

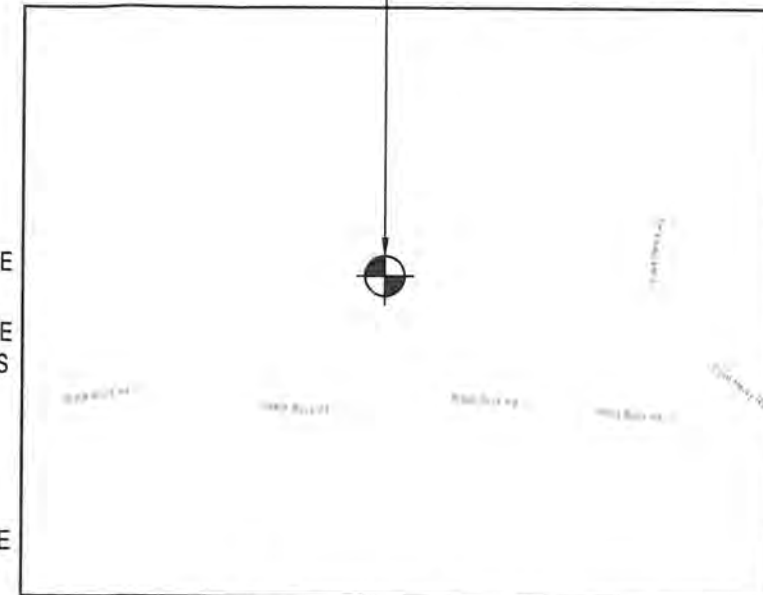
TN

UNAPPROVED
DRAWING

SERVICES LEGEND

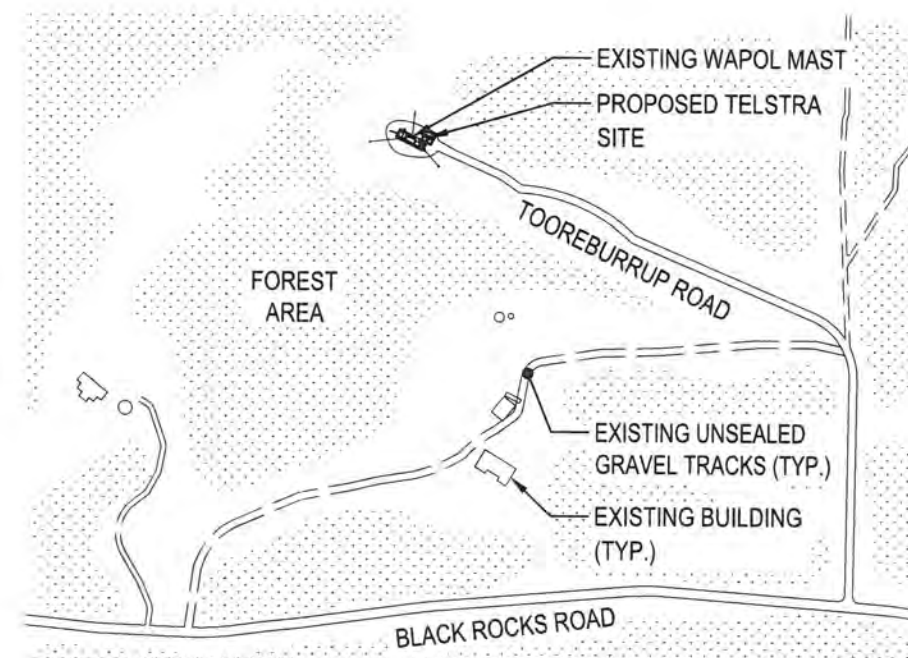
- E — E — ABOVE GROUND ELECTRICAL SUPPLY
- FE — FE — ABOVE GROUND FEEDER CABLES
- - - E - - - E - - - BELOW GROUND ELECTRICAL SUPPLY
- - - FE - - - FE - - - BELOW GROUND FEEDER CABLES
- - - T - - - T - - - OPTIC FIBRE BELOW GROUND

