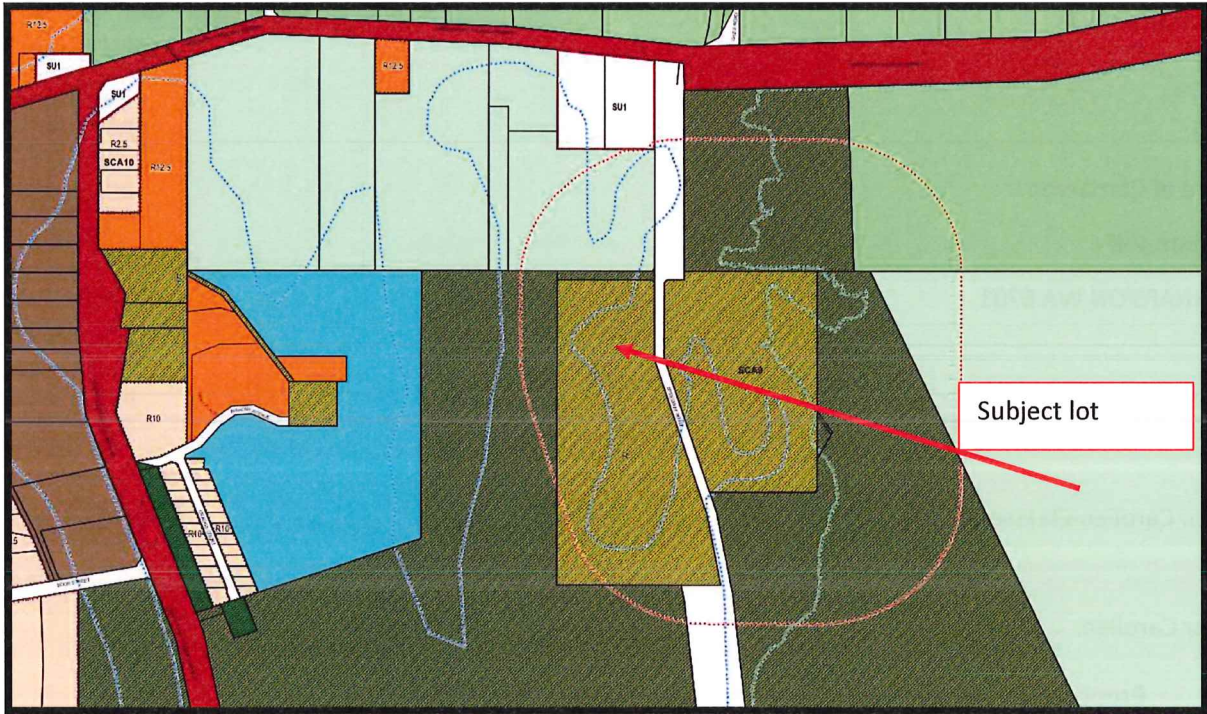


Figure 1: Excerpt from Shire of Carnarvon Local Planning Scheme No.13



Figure 2: 100 Speedway Road, Carnarvon Landgate Aerial Image

...the way forward.

The proposed land use is consistent with the defined term “telecommunications infrastructure”

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

Proposed Development

The proposal is to develop a 65m communications tower, communications hut, on portion of Lot 1296 Speedway Road, Brown Range (Carnarvon).

The proposed footprint of the infrastructure includes:

- 1 x telecommunications enclosure – 6m x 2.5m
- 1 x 65m high, steel trellis, guided mast.

The infrastructure is proposed to be located along the northern boundary of the property as depicted in the below images.



Figure 3: Proposed Development location on Lot

The site has been carefully selected based on several attributes:

1. Locality to demand. Located close to potential customers needing improved telecommunication services (broadband internet to operate their businesses effectively);
2. Topography. Situated on a high point which can connect to CipherTel’s network core. The network core provides backhaul services to deliver high speed broadband internet to end users; and

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3. The need for the infrastructure. There are no suitable options for co-location on existing infrastructure in the area.

