



Prepared for:	Shire of Merredin
Attention:	CEO: Craig Watts ( <a href="mailto:ceo@merredin.wa.gov.au">ceo@merredin.wa.gov.au</a> ) Executive Manager Development Services: Peter Zenni ( <a href="mailto:emds@merredin.wa.gov.au">emds@merredin.wa.gov.au</a> )
Date:	14 February 2025
Site Location:	<u>Site reference:</u> RCP3-011-D (Korbel Site) <u>Address:</u> Lot 17079 on DP142485 accessed via Korbelka Road, Merredin WA 6415

Commercial in Confidence

# Vision Statement

To be the first choice for broadband internet in regional Western Australia by providing first-class infrastructure with a consistent focus on excellent customer service and ongoing regional community consultation to ensure our program meets the needs of regional WA.

## Background

CRISP Wireless is a Network owner/operator licensee for Wireless Broadband services in Western Australia.

We provide a unique telecommunications solution that utilises Point-to-Point secured wireless connectivity between sites as well as community wireless services and subscriber broadband.

## Quality Information

### Prepared for:

Korbel Site (RCP3-011-D)

### Prepared by:

**CRISP Wireless Pty Ltd**

Address:



Email:



### Document number:

Revision	Revision Date	Details	Authorisation		
			Prepared By	Reviewed By	Authorised By
A	14/02/2025	Proposal	Heidi Cowcher	Leigh Ballard	Leigh Ballard



# Proposal

CRISP Wireless proposes extending our fixed wireless network across the Wheatbelt. We are proposing to build a 30m communications tower at Lot 17079 on DP142485 accessed via Korbalka Road, Merredin. This proposed tower is part of a wider network across the region that is being established to improve the telecommunications connectivity for Wheatbelt-based residents.

An agreement has been entered into with the landowner for the installation of this telecommunications infrastructure to be located on the subject land in the form of a 30m telecommunications tower; together with a container to house the communication equipment with solar panels on top for power provision.

The development application is made in accordance with the *Planning and Development Act 2005* for assessment under the Shire of Merredin Town Planning Scheme 6. The subject land is in the General Farming Zone.

The proposed work shall be referred to as *Telecommunications Infrastructure* for the purposes of this development application. The site proposed will not affect, nor impact, current farming practices. The site can be fenced should the landowner require it as part of the access agreement.

Under the TPS, the Zoning tables specify the uses permitted in various zones. The permissibility of any use is determined by considering the zoning table and cross-referencing it with the proposed works. The installation of telecommunications infrastructure is 'D' under the zoning table and is therefore only permitted at the discretion of the Council, as the Council are required to determine the planning approval or otherwise.

A summary of the subject land is provided in the below table:

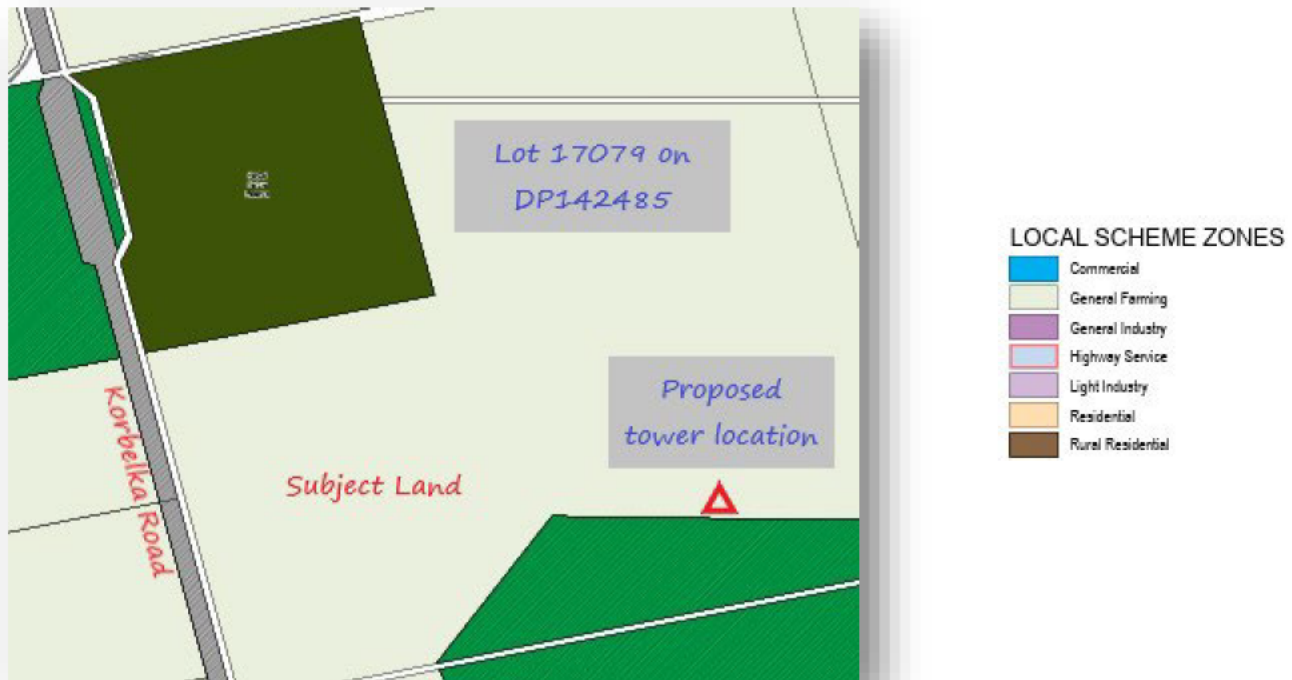
Address of subject land	17079 / DP142485
Real Property Description	Lot 17079 on DP 142485
Area of Subject Land	291.3134 ha
Existing buildings on Subject Land	Farming related infrastructure
Road Frontages	Korbalka Road
Zone	General Farming Zone
Overlays	Bushfire Prone Area, Native Vegetation
Landowners	Christopher James Hooper
Easements/Encumbrances	Nil

The site is highlighted on the following maps:

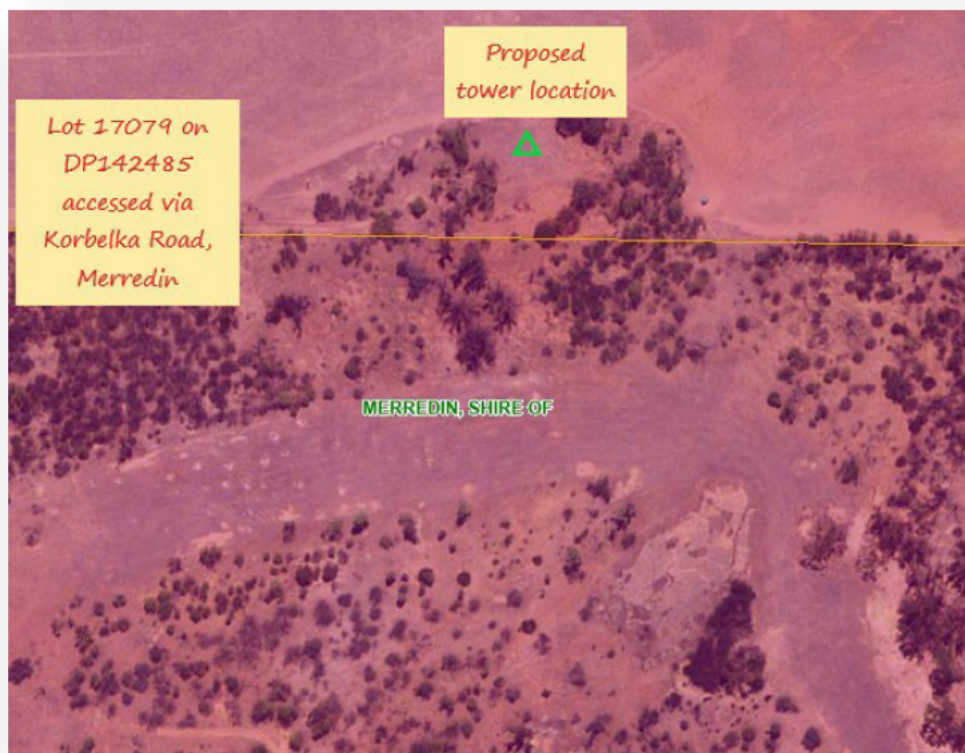


**Fig 1: Shire of Merredin Town Planning Scheme 6 (Map 11 Korbel townsite)**

**Source: Shire of Merredin**

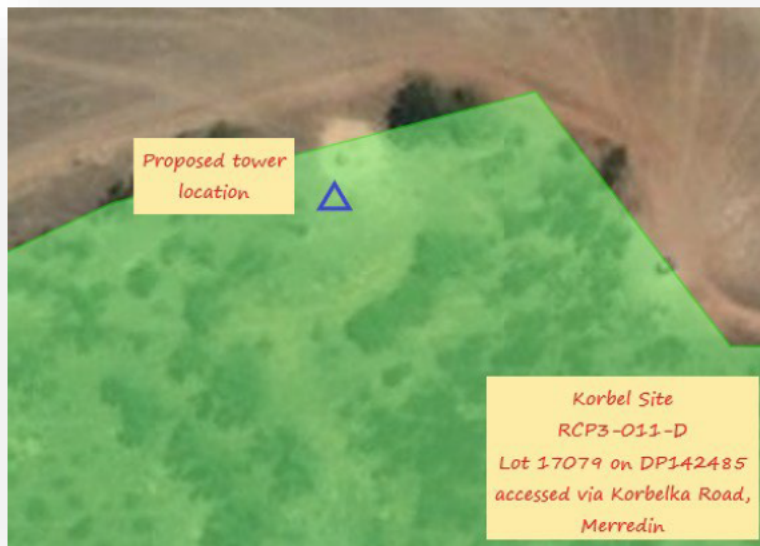


**Figure 2: Map of Bushfire Prone Area (Source: Landgate SLIP)**





**Figure 3: Native Vegetation Extent (Source: DPIRD WA Remnant Vegetation Mapping)**



The telecommunications infrastructure will consist of the following:

- A 30m steel tower as shown in **Attachment 5**.
- A combination of Dual Pole Parabolic Antennas (Dishes) and Sector Antennas as shown in **Attachment 6**.
- A sea container housing the communications equipment; and
- Solar panels to power the system on the roof of the sea container.

The tower will be approximately 25m from the southern boundary of the subject land as shown in the Site Plan in **Attachment 4**. The tower and associated infrastructure will occupy an area of approximately 400m<sup>2</sup>. The site does not require fencing, however, if requested, we will undertake to complete this.

The subject land is located within the mapped remnant vegetation; however, no vegetation clearing is required for the construction of the tower.

Access to the site will be via Korbelka Road via an internal all-weather farm access track through the property as shown in the Site Plan. Access to the site during construction will amount to one semi-trailer accessing the site on one occasion (total of two 'movements' – one in and one out); followed by one six-wheeler Hiab accessing the site on one occasion (total of two 'movements' – one in and one out); and then lastly one commercial ute on two occasions (total of four 'movements' – two in and two out) – with construction anticipated to take two days.

At the completion of construction, it is highly unlikely that the applicant will be required to access the site for ongoing maintenance as much can be undertaken via the remote access software by our experienced and qualified technicians. However, if a need arises, it will be by a light vehicle (commercial ute) and would be on one occasion (total of two 'movements' – one in and one out). It is not proposed to establish formalised parking given the very infrequent nature of the access required to the tower once construction is complete and the tower is 'live'.

Please refer to the attached Site Plan in **Attachment 4** showing the location of the proposed tower and associated infrastructure, the proposed access location and the access pathway.





As the proposed tower is for wireless broadband only and does not transmit electromagnetic waves/fields to mobile phones, therefore it does not emit electromagnetic radiation and does not require an Environmental EME (Electromagnetic Energy) Report to be prepared or provided to support the development application.

**Figure 4: Photo of Tower and Communication Hut**  
(Source: CRISP Wireless)

## Planning Scheme and other Legislation

### The Planning Scheme

The proposed use will be assessed against the Shire of Merredin Town Planning Scheme 6 (*the Planning Scheme*). The Zoning Scheme provides a definition for the proposed use as follows:

***“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.”***

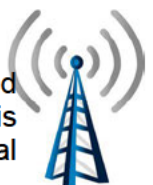
The proposed telecommunications tower and associated infrastructure are consistent with the definition.

The subject land is located in the General Farming Zone and the Zoning Table in the Planning Scheme designates Telecommunications Infrastructure as ‘D’, a discretionary use requiring local government approval.

The Planning Scheme refers to the following objectives for the General Farming Zone:

- To provide for a range of rural pursuits that are compatible with the capability of the land and retain the rural character and amenity of the locality.
- To protect land from urban uses that may jeopardise the future use of the land for other planned purposes that are compatible with the zoning.
- To support sustainable farming practices and the retention of remnant vegetation.
- To prevent any development that may affect the viability of a holding.
- To encourage small-scale, low-impact tourist accommodation in rural locations.
- To encourage a diversification of rural activities that will reduce the dependency of the rural sector on traditional crops.
- To support the creation of homesteads lots in accordance with adopted Local Planning Policy.
- To support mining activities where an environmental management plan has been prepared and is acceptable to the local government and the Environmental Protection Authority.
- To preclude the disposal of used tyres or any other material that may be detrimental to the quality of the land.

The proposed development is not anticipated to have any detrimental impacts on the abovementioned objectives of the General Farming Zone as specified in the Planning Scheme. The development is considered relatively minor in nature and takes into consideration all sensitive land uses and potential



environmental impacts that could occur. The development is located in an area that will not impede broad-acre agricultural uses, such as cropping and grazing. The development is also considered beneficial to landholders in its vicinity due to the significant improvement in connectivity that is offered as a direct result.

Section 64 of Schedule 2 Deemed provisions for local planning schemes of the Planning and Development (Local Planning Schemes) Regulation 2015 requires the advertising of complex applications for development approval.

The proposed tower will not have any detrimental effects on the existing land use (farming) and will be located outside of the useable cropping land and it is amenable to, and of direct benefit to, the landowners in the area. Access to a wireless broadband service is a game changer in lots of respects and will significantly improve digital accessibility.

