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16 December 2020

The Owners of 20 Kearns Crescent Ardross Strata Plan 35809
c/- Salt Property Group
PO Box 125
Applecross WA 6953

Email: l.rowe@saltproperty.com.au

Dear Lee

LESSEE: Telstra Corporation Limited

SITE: (Ref: Ardross Kearns Cres) 20 Kearns Crescent ARDROSS WA 6153

FACILITY: Antennas and associated equipment on rooftop with equipment shelter

Ericsson (c/- Aurecon and Proptel) has been engaged by Telstra Corporation Limited to act on its behalf to undertake acquisition activities in relation to the installation and operation of facilities as part of its mobile telecommunications network.

To maintain quality and coverage within the network, Telstra wishes to advise of alterations to the facility located at the abovementioned address, as shown in the attached drawings (No. W104153) and further detailed below:

- Remove 3x existing panel antennas,
- Install 6x proposed panel antennas, including 3x 5G antennas on an extended mounting poles
- Install ancillary equipment, including 3x Remote Radio Units
- Replacement and installation of feeders and ancillary equipment within Telstra's equipment room.

In accordance with the Lease Agreement between the parties, these works can be undertaken with prior written consent of the Lessor, which must not be unreasonably withheld or delayed. On behalf of our client, we seek your written consent for the proposed equipment alterations and additions as per the conditions of the Lease. ***In order to facilitate this request, we ask that you please complete the attached consent form and return it to this office via email.***

Upon receipt of consent, Telstra's construction contractors will make contact once works have been scheduled. Please let us know if there are any existing or new construction access requirements you would like Telstra's contractors to follow.

Electromagnetic Energy (EME) emitted from telecommunications facilities gives rise to important safety considerations for all site owners/managers (especially rooftop facilities), and Telstra is committed to assisting you by providing information about dealing with EME and access in the vicinity of the antennas. Site specific information (including an EME Report) is available on the NSA website (www.rfnsa.com.au) and owners should have a User Login to access this information. If you do not have log-in details, please let me know and we will arrange for access to be provided.

Ardross West

Development Application for
proposed Telecommunications
equipment at an existing Mobile
Phone Base Station

Telstra

Reference: WA10677.01

Revision: 0

9 February 2021

aurecon

*Bringing ideas
to life*

Document control record

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Table 2 Extract from RACSP

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Executive Summary

Executive Summary		
Proposed Works	<p>Telstra propose to install new telecommunications equipment (NR850 and NR3500 - 5G technologies) at the existing rooftop 'Ardross West' telecommunications facility at 20 Kearns Crescent, Ardross WA 6153:</p> <ul style="list-style-type: none"> ■ Removal of three (3) existing panel antennas with the installation of three (3) Tongyu T2004L6R021 panel antennas at the 11.8 metre (m) and 12.0m height levels and three (3) Argus SSPX310R-V2 panel antennas at 14.1m and 14.3m height levels. ■ Removal and installation of associated ancillary equipment necessary for the operation and proper functioning of the facility including but not limited to the replacement of an existing shroud with an extended shroud and the installation of three (3) remote radio units (RRUs), three (3) tower mounted amplifiers and three (3) junction boxes; and ■ Ancillary equipment installed to ensure the protection or safety of the facility and maintenance personnel. All internal equipment will be housed within the existing equipment shelter within the building. 	
Purpose	The proposed upgrade is necessary to provide improved mobile telephone and mobile broadband internet coverage to the Ardross locality and surrounds; the Riseley Centre strip, residential properties, local businesses and motorists travelling along Canning Highway and Riseley Street.	
Property Details	Lot and Plan No	Lot 531 on Deposited Plan 5429
	Street Address	20 Kearns Crescent ARDROSS WA 6153
	Property Owner	Private Owner (See Cover Letter Attachments)
Town Planning Scheme	Council	City of Melville
	Planning Scheme	Local Planning Scheme No. 6
	Local Zone	Centre
	Zone/Reserve (MRS)	Urban
	Other Planning Controls	Nil
	Use Definition	Telecommunications Infrastructure (defined in SPP5.2)
Applicable Planning Policies	Complies	Complies Relevant State & Local Planning Policies
	Yes	State Planning Policy 5.2 (Telecommunications Infrastructure) 2015
	Yes	Guiding Principles for the Location, Siting and Design of Telecommunications Infrastructure
	N/A	Local Planning Policy
Application	Use and development of the land for a proposed upgrade at an existing rooftop 'Ardross West' Telecommunications facility.	