RFNSA SITE No. 6338004



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LOCALITY PLAN
NOT TO SCALE

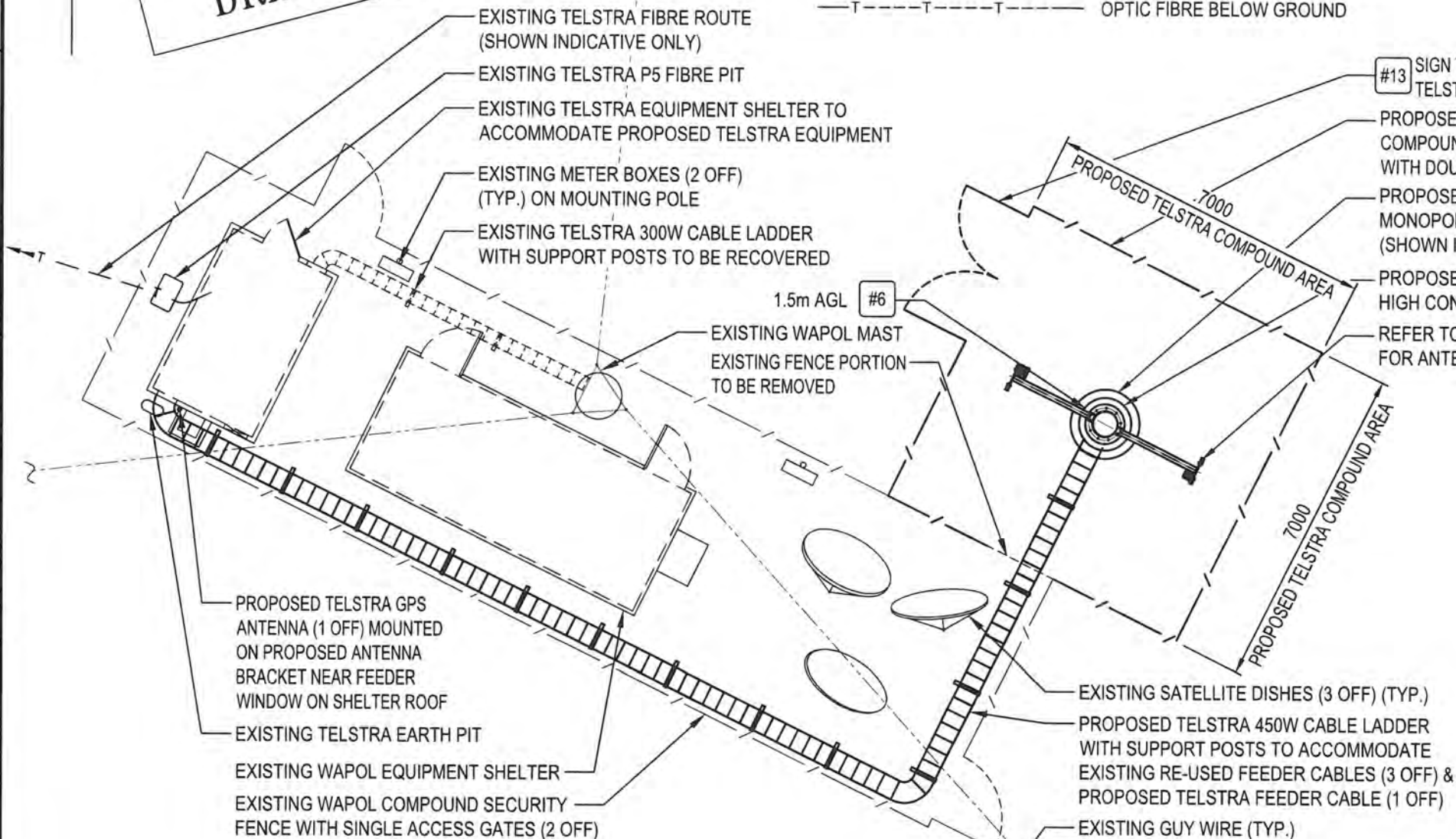


SITE ACCESS

SCALE 1:5000
50m 0 50m 100m 150m 200m 250m SCALE 1:5000

SITE LAYOUT

SCALE 1:125
2m 0 5m SCALE 1:125



- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
 2. 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.
 3. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S1-1

PRELIMINARY

DO NOT SCALE

F

PROPERTY DESCRIPTION

PART OF LOT 2135 ON D84299
PARISH OF (TBC)
COUNTY OF (TBC)

