



Our Ref 3114

3 May 2013

The Chief Executive Officer
Town of Cottesloe
PO Box 606
COTTESLOE WA 6911

Attention: Andrew Jackson – Manager Development Services

Dear Sir

TELSTRA CORPORATION LIMITED – PROPOSAL TO INSTALL A MOBILE PHONE BASE STATION

SITE NO: WA06998.01 SITE NAME: COTTESLOE RELOCATION

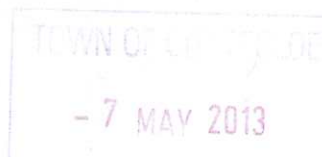
SITE ADDRESS: LOT 4 (1) CONGDON STREET COTTESLOE WA 6011

Planning Solutions acts on behalf of Service Stream Mobile Communications (**SSMC**) for its Client, Telstra Corporation Limited (**Telstra**) with respect to the deployment of sites for its 3rd and 4th generation mobile phone network.

Please find enclosed an application for planning approval and supporting Development Application Report for the installation of a telecommunications facility at the above site. In order to assist this application we are pleased to enclose the requisite documentation as detailed below:

1. Town of Cottesloe Application for Approval to Commence Development signed by the Applicant;
2. A cheque for the prescribed Development Application Fee of \$480.00;
3. Three (3) sets of plans, to scale, including site locality and proposed layout, site plan with analysis of the site and site elevation;
4. Supporting report, including:
 - relevant maps, detailing search area and discounted options
 - A copy of the Certificate of Title
 - An EME Report demonstrating compliance with the Australian Standard

This application has had regard to the relevant Planning Scheme requirements, as outlined in the accompanying submission. As a Licensed Carrier under the Commonwealth Telecommunications Act 1997 (as amended), Telstra is also obliged to comply with the Industry Code on Mobile Phone Base Station Deployment (C564:2011)



(the Code), in relation to this proposal. Sections 4.1 and 4.2 of the Code are relevant to the preparation of this Planning Application.

We confirm that Telstra has applied the *Precautionary Approach* in selecting the proposed site in accordance with Section 4.1 of the Code. Further, the Precautionary Approach has also been applied to the design of this proposed installation in accordance with Section 4.2 of the Code.

We trust that the information contained is sufficient for you to favourably determine the application. However, should you require any additional information or wish to discuss this matter further then please do not hesitate to contact me via phone on 08 9227 7970 or via email on admin@planningsolutions.com.au

Yours sincerely,



LAURIE CHANTRY
PLANNING CONSULTANT

Encl.

130503 3114 DA cover letter

PLANNING SOLUTIONS

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PLANNING

Lot 4 (1) Congdon Street
Cottesloe WA 6011
Telecommunications Infrastructure

Prepared for Service Stream Mobile Communications
May 2013

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This report has been prepared with particular attention to our Client's instructions and the relevant features of the subject site. Planning Solutions (Aust) Pty Ltd accepts no liability whatsoever for:

1. A third party's use of, or reliance upon, this report.
2. Use of, or reliance upon, this report in relation to any land other than the subject site.
3. The Client's implementation, or application, of the strategies recommended in this report.

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Project details

Job number	3114	
Client	Service Stream Mobile Communications (SSMC)	
Prepared by	Planning Solutions	
Consultant Team		

Document control

Revision number	File name	Document date
Rev 0	Z:\Jobs Working\3101 - 3125\3114	3 May 2013
Rev 1		

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1 Preliminary

1.1 Introduction

Planning Solutions acts on behalf of Service Stream Mobile Communications (**SSMC**) for its Client, Telstra Corporation Ltd (**Telstra**). Planning Solutions has prepared the following report in support of an Application for Approval to Commence Development for a telecommunications facility to form part of the Telstra mobile telephone network in Western Australia.

At the request of Amana Living, (formerly Anglican Homes), the registered proprietor of the Sundowner Hostel and Village (**Sundowner**) at Lot 412 (1) Airlie Street, Claremont, Telstra has been requested to remove its existing telecommunications infrastructure from the Sundowner building. Removal of this infrastructure will severely impact on the mobile telephone coverage in the immediate and surrounding area. Accordingly, it is necessary for Telstra to provide replacement telecommunications facilities to maintain mobile telephone coverage and wireless broadband access within the area.

An assessment by Planning Solutions under the provisions of the *Telecommunications (Low-Impact Facilities) Determination 1997* as amended (**the Determination**) determined the proposed facility not to be 'low-impact' for the purposes of the Determination. Telstra has supported the assessment by Planning Solutions.

The fact that the proposed facility has been determined not to be 'low-impact' requires the proponent to apply for, and receive, Approval to Commence Development under State planning laws, in accordance with Part 2 of the Determination.

The site selection process undertaken by Telstra, and the design of the facility proposed to achieve the network solutions required to obtain the necessary coverage, has incorporated the following considerations:

- Radio coverage objectives.
- Low-impact and co-location opportunities.
- Surrounding land uses.
- Planning, environmental and heritage considerations.
- Facility construction and treatments.

The facility proposed by Telstra involves the installation of new telecommunications infrastructure on the roof of an existing telephone exchange building and installation of ancillary cabling, access and safety equipment. Specifically, it is proposed to accommodate six (6) new Telstra panel antennas on mounting poles contained within two faux brick finish shrouds on the roof of the building. The proposed facility is to be located at Lot 4 (1) Congdon Street Cottesloe WA (**subject site**) and is the most appropriate solution to facilitate Telstra's mobile telephone network in this locality, with minimum impact upon the amenity of the area.

The subject lot comprises both a Local Scheme Reserve for Public Purposes (Commonwealth Government) and a Metropolitan Region Scheme (**MRS**) Reserve for Primary Regional Roads. The proposed facility is to be located within that part of the lot reserved for Primary Regional Roads.

As the proposed development shall take place on land reserved under the Metropolitan Region Scheme for 'Primary Regional Roads' (Category 2), in accordance with the *Planning and Development Act 2005 Instrument of Delegation Del 2011/02 Powers of Local Governments (MRS)*, the comments of Main Roads Western Australia (MRWA) are required to be obtained by the Town of Cottesloe prior to determination. Where the recommendation of MRWA is not acceptable to the Town, the application shall be referred immediately to the Western Australian Planning Commission for determination.

Accordingly, the Town is respectfully requested to refer this application to MRWA for comment.

1.2 Background

The following section provides a summary of the approach to, and issues surrounding, the deployment of the Telstra mobile telephone network in Western Australia.

The proposed telecommunications infrastructure will facilitate Telstra's high-speed NextG® mobile telephone network, which will see customers enjoying improved high quality content, wireless broadband access and further mobilisation of business applications. In selecting network base station sites, Telstra will endeavour to utilise existing mobile network sites as extensively as possible, or share other forms of existing infrastructure to build the network. In addition to the utilisation of existing infrastructure, the use of 'low-impact' facilities is the preferred solution, where possible, to achieve the network deployment. It is considered that this approach will lead to the least possible impact on the local environment and community.

Detailed investigations of the locality revealed no other opportunities to co-locate telecommunications infrastructure which would satisfy the coverage objectives for the facility.

The proposal involves the installation of telecommunications infrastructure on an existing building currently utilised as a telephone exchange on land within a 'Primary Regional Road' reserve in the Cottesloe locality.

Site selection process has been influenced by the objective of avoiding community sensitive locations.

2 Site details

2.1 Land description

Refer to Table 1 below for a description of the land subject to this development application.

Table 1 – Lot details

Lot	Plan/Diagram	Volume	Folio	Area (m ²)
4	Diagram 1677	1727	620	885

Refer **Appendix 1** for a copy of the Certificate of Title

2.2 Location

The subject site is located within the Perth Metropolitan Region of Western Australia, approximately 9.3 kilometres south west of the Perth Central Business District.

2.2.1 Regional context

The subject site is located within the municipality of the Town of Cottesloe, at the intersection of Congdon Street, Stirling Highway and Clive Road, with frontage to Congdon Street and Stirling Highway. The site is connected via Stirling Highway to the Perth Central Business District in the north east and in the south to the Fremantle townsite. The Perth to Fremantle rail line is located approximately 400 metres west of the subject lot.

Refer **Figure 1**, Regional context.

2.2.2 Local context

The subject site is located within the suburb of Cottesloe. The surrounding land is generally utilised for residential uses. Claremont Town Centre and Cottesloe Town Centre are located approximately 1200m to the north east and south west respectively. The nearest residential dwelling abuts the northern boundary of the subject lot. North Cottesloe Primary School is located 285 metres south west of the subject site, and the Cottesloe Child Care Centre 250 metres west.

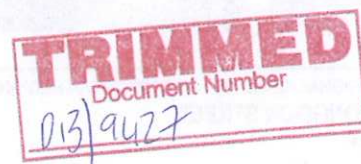
Refer **Figure 2**, Local context.

2.3 Land use and topography

The subject site accommodates Telstra's Cottesloe telephone exchange building. The building wholly occupies the subject site. The subject site is elevated land falling to the west from Stirling Highway. The surrounding topography is generally undulating coastal land. The site is well situated to provide essential telecommunication services to the immediate and surrounding locality.

Refer **Figure 3**, aerial photo.

Photos 1 to 3 depict the subject site and surrounds.



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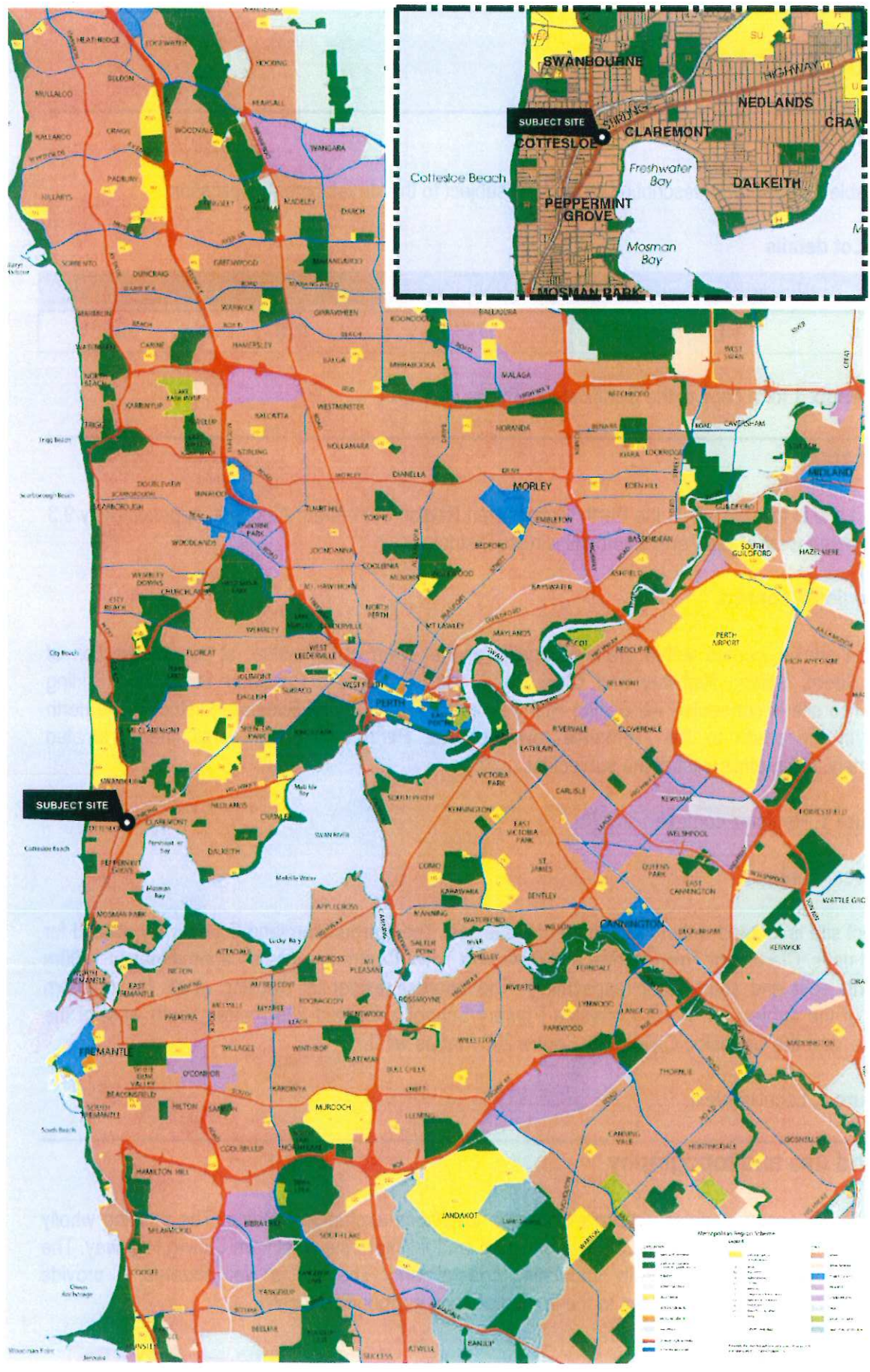


FIGURE 1: REGIONAL CONTEXT - METROPOLITAN REGION SCHEME
LOT 4 (1) CONGDON STREET
COTTESLOE
WESTERN AUSTRALIA

SCALE 1:250,000 @ A4
DATE 18 January 2013
FILE 130118_3114_Fig1Reg_dwg
REVISION MK/GFirst Draft/18.01.2013