#### State Planning Policy 5.2 – Telecommunications Infrastructure

The intent of State Planning Policy 5.2 – Telecommunications Infrastructure is to “balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas”.

As stated in the Policy, adequate and reliable telecommunications are essential for all aspects of contemporary community life, from supporting the State's economy to creating and maintaining connected and cohesive social networks. Contact between emergency services and the community increasingly relies on telecommunications networks. The importance of telecommunications services in Western Australia is recognised in the Western Australian Planning Commission's (WAPC's) State Planning Strategy 2050 (2014), which advocates for the provision of an effective state-wide telecommunications network. This network includes both above and below-ground infrastructure to support both fixed-line and wireless telecommunications.

The proposed development provides a wireless broadband network through line-of-site towers and complies with the intent of the Policy. Sites for telecommunications facilities are chosen for elevation, distance to other towers and ease of access. In this case, the facility is set well away from roads and sensitive receptors and is unlikely to affect visual amenity.

Therefore, the proposal is consistent with the principles set out in the Policy and can be balanced with the need for effective telecommunications services.

#### State Planning Policy 3.7 – Planning in Bushfire Prone Areas

Part of the subject land, and the location of the proposed telecommunications facility, has been identified in the SLIP mapping as being within a Bushfire Prone Area, as shown in Figure 2 above. The intent of the SPP is “to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure”.

Sites for telecommunications facilities are chosen for elevation, distance to other towers and ease of access. While the proposed facility is located in a bushfire-prone area, the development does not result in an increase in residents or employees, nor does it increase the bushfire threat. CRISP employees have a duty of care to ensure that any access to landowners' properties is undertaken in a manner so as to not cause a bushfire risk. As a business, we ensure that we remain up to date at all times of bushfire risks, harvest and vehicle movement bans in the areas where we are working, and any other restrictions imposed at a local or state level, and will always adhere strictly to these as imposed, especially during the peak fire season.

Accordingly, a bushfire assessment has not been carried out given the above.



## Conclusion

The proposed development of a telecommunications facility will provide a much-needed service to the local community. The location of the proposed tower is set well back from the road and will not impact the privacy or visual amenities of the local residents.

The subject land is suitable for a telecommunications tower for the following reasons:

- ✓ The site has a direct line of site to other proposed towers in the region and across the network.
- ✓ The site has safe access, and the development will not create a nuisance to current traffic volumes and usage.
- ✓ The subject land is not flood-prone.
- ✓ The development will not increase the threat of bushfires or put lives in danger.
- ✓ The proposed location has not been identified as containing native vegetation or Aboriginal artefacts.
- ✓ The proposed facility will not interfere with agricultural land; and
- ✓ Potential impacts are low.

Therefore, the Council can be confident in approving the telecommunications facility as it will satisfy an essential community need.

## Attachments

Attachment 1	Application for Local Government Development Approval
Attachment 2	Owner's Consent
Attachment 3	Certificate of Title
Attachment 4	Site Plan
Attachment 5	Example Tower Technical Drawings
Attachment 6	Antenna Infrastructure





# APPLICATION FOR PLANNING APPROVAL

## LOCAL PLANNING SCHEME No. 6 - SCHEDULE 6 - (CLAUSE. 9.1.1)

OWNERS DETAILS			
Name/s:	[REDACTED]		
Address:	[REDACTED] South Doodlakine WA		
		Post Code:	6418
Phone work:		Phone home:	Fax:
Mobile:	[REDACTED]	Email:	[REDACTED]
Signature:	Please refer to attached landowner consent	Date:	12/02/2025
Signature:		Date:	
NB: The owner/s signature/s are required for your application to be processed.			

APPLICANTS DETAILS			
Name:	CRISP Wireless Pty Ltd		
Address:	[REDACTED] Narrogin WA		
Contact person for correspondence:	Leigh Ballard		
Phone work:	6809 2100	Phone home:	
Mobile:	[REDACTED]	Email:	[REDACTED]
Signature:			
		Date:	

PROPERTY DETAILS			
Lot No:	17079	House/Street No:	
Street name:	accessed via Korbelka Road		
Suburb:	Korbel		
Nearest street intersection:	Korbel West Road		
Diagram or plan:	142485	Certificate of title:	1439
Title encumbrances (e.g. easements, restrictive covenants) Nil			
		Location No:	
		Post Code:	
		Folio:	

PROPOSED OR EXISTING BUILDING/LAND USE	
Description of proposed development and/or land use:	Telecommunications Infrastructure - Com Broadband & communications hut
Nature of any existing buildings and/or land use:	Agriculture - Extensive - ie: cropping & grazing
Approximate cost of proposed development:	\$ 100,000
Estimated time of completion:	6-8 weeks from all approvals secured

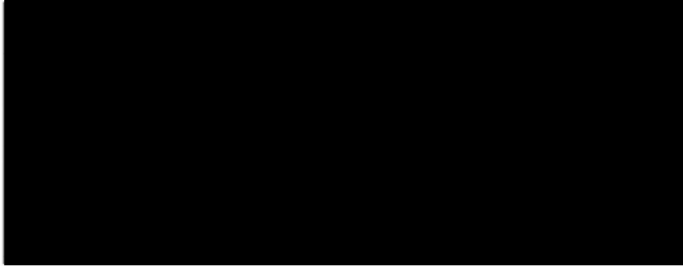
OFFICE USE ONLY	
Acceptance Officer's initials :	Date received:
Local government reference no:	

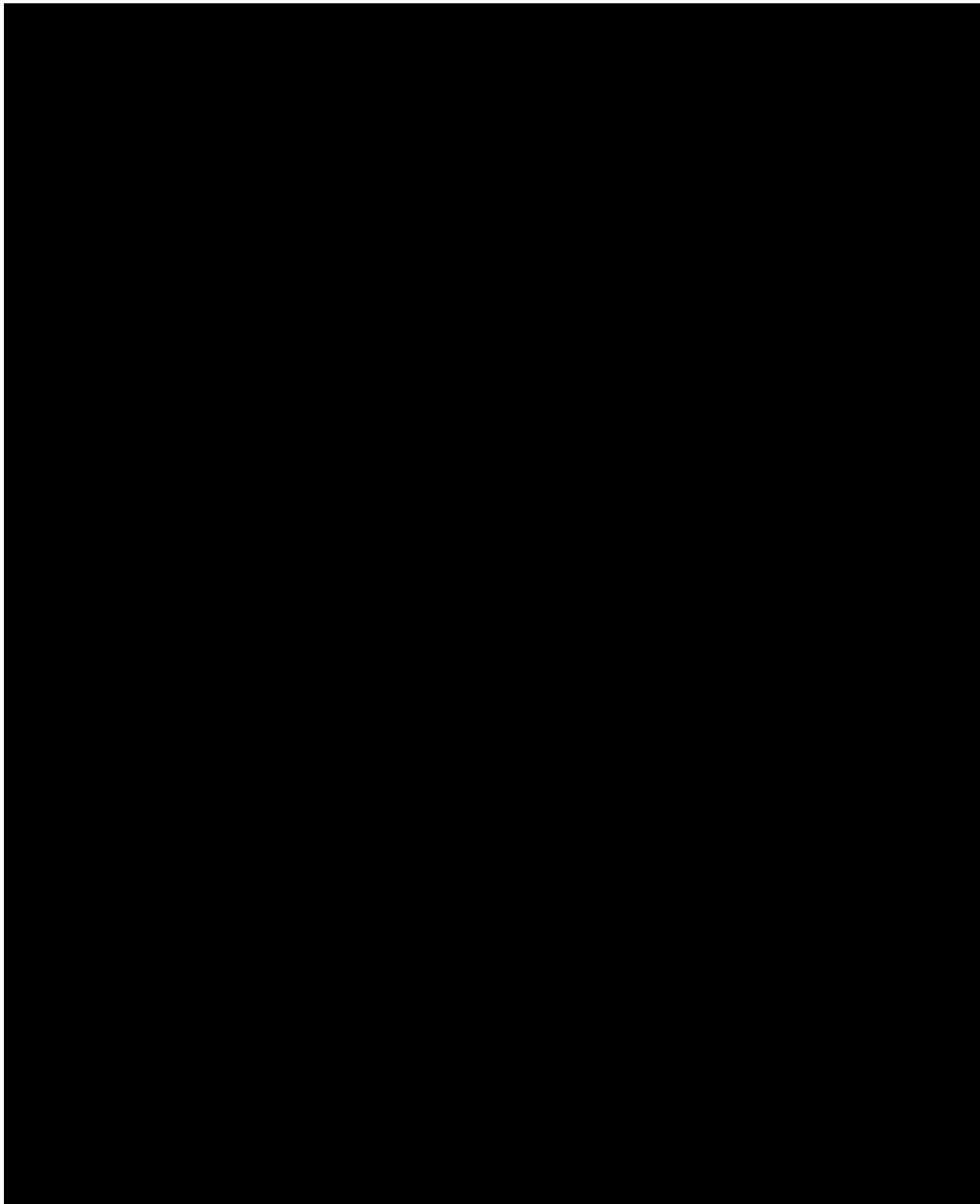


## Attachment 2: Landowner Consent

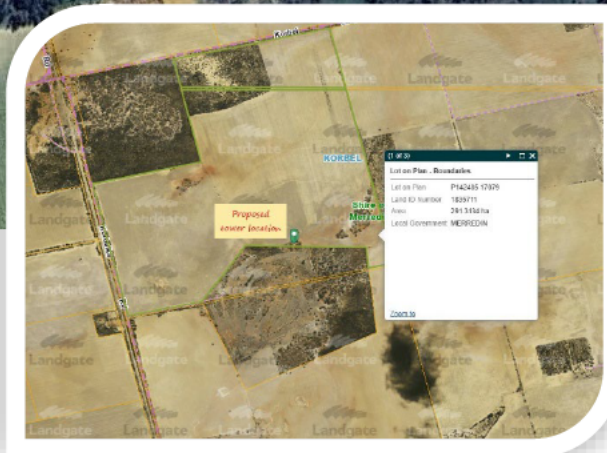
I, Christopher James Hooper, being the registered landowner of the premises identified as Lot 17079 on DP 142485 accessed via Korbelka Road, Merredin, consent to the submission of an application for Development Approval by CRISP Wireless Pty Ltd on the premises described above for the purpose of a Telecommunications Tower and associated infrastructure.