SITE STRUCTURE CO-ORDINATES (GDA94)
GPS READING ACCURACY: ± 10m
CENTRE OF POLE

LATITUDE	GDA 94 -34.44144
LONGITUDE	GDA 94 119.37167

service stream
MOBILE COMMUNICATIONS
Level 3, 7-9 Tanunda Drive, Rivervale WA 6103
T +61 8 6168 3201 | F +61 8 6168 3231 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA08485.01	DS	BL	PRELIMINARY - 30049630W0029SSMC - LTE700	VC	NH	23.05.17	1

Telstra
MOBILE NETWORK SITE 10097
BREMER BAY (TOOBURRUP HILL)
SITE LAYOUT AND ACCESS
2135 PLAN D84299 TOOBURRUP ROAD, BREMER BAY, WA 6338

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DWG NO. **W105963** SHT NO. S1

Cad file: W105963.dwg

10.3.1

SITE EME SIGNAGE

- #2 EME TELSTRA #2 SIGN
SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA OMNI ANTENNAS (4 OFF)
- #6 EME TELSTRA #6 SIGN
PROPOSED SIGN SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
- #13 EME TELSTRA #13 SIGN
PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

PROPOSED TELSTRA HEADFRAME

PROPOSED TELSTRA LTE700 TMA (1 OFF) ATTACHED TO PROPOSED MOUNTS

PROPOSED TELSTRA LTE700 / WCDMA850 TMA (1 OFF) ATTACHED TO PROPOSED MOUNTS

PROPOSED TELSTRA FEEDERS (4 OFF) TO RUN INTERNAL TO MONOPOLE

PROPOSED TELSTRA 35m HIGH CONCRETE MONOPOLE

PROPOSED TELSTRA 450W CABLE LADDER WITH SUPPORT POSTS TO ACCOMMODATE EXISTING RE-USED FEEDER CABLES (3 OFF) & PROPOSED TELSTRA FEEDER CABLE (1 OFF)

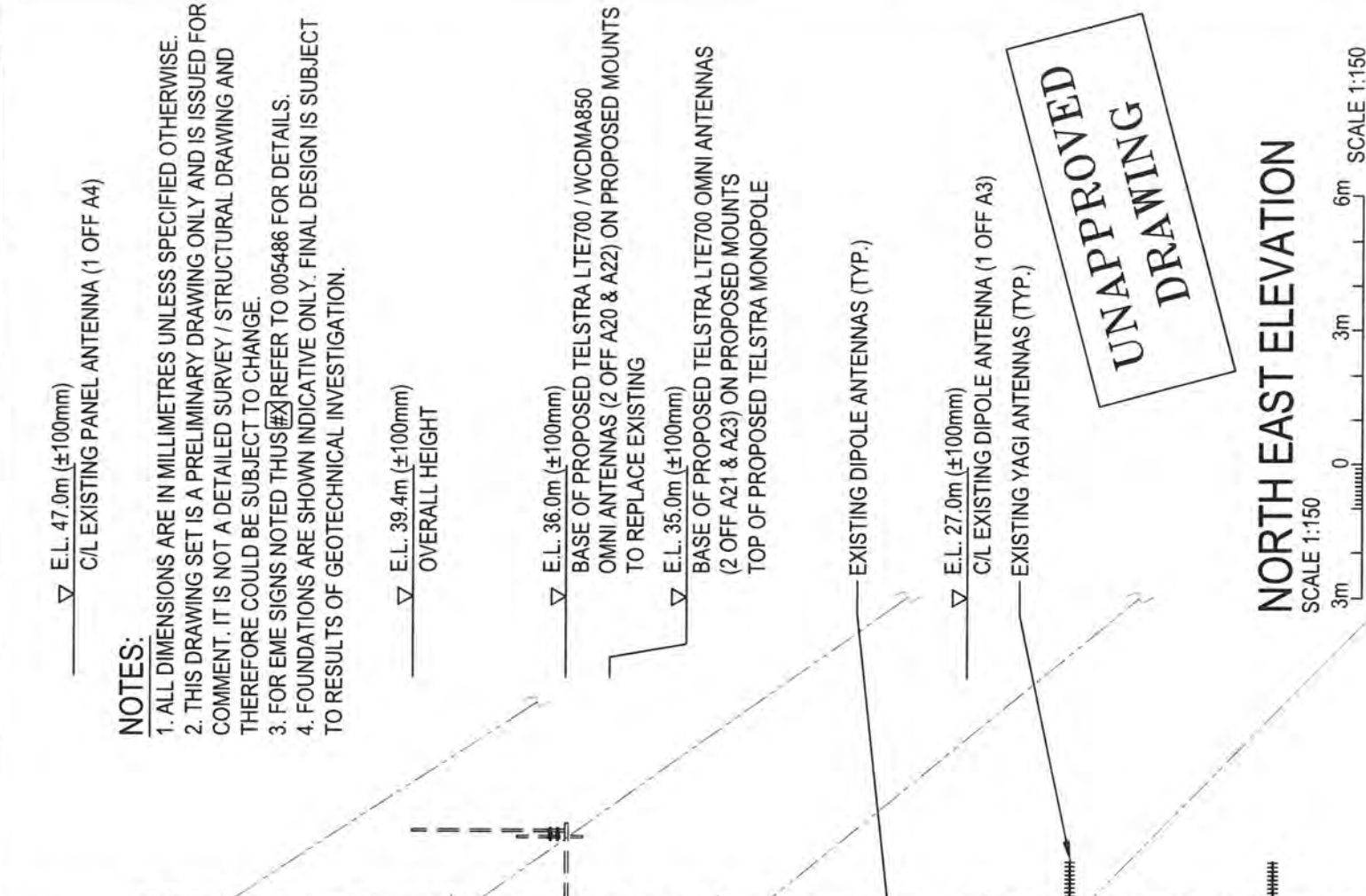
EXISTING METER BOXES (2 OFF) (TYP.) ON MOUNTING POLE