Scale Bar (m) 0 5,000

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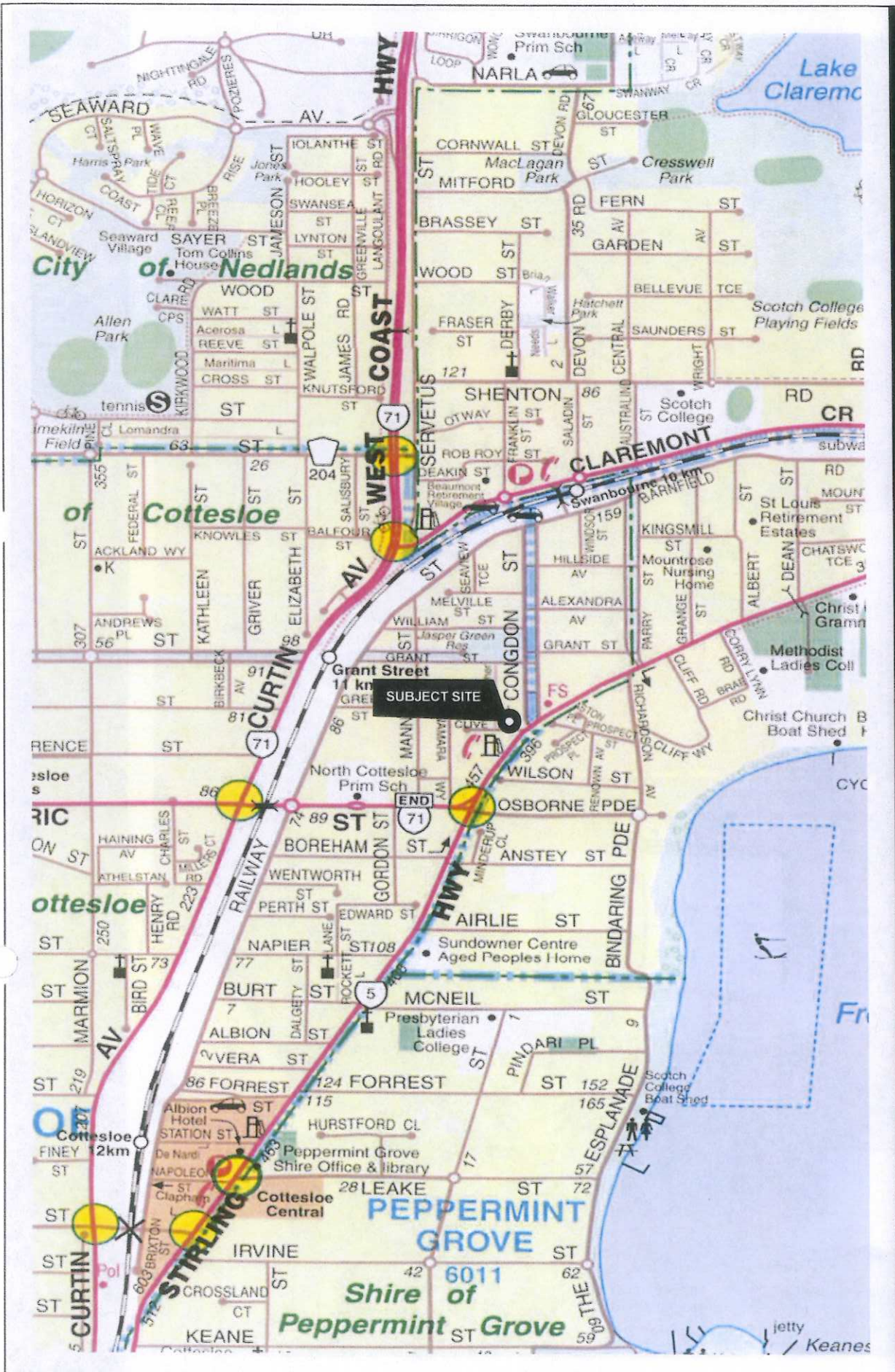


FIGURE 2: LOCAL CONTEXT
LOT 4 (1) CONGDON STREET
COTTESLOE
WESTERN AUSTRALIA

SCALE 1:10,000@A4
 DATE 18 January 2013
 FILE 130118 3107 Fig2Loc.dwg
 REVISION 1/KG/First Draft/18.01.13

0 50 Scale Bar (m)

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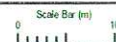
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W: www.planningsolutions.com.au

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FIGURE 3: AERIAL PHOTOGRAPH
LOT 4 (1) CONGDON STREET
COTTESLOE
WESTERN AUSTRALIA

SCALE 1:750 @ A4
DATE 16 January 2013
FILE 130118 3114 Fig3Aer.dwg
REVISION 1/KG/First Draft/18 01 13



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BASEPLAN SOURCE: HEARMAPS.COM.AU



Photograph 1 – View of subject site looking north from Stirling Highway



Photograph 2 View of subject site looking south west from Stirling Highway.



Photograph 3 – View of subject lot east along Clive Road towards Stirling Highway.

3 Proposed development

To achieve the necessary network coverage requirements, Telstra proposes to install six (6) new panel antennas on mounting poles within two faux brick shrouds on the roof of the existing Telstra exchange building, together with cabling and associated ancillary equipment between the antenna devices and proposed equipment room to be located within the building.

In summary the proposed development consists of the following:

Proposed Panel Antennas:	6
Dimensions:	2 x 2494mm (h) x 353mm (w) x 209mm (d)
Elevation:	10.00m above natural ground level
Dimensions:	4 x 2494mm (h) x 353mm (w) x 209mm (d)
Elevation:	13.00m Φ above natural ground level

The antenna structures will be integrated with the existing building and designed and camouflaged as two faux chimneys, each containing three (3) antennas in custom built shrouds, in a design commensurate with the style and architecture of the building, which is considered to be the most unobtrusive option for the proposed infrastructure.

Detailed plans and elevations depicting the subject proposal are attached (refer **Appendix 2**).

A photomontage depicting the proposed antenna structures is attached (refer **Appendix 3**).

4 Statutory planning framework

4.1 Metropolitan Region Scheme

That part of the land the subject of the Application for Approval to Commence Development, being approximately three quarters of the eastern portion of the subject site is reserved 'Primary Regional Roads' under the provisions of the Metropolitan Region Scheme (**MRS**).

The balance of the subject site, being the western portion is zoned 'Urban' under the MRS.

Given the long established use of the land, and minor nature of the structure the proposal is consistent with the MRS provisions and may be approved accordingly.

As the proposed development will take place within an MRS 'Primary Regional Roads' reservation (Category 2), the application is required to be referred to MRWA for comment, prior to determination by the Town of Cottesloe. Where the recommendation of MRWA is not acceptable to the Town, the application shall be referred immediately to the Western Australian Planning Commission for determination.

4.2 Town of Cottesloe Town Planning Scheme No. 2

The subject site falls within the area covered by the Town of Cottesloe Town Planning Scheme No. 2 (**TPS2**). Notwithstanding, that part of the subject site incorporating the proposed infrastructure is reserved under the provisions of the MRS. Accordingly, that part of the site is not reserved by TPS2, and the provisions of the MRS apply to the reserve incorporating the subject site.

4.3 State Planning Policy No. 5.2 – Telecommunications Infrastructure

State Planning Policy No. 5.2 (**SPP5.2**) aims to facilitate the development of an effective state-wide telecommunications network in a manner consistent with the economic, environmental and social objectives and orderly and proper planning.

SPP5.2 is supplemented by Guidelines for the Location, Siting and Design of Telecommunications Infrastructure (**Guidelines**). The following principles, as stated in SPP5.2 and/or the Guidelines, are relevant:

- *Telecommunications facilities should be located and designed to meet the communications needs of the community;*

At the request of the registered proprietor of the Sundowner at Lot 412 (1) Airlie Street, Claremont, Telstra has been requested to remove its existing telecommunications infrastructure from the Sundowner building. Accordingly, it is necessary for Telstra to provide replacement telecommunications facilities in the area to maintain the communications needs of the community.

Additionally, Telstra has identified a need to improve mobile service for the business and residential communities in the Cottesloe, Claremont and Peppermint Grove localities, currently not adequately serviced. Due to increasing demand, existing base stations servicing the area are approaching capacity. The proposed base station will meet the increased demand of existing customers and will also accommodate expected growth.

- *Telecommunication facilities should be designed and sited to minimise any potential adverse visual impact on the character and amenity of the local environment, in particular, impacts on prominent landscape features, general views in the locality and individual significant views;*
- *Telecommunication facilities should be designed to minimise adverse impacts on the visual character and amenity of residential areas;*
- *The design and siting of telecommunications towers and ancillary facilities should be integrated with existing buildings and structures, unless it is impractical to do so, in which case they should be sited and designed so as to minimise any adverse impact on the amenity of the surrounding area.*

The proposed facility will be integrated with an existing building currently utilised for telecommunications infrastructure. There are no prominent landscape features or individual significant views in the locality and the impact on general views is minimal. Antennas will be integrated into the existing building and camouflaged as faux chimneys in custom built shrouds, in a design commensurate with the style and architecture of the building so as to minimise the impact on the amenity or visual character of the surrounding area.

Accordingly, the proposed development is unlikely to cause significant detrimental visual impact on the amenity of the locality.

- *Unless it is impractical to do so telecommunication towers should be located within commercial, business, industrial and rural areas outside identified conservation areas;*

The proposed facility is necessary in order to meet the communications needs of the surrounding community and provide coverage to an area not adequately serviced. There are no commercial, businesses, industrial or rural areas in the vicinity which would satisfy the coverage objectives for the facility. The site is not identified as a conservation area.

Accordingly, it is deemed impractical to locate the facility outside the immediate residential area.

- *Telecommunications facilities should be designed and sited to minimise adverse impacts on areas of natural conservation value and places of heritage significance or where declared rare flora are located.*

The proposed facility will result in minimal alteration to, or impact on, the existing building. Associated equipment will be completely contained within the existing building and the antennas will be integrated into the existing building and camouflaged as faux chimneys in custom built shrouds, in a design commensurate with the style and architecture of the building. The site is not identified as an area of declared rare flora. Accordingly the impact on the heritage significance of the building by the proposed infrastructure will be negligible.

- *Co-location of telecommunications facilities should generally be sought, unless such an arrangement would detract from local amenities or where operation of the facilities would be significantly compromised as a result;*

Detailed investigations have confirmed there are no co-location opportunities in the vicinity of the subject site which would satisfy the coverage objectives for the facility.

The proposed facility is necessary in order to provide coverage to an area not adequately serviced by co-located infrastructure. Further, there are no other existing structures within the vicinity of the subject site suitable for accommodating low-impact telecommunications infrastructure.

- *Design and operation of a telecommunications facility should accord with the licensing requirements of the Australian Communications Authority, with physical isolation and control of public access to emission hazard zones and use of minimum power levels consistent with quality services;*

The proposed infrastructure described in this document will operate in compliance with the Australian Communication and Media Authority (ACMA) Electromagnetic Emissions (EME) regulatory arrangements. A summary report of the predicted Radiofrequency EME Levels for the proposed facility has been assessed. This assessment was undertaken in accordance with the ARPANSA prediction methodology and report format. The assessment confirms that the proposed installation operating at full power complies with the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003*.

A copy of the EME Report pertinent to the subject site is attached (refer **Appendix 4**).

Further, it is a condition of telecommunications carriers' licences that they must comply with the Telecommunications Act 1997 and the Telecommunications Code of Practice 1997. The Code of Practice further requires carriers to comply with the Communications Alliance Industry Code C564:2011 – Mobile Phone Base Station Deployment (**DC Code**). The DC Code imposes site specific obligations on carriers, including, inter alia, the requirement to have regard to guidelines established within the DC Code to facilitate a Precautionary Approach to site selection and infrastructure design. In accordance with the conditions of its licence, Telstra has, in selection of the subject site and design of the proposed infrastructure, applied the Precautionary Approach mandated by Sections 4.1 and 4.2 of the DC Code. It is therefore submitted that the subject site and design of the proposed infrastructure are appropriate, and warrant approval.

As demonstrated above, the proposed development is entirely consistent with the requirements, spirit and intent of SPP5.2 and warrants Council support and approval.

The proposed site has been selected and designed in accordance with the precautionary approach required of Carriers. In accordance with Section 7 of the WAPC Guidelines for the Location, Siting and Design of Telecommunications infrastructure, applications that comply with the Guiding Principles set out in SPP5.2 need not be advertised for public comment.

Accordingly, the Town is requested not to advertise the proposal on the basis it is considered unnecessary to do so, for the reasons outlined above.

4.4 Cultural Heritage Significance

The subject site is not listed on the State Heritage Office Statutory Heritage Listing, but is included as an 'Other Heritage Listing - Municipal Inventory' with a Grading/Management Category of 'Retain and Conserve if Possible'. The State Heritage Council has acknowledged;

'that the place P7830 Telephone Exchange (1 Congdon Street, Cottesloe) is not included in the State Register of Heritage Places, and we do not require a referral for any development of the place from the [City] of Cottesloe'.

The subject site is not listed on Schedule 1 – Places of Natural Beauty and Historic Buildings and Objects of Historical or Scientific Interest of TPS2, nor included in Clause 6. Heritage Places of Town of Cottesloe Policy No. TPSP 012 (**TPSP012**), however the building is listed on the Town of Cottesloe Municipal Inventory as a Category 3 Building. The Town's website provides the following;

Buildings in Categories 3, 5 and 6 of the Municipal Inventory may be demolished with the approval of the Manager of Development Services acting under delegated authority from Council. They are treated no differently to any other residential dwelling in this regard. As is the case with all buildings, development approval is required for any proposed alterations or additions.

The proposed facility will result in minimal alteration to, or impact on, the existing building. Cabling and associated ancillary equipment will be completely contained within the existing building and antennas will be integrated into the existing roof and camouflaged as faux chimneys in custom built shrouds, in a design commensurate with the style and architecture of the building.

Accordingly, the impact on the heritage significance of the building and the visual amenity of the locality by the proposed infrastructure will be minimal.

Telstra has commissioned a heritage and conservation consultant to prepare a heritage impact assessment of the proposal.