**SIGNED**



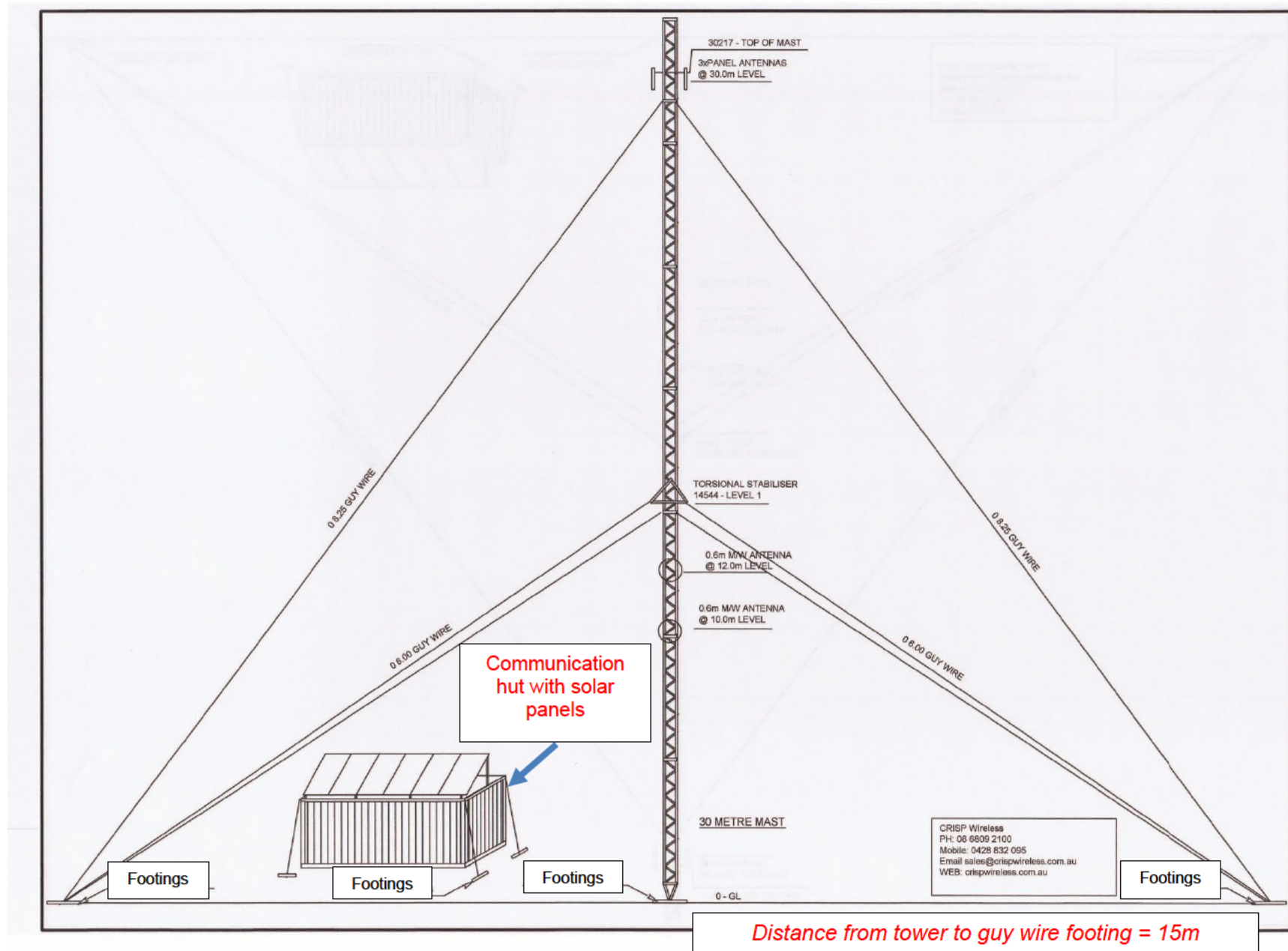


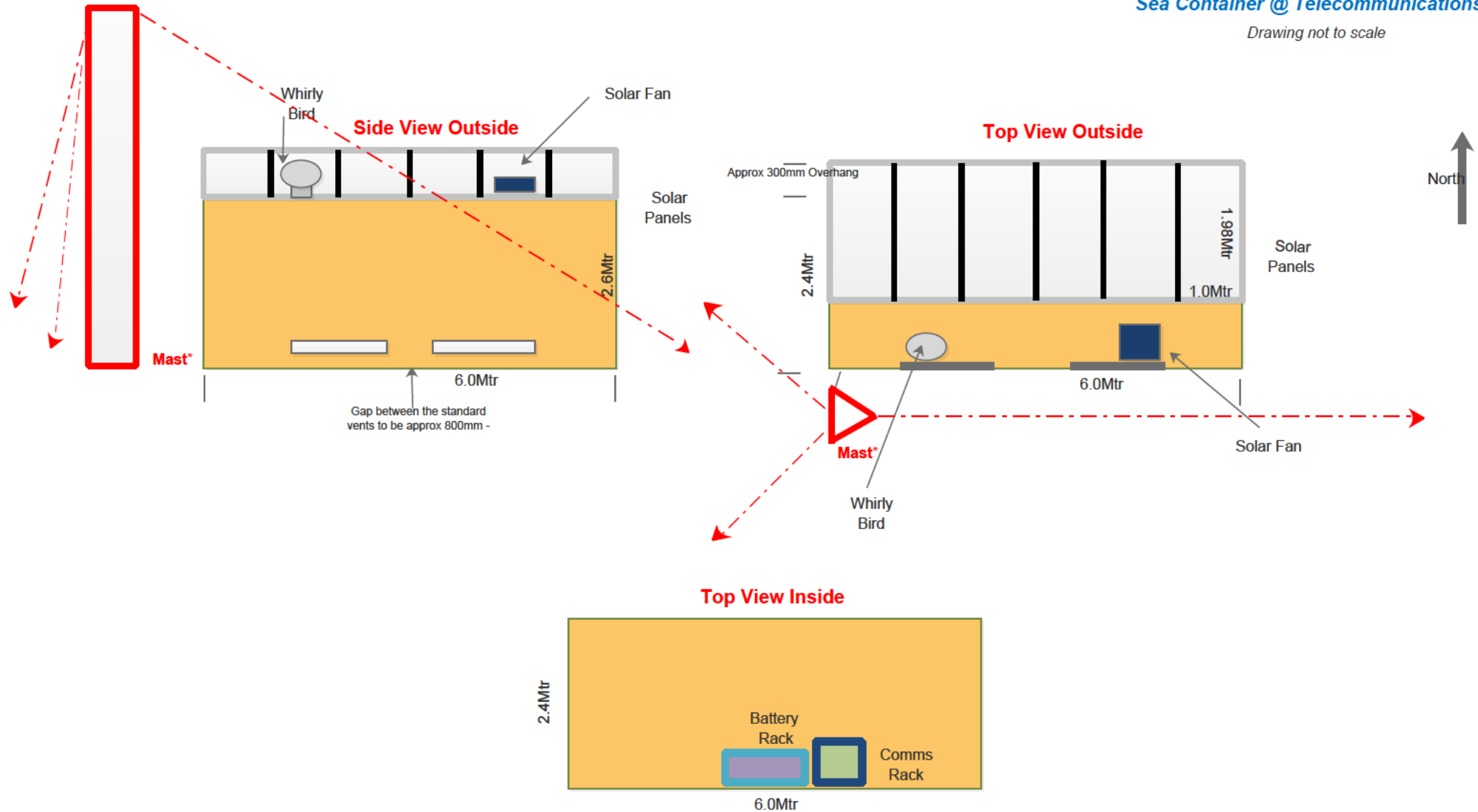
**ATTACHMENT 4: SITE PLAN**  
**KORBEL SITE**  
**LOT 17079 ON DP142485**  
**Accessed via Korbeka Road, Merredin**



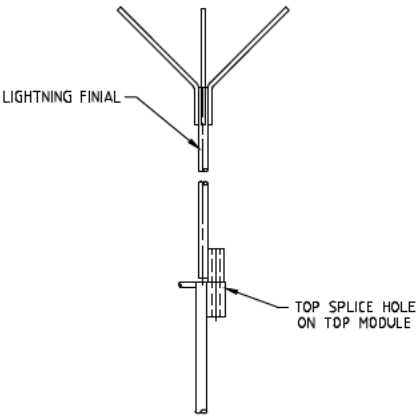


## Attachment 5: Example Tower Technical Drawings

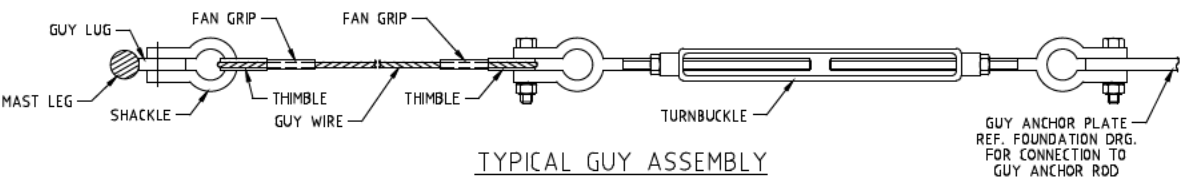




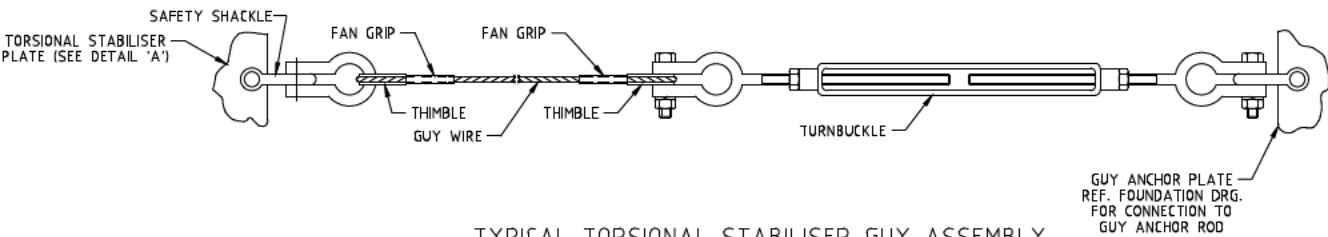




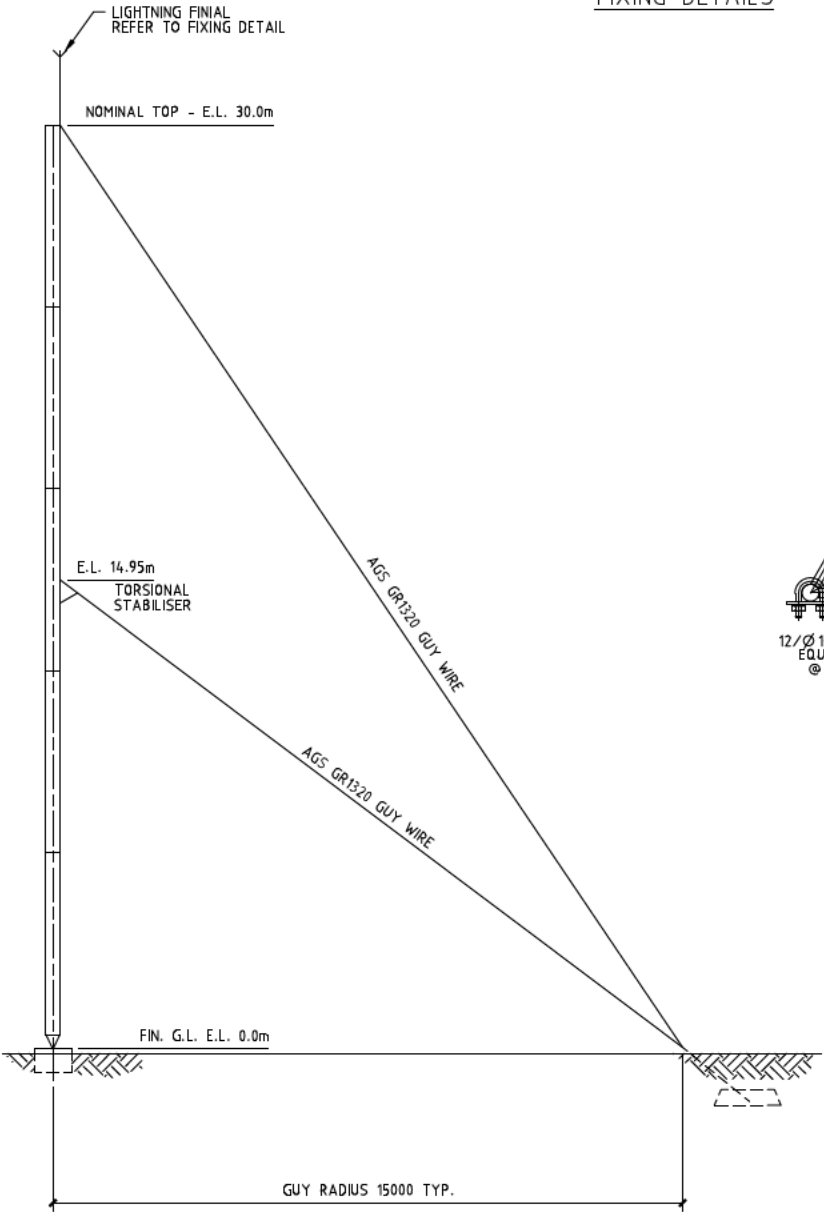
LIGHTNING FINIAL  
FIXING DETAILS



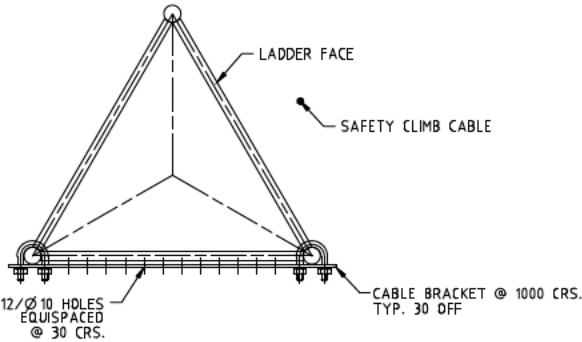
TYPICAL GUY ASSEMBLY



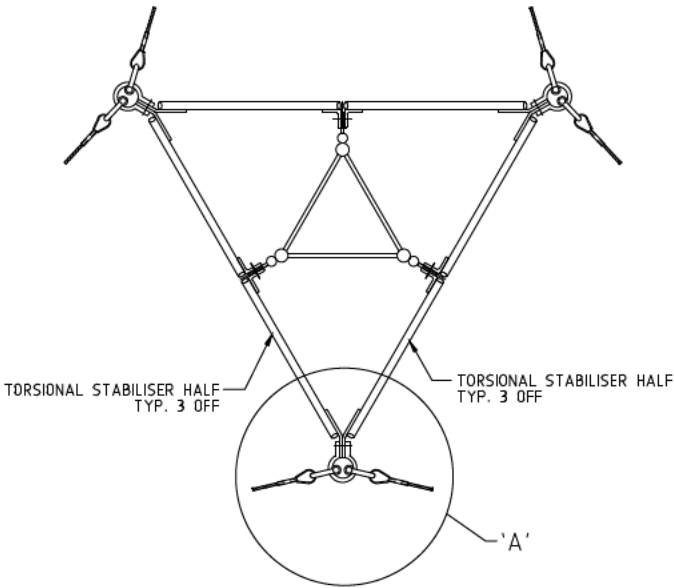
TYPICAL TORSIONAL STABILISER GUY ASSEMBLY



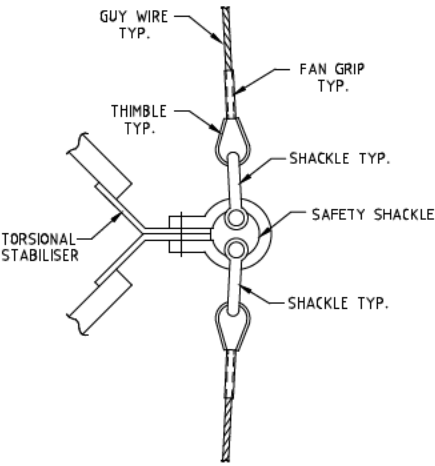
MAST ELEVATION



TYPICAL PLAN




PLAN AT TORSIONAL



DETAIL 'A'

GENERAL NOTES

1. REFER TO FEC STANDARD NOTES F1/1/SN.

DRG. No.	PK. No.	ITEM No.	No. OFF	DESCRIPTION	CUT LG.	MATERIAL/DRG. No.
MATERIAL LIST						
<p>This design or drawing is not sold but lent. It remains the property of this company and is subject to recall. Its contents must not be communicated to any person whatsoever without the written consent of FEC.</p>				 <p><b>FUTURE ENGINEERING &amp; COMMUNICATION PTY LTD</b> <b>29 Spencer Street, Cockburn Central WA 6164</b> <b>Ph: +61 8 9417 4999 - Fax: +61 8 9417 5995</b> <b>Email: admin@futureal.com.au</b></p>		
DRAWN:	MP		ENG:	30m F450 GUYED MAST GENERAL ARRANGEMENT		
CHECKED:	APPR:					
DATE :	17-10-18					
REV.		SCALE :	NTS	DWG No. :	Q7436-F450	
					A1	

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Ph: +61 8 9417 4800 - Fax: +61 8 9417 5006  
Email: admin@futurecom.au

## STRUCTURE DESIGN CERTIFICATION

### Structure Data

<b>Structure Type:</b>	FEC Guyed Mast	<b>Job Number:</b>	J3903/3
<b>Height:</b>	30m	<b>Date:</b>	31/01/2024
		<b>Client:</b>	Crisp Wireless

### Site Details

Site Name						
Site ID						
Latitude						
Longitude						

### Site Parameters

<b>Wind loading standard:</b>	AS1170.2-2021	<b>Terrain Category:</b>	2.00*
<b>Wind region:</b>	A1*	<b>Topographical Multiplier, <math>M_t</math>:</b>	1.17*
<b>Wind return period:</b>	500 years*	<b>Wind Direction Multiplier, <math>M_d</math>:</b>	1.00*

### Structural design standards:

AS4100-2020, AS3995-1994 & AS3600-2018/Amdt1

### Serviceability Criteria:

Maximum microwave rotation < 1° @ 27m/s

### Antenna Loading Data (Height is measured from base of structure to centre line of antenna)

ID	Height AGL (m)	Antenna Type	Azimuth (°)	Effective area (m <sup>2</sup> )	Feeder cable	Status (P/E)	Carrier
1	31.00	Lightning Finial	-	0.100*	-	P	-
2	30.00	4 x 800mm x 150mm Panels	-	0.720*	-	P	-
3	28.00	1 x Omni	-	0.100*	-	P	-
4	27.00	Future Allowance	-	0.500*	-	P	-
5	18.00	1 x Ø600mm M/W	-	0.503*	-	P	-
6	17.00	1 x Ø600mm M/W	-	0.503*	-	P	-
7	16.00	1 x Ø600mm M/W	-	0.503*	-	P	-

### Ancillary Loading Data

<b>Tower Access:</b>	Climbing on mast face c/w safety climb.
<b>Feeder Arrangement:</b>	External feeder brackets on mast face.