**Applicant****Telstra**

c/- Aurecon Australasia Pty Ltd
Level 5, 863 Hay Street
Perth WA 6000
Contact: Didier Ah-sue
Our Ref: Ardross West, WA10677.01



1 Introduction

1.1 Background

Aurecon has been engaged by Telstra to coordinate the design and approvals for an upgrade at the existing 'Ardross West' rooftop telecommunications facility at 20 Kearns Crescent, Ardross 6153, described as Lot 531 on Deposited Plan (DP) 5429. Telstra is constantly adapting its facilities in response to network demand increases to ensure a continuity of service and improved coverage for network users. This upgrade will specifically enhance existing 4G and deliver 5G network services.

The design solution for this upgrade has warranted that Aurecon prepare and lodge a development application and associated planning report in response to mitigating EME plumes and streamlining the visual finish with respect to the current visual amenity of the locality. The design has required the proposed antennas to be installed at a higher elevation. As such, the proposed design is not considered 'Low-Impact' under *the Telecommunications (Low Impact Facilities) Determination 2018* ('The Determination'). The proposal antennas on the existing building rooftop is not consistent with *Schedule – Facilities and areas (section 3.1) Part 1 – Radio facilities item 4(b)* of The Determination and hence is not considered as 'Low-Impact'. As such, development consent is required from the City of Melville ('The City').

This submission will seek to clearly articulate the community benefit that will result from the proposed upgrade and illustrate how it complies with the objectives of the Local and State Planning framework and industry best practice.

1.2 Need for the Proposal

Telstra are currently upgrading its existing mobile phone and data network to deliver the 5G network, the next generation in mobile technology. In doing so, Telstra propose to upgrade its existing 'Ardross West' rooftop telecommunications facility at 20 Kearns Crescent, Ardross to provide 5G network coverage and improved 4G network coverage and service to the Ardross locality and surrounds specifically to the Riseley Centre strip, residential properties, local businesses and motorists travelling along Canning Highway and Riseley Street.

1.3 Preliminary Consultation

In order to prepare this submission Aurecon has undertaken preliminary consultation with The City on the 15 January 2021. The purpose of the consultation was to understand the administrative and assessment process as well as to the extent of the documentation required.

We understand the statutory timeframe for determination for an application is 60 days or 90 days if consultation is required. The City may require the proposal to be advertised to the surrounding properties for a period of 21 days to all properties within a 200m radius. Depending on the nature of the proposal and whether there are any objections received to the proposal, the application may be determined under delegated authority or by Council resolution. The City has advised that referrals and external stakeholders might be required once the application is reviewed.

2 The Proposal

2.1 Site Description

The proposed upgrade at 20 Kearns Crescent, Ardress located on the existing 'Ardross West' rooftop telecommunications facility is situated within the suburb of Ardress. The existing site resides within the Riseley Centre commercial strip. The land is zoned "Centre" under the City of Melville Local Planning Scheme No. 6 (LPS6). The land is relatively rectangular and has an area of 920.24m².

The subject site accommodates the 'Ardross West' telecommunications facility on the top floor of the two (2) storey building. Access to the existing facility is via the stairs on the top floor of the building. The area of the site furthest away from Kearns Crescent contains a carpark and the perimeter is shielded by mature vegetation.

The nearest intersection of Kearns Crescent and Riseley Street is approximately 83m to the south west. The south east boundary of the subject site is also zoned centre but the properties backing onto Simpson Street contain residential dwellings with the closest residential dwelling to the subject site being approximately 20m south east.



Figure 1 Local Context (Source: Digital Globe by Esri)

There are several community sensitive locations located within the surrounding area and are listed in the table below.