A copy of the Heritage Impact Statement and curriculum vitae of the heritage and conservation consultant is attached (refer **Appendix 6**).

5 Conclusion

The proposal presented is permissible under the provisions of the Metropolitan Region Scheme and the Town of Cottesloe Town Planning Scheme No. 2 and is consistent with the objectives and provisions of the applicable statutory planning instruments.

The proposal is consistent with the principles of orderly and proper planning as outlined in preceding sections.

In summary, the proposal is justified for the following reasons:

1. The proposed development is consistent with the scheme provisions of the Metropolitan Region Scheme;
2. The proposed development is consistent with the scheme provisions of the Town of Cottesloe Town Planning Scheme No. 2;
3. The proposal is consistent with the Western Australian Planning Commission's State Planning Policy No. 5.2 – Telecommunications Infrastructure, and the Guidelines for the Location, Siting and Design of Telecommunications Infrastructure, which encourage siting to minimise potential adverse visual impact on the character and amenity of the local environment;
4. The infrastructure associated with the telecommunications facility will be contained within the existing site, and will not impact on the heritage significance of the existing building ; and
5. Works associated with the development are minor, and are not anticipated to detrimentally affect the amenity of the area.

The proposal is consistent with planning principles derived from state and local levels, and given the minimal impact on the amenity of the area and the locality generally, the Application warrants support from the Town of Cottesloe. In light of the proposal's demonstrated compliance with the applicable statutory planning instruments, the Town is respectfully requested to approve the subject application.

Appendix 1 Certificate Title

TRIMMED
Document Number
D13/9428

WESTERN



AUSTRALIA

REGISTER NUMBER 4/D1677	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

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

VOLUME
1727

FOLIO
620

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 4 ON DIAGRAM 1677

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

AUSTRALIAN TELECOMMUNICATIONS COMMISSION OF TELECOM CENTRE, 80 STIRLING STREET, PERTH
(T D233377) REGISTERED 17 APRIL 1986

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:

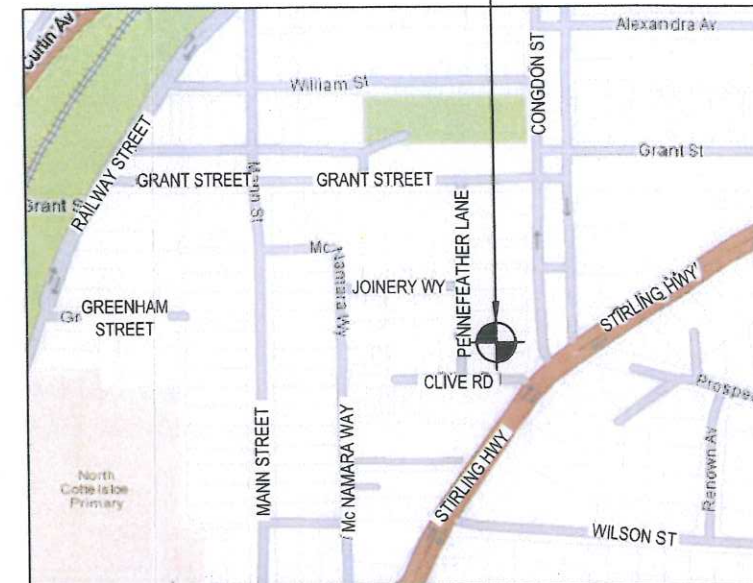
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1727-620 (4/D1677).
 PREVIOUS TITLE: 540-82.
 PROPERTY STREET ADDRESS: 1 CONGDON ST, COTTESLOE.
 LOCAL GOVERNMENT AREA: TOWN OF COTTESLOE.
 RESPONSIBLE AGENCY: TELSTRA CORPORATION LIMITED.

Appendix 2 Development Plans and Elevations

TRIMMED
Document Number
03/9430

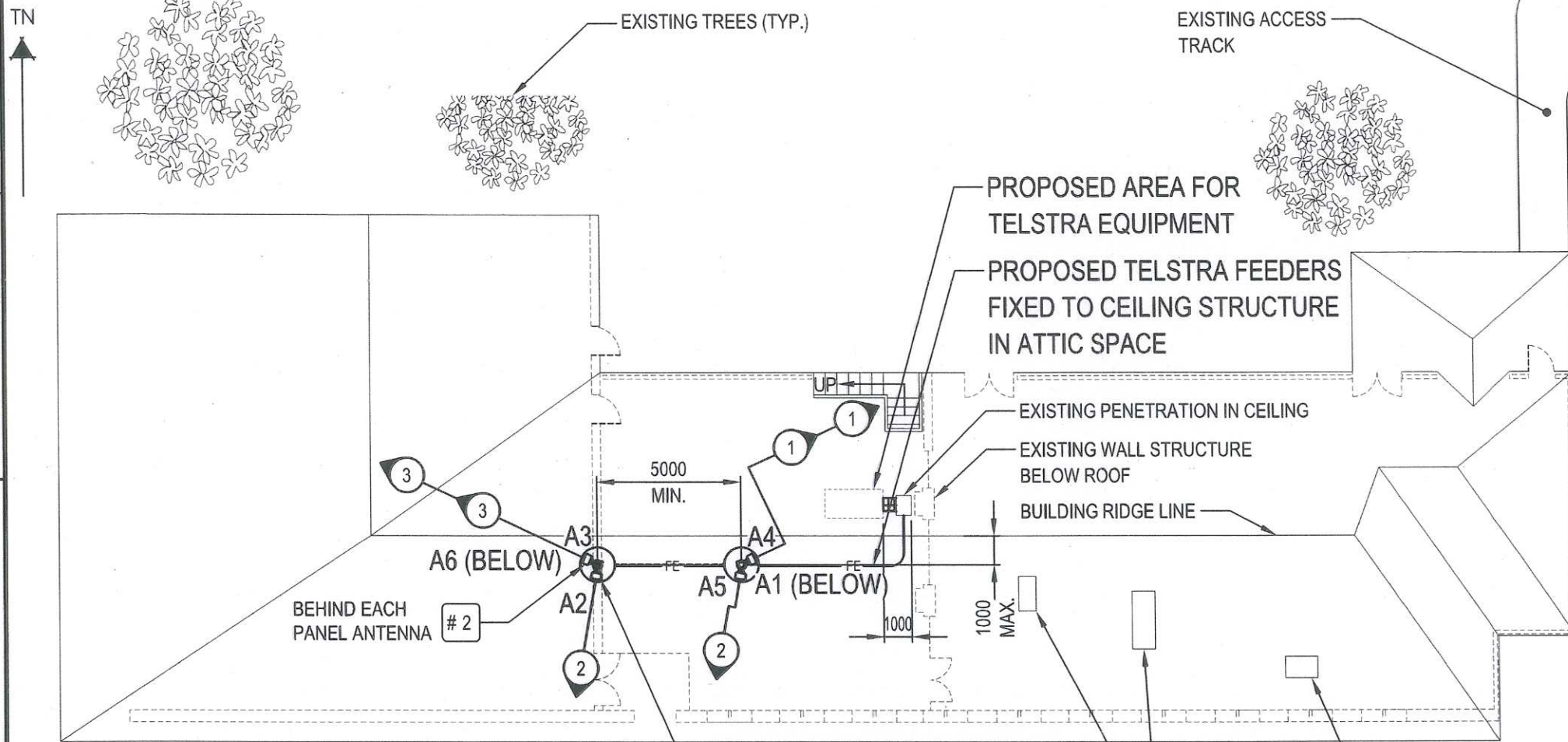
RFNSA SITE No. 6011005



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LOCALITY PLAN

NOT TO SCALE



ANTENNA LEGEND

AX PROPOSED TELSTRA PANEL ANTENNA

SERVICES LEGEND

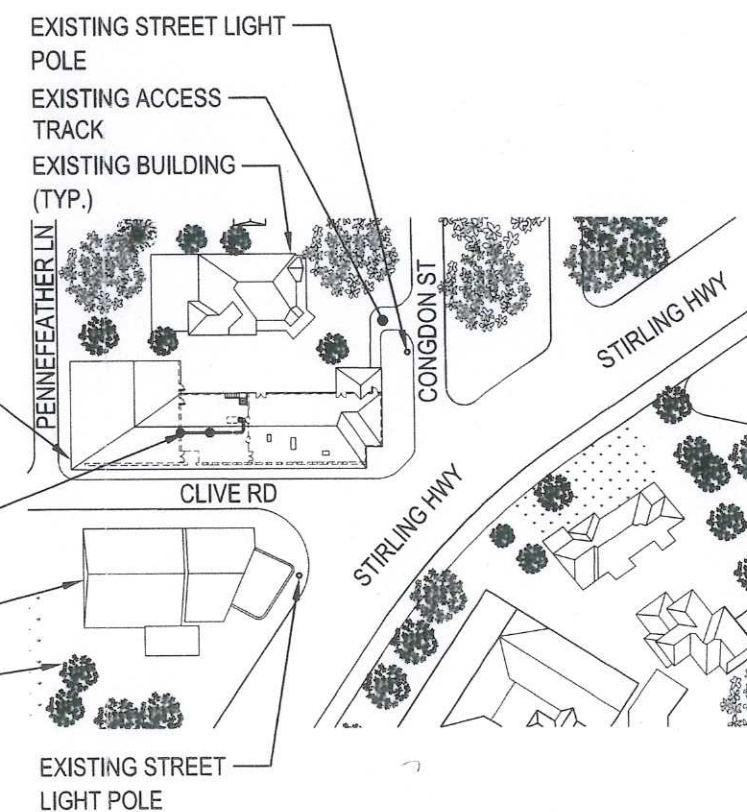
- - - - - OPTIC FIBRE BELOW GROUND
 - - - - - ABOVE GROUND ELECTRICAL SUPPLY
 - - - - - BELOW GROUND ELECTRICAL SUPPLY
 - - - - - ABOVE GROUND FEEDER CABLES
 - - - - - BELOW GROUND FEEDER CABLES

NOTES:

1. ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
4. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
5. FINAL LOCATION OF MOUNT SUBJECT TO LOCATION AND ADEQUACY OF EXISTING STRUCTURAL MEMBERS. LOCATE TO AVOID ROOF RAFTERS AND TRUSSES.

SITE LAYOUT

SCALE 1:200
 2m 0 2m 4m 6m 8m 10m SCALE 1:200



SITE ACCESS

SCALE 1:1250
 25m 0 25m 50m SCALE 1:1250

PRELIMINARY

DO NOT SCALE

F

PROPERTY DESCRIPTION

PART OF LOT 4 ON DIAGRAM 1677 VOLUME 1727. FOLIO 620 TOWN OF COTTESLOE

SITE STRUCTURE CO-ORDINATES HAND HELD GPS READING ± 10m, CENTRE OF BUILDING

LATITUDE GDA 94 -31.987909
 LONGITUDE GDA 94 115.769073



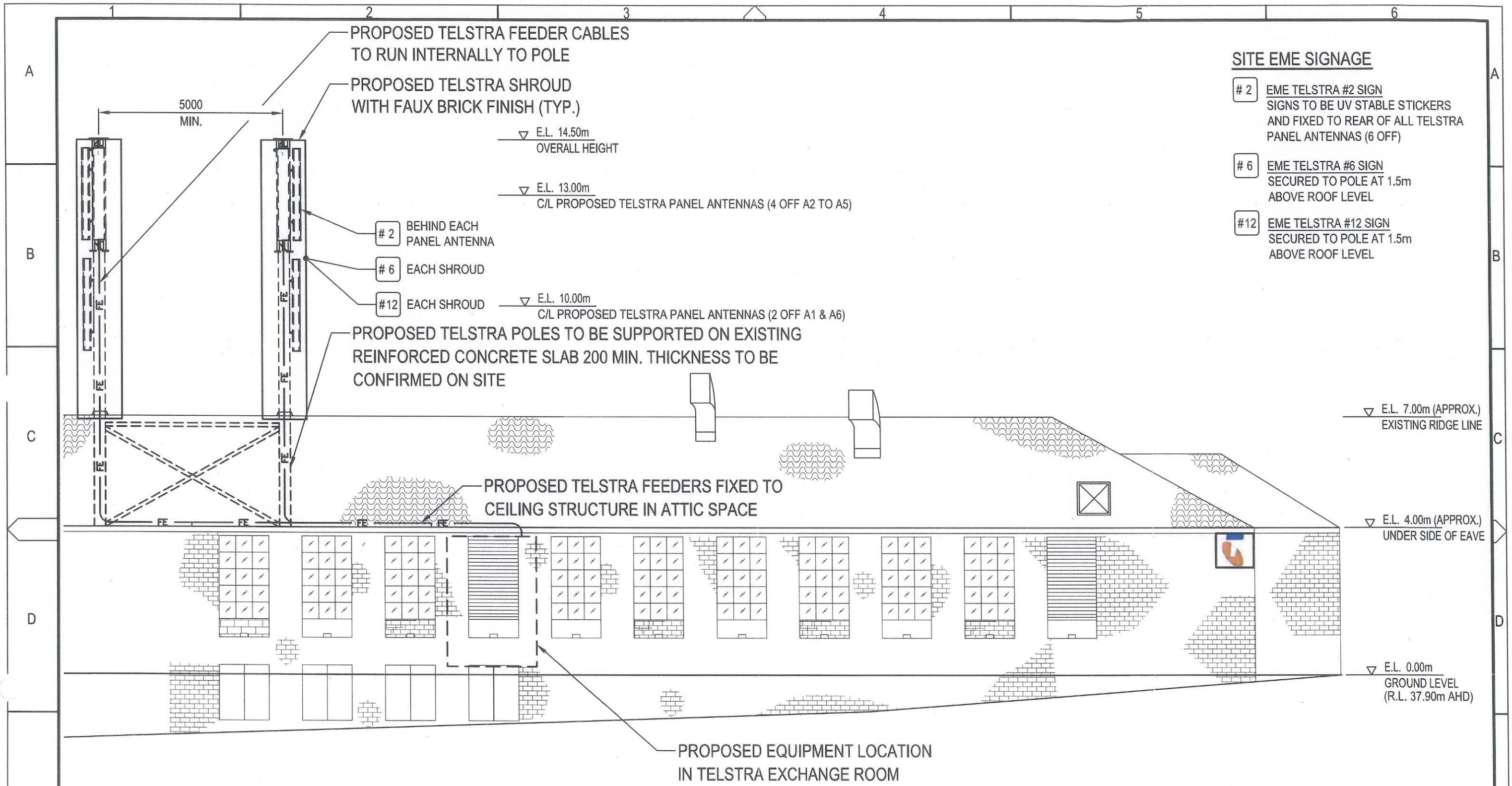
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WAD0998.01	MOJ	TM	ANTENNAS RELOCATED - 71729437W001SSMC	FA	KA	22.04.13	2

Telstra

MOBILE NETWORK SITE 286459
COTTESLOE RELOCATION
 SITE LAYOUT AND ACCESS
 1 CONGDON STREET, COTTESLOE, WA 6011

DWG NO. **W101398** SHT NO. S1 INDEX

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- SITE EME SIGNAGE**
- # 2 EME TELSTRA #2 SIGN
SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (6 OFF)
 - # 6 EME TELSTRA #6 SIGN
SECURED TO POLE AT 1.5m ABOVE ROOF LEVEL
 - #12 EME TELSTRA #12 SIGN
SECURED TO POLE AT 1.5m ABOVE ROOF LEVEL

PROPOSED TELSTRA FEEDER CABLES TO RUN INTERNALLY TO POLE

PROPOSED TELSTRA SHROUD WITH FAUX BRICK FINISH (TYP.)