EXISTING SATELLITE DISHES (3 OFF) (TYP.)

1.5m AGL #6

PROPOSED TELSTRA COMPOUND SECURITY FENCE WITH DOUBLE ACCESS GATES

PROPOSED TELSTRA MONOPOLE FOOTING (SHOWN INDICATIVE ONLY)



NORTH EAST ELEVATION

SCALE 1:150

E.L. 15.0m (±100mm)
C/L EXISTING YAGI ANTENNA (1 OFF A2)

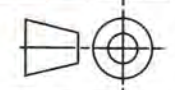
- EXISTING WAPOL MAST
- EXISTING GUY WIRE (TYP.)
- EXISTING WAPOL COMPOUND SECURITY FENCE WITH SINGLE ACCESS GATES (2 OFF)
- EXISTING WAPOL EQUIPMENT SHELTER
- EXISTING TELSTRA 300W CABLE LADDER WITH SUPPORT POSTS TO BE RECOVERED
- PROPOSED TELSTRA GPS ANTENNA (1 OFF) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF
- EXISTING TELSTRA EQUIPMENT SHELTER TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT E.L. 3.0m (±100mm)
- BASE OF PROPOSED TELSTRA GPS ANTENNA (1 OFF AX)
- EXISTING TELSTRA P5 FIBRE PIT
- E.L. 0.0m
- GROUND LEVEL
- EXISTING TELSTRA FIBRE ROUTE (SHOWN INDICATIVE ONLY)

#13 SIGN TO BE FIXED TO TELSTRA COMPOUND GATE

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

PRELIMINARY

ORDER	W105963.01	DRAWN	DS	CHKD	BL	AMENDMENT	PRELIMINARY - 30049630W0029SSMC - LTE700	EXAM	VC	APPD	NH	DATE	23.05.17	ISS	1		
<p>servicestream Level 3, 7-9 Tanunda Drive, Rivervale WA 6103 T +61 8 1668 3201 F +61 8 1668 3231 www.servicestream.com.au</p>																	
<p>Telstra MOBILE NETWORK SITE 10097 BREMER BAY (TOOREBURRUP HILL) NORTH EAST ELEVATION 2135 PLAN D84299 TOOREBURRUP ROAD, BREMER BAY, WA 6338</p>																	
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PS ref: 5361

12 July 2017

Chief Executive Officer
Shire of Jerramungup
PO Box 92
JERRAMUNGUP WA 6337

Attention: Craig Pursey – Planning Officer

Dear sir,

TELSTRA – PROPOSAL TO INSTALL A MOBILE PHONE BASE STATION
SITE NO: 12674
SITE NAME: BREMER BAY (TOOREBURRUP HILL)
SITE ADDRESS: LOT 2165 TOOREBURRUP ROAD BREMER BAY

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

Telstra is currently rolling out the 4G network to regional communities across Western Australia to provide improved capacity and down-load speed for mobile phones and tablets. Telstra's telecommunications infrastructure located on the existing police (WAPOL) guyed mast on the subject site needs to be upgraded, however the mast is structurally unable to support the additional loading associated with the 4G antennas, and WAPOL are unable to contribute to a stronger mast.