Table 1 Summary of Community Sensitive Locations

Community Sensitive Location	Address	Distance
Great Beginnings Applecross	17 Riseley St, Ardross WA 6153	140m South West
The Learning Bee	765B Canning Hwy, Ardross WA 6153	260m West
Growing Early Education Centre – Ardross	43 Simpson St, Ardross WA 6153	110m North West
Applecross Early Childhood School	797A Canning Hwy, Applecross WA 6153	170m North West
Applecross PreKindy & Kindy	799 Canning Hwy, Ardross WA 6153	195m North West

There is a recreational facility called Shirley Strickland Reserve approximately 220m to the south east and Saint David's Anglican Church located approximately 70m east of the subject site.

2.2 Proposal Description

The existing 'Ardross West' rooftop telecommunications facility comprises of panel antennas and ancillary equipment and components within a Telstra equipment room located within the building.

The proposed upgrade will use NR850 and NR3500 5G technologies and will comprise of the following:

- Removal of three (3) existing panel antennas with the installation of three (3) Tongyu T2004L6R021 panel antennas at the 11.8 metre (m) and 12.0m height levels and three (3) Argus SSPX310R-V2 panel antennas at 14.1m and 14.3m height levels.
- Removal and installation of associated ancillary equipment necessary for the operation and proper functioning of the facility including but not limited to the replacement of an existing shroud with an extended shroud and the installation of three (3) remote radio units (RRUs), three (3) tower mounted amplifiers and three (3) junction boxes; and
- Ancillary equipment installed to ensure the protection or safety of the facility and maintenance personnel. All internal equipment will be housed within the existing equipment shelter within the building.

3 Site Selection Process

3.1 Precautionary Approach

Telstra has applied the Precautionary Approach in the selection and design of the proposed site in accordance with Sections 4.1 and 4.2 of the *Communications Alliance Industry Code C564:2020 for Mobile Phone Base Station Deployment*. The proposed development application seeks to upgrade an existing telecommunications facility which avoids the need to build a new Telecommunications facility in the locality.

3.2 Candidate Sites

No other sites were investigated as the proposed development is an upgrade of an existing rooftop telecommunications facility.

3.3 Existing Facilities

The Communications Alliance Industry Code – Mobile Phone Base Station Deployment promotes the use of existing sites in order to mitigate the proliferation of facilities in the locality. As such, the proposed development seeks to upgrade an existing facility to provide 5G mobile coverage to the Ardross area. The subject site was identified as the most appropriate location to meet coverage objectives.

Upgrades to the alternative nearby sites illustrated in **Figure 2** could not meet the desired coverage area and objectives required for the coverage area. Upgrading 20 Kearns Crescent, Ardross facility is; therefore, the most feasible option to maintain the 4G network coverage and provide 5G network services.