▽ E.L. 14.50m
OVERALL HEIGHT

▽ E.L. 13.00m
C/L PROPOSED TELSTRA PANEL ANTENNAS (4 OFF A2 TO A5)

▽ E.L. 10.00m
C/L PROPOSED TELSTRA PANEL ANTENNAS (2 OFF A1 & A6)

PROPOSED TELSTRA POLES TO BE SUPPORTED ON EXISTING REINFORCED CONCRETE SLAB 200 MIN. THICKNESS TO BE CONFIRMED ON SITE

- # 2 BEHIND EACH PANEL ANTENNA
- # 6 EACH SHROUD
- #12 EACH SHROUD

PROPOSED TELSTRA FEEDERS FIXED TO CEILING STRUCTURE IN ATTIC SPACE

PROPOSED EQUIPMENT LOCATION IN TELSTRA EXCHANGE ROOM

- NOTES:**
- ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 - THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
 - FOR EME SIGNS NOTED THUS [X] REFER TO 005486 FOR DETAILS.

SOUTH ELEVATION
SCALE 1:100



SCALE 1:100 NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

PRELIMINARY

DO NOT SCALE

F



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WAD6398.01	KS	KM	PRELIMINARY - 71729437W001SSMC	JP	JB	27.02.13	1
WAD6398.01	MOJ	TM	ANTENNAS RELOCATED - 71729437W001SSMC	FA	KA	22.04.13	2

Telstra

MOBILE NETWORK SITE 286459
COTTESLOE RELOCATION
SOUTH ELEVATION
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DWG NO. **W101398** SHT NO. **S3** INDEX

TELSTRA MOBILES ANTENNA CONFIGURATION TABLE

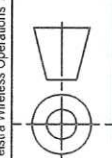
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA STATUS	ANTENNA HEIGHT C/L A.G.L.	PHYSICAL ANTENNA BEARING (°T)	SECTOR NO. & SYSTEM
A1	ARGUS CVVPX310B2 PANEL 2494 x 353 x 209	PROPOSED	10.0m	65°	S1: GSM900 S1: GSM900 S1: SPARE S1: SPARE S1: SPARE S1: SPARE
A2	ARGUS CVVPX310B2 PANEL 2494 x 353 x 209	PROPOSED	13.0m	190°	S2: GSM900 S2: GSM900 S2: SPARE S2: SPARE S2: SPARE
A3	ARGUS CVVPX310B2 PANEL 2494 x 353 x 209	PROPOSED	13.0m	295°	S3: GSM900 S3: GSM900 S3: SPARE S3: SPARE S3: SPARE
A4	ARGUS CVVPX310B2 PANEL 2494 x 353 x 209	PROPOSED	13.0m	65°	S1: WCDMA850 S1: WCDMA850 S1: WCDMA2100 S1: WCDMA2100 S1: SPARE S1: SPARE
A5	ARGUS CVVPX310B2 PANEL 2494 x 353 x 209	PROPOSED	13.0m	190°	S2: WCDMA850 S2: WCDMA850 S2: WCDMA2100 S2: WCDMA2100 S2: SPARE S2: SPARE
A6	ARGUS CVVPX310B2 PANEL 2494 x 353 x 209	PROPOSED	10.0m	295°	S3: WCDMA850 S3: WCDMA850 S3: WCDMA2100 S3: WCDMA2100 S3: SPARE S3: SPARE

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

PRELIMINARY

DO NOT SCALE

F



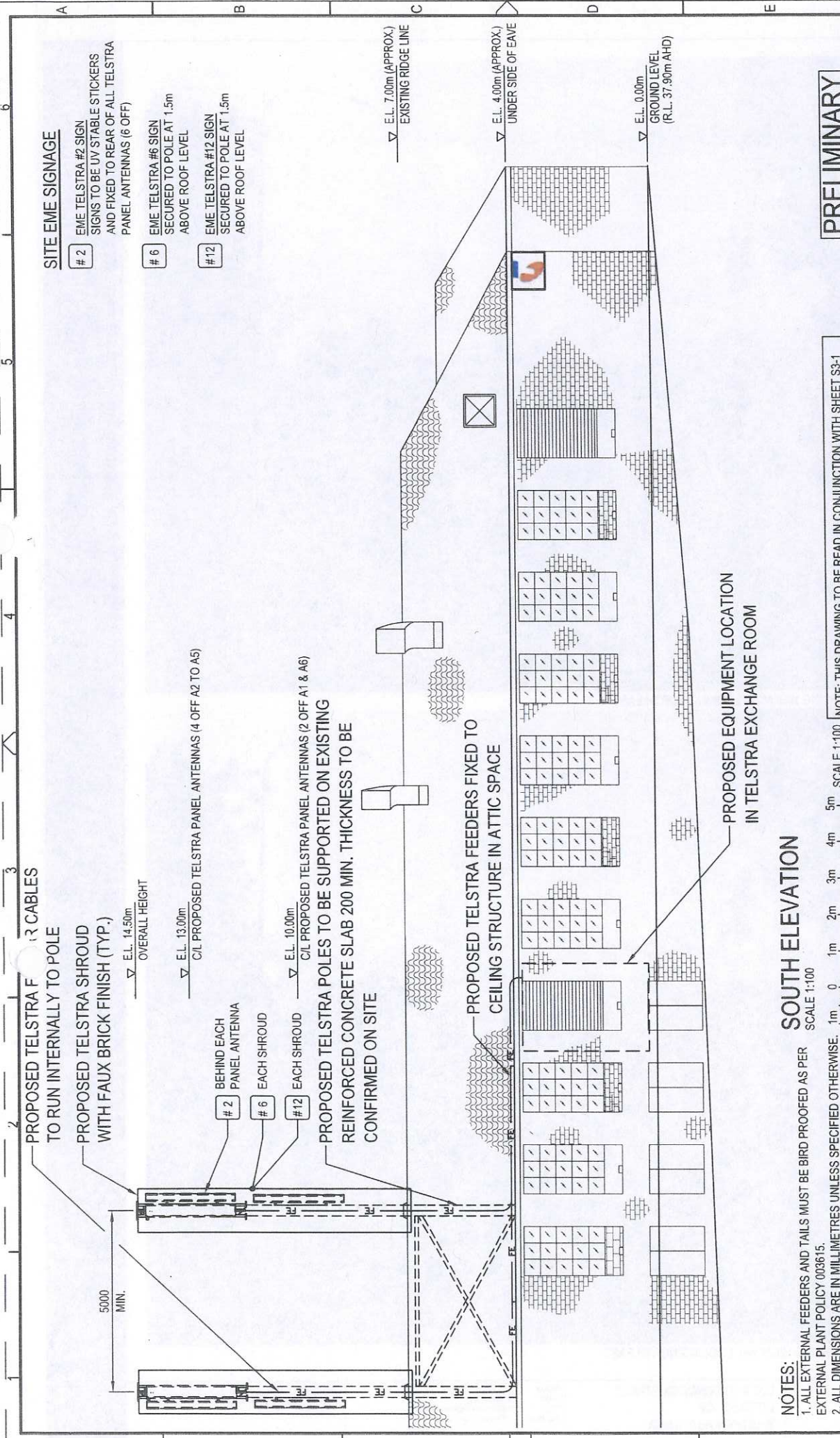
40 Hasler Road, Osborne Park WA 6017
T +61 8 9355 7500 | F +61 8 9355 5100 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA06998.01	KS	BW	PRELIMINARY - 71729437W001SSMC	JP	JB	27.02.13	1
WA06998.01	MOJ	TM	ANTENNA HEIGHTS REVISED - 71729437W001SSMC	FA	KA	22.04.13	2

MOBILE NETWORK SITE 286459
COTTESLOE RELOCATION
ANTENNA CONFIGURATION TABLE
1 CONGDON STREET, COTTESLOE, WA 6011

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DWG NO. **W101398** SHT NO. S3-1 INDEX



SITE EME SIGNAGE

- # 2 EME TELSTRA #2 SIGN
SIGNS TO BE UV STABLE STICKERS
AND FIXED TO REAR OF ALL TELSTRA
PANEL ANTENNAS (6 OFF)
- # 6 EME TELSTRA #6 SIGN
SECURED TO POLE AT 1.5m
ABOVE ROOF LEVEL
- # 12 EME TELSTRA #12 SIGN
SECURED TO POLE AT 1.5m
ABOVE ROOF LEVEL

PRELIMINARY



MOBILE NETWORK SITE 286459
COTTESLOE RELOCATION
SOUTH ELEVATION
1 CONGDON STREET, COTTESLOE, WA 6011

DWG NO. **W101398**
SHT NO. INDEX

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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WA02288.01	MCJ	TM	ANTENNAS RELOCATED - 71729437W001SSMC	FA	KA	22.04.13	2

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

SCALE 1:100

SCALE 1:100

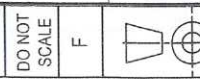
SOUTH ELEVATION

- NOTES:**
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PROPOSED TELSTRA FEEDERS FIXED TO CEILING STRUCTURE IN ATTIC SPACE

PROPOSED EQUIPMENT LOCATION IN TELSTRA EXCHANGE ROOM

MOBILE COMMUNICATIONS
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T +61 8 9365 7500 F +61 8 9355 5100 www.servicestream.com.au





EXISTING VIEW FROM STIRLING HIGHWAY LOOKING NORTH EAST



PROPOSED VIEW FROM STIRLING HIGHWAY LOOKING NORTH EAST

PHOTOMONTAGE
SHEET 2 of 2

**LOT 4 (1) CONGDON STREET
COTTLESLOE
WESTERN AUSTRALIA**

SCALE NTS @ A3
DATE 21 March 2013
FILE 130321 3114 Photomontage.dwg
REVISION 1:GWFirst Draft/21.03.13

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T (08) 9227 7700
F (08) 9227 7971
P 200 Barratin Perth WA 6004

MELBOURNE
A 1001 Collins Street Melbourne VIC 3000
T (03) 9599 9000
F (03) 9503 9477

E. Stone@planning-solutions.com.au
W www.planning-solutions.com.au
ACN 163 373 184 ABN 23 143 371 184



EXISTING VIEW FROM STIRLING HIGHWAY LOOKING SOUTH WEST



PROPOSED VIEW FROM STIRLING HIGHWAY LOOKING SOUTH WEST

PERTH
A: 2501 Fitzgerald Street Perth WA 6003
T: (08) 9227 7970
F: (08) 9227 7971
P: PO Box 61111 Perth WA 6006

MELBOURNE
A: Level 4, 150 Collins Street Melbourne VIC 3000
T: (03) 8666 1900
F: (03) 8603 1412

E: info@planningsolutions.com.au
W: www.planningsolutions.com.au
ACN: 143 474 154 ABN: 23 143 474 154
Melbourne, Australia

HERITAGE IMPACT STATEMENT



Telephone Exchange: view to west on Stirling Highway



*Telephone Exchange: front elevation (east) facing Stirling Highway
with Clive Street (left) and No 3 Congdon Street (right)*

HERITAGE IMPACT STATEMENT: PHOTOGRAPHS

**TELEPHONE EXCHANGE
1 Congdon Street Cottesloe**



Telephone Exchange: Front view to southwest in Congdon Street



Telephone Exchange: View to south in Congdon Street (No 3 right)



Telephone Exchange: view to southwest on Stirling Highway

HERITAGE IMPACT STATEMENT: PHOTOGRAPHS

**TELEPHONE EXCHANGE
1 Congdon Street Cottesloe**



Telephone Exchange: view west on Stirling Highway



Telephone Exchange: view north on Stirling Highway



Telephone Exchange: view to northwest on Stirling Highway

HERITAGE IMPACT STATEMENT: PHOTOGRAPHS

TELEPHONE EXCHANGE
1 Congdon Street Cottesloe



Telephone Exchange: corner view to northwest on Stirling Highway



Telephone Exchange: corner view of Pennyfeather Lane and Clive St



Telephone Exchange: Pennyfeather Lane and rear garage of No 3

HERITAGE IMPACT STATEMENT: PHOTOGRAPHS

TELEPHONE EXCHANGE
1 Congdon Street Cottesloe

HERITAGE & CONSERVATION CONSULTANT

PO Box 2
TWO ROCKS WA 6037
Phone 9561 6695
Mobile 0408 105 784
Email Laura.Gray@bigpond.com