We enclose an application for planning approval and supporting development application submission for the installation of a new telecommunications facility at the above site. In order to assist this application, we enclose the requisite documentation as detailed below:

1. Shire of Jerramungup Application for Planning Approval form signed by the Shire of Jerramungup Chief Executive Officer under Management Orders on behalf of the State of WA.
2. A cheque for the prescribed Development Application Fee of \$576.00
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. The supporting documentation, including:
 - a copy of the relevant Certificate of Title; and
 - an EME report demonstrating compliance with the Australian Standard.

The application has 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.

The following submission discusses various matters pertaining to the proposal, including:

- Site details.
- Proposal.
- Town planning considerations.

SITE DETAILS

Legal description

Table 1 details the legal description of the subject site.

Table 1 – Lot details

Lot	Plan	Volume	Folio	Area (ha)
2165	116373	LR3111	30	2.0237

Refer **Appendix 1**, Certificate of Crown Land Title.

Regional context

The subject site is in the locality of Bremer Bay on the south coast of WA, approximately 428 kilometres south east of Perth CBD and approximately 69 kilometres south east of Jerramungup. The subject site is within the municipality of the Shire of Jerramungup.

Local context

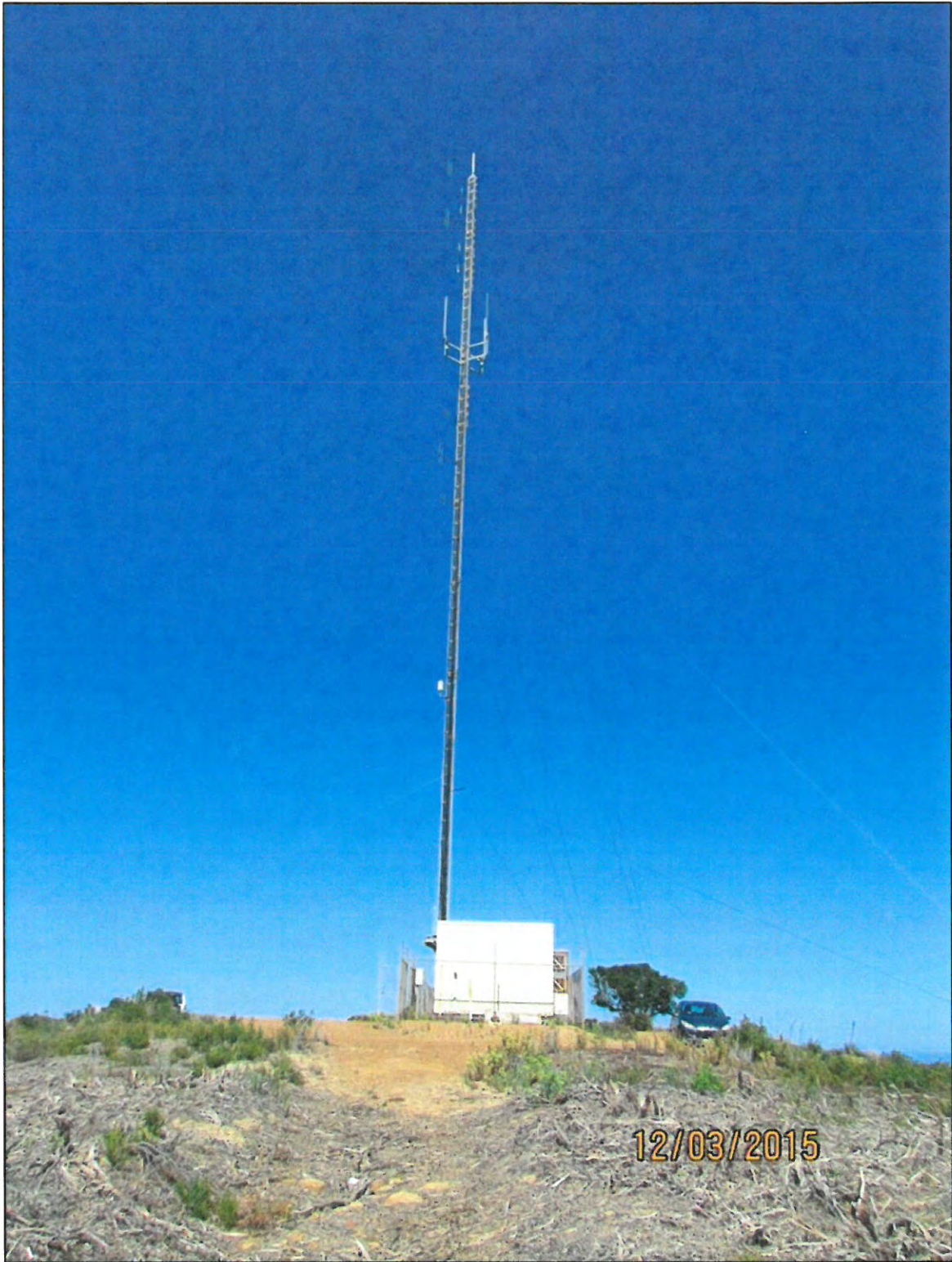
The subject site is located in the townsite of Bremer Bay. The town is primarily a tourist centre, holiday resort location and fishing village servicing the Great Southern agricultural area.