**Work covered by this certificate:**

Design & certification of 6 x 30m guyed masts and associated guy attachments.

Design & certification of 1 x new antenna mount.

Foundation design by others and excluded from this certification.

**Work Specified on the following document's:**

FEC Drawings: J3903/1/3  
 J3903/2/AM



**Foundation Reactions:**

**Mast Base:** Compression = 85.35 kN  
 Shear = 4.04 kN

**Guy Anchors:** Horizontal = 38.63 kN  
 Uplift = 30.00 kN

**Prepared by:** Tom Wang

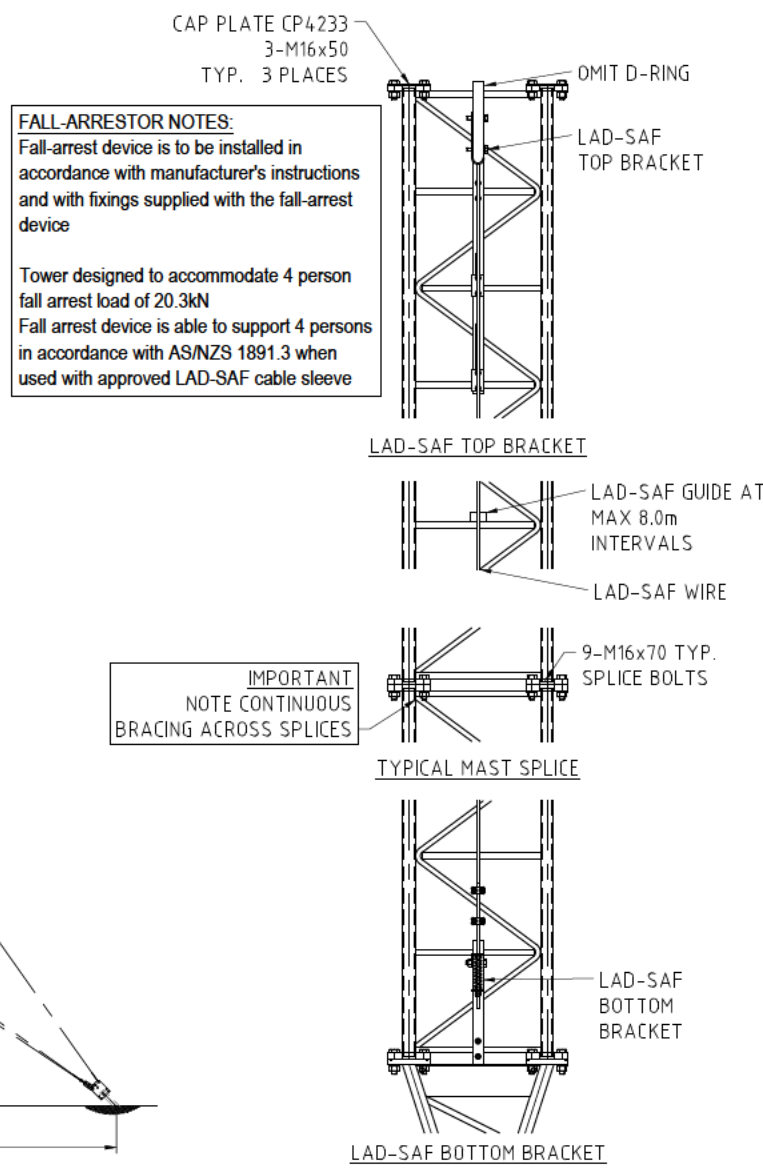
**Approved by:**

Chartered Professional Engineer	4397535
Mladen Kovacevic MIEAust CPEng NER	
Signature: 	ENGINEERS AUSTRALIA
Date: 31/08/22	

On behalf of: Future Engineering & Communication Pty Ltd.

**Note**

- Analysis is based on information provided in client supplied data unless shown by "\*\*\*". See FEC Basis of Structural Review Document FE275 attached.
- This certificate does not Cover anything other than the structure and foundation described above. Eg. Existing headframe, mounting frames, antenna mounts, cable trays, etc. are not covered




### BOLTED CONNECTION NOTES:

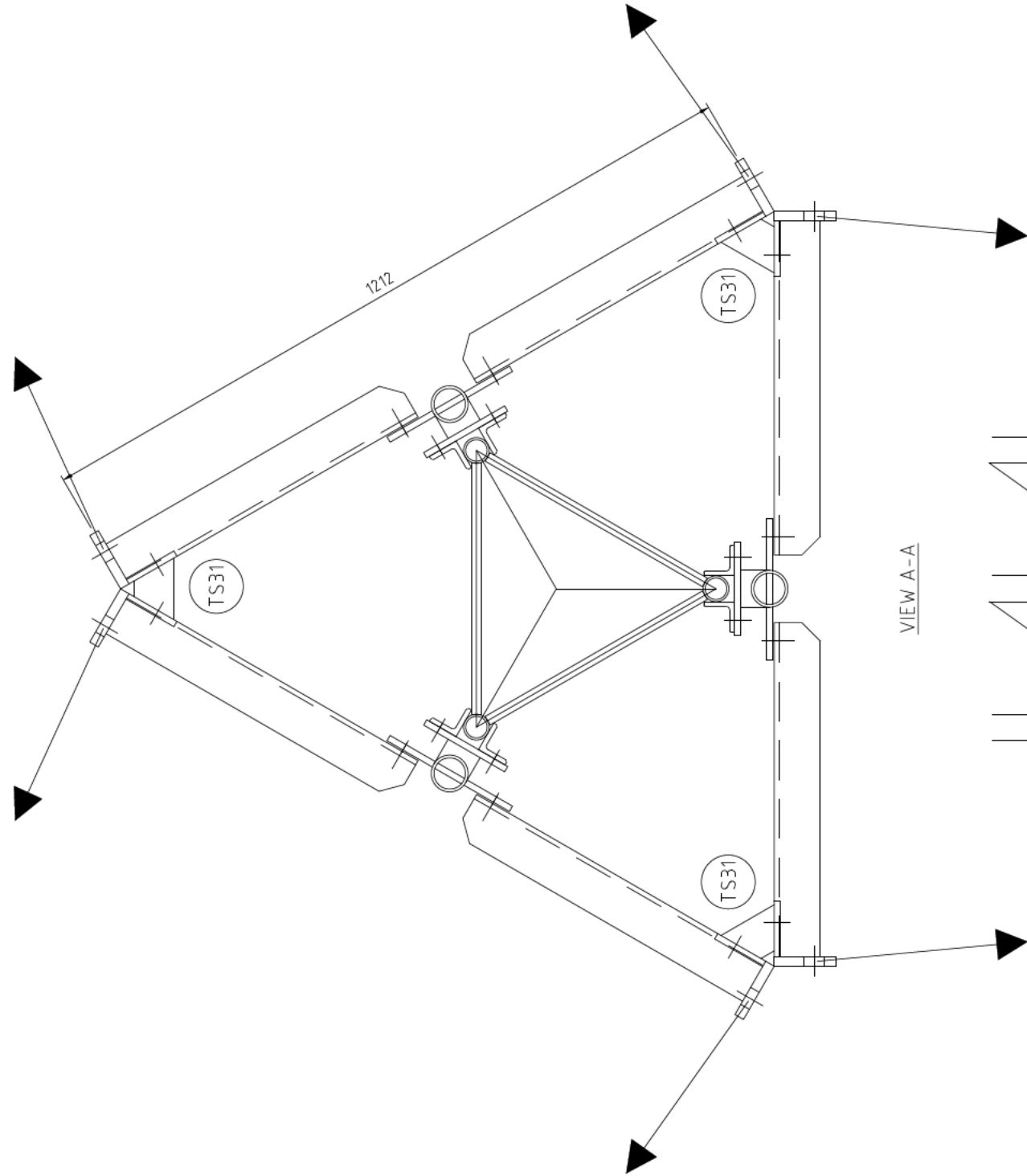
1. All bolts to be fitted with nut and flat washer unless spring washer is specified and supplied.
2. All U-bolts to be fitted with 2 nuts on each arm
3. All bolts are to be fitted with a minimum of 2-threads protruding past the nut.
4. All slotted holes to be fitted with flat washers on both sides of bolted ply.
5. All bolts to be snug tightened to AS4100 bolting category 4.6/S or 8.8/S.
6. Bolts designated with the notation "XS" shall have bolt thread excluded from intersecting any internal ply shear plane. XS bolt length is critical.
7. A second nut, or lock-nut, shall be fitted whenever two or more ply cannot be bolted together without eliminating a gap between them.

**IMPORTANT CONSTRUCTION SAFETY NOTE:**  
Roam supplies steelwork for others to erect based upon a clear understanding that steelwork will be erected by suitably competent and qualified personnel working in accordance with a safety plan that has been prepared in conjunction with a competent erection supervisor. The safety plan is expected to include a comprehensive job hazard analysis covering an assessment of lifts by cranes, winches ginpoles and juries, safe lifting of partly assembled modules, temporary lifting points and temporary removal of components during strengthening works as applicable to the job. Where a Safety in Design drawing has been provided, the Safety Plan for construction works should incorporate design hazards, design control measures and notes to the Constructor.

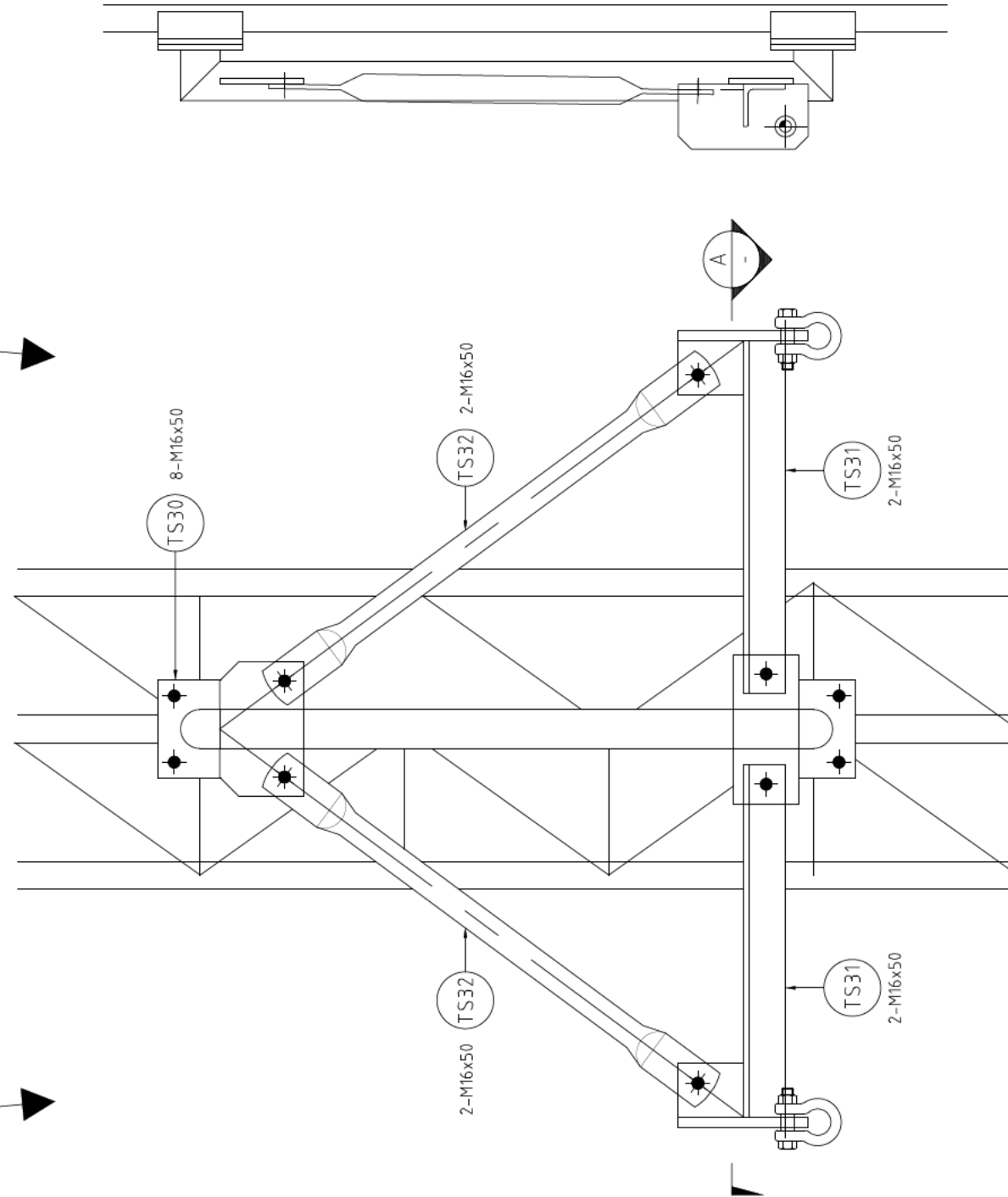
STD	CP4233	3	CAP PLATE	Ø138		
RJ12745	M08H1G3	1	MAST MODULE W/ GUYS	2586		
RJ12745	M14H3T10	1	MAST MODULE WITH T/S	4476		
RJ12745	M14H1G0	1	MAST MODULE W/ GUYS	4476		
RJ12745	M14H1	4	STD MAST MODULE	4476		
RM450	MBF1	1	MAST BASE	600		
DRG	COMPONENT	QTY	DESCRIPTION	LENGTH	MATERIAL	GRADE
TOTAL QTY = 10			COMPONENT SCHEDULE			