PROFESSIONAL CREDENTIALS

2013 ongoing	WALGA Scholarship: Diploma in Local Government	
2003-ongoing	Law units in Juris Doctor (Masters) law degree	Notre Dame University
2000	Professional Certificate in Arbitration & Mediation	Uni of Adelaide & UWA
2000	Advanced Mediation Certificate (accreditation)	I.A.M.A.
1999/2000	Community Cultural Planning (accreditation)	Community Arts Network
1995	Graduate Diploma in Applied Heritage Studies	Curtin University
1994	Bachelor of Architecture (Honours)	Curtin University
1992	Bachelor of Applied Science (Architectural Science)	Curtin University
1988	Diploma of Art Studies (Distinction)	TAFE

PROFESSIONAL ACHIEVEMENTS

2013 (from July)	WALGA PREFERRED SUPPLIER: Heritage Advisory Services
2012	Member of City of Subiaco's inaugural Design Review Panel
2009/10/11	SAT expert witness Client vs City of Stirling (successful outcome) Client (& Whelans) vs Town of Claremont. (success) Client vs Town of Vincent (advanced to Supreme Ct)
2006	WINNER Excellence in Construction Award for Conservation works (Master Builder Assoc) Project Manager/Conservation Consultant: Slater Homestead, Goomalling
2003	WINNER Excellence in Construction Award for Conservation works (Master Builder Assoc) Conservation consultant: Rotunda, Kalgoorlie
1993	Vice Chancellor's List (top 10% of the University) Curtin University
1992	Prize – Top student Architecture and Culture of B. App.Sc. Curtin University

HERITAGE & CONSERVATION EXPERIENCE

Regional Heritage Adviser (State Heritage Office contract-current)

Wheatbelt: 1997- June 2013. City of Kalgoorlie-Boulder: 2000- 2006 Goldfields: 2002- 2006.

The heritage adviser brief is to advise local governments, owners and community groups on issues regarding heritage identification, conservation planning and promotion, with a priority to provide advice on conservation and adaptation of heritage places. It includes, pro action to raise awareness, advise and assist with heritage and tourism issues and to facilitate funding opportunities and economically sustainable and viable outcomes. In the City of Kalgoorlie Boulder, Shire of York, Shire of Toodyay, and Town of Northam, all development within designated heritage precincts, or for places on the Municipal Inventory, are referred to the Heritage Adviser for formal comment and recommendations pertaining to heritage issues.

Consultancy

SAT: Private owner vs. City of Stirling re demolition of a house to allow development of the site. Extensive setback and 2 storey house are distinguishing features. Expert Witness: Success- appeal upheld

Engaged by Allerdig Planning Consultants to assess and appeal the issue of a place in Town of Vincent (refused demolition). SAT dismissed the appeal on 'orderly planning' grounds whereby the place should be in a heritage area and therefore was considered as such. Subsequent Supreme Court appeal by the property owner was dismissed.

Engaged by Whelan's to assess and appeal a place in Town of Claremont (refused demolition) that allegedly did not meet the TPS threshold. SAT upheld the appeal on the basis of heritage argument.

Heritage Impact Statements:

Oakajee Industrial Precinct	LandCorp
Boulder Subway	PTA
Geraldton Walkaway precinct elements	PTA
Claremont residence	Private owner
St John Convent Broome	Sisters of St John
Port Hedland commercial development	Whelans
Bridgetown Railway Station outbuilding	PTA
Albany Justice Precinct development	Harley's Planning

Engaged by City of Stirling to provide heritage advisory services on contract as required. (2006- 2009)

A team member (SMEC, Urban Design Centre, Schrapnel & Assoc) for the Boulder Town Centre Strategy for the City of Kalgoorlie-Boulder, to develop recommendations to re-energise Burt Street.

Dalgety Wool Store (fmr), Fremantle, the consultant advising Dryka Architects and Greg Rowe Planning on behalf of the property owner, to adapt and redevelop the site. The property was subsequently sold.

PTA's conservation consultant on the Boulder Subway restoration and conservation project with GHD Engineering and Hoskins Ioannopoulos Contractors.

Contracted by Criterion Hotel (Perth) owners to review the conservation plan and prepare a scope of conservation works conditional on the development of the rear of the site, and further conservation works. Further: oversaw conservation works project, and Jfront awning restoration underway.

Geraldton Walkaway rail precinct: PTA's consultant advising on conservation and interpretation outcomes through heritage Impact statements and interpretation and conservation strategy.

Engaged by Whelans Planning on several heritage issues for various clients including for places Port Hedland, Broome, White Gum Valley, Fremantle and West Perth.

LandCorp: Contract to undertake Conservation Plan for Bluff Point Gatekeeper's Cottage and Swing Cut railway formation. Appointed by PRM in consideration of the heritage issues pertinent to subdivision of the site. Contract to undertake assessments of European Heritage at the Oakajee industrial site.

City of Stirling: Beaufort Street Mt Lawley canopy cutbacks of Heritage Registered buildings (Astor Theatre & Beaucott Buildings). Project Manager and conservation administrator for the project.

Municipal Inventories of Heritage Places, and reviews

Currently undertaking Town of Claremont and Shire of Goomalling Municipal Inventory reviews, and have recently completed Shire of Northam (draft), City of Gosnells, Shire of Lake Grace, Shire of Broome, Town of Port Hedland, and Town of Northam reviews.

As the consultant, I have undertaken Municipal Inventories, managing the community consultative processes at; Shires of Capel, Toodyay, Victoria Plains, Mukinbudin, Chittering, Kulin, Corrigin, Lake Grace, Wongan-Ballidu, Kondinin, Bruce Rock, Moora, Quairading, Wickiepin, and Narembeen.

As a Regional Adviser I have facilitated the completion of 'in-house' Municipal Inventories at Town of Narrogin, City of Kalgoorlie-Boulder and Shires of Wickiepin, Dandaragan, Wongan Hills and Gingin.

Recognising heritage places and researching, documenting, and prioritising into management categories provides communities with the opportunity to realise a strong sense of identity and empowerment and puts in place mechanisms for strategic planning decisions appropriate for sustainable conservation.

Heritage Assessments

Compiled in compliance with State Heritage Office requirements and within the guidelines of the Australia ICOMOS Burra Charter. Documentary (historian) and physical evidence is investigated, researched, documented, analysed and assessed for cultural heritage significance. In recent years, association with an historian, hundreds of assessments for the Register of Heritage Places have been undertaken predominantly for State Heritage Office but also other agencies such as PTA, Water Corp, DPI, WA Health, mostly under the Government Heritage Property Disposal Process, and various assessments for other owners. Assessments include groups of places such as residential, commercial, industrial, and infrastructure all over the state including; Meekatharra, Exmouth, Marble Bar, Geraldton, Kalgoorlie-Boulder, York, wheatbelt, Goldfields, Wagin, Carnarvon, Great Southern, Guildford, North Perth, Kimberley, Pilbara, East Perth, Victoria Park, Bassendean, Broome, Northam, Narrogin, Beverley, Merredin, and East Fremantle.

A number of precincts have also been assessed including the Money/Lindsay St group (35 places) for the Town of Vincent, Norseman Town Centre, as well as extensive groups such as Leonora Water Supply group, the Kalgoorlie Pipeline group (pumps stations, dams, rock catchments etc), and the Geraldton to Walkaway Railway line. Also involvement in the delineation of precincts and preparation and/or review of design guidelines for Shire of Toodyay, City of Kalgoorlie-Boulder (Hannan St and Burt St precincts) Shire of Leonora (Gwalia), Shire of York, and currently Town of Claremont within their MHI review process.

In the Goldfields and Wheatbelt, as regional heritage adviser, undertook hundreds of preliminary site inspections and reports for the State Heritage Office Accelerated Assessment Program (Register-backlog).

Conservation Management Plans

A heritage assessment substantiates the cultural significance of a place and the conservation policy sets out appropriate recommendations enabling that significance to be retained within future use and development. Conservation management plans, for community organisations, local governments and private owners, facilitated primarily by the annual heritage funding programs at State Heritage Office and Lotterywest, cover all building types and locations including;

Burt St Boulder heritage precinct (88 places); Bluff Point Gatekeeper's Cottage and Swing cut; Old Gaol, and Broome Museum; Boans Furniture Factory (fmr) East Perth, Boulder Loopline Railway; Marble Bar town; Mongers Store, York; Railway houses & Institute, Kalgoorlie; Faversham House, York; Gwalia Town; Ironclad Hotel, Marble Bar; Connors Mill, Old Gaol, Toodyay; Australia Hotel (fmr), Laverton;

Northam Town offices & Library, McKenzie building, Kalgoorlie; Wagin Town Hall; York Uniting Church; Dalgety Wool Stores, Fremantle; Cowalla Homestead, Gingin; and railway elements, halls and churches.

Conservation Works arising from Conservation Management Plans

A number of Conservation Management Plans that I have undertaken have progressed to the recommended conservation works. In many cases I have managed the projects over successive stages of programmed works within funded resources, including the following projects;

Boulder Subway, Criterion Hotel (Perth City), Slater Homestead in Goomalling (4 works stages), Broome Pioneer Cemetery, Narrogin Town Hall, Marribank/Carrolup Mission in Katanning, York Residency Museum, Cocos Islands Copra Industrial Precinct and homestead garden wall, Beverley Post Office, railway houses in Kalgoorlie, Nungarin Road Board, Merredin Railway Station Precinct and Railway Houses precinct, Eyre Bird Observatory, wells along the old goldfields track, Mt Morgans Municipal Chambers (Laverton), Royal WA Institute for the Blind, Southern Cross Masonic Lodge (fmr), Inland Mission Hospital (fmr), Lake Grace, Ocean View in Beaconsfield, Narembeen Town Hall & Road Board (fmr), Catholic Agricultural College in Bindoon, Johnston Precinct in Guildford, Beverley Railway Station, Old Arthur Shearing Shed, Parkerville Children's Home, Byfield and Curdnatta residences in Northam, Korrawilla Homestead in Greenhills (York), Wyalkatchem Agricultural Wheatbin Museum, Anzac Cottage in Mt Hawthorn, and others.

Currently overseeing a number of conservation projects in Kalgoorlie Boulder arising from the Heritage Council's Goldfields Earthquake Restoration Fund: Conservation Improvement Grants. Projects include Recreation Hotel, Queens Methodist Church (fmr), Palace Theatre, Gala Tavern, Glen Devon Hotel (fmr). Also engaged by the Heritage Council to prepare scopes of works for further funding for 4 Boulder heritage properties.

Overseer of Historic Hotels Federal funding for conservation works to hotels in the wheatbelt and goldfields.

Conservation & design

I undertake design and documentation commissions for residential properties, designed exclusively for residential clients of 'Country Homes' and design appropriate extensions to heritage homes.

Development Officer (HCWA) relief position (1999 & 2000, and 2008)

Dealing with development applications for Registered places in Heritage Council office, both under delegated authority or preparation of agendas and recommendations for the Development Committee.

Community consultation

Community consultation is a vital component of successful outcomes for heritage and conservation processes. I have applied a range of consultative and interactive processes in different situations with varying degrees of success. Cultural planning offers real solutions to a broader vision of heritage, consultation and interpretation.

Management

Sole practitioner working throughout the state for almost 20 years continuously developing and evolving.

In 2002, managed the national 'Community and Heritage' project on behalf of Australia ICOMOS in association with ANU and Context (Melbourne), funded by AHC: a successful 'online heritage conference'.

OTHER EXPERIENCE

Mediation & conciliation: Mediation and conciliation on commercial, heritage, relationship and community disputes, including Aboriginal reconciliation issues.