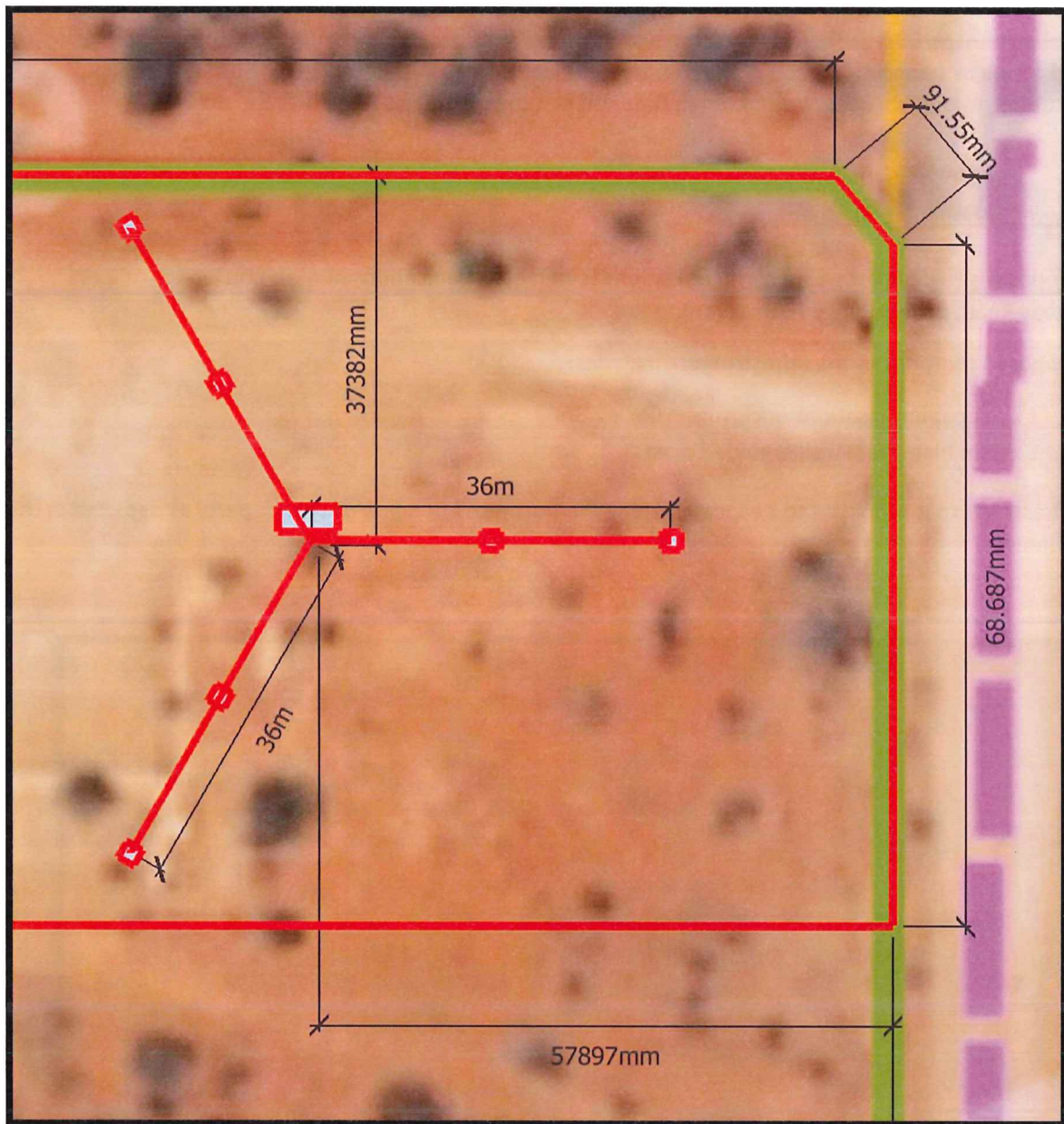


Figure 4: Setback from Lot boundaries

By way of background, currently no services exist which provide fit for purpose internet for the farming industry in the area.

Satellite services are oversubscribed, slow and have high latency and offer minimal data allowances. Mobile services are available however due to the large expansive areas mobile services offer little connectivity to data networks.

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To overcome the current telecommunications issues, CipherTel has been partly funded by the DPIRD to build and operate fixed wireless networks which will improve telecommunication services and ensure WA's agriculture stays economically viable and competitive globally.

CipherTel is a 100% Western Australian and privately owned company that is classified as a licenced carrier under the Telecommunications Act 1997 (Carrier #272).

CipherTel will be funding the project along with the State Government and other private parties to improve telecommunication services in the regions.

The infrastructure will be entirely owned by CipherTel and will be operated and maintained at CipherTel's cost following completion of the network.

Further to providing benefit directly to the agricultural sector, greater social benefits will be realised by ensuring regional communities stay connected to the rest of the world.

Working and living in regional areas can be isolating at the best of times. More than ever, quality telecommunications services are connecting people in the regions. This allows families and staff to maintain good mental health by having the ability to stay in touch with family, friends and utilise services such as eLearning, telehealth, and entertainment.

The proposed network will cover an estimated 662km² with Point to Point and Fixed Wireless internet services.

The site will be built to facilitate additional capacity and provide the ability for co-location services. Co-location availability on the mast and in the equipment room will be determined case by case to ensure the infrastructure is not overloaded. In the case where real estate is deemed available, the user will pay a hosting service fee to CipherTel.

Services which could be co-located include Emergency Services, Mobile Network Operators (MNO), LGA, Private entities and Community services.

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We would be pleased if you could consider the subject application for planning approval. Should you require any further information, please do not hesitate to contact the office.

Yours Sincerely,



Gary Fitzgerald | **TECON AUSTRALIA PTY LTD**

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