RJ12748-4-SD1 RJ12748-2-TS1 RJ12748-2-GM1 RJ12748-2-GW1 RJ12748-3-1	SAFETY IN DESIGN ANALYSIS TORSIONAL STABILISER GUYED MAST ERECTION NOTES GUY WIRE ASSEMBLY MAST SET-OUT	C B A	JOB SPECIFIC MODULES ISSUED FOR CONSTRUCTION ISSUED FOR REVIEW	D.T C.J.C D.T	04-01-21 16-12-20 15-12-20	 <p><b>ROAM PTY LTD</b> 8 MEKA STREET MALAGA W.A. 6090 AUSTRALIA TEL (618) 9248 4950 FAX (618) 9248 4951</p> <p>THIS DRAWING PRODUCED BY ROAM IS NOT SOLD BUT LENT. ITS CONTENTS MUST NOT BE COPIED, TRACED OR COMMUNICATED TO ANY PERSON WHATSOEVER WITHOUT WRITTEN CONSENT OF ROAM PTY. LTD.</p>	DESIGN: C.J.C	DATE: 15-12-20	CRISP WIRELESS 30m RM450 GUYED MAST - TOWER D NN GENERAL ARRANGEMENT			
							APPR: C.J.C	DATE: 16-12-20				
REFERENCE DRAWINGS		REF	REVISION	BY	DATE		DRAWN: D.T	DATE: 15-12-20	SCALE: (A3) N.T.S	DWG. No. RJ12748-1-1	VER. -	REV. C

HARDWARE SCHEDULE			
SIZE	QTY	DESCRIPTION	GRADE/FINISH SUPPLIED BY
M16x50	42	HEX HEAD BOLT + NUT & FLAT WASHER	GRADE 8.8 GALV ROAM




VIEW A-A

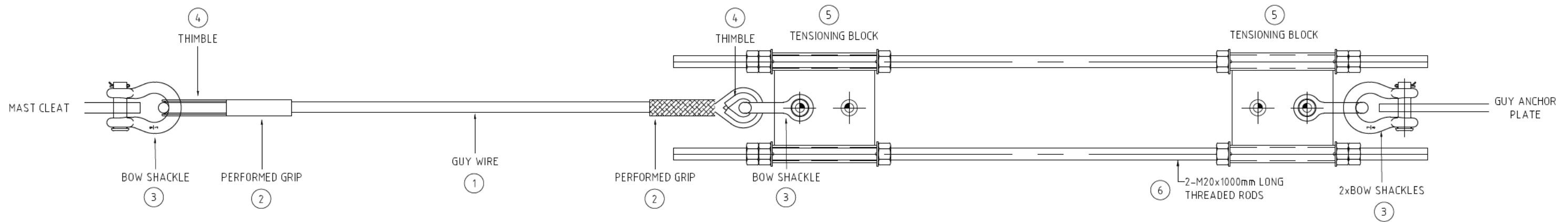


ELEVATION

DRG	COMPONENT	QTY	DESCRIPTION	LENGTH	MATERIAL	GRADE
RM450	TS32	6	STABILISER STRUT	839		
RM450	TS31	3	STABILISER HORIZONTAL	559		
RM450	TS30	3	STABILISER MOUNT	1075		
TOTAL QTY = 12		COMPONENT SCHEDULE				

							<b>ROAM PTY LTD</b> 8 Meka Street Malaga W.A. 6090 Australia Tel (618) 9248 4950 Fax (618) 9248 4951  This drawing produced by roam is not sold but lent. its contents must not be copied, traced or communicated to any person whatsoever without written consent of roam pty. ltd.	ERECTION DRAWING				
								DESCRIPTION: TORSIONAL STABILISER				
		B A	ISSUED FOR CONSTRUCTION ISSUED FOR REVIEW	C.J.C D.T	16-12-20 16-12-20			REF:	APPR: C.J.C	DATE: 16-12-20	TOWER TYPE: RM450	MODULE:
								SCALE: (A3) NTS	DRAWN: D.T	DATE: 16-12-20	DRG.No. RJ12748-2-TS1	REV B
REFERENCE DRAWINGS		REF	REVISION	BY	DATE							





	QUANTITIES PER ASSEMBLY REQUIRED															
	①				②		③		④		⑤		⑥			
GUY-WIRE LEVEL	GUY WIRE				PREFORMED GRIP		BOW SHACKLE (bow size)		THIMBLE		TENSIONING BLOCK		THREADED RODS		INITIAL	TOTAL No. OF
	GRADE	CONSTRUCTION	GUY LENGTH	SUPPLIED LENGTH	Ø (GRADE)	QTY	GRADE 'S' (WLL)	QTY	SIZE	QTY	TYPE	QTY	SIZE	QTY	TENSION (kN)	ASSEMBLIES
2	1320	7/2.75 (Ø8.25)	35m	40m	8.25 (1320)	2	13mm (2.0t WLL)	4	10mm	2	TB8	2	M20x1000mm	2	5.2	3
1	1320	7/2.00 (Ø6.00)	25m	30m	6.00 (1320)	2	13mm (2.0t WLL)	4	10mm	2	TB8	2	M20x1000mm	2	2.7	6

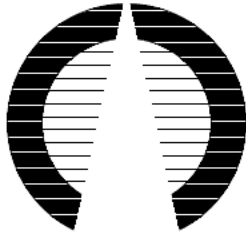
#### NOTES:

- Guy lengths in table are based upon a flat level site. Adjust cut guy lengths to compensate for any on-site anchor radius adjustments.
- All shackles pins to be wired to body on assembly.
- Check and adjust all guy wires to match initial tensions in table. Tension values based on still wind conditions

M20x1000mm	18	M20 THREADED ROD	GRADE 8.8 GALV.	ROAM
M20 NUT	108	M20 NUT	CLASS 8 GALV.	ROAM
M20 WASHER	72	M20 FLAT WASHER	GRADE 8.8 GALV	ROAM
10mm THIMBLE	18	10mm THIMBLE	GALV.	ROAM
13mm SHACKLE	36	13mm (2.0t WLL) BOW SHACKLE	GRADE S - GALV.	ROAM
6.00 GRIP	12	PREFORMED GRIP SUIT Ø6.00 WIRE	GALV.	ROAM
8.25 GRIP	6	PREFORMED GRIP SUIT Ø8.25 WIRE	GALV.	ROAM
7/2.00 (Ø6.00)	180m	GUY WIRE	GRADE 1320 - GALV.	ROAM
7/2.75 (Ø8.25)	120m	GUY WIRE	GRADE 1320 - GALV.	ROAM
SIZE	QTY	DESCRIPTION	GRADE/FINISH	SUPPLIED BY

#### HARDWARE SCHEDULE

RA07	TB8 revB	18	GUY-TENSIONING BLOCK	158		
DRG	COMPONENT	QTY	DESCRIPTION	LENGTH	MATERIAL	GRADE
TOTAL QTY = 18			COMPONENT SCHEDULE			

REFERENCE DRAWINGS	REF	C B A	TURNBUCKLES REPLACED WITH TENSIONING BLOCKS ISSUED FOR CONSTRUCTION ISSUED FOR REVIEW	C.J.C C.J.C D.T	22-01-21 16-12-20 15-12-20		<b>ROAM PTY LTD</b> 8 Meka Street Malaga W.A. 6090 Australia Tel (618) 9248 4950 Fax (618) 9248 4951 This drawing produced by roam is not sold but lent. its contents must not be copied, traced or communicated to any person whatsoever without written consent of roam pty. ltd.	ERECTION DRAWING							
								DESCRIPTION: GUY WIRE ASSEMBLY							
								REF: -	APPR: C.J.C	DATE: 16-12-20	TOWER TYPE: -	MODULE: -			
								SCALE: (A3) NTS	DRAWN: D.T	DATE: 15-12-20	DRG.No. RJ12748-2-GW1	VER: -	REV: C		

## MAST ERECTION METHOD OF PROCEDURE

### IMPORTANT:

Roam structures are only to be erected by experienced qualified rigging personnel working in accordance with a safety plan that has been prepared in conjunction with a competent erection supervisor. The safety plan is expected to include a comprehensive job hazard analysis covering an assessment of lifts by cranes, winches ginpoles and juries, safe lifting of partly assembled modules and temporary lifting points. The Safety Plan for construction works should incorporate design hazards, design control measures and notes to the Constructor identified in the Safety in Design drawing.

## MAST ERECTION PROCESS

1. Check shipping lists to ensure all materials have been delivered. Check materials for any damage. Any small areas of damaged galvanising should be repaired with zinc rich paint. Touch-up any paint damage.
2. When erecting the mast, the intention should be to have each mast span (guy level to guy level) fully assembled with all ancillaries (ladders, cable brackets, antenna mounts, torsional stabiliser, fall-arrest) installed, and guys attached, before mobilising a crane to site for lifting. Guy tensioning equipment and theodolites should also be set-up in advance.
3. Assemble mast sections, on the ground, into the spans that comprise the mast. The mast shall not be lifted in a single 30m span. Ensure that bolts are fully tightened before lifting the mast.
4. Mast sections typically have a top and bottom. Ensure sections are orientated to achieve a continuous bracing pattern and equal cable bracket spacing.
5. Refer to the guy-wire assembly drawing. The drawing specifies the expected final guy lengths based upon the surveyed positions on the mast foundations. The "supplied length" specified on the drawing typically allows for extra 3m for each individual guy. The guys for each mast should be cut to the "supplied length" dimension and attached to the guy lugs at the top of each corresponding mast span.
6. Set-up 2 x theodolites at approximate 90° apart and at a distance that enables the theodolites to view the bottom of the mast and the top of the mast when fully erected.
7. Lift the bottom mast section into position, ensuring that the cable ladder and climbing ladder faces are orientated to best suit the site layout. Whilst the mast span is supported by the crane, pull the guys to the anchors, using turfs as required, and connect to the lowest anchor plate hole. Note that there is typically a spare hole at the top of the anchor plates for temporarily attaching turfs and tensioning equipment.
8. Tension the lower set of guys until they are taut and support the mast without the aid of the crane. At this point the mast can be safely climbed with appropriate climbing gear to detach the crane hook.
9. Align the vertical crosshairs of the theodolites with one of the mast legs at the lowest point possible. Adjust guy tensions to align the bottom mast section until it is vertical within the precision of the theodolite. Achieve verticality of 1:200 or better.
10. Repeat the process for the remaining mast spans.
11. Once the entire mast has been erected, attach and tension the fall-arrest cable, to the bottom tensioning bracket. The crane hook can be detached once all guys have been nominally tensioned maintaining mast verticality.

## GUY TENSIONING PROCEDURE


1. Refer to the guy-wire assembly drawing. The values of initial tension have been calculated to achieve a vertical mast for the surveyed anchor positions. Initial tensions shall be achieved to within 10% of the specified value whilst maintaining mast verticality. Guy tension values are based upon still wind conditions.
2. Tensioning guys can be done with a guy-tension measuring instrument (such as a Piab RMT 20D) or with a load-cells. In either case, calibration records shall be maintained.  
Guys can be tensioned one-at-a-time but they would need to be checked and adjusted twice to correct for the impact of tensioning upon previously tensioned guys.

## TENSIONING GUYS USING IN-LINE GAUGE

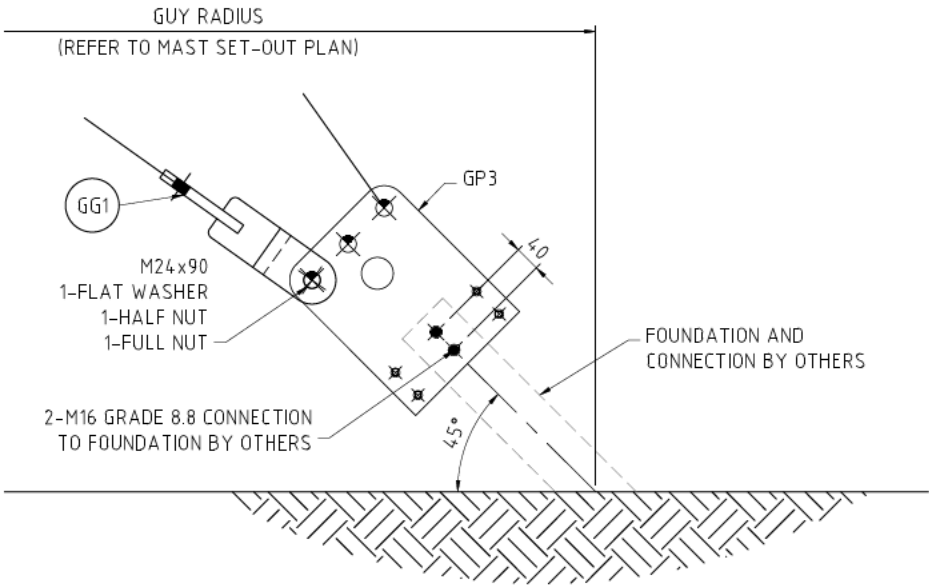
1. Connect load-cell to either side of the guy-tension-device (turnbuckle)
2. Tension the load-cell until the specified initial tension value is reached (+/- 10%)
3. Tension the guy-tension-device until the load-cell reading just reduces back to zero.
4. Release and remove the load-cell without adjusting the guy-tension-device.