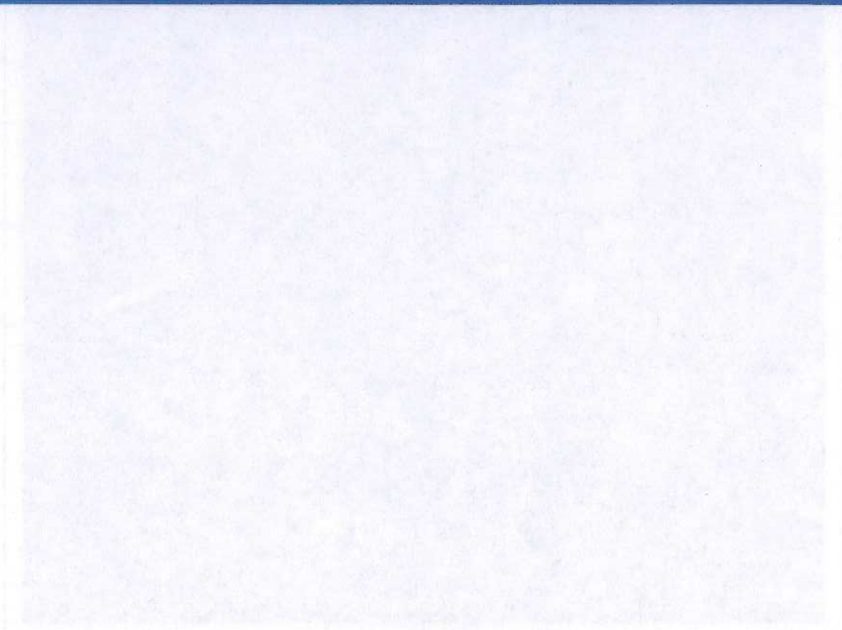
INTERESTS AND INVOLVEMENTS

North Ward Councillor: DEPUTY MAYOR City of Wanneroo (2005-2013)	Elected
Mindarie Regional Council (Deputy Chair (fmr): Councillor)	Elected
Coastal Planning & Co-ordination Council (WAPC-deputy)	Appointee
North-West District Planning Committee (WAPC)	Appointee
DAP member: Metro North West:	Wanneroo Council Appointee
Australia I.C.O.M.O.S. Former Executive Committee Member	Member
Yanchep National Park Community Advisory Committee	Ministerial Appointee

REFEREES

Sofia Boranga	Heritage Officer, Town of Claremont (fmr) NOW City of Subiaco	9237 9241
Michelle Teoh	Manager Planning Services	9191 3449
Faye Baxter	Co-ordinator Community Funding, Lotterywest	9340 5270
Daniel Simms	CEO, City of Wanneroo	9405 5000
Rod Cousins	Development Manager, Planning & Property PTA	9326 2609
Vernon Butterley	Planner, Whelans	9443 1511

Appendix 6 Search Area and Discounted Candidates



TRIMMED
Document Number
0.3 / 9437



Search Area and Discounted Candidated Report

Search Area Map:



Candidate A:
(-31.987909° 115.769037°)

Candidate B:
(-31.987107° 115.770125°)

Candidate C:
(-31.988328° 115.769522°)

Candidate D:
(-31.989933° 115.767810°)

Candidate A:
1 Congdon Street, Cottesloe

Selected Candidate

Candidate B:
8 Congdon Street, Claremont

Reason for unacceptability
Unwilling landowner

Candidate C:
392 Stirling Highway, Claremont

Reason for unacceptability
Multiple (strata) ownership - Unwilling owners

Candidate D:
121 Eric Street, Cottesloe

Reason for unacceptability
Unwilling landowner

Appendix 3 Photomontages

TRIMMED
Document Number
013/9432



EXISTING VIEW FROM STIRLING HIGHWAY LOOKING SOUTH WEST



PROPOSED VIEW FROM STIRLING HIGHWAY LOOKING SOUTH WEST

PERTH
A 250 Margaret Street Perth WA 6000
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F (08) 9227 7971
P 200 Box 9101 Perth WA 6000

NEBOURNE
A Level 4, 106 Collins Street Melbourne VIC 3000
T (03) 9569 9500
F (03) 9500 1477

E enquiries@planningsolutions.com.au
W www.planningsolutions.com.au
A/CN 143 573 134 ABN 53 143 573 134



EXISTING VIEW FROM STIRLING HIGHWAY LOOKING NORTH EAST



PROPOSED VIEW FROM STIRLING HIGHWAY LOOKING NORTH EAST

PERTH
 A 256 Fitzroy Street Perth WA 6000
 T 08 9227 7870
 F 08 9227 7871
 P 40 Balaclava Road Perth WA 6000

MELBOURNE
 A Level 6 356 Collins Street Melbourne VIC 3000
 T 03 9559 4100
 F 03 9559 4177

E enquiries@planningsolutions.com.au
 W www.planningsolutions.com.au
 A/CN 4/5 ST1 151 48N 2/1 4/5 ST1 151

Appendix 4 EME Report

TRIMMED
Document Number

03/9434



Summary of Estimated RF EME Levels around the Proposed Wireless Base Station at 1 Congdon St, COTTESLOE WA 6011

Introduction:

Date 18/4/2013

NSA Site No (6011005)

This report summarises the estimated maximum cumulative radiofrequency (RF) electromagnetic energy (EME) levels at ground level emitted from the existing wireless base station antennas at 1 Congdon St COTTESLOE WA 6011 . Maximum EME levels are estimated in 360° circular bands out to 500m from the base station. The procedures for making the estimates have been developed by the Australian Radiation Protection And Nuclear Safety Agency (ARPANSA)¹. These are documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>

EME Health Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio has established a Radiation Protection Standard² specifying limits for continuous exposure of the general public to RF transmissions at frequencies used by wireless base stations. Further information can be gained from the ARPANSA web site.

The Australian Communications and Media Authority (ACMA)³ mandates exposure limits for continuous exposure of the general public to RF EME from wireless base stations. Further information can be found at the ACMA website <http://emr.acma.gov.au>

Existing Site Radio Systems There are currently no existing radio systems for this site.

Proposed Site Radio Systems

Telstra / GSM900 (proposed)	Telstra / LTE1800 (proposed)	Telstra / WCDMA850 (proposed)	Telstra / WCDMA2100 (proposed)

Table of Predicted EME Levels – Proposed

Distance from the antennas at 1 Congdon St in 360° circular bands	Maximum Cumulative EME Level – All carriers at this site (% of ARPANSA exposure limits ²) Public exposure limit = 100%
0m to 50m	2.99%
50m to 100m	3.48%
100m to 200m	1.92%
200m to 300m	0.48%
300m to 400m	0.22%
400m to 500m	0.12%
Maximum EME level 60.26 m, from the antennas at 1 Congdon St	3.48%

Note: Estimation for the maximum level of RF EME at 1.5m above the ground from the existing and proposed antennas assuming level ground. The estimated levels have been calculated on the maximum mobile phone call and data capacity anticipated for this site. This estimation does not include possible radio signal attenuation due to buildings and the general environment. The actual EME levels will generally be significantly less than predicted due to path losses and the base station automatically minimising transmitter power to only serve established phone calls and data transmissions⁵. Where applicable, particular locations of interest in the area surrounding the base station, including topographical variations, are assessed in Appendix A "Other areas of Interest" table on the last page.

Summary – Proposed Radio Systems

RF EME levels have been estimated from the existing and proposed antennas at **1 Congdon St COTTESLOE WA 6011**. The maximum cumulative EME level at 1.5 m above ground level is estimated to be **3.48 %** of the ARPANSA public exposure limits.

Reference Notes:

1. The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).
2. Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia. [Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9760]
3. The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au/>
4. The EME predictions in this report assume a near worst-case scenario including:
 - wireless base station transmitters for mobile and broadband data operating at maximum power (no automatic power reduction)
 - simultaneous telephone calls and data transmission.
 - an unobstructed line of sight view to the antennas.In practice a worst-case scenario is rarely the case. There are often trees and buildings in the immediate vicinity, and cellular networks automatically adjust transmit power to suit the actual user traffic. The level of EME may also be affected where significant landscape features are present and predicted EME levels might not be the absolute maximum at all locations.
5. Further explanation of this report may be found in "Understanding the ARPANSA Environmental EME Report" and other documents on the ARPANSA web site, <http://www.arpansa.gov.au>

Appendix A

Table of Other Areas of Interest

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site (% of ARPANSA exposure limits ²) Public exposure limit = 100%
Tall Building Cottesloe Child Care Centre North Cottesloe Primary School	0m to 9m 0m to 6m 0m to 3m	1.034% 0.094% 0.048%

Note: Estimation for the maximum EME levels at selected areas of interest over a height range relative to the specific ground level at the area of interest. This table includes any existing and proposed radio systems.

Estimation Notes / Assumptions – Other Areas of Interest

Variable ground topography has been included in the assessment of the "Other Areas of Interest" as per ARPANSA methodology
Insert other data / notes as required

Appendix 5 Heritage Impact Statement

TRIMMED
Document Number
D13/9435

HERITAGE IMPACT STATEMENT



Name	Telephone Exchange
Address	Lot 4 (1) Congdon Street Cottesloe (cnr Clive Street with the south corner bounding Stirling Highway)
Date	29 April 2013
Prepared by	Laura Gray, Heritage & Conservation Consultant
Prepared for:	Planning Solutions
Heritage Listings	<p>State Heritage Office (SHO): InHerit database No P7830</p> <p>Senior Heritage Officer, Karen Jackson has also advised; 'I confirm that the place <i>P7830 Telephone Exchange</i> (1 Congdon Street, Cottesloe) is not included in the State Register of Heritage Places, and we do not require a referral for any development of the place from the City of Cottesloe'.</p> <p>Town of Cottesloe: Municipal Heritage Inventory (MHI)</p> <p>'Other Heritage Listing - with a Grading/Management Category of 'Retain and Conserve if Possible'. Category 3 Building (may be demolished under delegated authority).</p>

HERITAGE IMPACT STATEMENT

TELEPHONE EXCHANGE

1 Congdon Street Cottesloe

Statement of Significance (per MHI)

"a rare example of interwar 'warehouse' architecture in Western Australia".

The State Heritage Office preferred Architectural style guide reference does NOT include Interwar Warehouse. The style is more definitively "Interwar Stripped Classical (1915-1940)".¹

Arguably the architectural style is not uncommon throughout the state, particularly for postal and telecommunications facilities, including the post offices at Subiaco, Nedlands and Bassendean.

The significance of *Telephone Exchange, Cottesloe* is more relevant to it being a purpose built stand alone telecommunication facility that has continued that function. It is a good representative example of Interwar Stripped Classical architectural style.

The proposal

Telstra proposes to relocate existing infrastructure from the nearby Amana Living aged care centre at 416 Stirling Highway Cottesloe, and install two antennae on the roof of the *Telephone Exchange* building.

In order to maintain, and upgrade, telecommunications (mobile phone) coverage Telstra needs to provide a replacement site in the immediate area.

Following detailed investigations of the locality and discussions with the Town of Cottesloe, Telstra has identified its existing *Telephone Exchange* building at Lot 4 (1) Congdon Street, Cottesloe as the best site to satisfy its coverage objectives, with minimum impact on the community.

The proposed antennae installation will be integrated within the existing building and camouflaged as faux chimneys in custom built shrouds, in a design commensurate with the architectural style of the building.

Associated electronic equipment will be fully accommodated within the building.

¹

Apperley, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture Styles and terms from 1788 to the present*, Angus and Robertson Publishers, Sydney, 2002, pp. 158-161.

HERITAGE IMPACT STATEMENT

TELEPHONE EXCHANGE

1 Congdon Street Cottesloe

Although there is no conservation management plan in place, the proposal has been developed with reference to professional conservation advice and relevant conservation philosophy and guidelines.

Aspects of the proposal that respect the heritage significance of the place.

The proposal is relevant to the heritage significance of *Telephone Exchange* that has, since 1920, been a telecommunications facility. The proposal is a continuation of that most appropriate telecommunication function for the place, changing with technological advances, as it has since 1920.

The lack of an appropriate use for heritage buildings is the most compelling factor in their demise. This proposal not only seeks to continue an appropriate use for *Telephone Exchange*, but it thereby promotes the continued conservation of that heritage place.

The proposed antennae installation will have minimal impact on the physical fabric of *Telephone Exchange*.

Further to the functional use of the place, the ownership of the place is also consistent with the history and ongoing use, being a leading telecommunications provider: Telstra.

Telephone Exchange is in an elevated position in the area required for the services provided by the proposed antennae installation that will further the telecommunication function of *Telephone Exchange*.

Aspects of the proposal that could have a detrimental impact on the heritage significance

The only aspect of the proposal that will have any impact on *Telephone Exchange* is the physical impact of the installation within the roof space and onto the roof. That is considered to be a minimal impact.

Other considerations

Telephone Exchange is located on a sweeping bend in Stirling Highway and is visible in both directions (southwest to Fremantle, and northeast to Perth). The antennae, on the roof of *Telephone Exchange*, set back towards the west (rear) end of the building will be visible. However, the visual impact is negligible when compared to the visual impact of the adjacent corner building (Clive Street and Stirling Highway). The bright yellow Auto Masters corporate building

HERITAGE IMPACT STATEMENT

TELEPHONE EXCHANGE

1 Congdon Street Cottesloe

with steel framed advertising signage on the roof detracts and obscures much of any visual impact of the antennae installation on the *Telephone Exchange*.

The visual impact of antennae installation has been considered in the context of the adjacent residences in Congdon Street. The immediate neighbour at No. 3 and continuous to No 15 Congdon Street are all recognised for their heritage value in the Town of Cottesloe's Heritage Inventory, all with high levels of significance except No. 7 that has a low level of significance. All residences (1908-1915) predate the *Telephone Exchange* (1920).

The dominant height of the *Telephone Exchange* compared to the residences, and the proposed antennae installation located at the west end (rear) of the roof, negates any visual impact from the residences or their relevant street frontages.

Similarly as Clive Street slopes down to the west and *Telephone Exchange* reveals a lower storey along that side, with the double storey height along the Pennyfeather Lane boundary, there is no view of the roof or the antennae installation from that proximity.

Alternative solutions that have been considered and why they have been discounted

In the first instance, Telstra undertook detailed investigation of the locality and discussions with the Town of Cottesloe, those investigations identified its existing *Telephone Exchange* building at Lot 4 (1) Congdon Street, Cottesloe as the best site to satisfy its coverage objectives, with minimum impact on the community.

In an endeavor to minimise any impact on the heritage significance of the building and the visual amenity of the area, the proposed antennae installation will be located on the western end of the *Telephone Exchange* building. Originally located central on the roof, the position of the antennae installation was moved to the west end following discussion with the Town of Cottesloe's planning officers.

Further Telstra has proposed an innovative encasement (faux chimneys in custom built shrouds) of the "naked" antennae installation in response to Town of Cottesloe's concerns regarding the visual amenity, in favour of the "naked" antennae.

HERITAGE IMPACT STATEMENT

TELEPHONE EXCHANGE

1 Congdon Street Cottesloe

Another concept could encompass both antennas in a second storey extension. However the physical and visual impact on *Telephone Exchange* would be significant.

Conclusion about the nature and extent of the heritage impact of the proposal.