Land use and topography

The subject site contains an existing police communications guyed mast, which also accommodates a Telstra mobile phone base station. The land surrounding the facility is cleared, with natural coastal vegetation on the remainder of the lot. Surrounding land is reserve land contained within an area of predominately rural residential properties.

The subject site is elevated and comprises part of Tooreburrup Hill.

Photographs 1-3 depict the subject site and surrounds:



Photograph 1 – View of subject lot looking south east



Photograph 2 – View of subject lot looking north east



Photograph 3 – View from subject site looking west

PROPOSAL

The facility proposed by Telstra comprises a new monopole, four (4) omni-directional antennas mounted on a headframe on the proposed monopole, and one (1) GPS antenna mounted on the existing communications equipment shelter, together with cabling and ancillary equipment, including two (2) tower mounted amplifiers. Telstra will also remove three (3) existing omni-directional antennas from the existing WAPOL guyed mast.

The components of the proposal are summarised as follows:

Component	Quantity	Dimensions per unit	Maximum height
Monopole	1		35m
Omni-directional antennas	2	3414mm (h) x 56mm (Ø)	36m
Omni-directional antennas	2	3414mm (h) x 56mm (Ø)	35m
GPS Antenna	1	96mm (h) x 68mm (diameter)	3.0m
Equipment shelter	1	Existing	
Total structure	1	N/A	39.4m overall

The monopole will be contained within a security fenced compound measuring 7 metres x 17 metres and will be of a concrete finish, considered the least obtrusive finish.

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

TOWN PLANNING CONSIDERATIONS

Shire of Jerramungup Local Planning Scheme No. 2

The subject site is a Local Scheme Reserve for Parks and Recreation with a land use of *Communications* under Shire of Jerramungup Local Planning Scheme No. 2 (**LPS2**). Clause 3.4.2 of Part 3 – Reserves of LPS2 provides:

In determining an application for planning approval the local government is to have due regard to:

- (a) the matters set out in clause 10.2; and*
- (b) the ultimate purpose intended for the Reserve*

Accordingly, the proposed telecommunications infrastructure is entirely consistent with, and does not compromise, the ultimate purpose intended for the reserve.

Clause 5.10 Telecommunications Facilities of LPS2 provides;

In determining applications for telecommunication facilities, the local government is to consider:

- (a) the social and economic benefits of affordable and convenient access to modern telecommunications based services for people and businesses throughout the State;*
- (b) continuity of supply of telecommunications services;*
- (c) protection of the environment;*
- (d) safeguarding visual amenity and streetscape;*
- (e) protection of heritage places;*
- (f) public safety; and*
- (g) co-ordination with other services.*

The proposed facility will provide continuity of supply and improved mobile phone and wireless data coverage to the Bremer Bay community and surrounding rural area, with improved highway and town-to-town coverage in the locality and will also provide improved communications for emergency services for public safety and protection of the environment. It is to be located in an area already containing communications facilities, thereby reducing the impact on the visual amenity and streetscape. The facility does not impact on any heritage places in the area.