## BEFORE DEMOBILISING FROM SITE

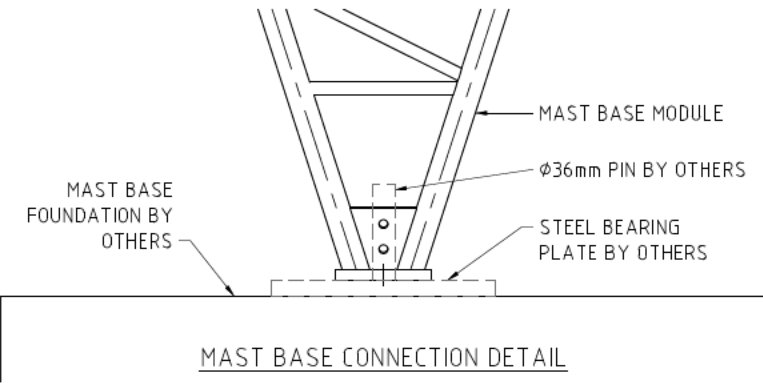
1. Once guys have been tensioned, re-tension the fall arrest cable and check that all mast splice bolts are properly tightened and have not loosened during the erection process.
2. Complete the mast inspection form supplied with the mast drawings.
3. On completion of all works, mark up the erection drawings and material lists;
  - i. Sign off drawings as as-built and records on the drawings any changes
  - ii. Fabrication mistakes
  - iii. Drawing mistakes
  - iv. Problems encountered during erection
  - v. Suggested design improvements
  - vi. Under-supply or over-supply of materials
  - vii. Appearance of structure.
4. Take photographs including one shot showing the entire structure.
5. Scan all drawings, lists and checklists and email these documents along with photographs and any other documentation to [roam@roameng.com.au](mailto:roam@roameng.com.au)

							<b>ROAM PTY LTD</b> 437 VICTORIA ROAD MALAGA W.A. 6090 AUSTRALIA TEL (618) 9248 4950 FAX (618) 9248 4951  THIS DRAWING PRODUCED BY ROAM IS NOT SOLD BUT LENT. ITS CONTENTS MUST NOT BE COPIED, TRACED OR COMMUNICATED TO ANY PERSON WHATSOEVER WITHOUT WRITTEN CONSENT OF ROAM PTY. LTD.	DESIGN: C.J.C	DATE: 15-12-20	ROAM PTY LTD STANDARD GUYED-MAST ERECTION NOTES (SHEET 1 OF 1)			
								APPR: C.J.C	DATE: 16-12-20				
		B A	ISSUED FOR CONSTRUCTION ISSUED FOR REVIEW	C.J.C D.T	16-12-20 15-12-20				DRAWN: D.T	DATE: 15-12-20	SCALE: (A3) N.T.S	DWG. No. RJ12748-2-GM1	VER. 07
REFERENCE DRAWINGS		REF	REVISION		BY	DATE							

HARDWARE SCHEDULE				
SIZE	QTY	DESCRIPTION	GRADE/FINISH	SUPPLIED BY
M24x90	3	HEX. HD. BOLT c/w NUT & FLAT WASHER	GRADE 8.8 GALV	ROAM
M24	3	HALF NUT (LOCK NUT)	GRADE 8.8 GALV	ROAM



GUY ANCHOR PLATE DETAIL

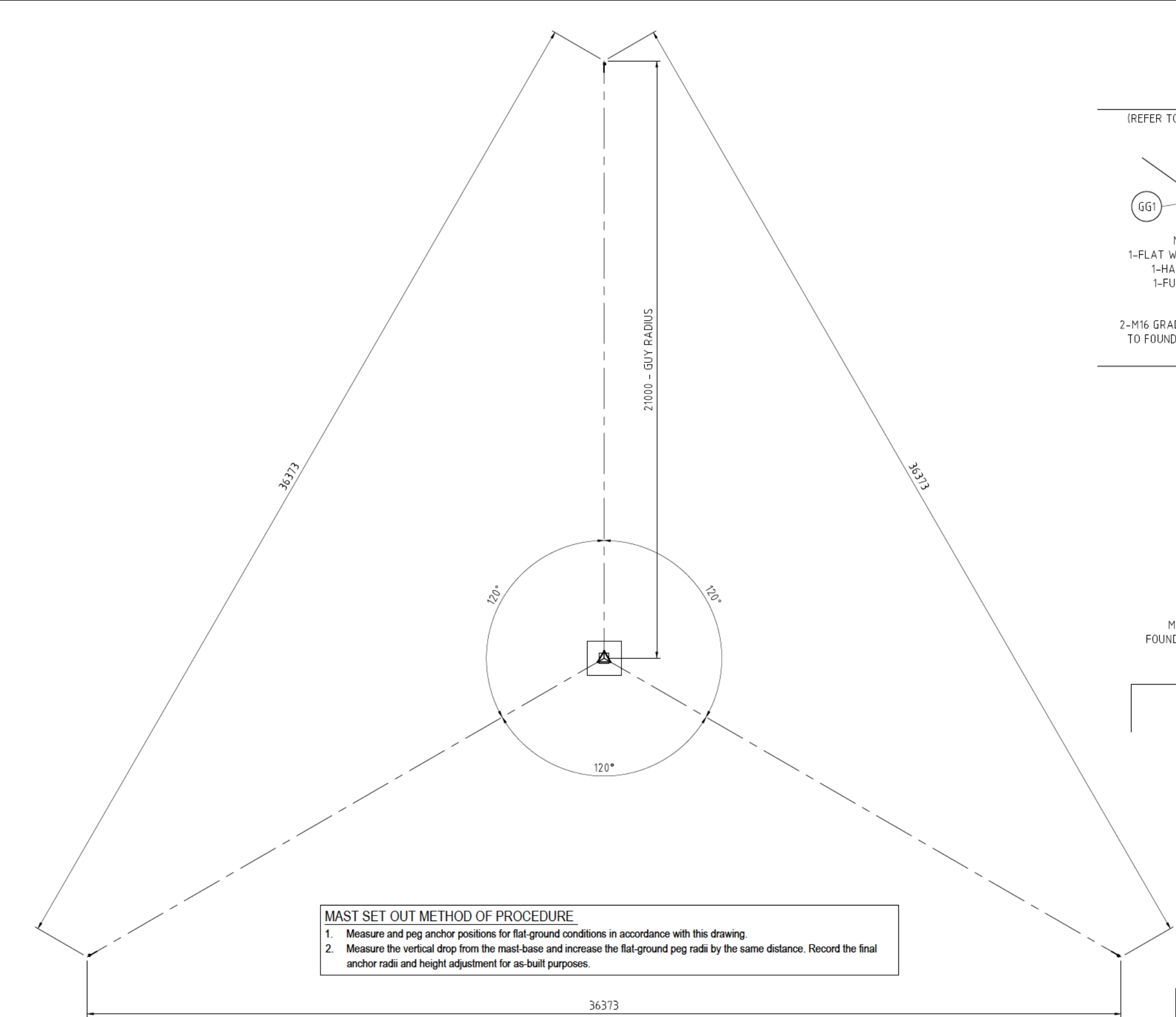


MAST BASE CONNECTION DETAIL


- MAST SET OUT METHOD OF PROCEDURE**
1. Measure and peg anchor positions for flat-ground conditions in accordance with this drawing.
  2. Measure the vertical drop from the mast-base and increase the flat-ground peg radii by the same distance. Record the final anchor radii and height adjustment for as-built purposes.

RM01	GG1	3	SPLITTER PLATE	325		
RM01	GP3	3	ANCHOR PLATE	300		
DRG	COMPONENT	QTY	DESCRIPTION	LENGTH	MATERIAL	GRADE

TOTAL QTY = 6 COMPONENT SCHEDULE



FLAT GROUND MAST SET-UP PLAN

							<b>ROAM PTY LTD</b> 8 MEKA STREET MALAGA W.A. 6090 AUSTRALIA TEL (618) 9248 4950 FAX (618) 9248 4951  THIS DRAWING PRODUCED BY ROAM IS NOT SOLD BUT LENT. ITS CONTENTS MUST NOT BE COPIED, TRACED OR COMMUNICATED TO ANY PERSON WHATSOEVER WITHOUT WRITTEN CONSENT OF ROAM PTY. LTD.	DESIGN: C.J.C	DATE: 15-12-20	CRISP WIRELESS 30m RM450 GUYED MAST - TOWER D NN MAST SET-OUT			
								APPR: C.J.C	DATE: 16-12-20				
		B A	ISSUED FOR CONSTRUCTION ISSUED FOR REVIEW	C.J.C D.T	16-12-20 15-12-20				DRAWN: D.T	DATE: 15-12-20	SCALE: (A3) N.T.S	DWG. No. RJ12748-3-1	VER. -
REFERENCE DRAWINGS		REF	REVISION		BY	DATE							





## Attachment 6: General Antenna Information

# ePMP™ 3000 Sector Antenna



Cambium Networks has deployed more than five million radios around the world achieving unparalleled degrees of scalability. Continuing the tradition of designing and manufacturing industry leading antenna solutions, the ePMP 3000 4X4 sector antenna encompasses all the key differentiations of the Cambium Antenna line and adds 4X4 Multi User MIMO Capability. Designed to work in 5 GHz spectrum and 90 degree coverage, the antenna is an integral part of the ePMP 3000 Access Point and allows for Multi User MIMO Operation.

### KEY DEPLOYMENT ADVANTAGES

- **Frequency Re-use:** Designed for ABAB channel re-use (two channels covering four sectors), the sector antenna has a minimum 30 dB front to back ratio over a wide rear facing aperture.
- **Channel Flexibility:** Consistent gain from 4.9 to 6.0 GHz allows the operator to select a channel anywhere in the band and achieve the expected performance.
- **Consistent Coverage:** Excellent null fill capabilities of the antenna allow for broad geographical coverage within a sector even near the base of the tower and the edges of the sector.
- **Designed for the Installer:** Small, compact design, integrated ePMP radio mount and GPS antenna integration.
- **Predictable Performance:** The sector antenna is integrated into Cambium Networks LINKPlanner. The 3D model shows coverage at all elevations and across the azimuth.

### KEY SPECIFICATIONS:

- 17 dBi gain
- 4.9 to 5.97 GHz spectrum
- 30 dBi front to back ratio
- IP 65 ruggedization

## SPECIFICATIONS

ePMP 3000 SECTOR ANTENNA	
Model Number	C050910D301A
Frequency Range	4.9 GHz to 5.97 GHz
Gain	17 dBi
3 dB Beamwidth - Azimuth	70 degrees
3 dB Beamwidth - Elevation	6 degrees
Electrical Downtilt	-2 degrees
Polarization	2X Horizontal, 2X Vertical



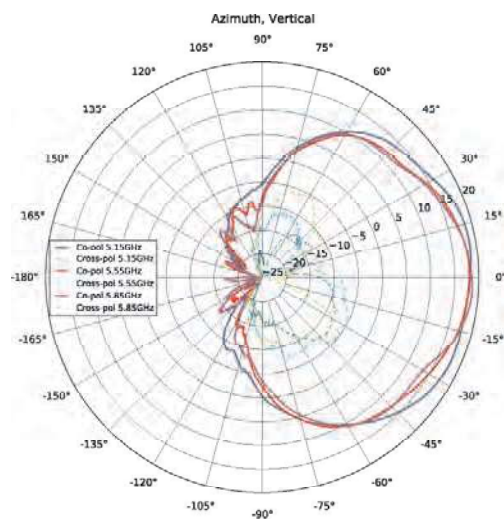
## SPECIFICATIONS

### ePMP 3000 SECTOR ANTENNA

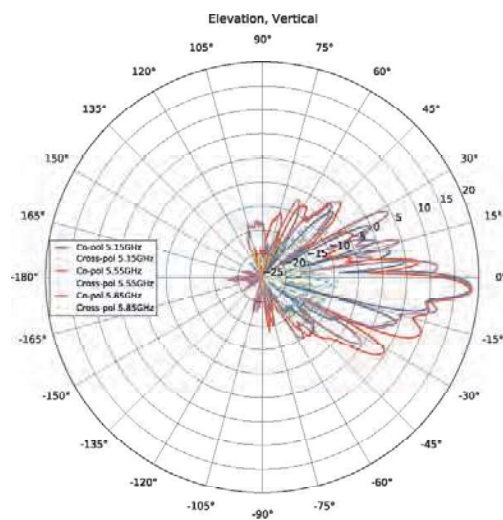
Model Number	C050910D301A
Port-to-Port Isolation	> 20 dB
Front-to-Back Ratio	30 dB
Maximum Input Power	5 W
Input Impedance	50 ohms
Mounting Connectors	4 x RP SMA
Mounting Hardware	Included for mounting to mast diameters 2" to 4" (5 cm to 10 cm) -10 to +5 degree tilt Hardware included to connect ePMP access point to back of antenna body
Physical Dimensions	Antenna Body: 23.4" (H) x 9.6" (W) x 3.25" (D) (594 mm x 157 mm x 110 mm)
Weight	Antenna Body: 8.0 lbs, 3.7 kg w/ ePMP 3000 Access Point and Mounting Brackets: 13.8 lbs, 6.3 kg
Environmental	IP65
Radome Material	UV Protected ABS
Operating Temp	-40°C to 60°C (-40°F to 140°F)

## ANTENNA PATTERNS

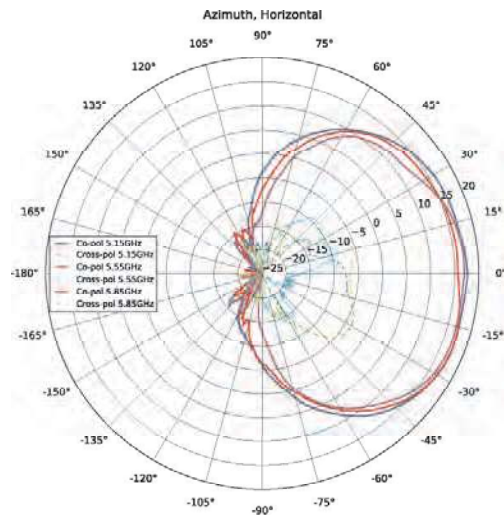
Channel 0 Vertical Polarization Azimuth



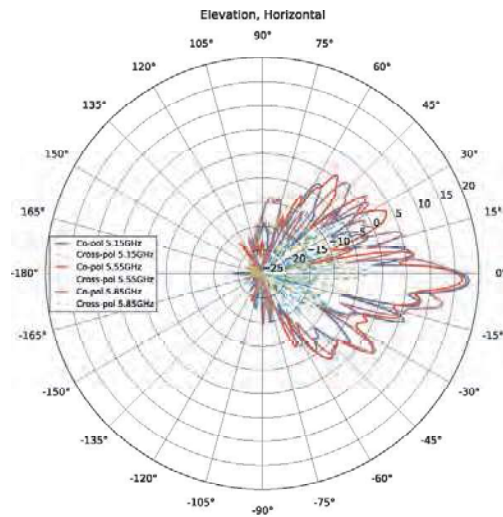
Channel 0 Vertical Polarization Elevation