The proposed antennae installation on the roof of the *Telephone Exchange*

- Is appropriate to the original and continued telecommunication function of the building.
- The continued appropriate function associated with the building serves to conserve the building in the long term.
- Will have minimal physical impact on the building.
- Have minimal visual impact on the building.
- Has no visual impact from the neighbouring residential properties.
- Has no visual impact when viewing the building from Congdon Street (front- east)
- Has no visual impact when viewing the building from Clive Road (side- south).
- Has no visual impact when viewing the building from Pennyfeather Lane (rear –west)
- Has any visual impact when viewing from the southwest on Stirling Highway negated by the Auto Masters corporate building with framed signage on the roof.
- Has some visual impact when viewing from the northeast on Stirling Highway.

References & attachments

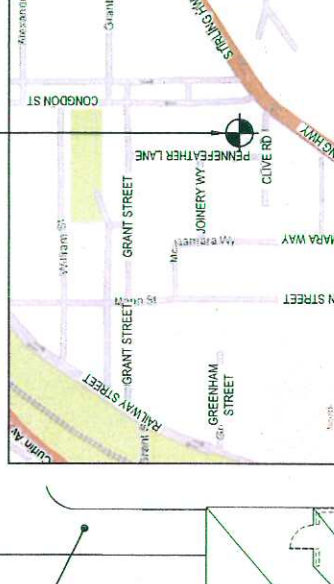
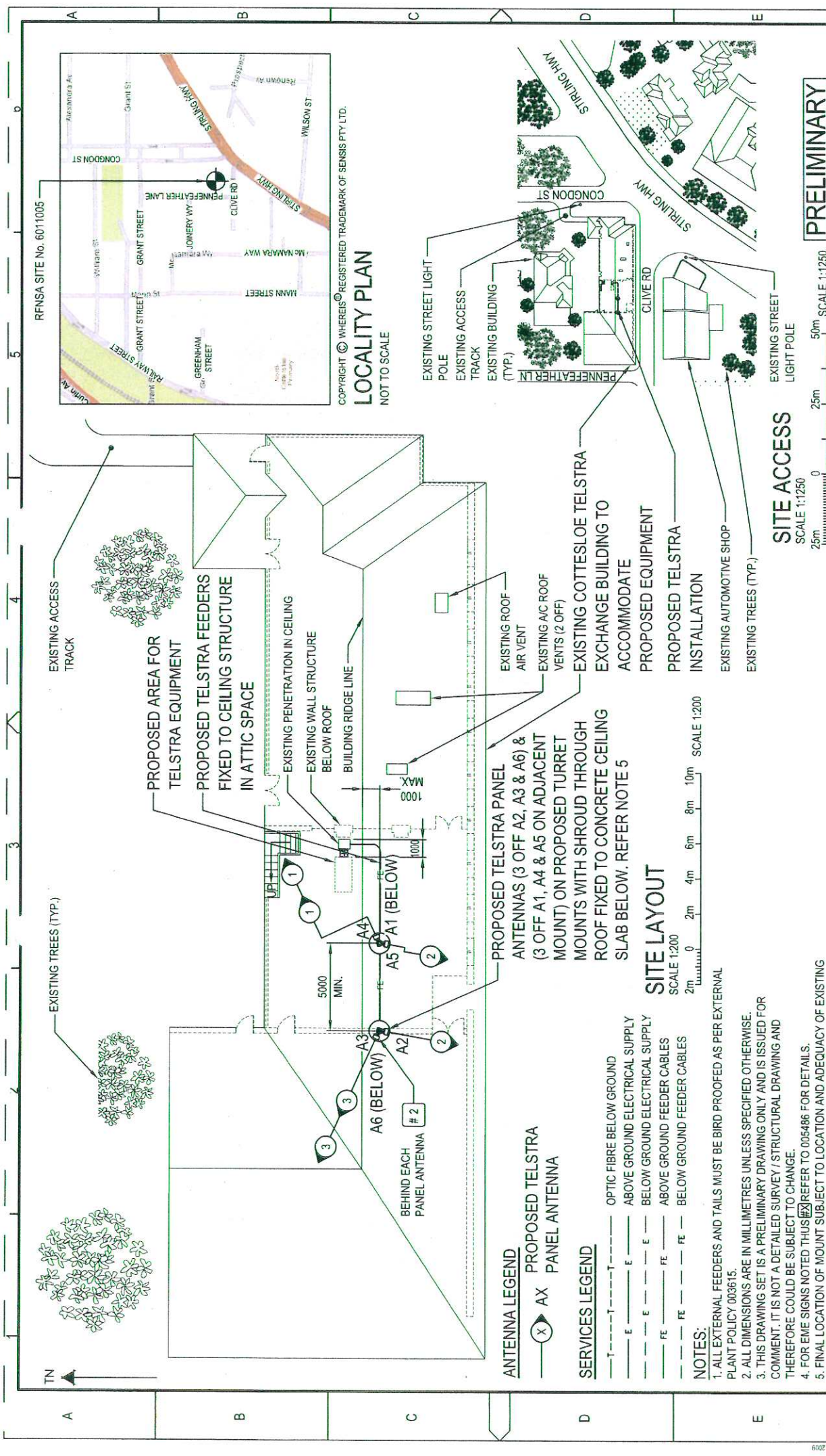
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Photo montage

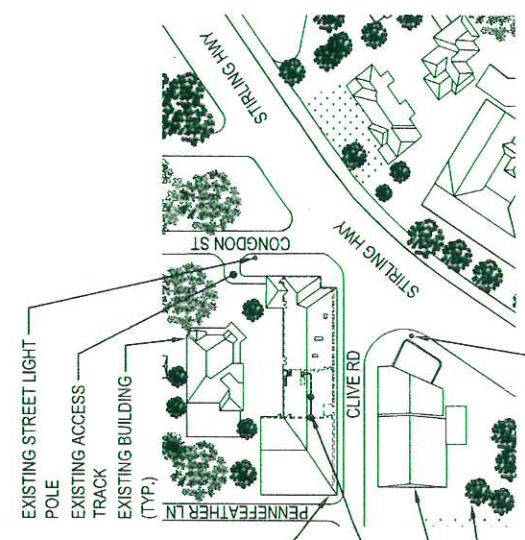
Photographs of *Telephone Exchange*

Curriculum vitae: Laura Gray

HERITAGE IMPACT STATEMENT
TELEPHONE EXCHANGE
1 Congdon Street Cottesloe



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LOCALITY PLAN
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SITE ACCESS
 SCALE 1:1250
 25m 50m SCALE 1:1250
PRELIMINARY

SITE LAYOUT
 SCALE 1:200
 2m 4m 6m 8m 10m SCALE 1:200

PROPOSED TELSTRA PANEL ANTENNAS (3 OFF A2, A3 & A6) & ANTENNAS (3 OFF A1, A4 & A5 ON ADJACENT MOUNT) ON PROPOSED TURRET MOUNTS WITH SHROUD THROUGH ROOF FIXED TO CONCRETE CEILING SLAB BELOW. REFER NOTE 5

- ANTENNA LEGEND**
- AX PROPOSED TELSTRA PANEL ANTENNA

- SERVICES LEGEND**
- OPTIC FIBRE BELOW GROUND
 - ABOVE GROUND ELECTRICAL SUPPLY
 - BELOW GROUND ELECTRICAL SUPPLY
 - ABOVE GROUND FEEDER CABLES
 - FE BELOW GROUND FEEDER CABLES

- NOTES:**
1. ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
 4. FOR EME SIGNS NOTED THIS DRAWING REFER TO 005486 FOR DETAILS.
 5. FINAL LOCATION OF MOUNT SUBJECT TO LOCATION AND ADEQUACY OF EXISTING STRUCTURAL MEMBERS. LOCATE TO AVOID ROOF RAFTERS AND TRUSSES.

PROPERTY DESCRIPTION

PART OF LOT 4 ON DIAGRAM 1677
 VOLUME 1727, FOLIO 620
 TOWN OF COTTESLOE

SITE STRUCTURE CO-ORDINATES	GOA 94
HAND HELD GPS READING ± 10m,	-31.987909
CENTRE OF BUILDING	GOA 94
LATITUDE	115.769073
LONGITUDE	

next NETWORK

servicestream
 MOBILE COMMUNICATIONS
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DWG NO.	W101398
S1	INDEX
SHT NO.	6

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next NETWORK

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EXISTING VIEW FROM CLIVE STREET LOOKING EAST



PROPOSED VIEW FROM CLIVE STREET LOOKING EAST

TOWN OF COTTLESLOE

- 5 JUN 2013

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SCALE
DATE
FILE
REVISION

LOT 4 (1) CONGDON STREET
COTTLESLOE
WESTERN AUSTRALIA

PHOTOMONTAGE

NTS @ A3

28 May 2013

130328 3114 Photomontage.dwg

1/KG/First Draft/28 05 13



EXISTING VIEW FROM GRANT STREET LOOKING SOUTH EAST



PROPOSED VIEW FROM GRANT STREET LOOKING SOUTH EAST

TOWN OF COTTLESLOE

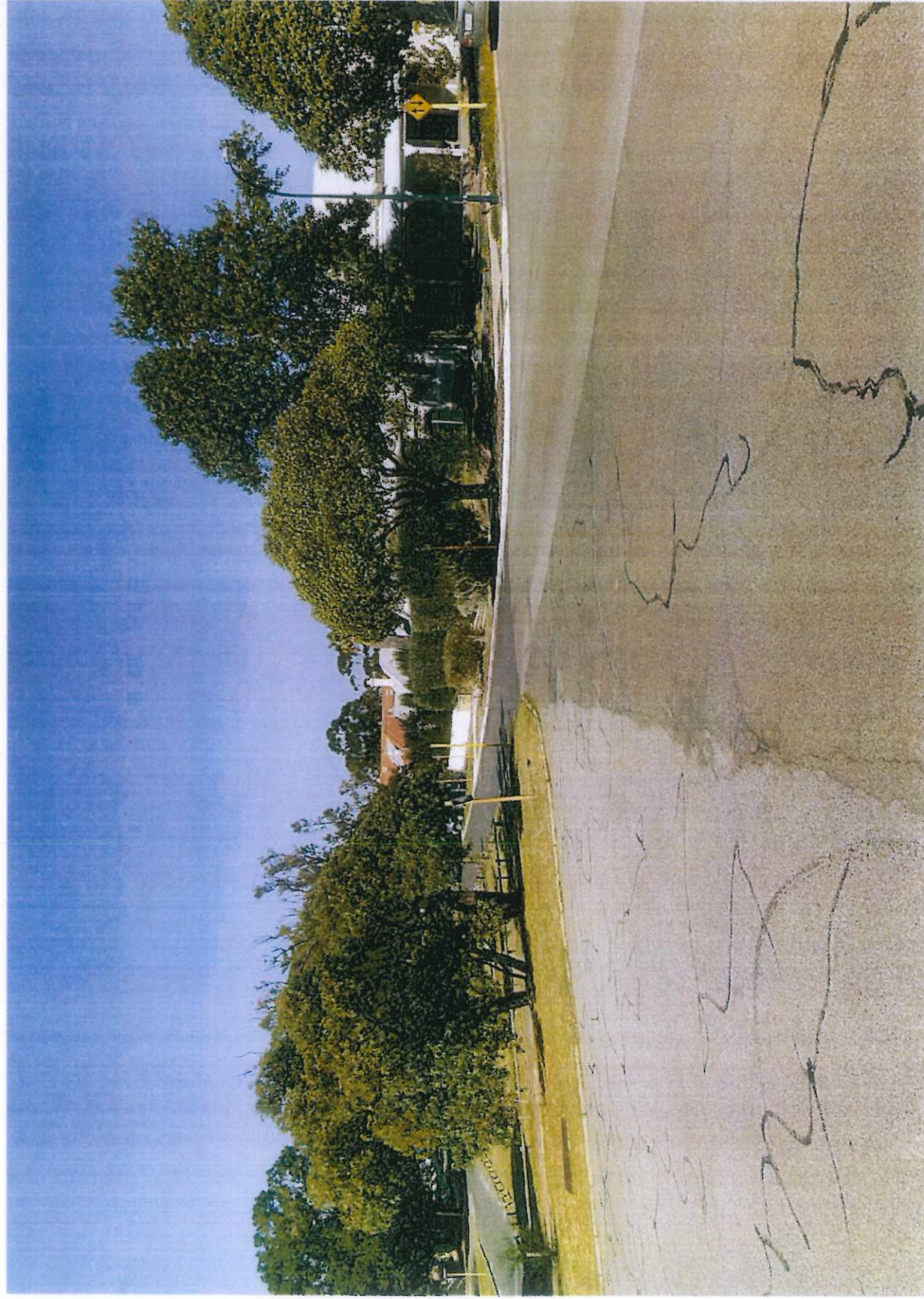
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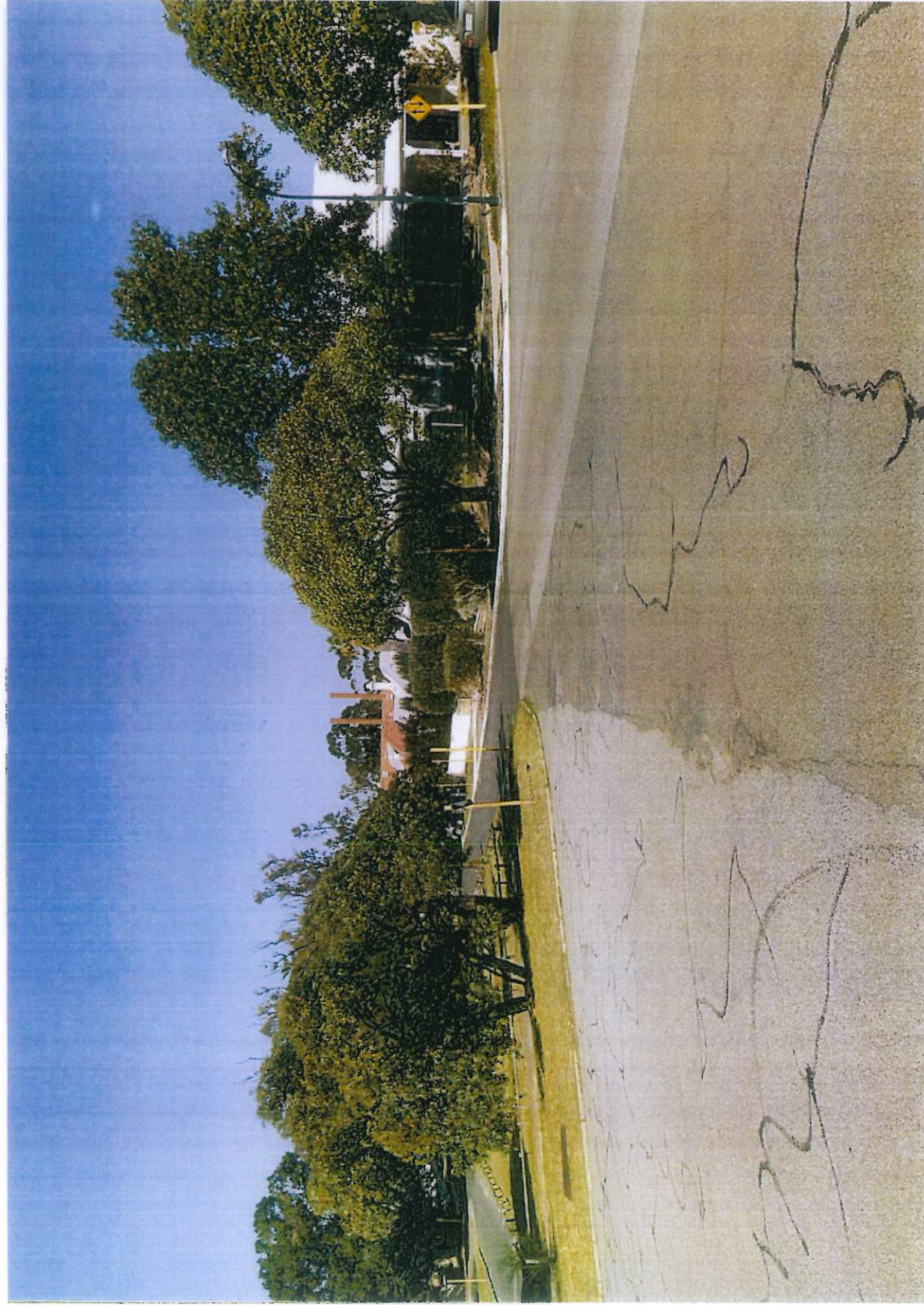
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LOT 4 (1) CONGDON STREET
COTTLESLOE
WESTERN AUSTRALIA