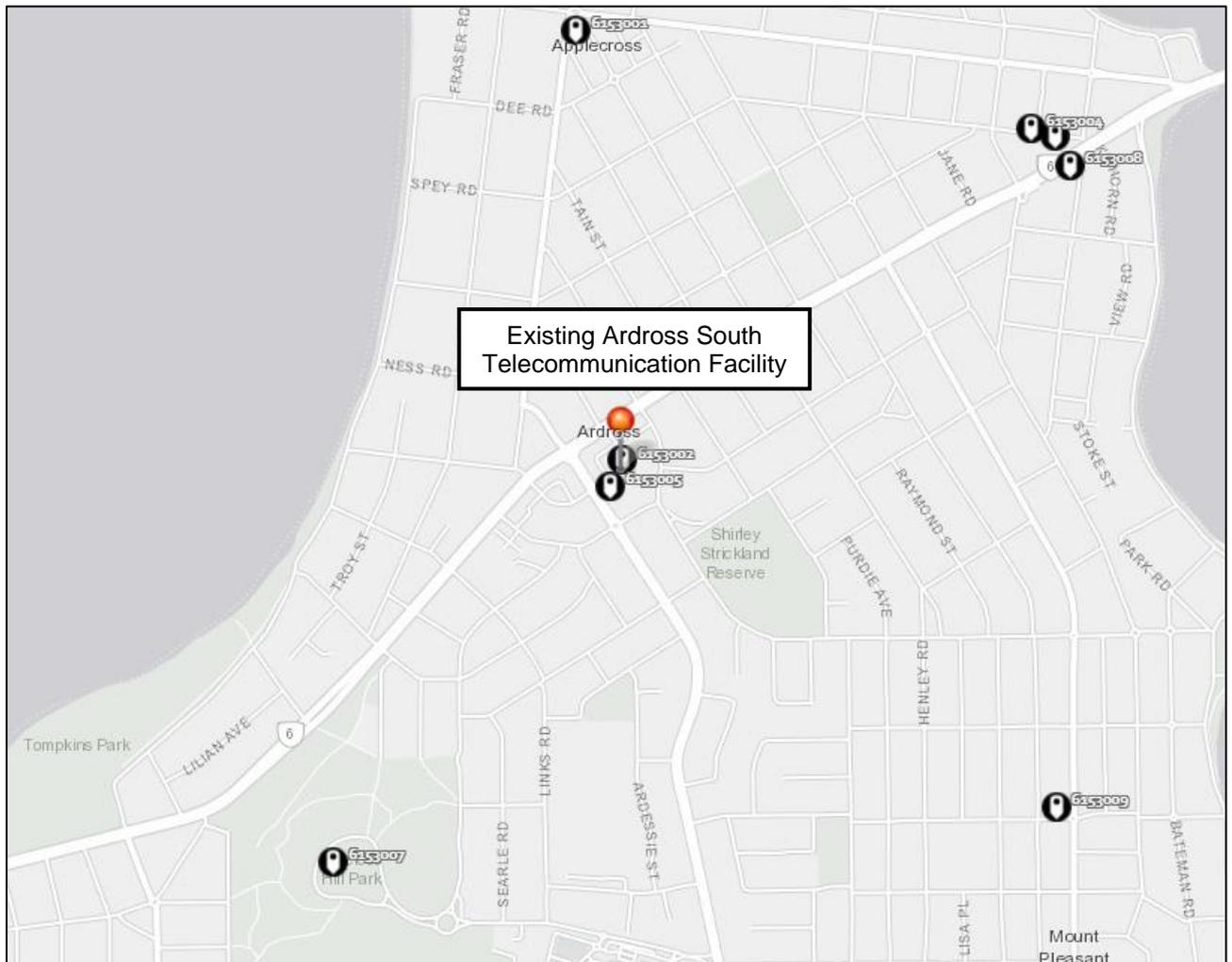


Figure 2 Nearby base station facilities (Source: Digital Globe by Esri)

4 Legislative Context

The following section identifies the pertinent Federal, State and Local Government policies and assessment criteria. A summary of the compliance against the key objectives and relevant requirements from these documents has been provided as applicable.

4.1 Commonwealth Regulatory Framework

4.1.1 Telecommunications Act 1997

Telstra, as a licensed telecommunications carrier, must operate under the provisions of the *Telecommunications Act 1997* (Cth) and the *Telecommunications Code of Practice 1997*. The 1997 Act exempts carriers from the requirements of State and Territory environmental and planning legislation in certain circumstances, including where a proposed facility falls within the definition of the *Telecommunications (Low-impact Facilities) Determination 2018*. In this case the proposal cannot be defined as Low-Impact given the proposed design is not consistent with *Schedule-Facilities and areas (section 3.1) Part 1 – Radio facilities item 4(b)* of The Determination (see extract from The Determination).

Schedule—Facilities and areas (section 3.1)		
Part 1—Radio facilities		
Column 1 Item no.	Column 2 Facility	Column 3 Areas
4	Panel, yagi or other like antenna: (a) not more than 2.8 metres long; and (b) if the antenna is attached to a structure— protruding from the structure by not more than 3 metres; and (c) either: (i) colour-matched to its background; or (ii) in a colour agreed in writing between the carrier and the relevant local authority	Residential Commercial Industrial Rural

Figure 3 Extract from The Determination

The top of the building rooftop sits at the 7.3m level. The proposal involving three (3) Argus SSPX310R-V2 panel antennas at the 14.1m and 14.3m height levels protrudes from the structure by more than 3 metres. Therefore, the proposal cannot be defined as Low-Impact given the proposal is not consistent with The Determination and as such development consent from The City is required.