Accordingly, it is open to Council to grant approval for the proposed telecommunications infrastructure. The proposed land use is compatible with the current land use, and does not detract from the rural character of the locality

State Planning Policy No. 3.7–Planning in Bushfire Prone Areas

Department of Fire and Emergency Services mapping identifies the subject site is within a Bush Fire Prone Area. State Planning Policy No. 3.7 (**SPP3.7**) provides advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a bushfire prone area.

Where required, SPP3.7 states that a Bushfire Attack Level (**BAL**) assessment is required as part of a planning application.

Whilst the subject proposal will be located entirely within a bushfire prone area, in accordance with Clause 5.8.4 of SPP3.7 Guidelines for Planning in Bushfire Prone Areas (**Guidelines**), a non-habitable building does not require a BAL assessment. Furthermore, Clause 5.7 of the Guidelines refers to telecommunications facilities as “unavoidable development,” *where full compliance with SPP3.7 would be unreasonable.*

A BAL assessment for the subject proposal is therefore not required.

State Planning Policy 5.2 – Telecommunications Infrastructure

State Planning Policy No. 5.2 (**SPP5.2**) seeks 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.

Clause 4 (c) Policy Objectives of SPP5.2 states:

The objectives of this policy are to:

- c) ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons*

The following principles, as stated in SPP5.2 are relevant:

Clause 5.1.1

- ii) Telecommunications facilities should be sited and designed to minimise visual impact and wherever possible; and*
 - a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;*
 - b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;*
 - c) not be located on sites where environmental cultural heritage, social and visual landscape values maybe compromised and;*

Whilst it will be visible from the surrounding area, the proposed facility will be located on reserve land with a land use of communications, currently containing telecommunications infrastructure and adjacent to an existing 46 metre guyed tower of greater visual impact. By its very nature, the facility must be located on an elevated site to provide the maximum coverage for the surrounding area. The proposed infrastructure is removed from residential development and sensitive sites.

- d) Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape.*

The proposed facility is located within an area utilised for telecommunications. The concrete monopole is the preferred structure for this facility to provide sufficient height to maximise coverage objectives and is considered to be the least obtrusive option for the surrounding area.

- iv) *Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improve telecommunications services to the community;*

The proposed infrastructure will facilitate improved mobile phone and wireless data coverage to the townsite and to the surrounding rural area, and improved highway and town-to-town coverage in the locality and will also provide improved communications for emergency services.

- v) *Telecommunications infrastructure should be co-located...*

The existing WAPOL guyed mast is structurally unable to support the additional loading associated with the proposed Telstra upgrade and WAPOL are unable to contribute to a stronger mast.

Detailed investigations of the locality revealed no other opportunities to co-locate telecommunications infrastructure, or utilise existing buildings, which would achieve the coverage objectives for the facility.

TELECOMMUNICATIONS LEGISLATION

The installation and operation of telecommunications infrastructure is regulated by the *Telecommunications Act 1997* (Commonwealth), in addition to state planning legislation where applicable.

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 the requirement to have regard to guidelines established within the DC Code to take 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.

The proposed infrastructure 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 3**).

The subject site, design and operation of the proposed infrastructure are appropriate and consistent with the relevant legislation and subsidiary codes, and warrant approval.

CONCLUSION

The proposal presented is permissible under the provisions of the Shire of Bruce Rock Local Planning Scheme No.3 and is consistent with the objectives and provisions of the applicable statutory planning instruments, and 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 Shire of Jerramungup Local Planning Scheme No.2.
2. The proposed development is consistent with the objectives of the Shire of Jerramungup Local Planning Scheme No.2.
3. The proposal is consistent with the Western Australian Planning Commission's State Planning Policy No. 5.2-Telecommunications Infrastructure.
4. The proposal is adequately separated from sensitive sites and residential development.
5. The infrastructure associated with the telecommunications facility will be contained within the existing site and will not involve the removal of any significant vegetation.
6. 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, the application warrants support from the Shire of Jerramungup. In light of the proposal's demonstrated compliance with the applicable statutory planning instruments, the Shire is respectfully requested to approve the subject application.

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 at admin@planningsolutions.com.au.

Yours sincerely,



LAURIE CHANTRY
PLANNING CONSULTANT

Encl.

170712 5361 DA submission