Channel 1 Vertical Polarization Azimuth

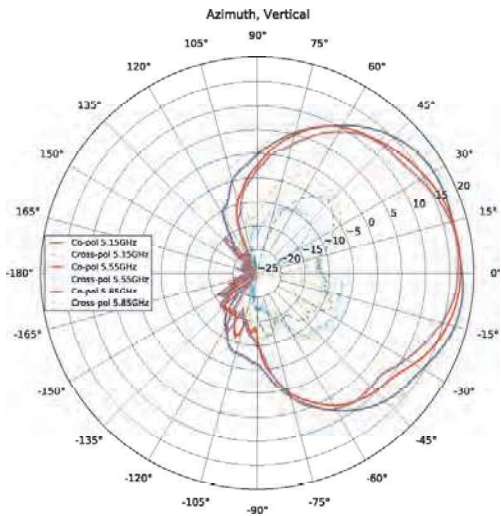


Channel 1 Vertical Polarization Elevation

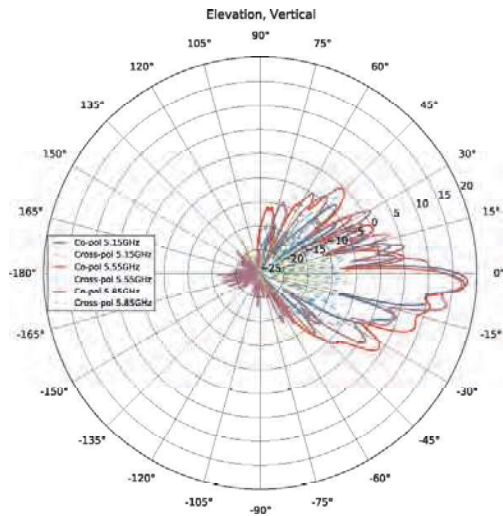


ANTENNA PATTERNS

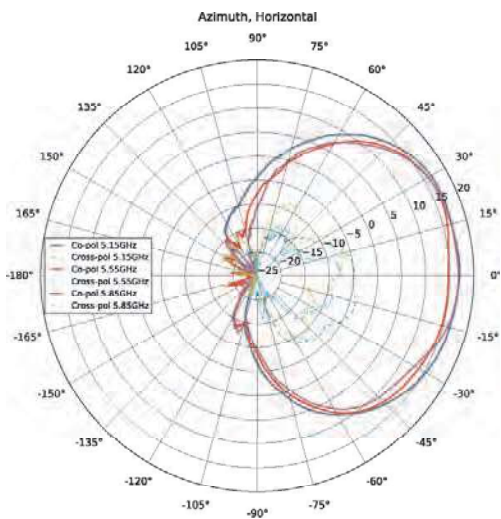
Channel 2 Vertical Polarization Azimuth



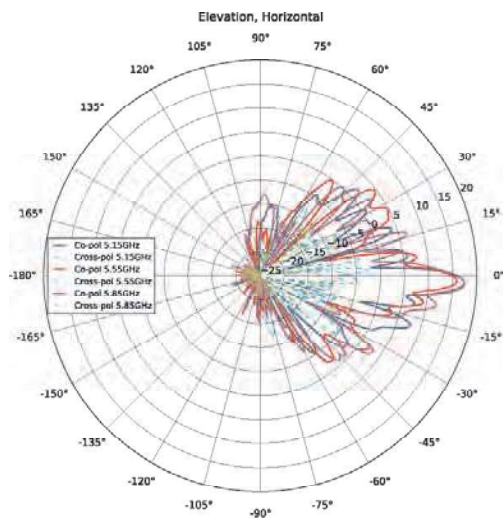
Channel 2 Vertical Polarization Elevation



Channel 3 Vertical Polarization Azimuth



Channel 3 Vertical Polarization Elevation





# 5.25 - 5.85 GHz High Performance Dual Pole Parabolic Reflector Antenna

High Performance Dual Pole Parabolic Reflector Antennas from Cambium Networks are well-suited for deployment with any of the sub-6 GHz PTP products. They are engineered to provide ETSI class 2/3 radiation pattern performance as well as excellent gain. Field-proven preassembled antennas and robust pole mounts ensure “set and forget” installation with minimal post installation maintenance. The included radome ensures robust and reliable performance under the most challenging conditions.

## FEATURES AND BENEFITS:

- High Performance ETSI Class 2/3\* Parabolic Antennas – Excellent performance for a wide range of applications
- Fully Preassembled at the Factory – Simplifies installation on site and guarantees “factory tested” quality
- Industry leading 7year warranty
- Suitable for deployment with PTP 650, PTP 670, PTP 700 and PTP 450i connectorized radios.
- Fully supported in LINKPlanner™ providing accurate predictions of PTP link performance and availability. LINKPlanner™ is available at no charge from the support website at [cambiumnetworks.com](http://cambiumnetworks.com).

*\*ETSI Class depends on frequency band*

## SPECIFICATIONS

### GENERAL

Antenna Type	High Performance Parabolic Reflector Antenna
Size, nominal	2 ft (0.6 m); 3 ft (0.9 m); 4 ft (1.2 m)
Polarization	Dual
Standard RF Connector Type	N-Female

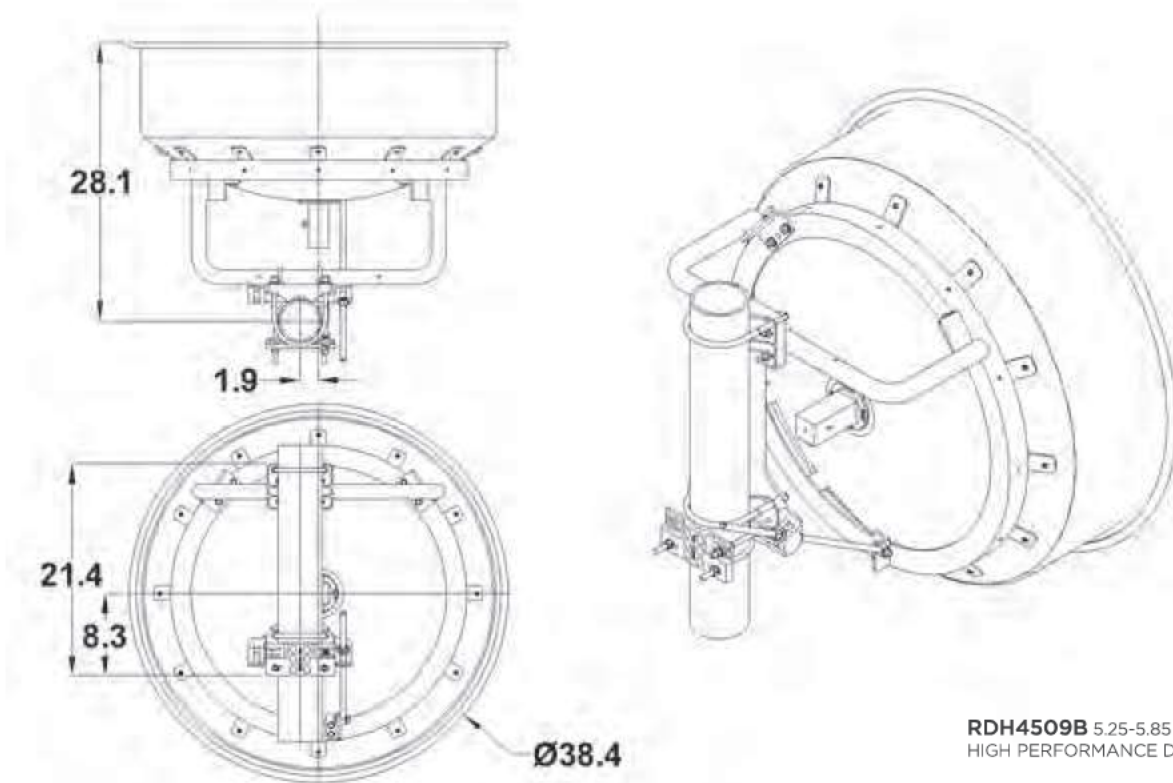
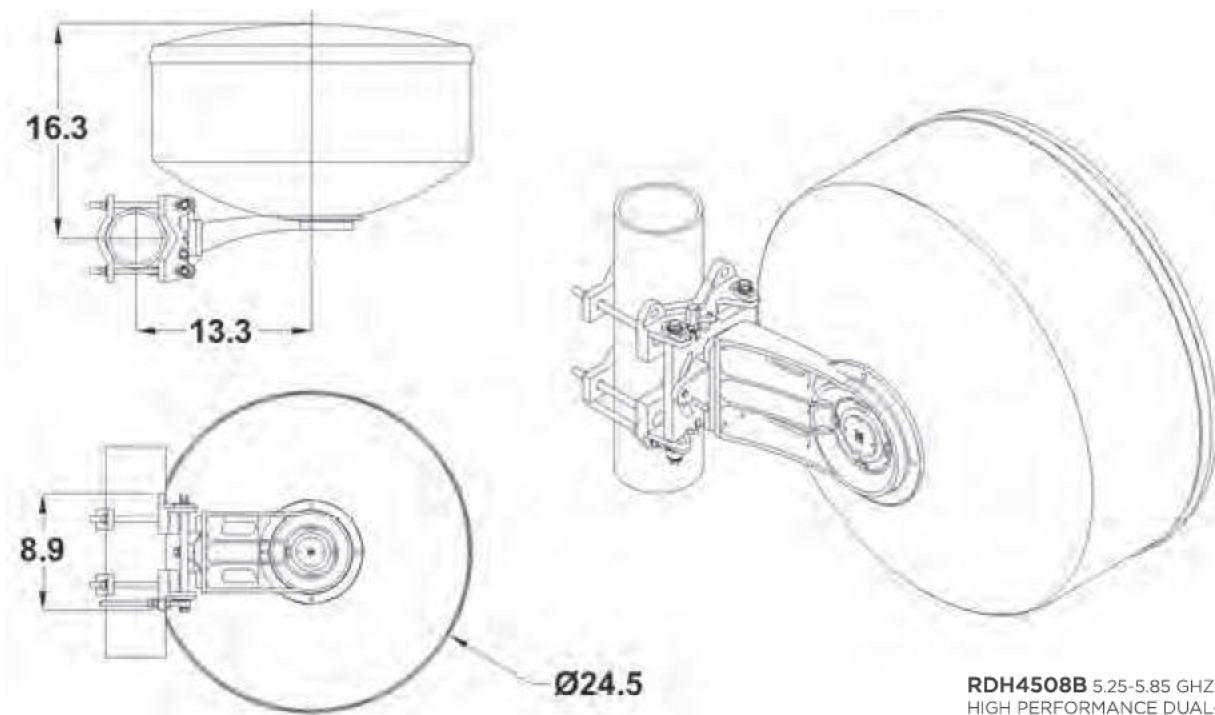