PHOTOMONTAGE



EXISTING VIEW FROM CONGDON STREET LOOKING SOUTH WEST



PROPOSED VIEW FROM CONGDON STREET LOOKING SOUTH WEST

TOWN OF COTTESLOE

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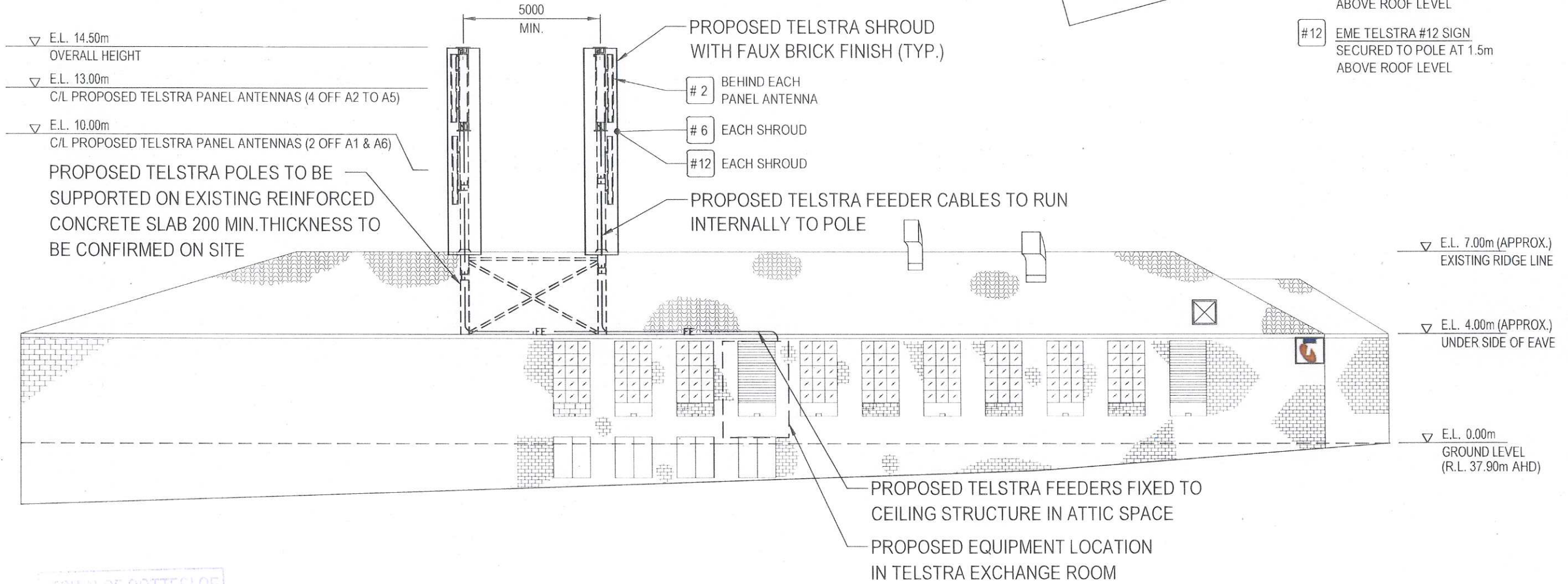
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LOT 4 (1) CONGDON STREET
COTTESLOE
WESTERN AUSTRALIA

PHOTOMONTAGE

**UNAPPROVED
DRAWING**

- SITE EME SIGNAGE**
- # 2 EME TELSTRA #2 SIGN
SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (6 OFF)
 - # 6 EME TELSTRA #6 SIGN
SECURED TO POLE AT 1.5m ABOVE ROOF LEVEL
 - # 12 EME TELSTRA #12 SIGN
SECURED TO POLE AT 1.5m ABOVE ROOF LEVEL



▽ E.L. 14.50m
OVERALL HEIGHT

▽ E.L. 13.00m
C/L PROPOSED TELSTRA PANEL ANTENNAS (4 OFF A2 TO A5)

▽ E.L. 10.00m
C/L PROPOSED TELSTRA PANEL ANTENNAS (2 OFF A1 & A6)

PROPOSED TELSTRA POLES TO BE SUPPORTED ON EXISTING REINFORCED CONCRETE SLAB 200 MIN. THICKNESS TO BE CONFIRMED ON SITE

PROPOSED TELSTRA SHROUD WITH FAUX BRICK FINISH (TYP.)

- # 2 BEHIND EACH PANEL ANTENNA
- # 6 EACH SHROUD
- # 12 EACH SHROUD

PROPOSED TELSTRA FEEDER CABLES TO RUN INTERNALLY TO POLE

PROPOSED TELSTRA FEEDERS FIXED TO CEILING STRUCTURE IN ATTIC SPACE

PROPOSED EQUIPMENT LOCATION IN TELSTRA EXCHANGE ROOM

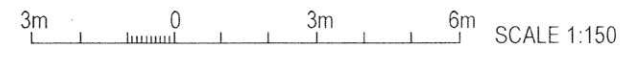
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EXISTING RIDGE LINE

▽ E.L. 4.00m (APPROX.)
UNDER SIDE OF EAVE

▽ E.L. 0.00m
GROUND LEVEL
(R.L. 37.90m AHD)

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SOUTH ELEVATION
SCALE 1:150



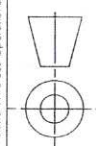
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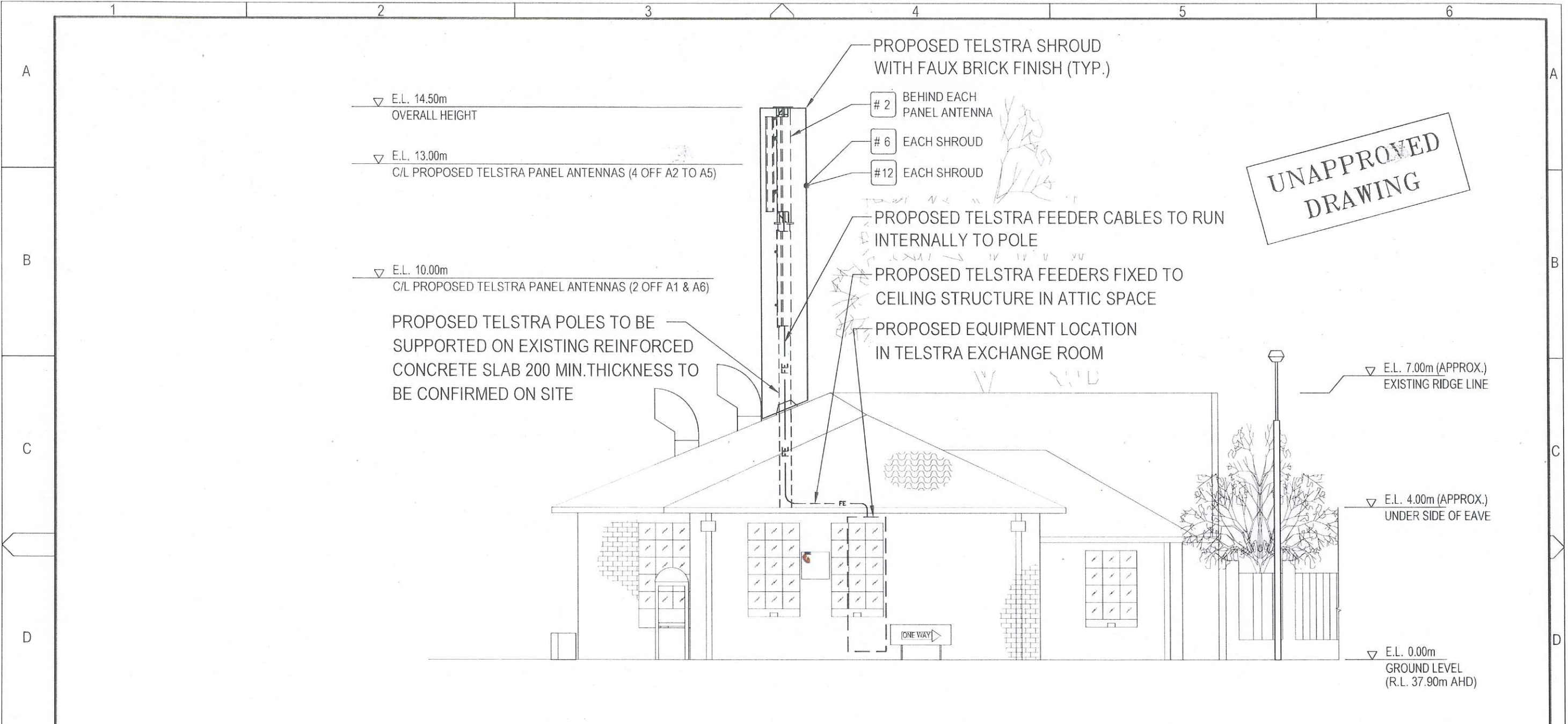
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SOUTH ELEVATION
1 CONGDON STREET, COTTESLOE, WA 6011

DWG NO. **W101398** SHT NO. **S3** INDEX



**UNAPPROVED
DRAWING**

EAST ELEVATION

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

TOWN OF COTTESLOE
- 5 JUN 2013
RECEIVED

NOTES:

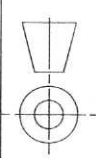
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**UNAPPROVED
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12 JUN 2013
PROPOSED

PROPOSED TELSTRA SHROUD
WITH FAUX BRICK FINISH (TYP.)

▽ E.L. 14.50m
OVERALL HEIGHT

▽ E.L. 13.00m
C/L PROPOSED TELSTRA PANEL ANTENNAS (4 OFF A2 TO A5)

▽ E.L. 10.00m
C/L PROPOSED TELSTRA PANEL ANTENNAS (2 OFF A1 & A6)

PROPOSED TELSTRA POLES TO BE
SUPPORTED ON EXISTING REINFORCED
CONCRETE SLAB 200 MIN. THICKNESS TO
BE CONFIRMED ON SITE

▽ E.L. 0.00m
GROUND LEVEL
(R.L. 37.90m AHD)

BEHIND EACH
PANEL ANTENNA
#2
EACH SHROUD
#6
EACH SHROUD
#12

PROPOSED TELSTRA FEEDER CABLES TO RUN
INTERNALLY TO POLE

PROPOSED TELSTRA FEEDERS FIXED TO
CEILING STRUCTURE IN ATTIC SPACE


PROPOSED EQUIPMENT LOCATION
IN TELSTRA EXCHANGE ROOM

▽ E.L. 7.00m (APPROX.)
EXISTING RIDGE LINE

▽ E.L. 4.00m (APPROX.)
UNDER SIDE OF EAVE

WEST ELEVATION

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

- NOTES:**
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 3. FOR EME SIGNS NOTED THUS  REFER TO 005466 FOR DETAILS.

PRELIMINARY

Telstra
MOBILE NETWORK SITE 286459
COTTESLOE RELOCATION
WEST ELEVATION
1 CONGDON STREET, COTTESLOE, WA 6011

DWG NO. **W101398** SHT NO. **3-3** INDEX

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