In 1991, the Commonwealth Government initiated a major reform of the telecommunications industry in Australia. The reforms allowed limited competition until July 1997, at which time full competition was permitted. In July 1997, the *Telecommunications Act 1997* (1997 Act) was introduced, replacing the 1991 Act. Under the 1997 Act, the Government established the *Telecommunications Code of Practice 1997* (Code of Practice), which sets out the conditions under which a carrier must operate. Telstra, as a licensed telecommunications carrier, must comply with the 1997 Act and the Code of Practice for all telecommunications facilities.

In particular, Section 2.11 of the *Telecommunications Code of Practice 1997* requires carriers to ensure that the design, planning and installation of facilities are in accordance with industry 'best practice'. In this, 'Best Practice' involves the carrier complying with any relevant industry code or standard that is registered by

Australian Communications and Media Authority (ACMA) under part 6 of the 1997 Act. The planning and siting of the current proposal has taken place in accordance with Section 3 (Planning and Siting) of the *Australian Standard, Siting of Radiocommunications Facilities* (AS 3516.2).

4.1.2 Telecommunications (Low-Impact Facilities) Determination 2018

Schedule 3 of the Telecommunications Act empowers carriers to install low-impact facilities without participating in the planning approval process. The *Telecommunications (Low Impact Facilities) Determination 2018* defines which facilities are low-impact facilities. The proposed upgrade is not low-impact under the definitions contained within The Determination as the proposed works at the existing facility are not consistent with *The Determination Section 3.1 Part 1 – Radio facilities item 4(b)*.

Development approval is therefore required subject to State and Territory Planning Laws and Regulation. In this specific instance, the provisions of the Planning and Development Act 2005 and the City of Melville Local Planning Scheme No. 6 (LPS6) are applicable to the proposal.

4.2 WA Regulatory Framework

4.2.1 Western Australian Planning Commission Statement of Planning Policy No 5.2 – Telecommunications Infrastructure

The State Planning Policy 5.2 (SPP 5.2) prepared under *Part Three of the Planning and Development Act 2005* is applicable in the assessment of the proposed development at the existing telecommunications facility. The State Planning Policy applies to all telecommunications infrastructure that are not classified as a 'Low Impact Facility' under the Telecommunications (Low- Impact Facilities) Determination 2018.

SPP 5.2 encourages co-location of facilities. Given the proposed development is an upgrade site, it is considered to meet the objectives of SPP 5.2.

4.2.2 City of Melville Local Planning Scheme No. 6 (LPS6)

The pertinent aims of the scheme as per Clause 9 of LPS6 are:

- (1) *to maintain and improve the quality of life and services for the residents and ratepayers of the City of Melville while assisting the effective implementation of the State and Local Planning Strategies and relevant regional plans.*
- (2)(b)(viii) *to promote a safe, secure and healthy environment for the community*
- (2)(d)(i) *To have a strong, vibrant, diversified and sustainable local and regional economy with a range of business and employment opportunities;*
- (d)(iv) *to ensure that appropriate utilities are provided on time and in a sustainable manner to suit the City's growing needs;*
- (2)(e)(ii) *to ensure the community has access to an adequate range of services and facilities to meet their needs;*
- (2)(f)(vi) *to promote a high level of amenity and environmental quality in the supply of required utility services*

Zoning Map

The subject site zoned 'Centre' under the provisions of the LPS6. The proposed upgrade is considered to be consistent and does not compromise the ultimate purpose of the zone.