SPECIFICATIONS

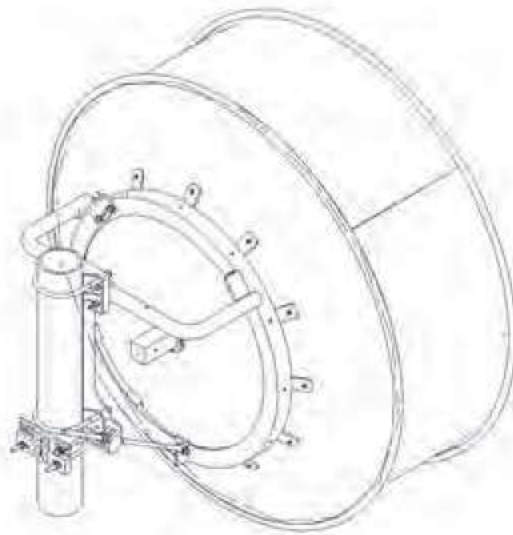
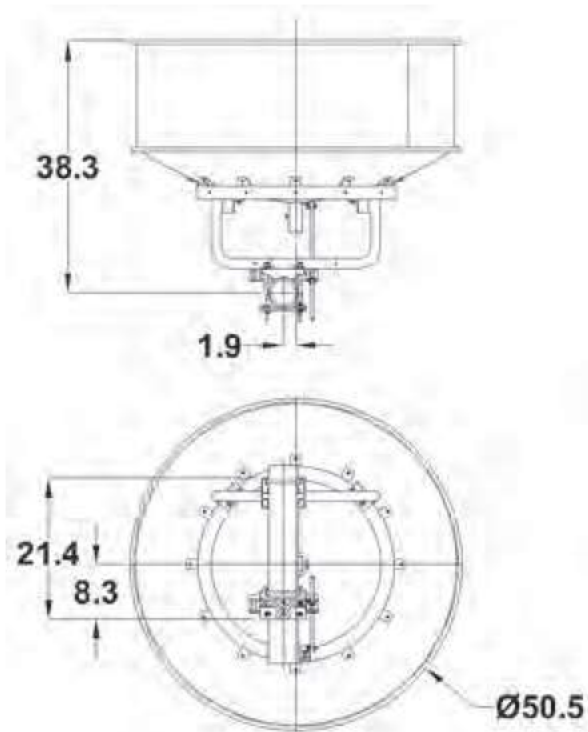
ELECTRICAL	2 FT (0.6 M)	3 FT (0.9 M)	4 FT (1.2 M)
Model Number	RDH4508B	RDH4509B	RDH4510B
Description	5.25-5.85 GHZ, 2-FT (0.6M), HIGH PERFORMANCE DUAL-POL	5.25-5.85 GHZ, 3-FT (0.9M), HIGH PERFORMANCE DUAL-POL	5.25-5.85 GHZ, 4-FT (1.2M), HIGH PERFORMANCE DUAL-POL
Operating Frequency Band	5.25 - 5.85 GHz	5.25 - 5.85 GHz	5.25 - 5.85 GHz
Half Power Beamwidth, Horizontal	6.1 degrees	4.2 degrees	3 degrees
Half Power Beamwidth, Vertical	6.1 degrees	4.2 degrees	3 degrees
Cross-Polarization Discrimination	28 dB	30 dB	30 dB
Front to Back Ratio (F/B)	44 dB	46 dB	49 dB
Gain, Low Frequency	28.3 dB	31.8 dB	34.2 dBi
Gain, Mid Frequency	28.8 dB	32.3 dBi	34.7 dBi
Gain, High Frequency	29.3 dB	32.8 dBi	34.7 dBi
VSWR	1.5:1	1.5:1	1.5:1
Return Loss	-14 dB	-14 dB	-14 dB
MECHANICAL	2 FT (0.6 M)	3 FT (0.9 M)	4 FT (1.2 M)
Model Number	RDH4508B	RDH4509B	RDH4510B
Description	5.25-5.85 GHZ, 2-FT (0.6M), HIGH PERFORMANCE DUAL-POL	5.25-5.85 GHZ, 3-FT (0.9M), HIGH PERFORMANCE DUAL-POL	5.25-5.85 GHZ, 4-FT (1.2M), HIGH PERFORMANCE DUAL-POL
Fine Azimuth Adjustment	+/- 10 degrees	+/- 10 degrees	+/- 10 degrees
Fine Elevation Adjustment	+/- 30 degrees	+/- 25 degrees	+/- 25 degrees
Mounting Pipe Diameter, Min	2 inch   5.08 cm	4.5 inch   11.4 cm	4.5 inch   11.4 cm
Mounting Pipe Diameter, Max	4.5 inch   11.4 cm	4.5 inch   11.4 cm	4.5 inch   11.4 cm
Net Weight	27 lbs   12.3 kg	50 lbs   12.3 kg	85 lbs   38.3 kg
Wind Velocity Operational	90 mph   145 km/h	90 mph   145 km/h	90 mph   145 km/h
Wind Velocity Survival Rating	125 mph   201 km/h	125 mph   201 km/h	125 mph   201 km/h
Axial Force (FA)	202 lbs   899 N	403 lbs   1972 N	737 lbs   3278 N
Side Force (FS)	100 lbs   445 N	200 lbs   890 N	365 lbs   1623 N
Twisting Moment (MT)	194 ft-lbs   263 Nm	344 ft-lbs   466 Nm	784 ft-lbs   1063 Nm
Operating Temperature Range	-40 to +60 C	-40 to +60 C	-40 to +60 C
Max Pressure, PSIG, (if waveguide interface)	5	5	5
REGULATORY COMPLIANCE			
RoHS-compliant	Yes	Yes	Yes
SHIPPING INFORMATION	2 FT (0.6 M)	3 FT (0.9 M)	4 FT (1.2 M)
Model Number	RDH4508B	RDH4509B	RDH4510B
Description	5.25-5.85 GHZ, 2-FT (0.6M), HIGH PERFORMANCE DUAL-POL	5.25-5.85 GHZ, 3-FT (0.9M), HIGH PERFORMANCE DUAL-POL	5.25-5.85 GHZ, 4-FT (1.2M), HIGH PERFORMANCE DUAL-POL
Package Type	Cardboard	Wood Crate	Wood Crate
Gross Weight	48 lbs   28.7 kg	143 lbs   69.8 kg	196 lbs   88.9 kg
Dimensions, L x W x H	31 x 31 x 25in   79 x 79 x 64 cm	47 x 28 x 48in   119 x 71 x 122 cm	59 x 35 x 60in   180 x 89 x 152 cm
Shipping Volume	13.9 cu ft   0.39 cu m	36.56 cu ft   1.04 cu m	71.7 cu ft   2.03 cu m



## TECHNICAL DRAWINGS



## TECHNICAL DRAWINGS



**RDH4510B** 5.25-5.85 GHZ, 4-FT (1.2M),  
HIGH PERFORMANCE DUAL-POL





Cambium  
PTP 820/850

A single platform serving all radio transport requirements.

PTP 820/850 is a point-to-point licensed microwave backhaul platform that integrates leading networking functionality with the industry's most advanced microwave technologies, creating a superior microwave transport solution.

Supporting licensed frequency bands ranging from 6 to 86 GHz, the PTP 820/850 series delivers a wide range of configurations to offer a tailored solution for any deployment scenario.

Composed of high-density multi-technology nodes and integrated radio units, the PTP 820/850 series offers flexibility in choosing all-indoor, split-mount, and all-outdoor configuration options. Exploiting unique Line of Sight (LOS) Multiple Input Multiple Output (MIMO) technology, modulation up to 4096 QAM and wider channel bandwidths ensures industry-leading throughput and spectral efficiency.

The PTP 820E/850E operate in E-Band radio providing throughput up to 20Gbps, this eliminates the need for future forklift upgrades, or major system overhaul by the network operator to deliver multi gigabit-plus capacity.

PTP 820/850 also offers both Synchronous Ethernet (SyncE) and IEEE1588 synchronization protocols required for large ISP and MPLS networks.

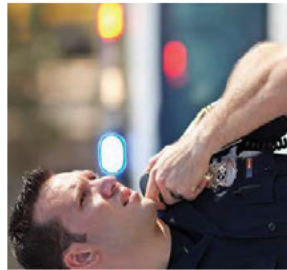
Operations, Administration and Maintenance (OAM&M) tools coupled with a full suite of network and element management systems (NMS and EMS) simplify network provisioning and monitoring, reducing operators' total cost of ownership and enabling them to meet the most stringent service level agreements.

Combining technologies, equipment and services, PTP 820/850 enables network operators to meet accelerating demand for capacity cost-effectively under rapidly evolving conditions.

### PTP 820/850 Product Series Highlights

- Licensed frequency bands 6-86 GHz
- Up to 4096 QAM, with 12-step hitless and errorless Adaptive Coding & Modulation (ACM) for high reliability
- Up to 20 Gbps bandwidth supported
- Multi-gigabit radio capacity with high spectral efficiency
- TDM and/or packet supporting legacy services and evolution to all-packet
- Integrated Ethernet Switch, IEEE Carrier Ethernet 2.0 compliant, MPLS-TP-ready
- Header de-duplication for additional capacity boost
- Intelligent service-centric management utilizing QoS and advanced OAM&M capabilities
- Carrier-grade service resiliency (G.8032, MSTP)
- ITU-T Y1731 Performance Management – MEF 35
- Integrated synchronization solution: Native/SyncE/IEEE 1588v2
- Lowest power consumption with adaptive green mode
- Low latency with unique frame cut through for latency sensitive services
- Industry-leading system gain

NOTES: The highlight feature may not apply to all PTP 820/850 platform.



PUBLIC SAFETY



ENTERPRISE



WIRELESS CARRIER



WIRELESS INTERNET SERVICE PROVIDER

### LINKPlanner

LINKPlanner is a free, easy-to-use link design tool that allows network operators to easily and quickly design networks. Microsoft® Windows® and Intel®-based Mac® versions of LINKPlanner can be downloaded from Cambium Networks' support pages.

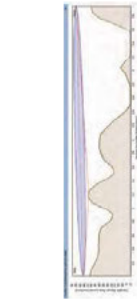
#### Key LINKPlanner features:

- Design a five-nines-reliable wireless link
- Plan and optimize a single link or multiple links simultaneously
- Perform calculations for both licensed and unlicensed products
- Automatically load path terrain profiles and environmental factors such as rain fade
- Display a comprehensive overview of your entire point-to-point wireless network via Google® Earth
- Generate reports that validate projected performance and serve as time-saving deployment guidelines
- Create bills of material for point-to-multipoint and point-to-point networks including accessories

### About Cambium Networks

Cambium Networks is a leading global provider of wireless connectivity solutions that strengthen connections between people, places and things. Specializing in providing an end-to-end wireless fabric of reliable, scalable, secure, cloud-managed platforms that perform under demanding conditions, Cambium Networks empowers service providers and enterprise, industrial and government network operators to build intelligent edge connectivity. Cambium Networks' commitment to continuous innovation in wireless access is demonstrated in the millions of radios deployed in thousands of networks that benefit communities around the world. Team members also contribute to social responsibility activities to serve the communities in which they live. Headquartered outside Chicago and with R&D centers in the U.S., U.K. and India, Cambium Networks sells through a range of trusted global distributors.

[www.cambiumnetworks.com](http://www.cambiumnetworks.com)



PATH PROFILE WITH OBSTRUCTIONS



GOOGLE EARTH NETWORK VIEW



MAP OF THE SITES AND LINKS IN THE PROJECT



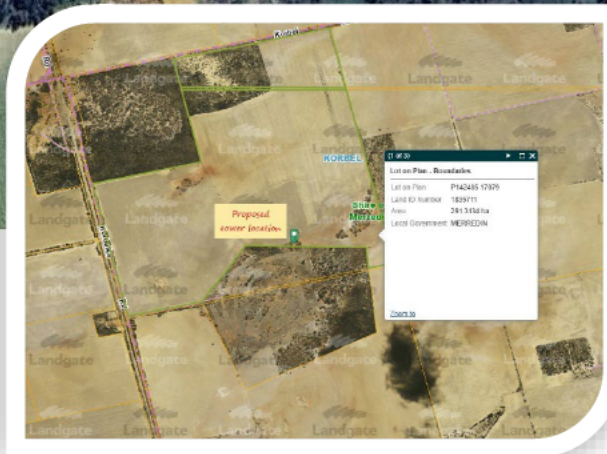
## Contact List

[REDACTED]

[REDACTED]



**ATTACHMENT 4: SITE PLAN**  
**KORBEL SITE**  
**LOT 17079 ON DP142485**  
**Accessed via Korbeka Road, Merredin**







## SHIRE OF MERREDIN LOCAL PLANNING SCHEME No. 6

The Shire of Merredin under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 6, hereby adopts the following Policy.

### LOCAL PLANNING SCHEME POLICY No. 1 MOVEABLE BUILDINGS

DATE ADVERTISED:

DATE FINALLY ADOPTED: 21 / 03 / 2017

Applicable Date of Implementation 13 / 04 / 2017

#### 1. DISCUSSION

The Council is keen to restrict these types of dwellings amongst the existing residential areas as they are considered inappropriate to the standard of existing housing stock, and the expectations of residents or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

#### 2 DEFINITIONS

A PERMANENT building is generally not designed to be moved and includes the following;

- a) **'Site Built'** structures are built on location as new permanent structures. They are of traditional appearance with pitched roofs and typical house layout, designed to accommodate families.
- b) **'Relocated'** dwellings are structures that have previously been constructed on a site elsewhere. The structures that are relocated are not necessarily designed to be relocated.

A MOVEABLE building is generally any structure capable of being transported from one location to another. There are three basic types as follows;

- a) **'Transportable'** structures are those designed and constructed at a location other than where they are intended to be established. For example dwellings prefabricated in Perth, transported in sections to their building site, and assembled on location.
- b) **'Donga Type'** structures are those usually designed to provide for workforce accommodation in small individual units. The structures are generally those (such as ATCO, Western Portables or Durabuilt units) with skid mountings, metal sandwich panel

and flat roof design. These portable modular structures are also used for other purposes.

- c) **'Containers'**. These structures, although considered 'buildings' by definition under the Building Code of Australia, are solely constructed to transport other goods. They are not in themselves designed, nor suitable, for storage of goods in an urban environment. A container includes 'seatainers' and other large vessels designed to carry, and be carried on specially designed vehicles or transporters.

### 3 BACKGROUND

The use and reuse of moveable buildings is common. The downside of this trend is that the building stock may be second-hand, may contain undesirable materials like asbestos, and may be visually out of harmony with existing buildings in the locality. Many other Councils are not permitting buildings within their districts which contain asbestos. Without the appropriate controls Merredin could become a 'dumping ground' for such structures.

To ensure that the Council has the opportunity to consider such proposals, all applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Permit.

The Council has delegated authority to its Executive Manager Development Services to determine Applications for Planning Consent for all applications for **transportable** and **relocated** dwellings in zones of the Scheme where dwellings are permitted. The Executive Manager Development Services may impose appropriate conditions including the requirement for a bond or bank guarantee.

**Donga type** and **Containers** are subject to Council consideration.

### 4 POLICY

#### 4.1 Council Policy on Moveable Buildings

- a) All applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Permit. Generally the Council is not in favour of the use of moveable buildings, especially in the townsite areas, however the Council will consider each application on its merits.
- b) The Council shall not permit the establishment, occupation or erection of **donga type** structures for residential purposes within a Townsite Boundary in the Scheme Area, unless the site is set aside for Group Housing Accommodation and used as a camp site for accommodating a workforce. In these circumstances it may be argued that the development is not a permanent improvement, and may justify the use of such structures. In this case the Council must be satisfied that the development will not detract from the amenity of the surrounding area.
- c) The Council will only permit **donga type** structures for uses *other than* residential uses where it considers the use or establishment of the structure will not be in conflict with the objectives of this policy.
- d) The Council will only permit **site built** and **relocated** structures where it is satisfied that the standard and quality of building can satisfactorily be integrated into a residential area, and that the buildings do not contain unacceptable materials.
- e) The Council will not permit the storing or use of a **'container'**, as defined above,



within a townsite area, other than in the areas zoned 'Industrial'. The Council considers the appearance, scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme.

f) The Council may give special consideration for the use of '**containers**' outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no viable alternative to the use of these structures, and that the location of the '**containers**' will not detract from the amenity of the locality.

#### **4.2 Measures to ensure Compliance with Planning Consent**

When an application for Planning Consent for a Moveable Building is considered by the Council, or the Executive Manager Development Services, that Consent may be granted subject to conditions requiring the applicant, or owner, to:

- a) lodge a bond or bank guarantee with the Council. The bond or bank guarantee will provide the surety for the completion of the moveable building to a standard acceptable to the Council;
- b) specify matters which require attention and the manner in which work is required to be completed in order to satisfy standards acceptable to the Council.
- c) obtain a special Building Permit of a specified duration.

### **5 OBJECTIVES OF POLICY**

- a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.
- b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- c) To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (eg. asbestos).
- d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- e) To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of '**containers**' within the non-industrial areas of the townsite.

Greg Powell  
**CHIEF EXECUTIVE OFFICER**