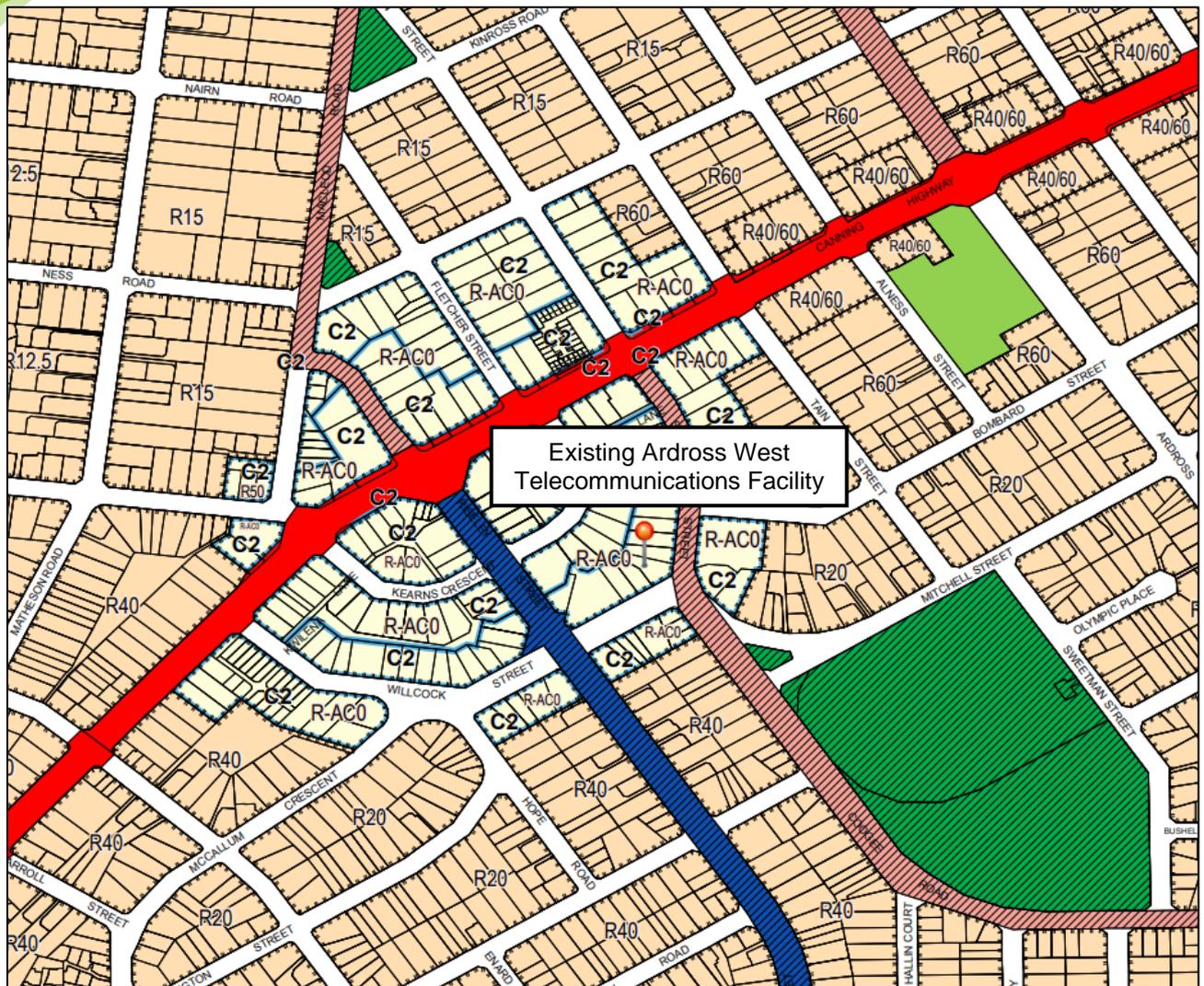


Figure 4 Scheme Map - Applecross and Mount Pleasant extract

Land Use

In accordance with the City of Melville Local Planning Scheme No. 6 (LPS6) Telecommunications Infrastructure:

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

It is noted that the permissibility use for Telecommunications Infrastructure in Centre C2 zoning as per Table 3 – Zoning Table of LPS 6 states:

If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land —

- (a) a structure plan;
- (b) an activity centre plan;
- (c) a local development plan.

Precinct

The subject site sits within Precinct 3-The Crescent of the Riseley Activity Centre Structure Plan 2015 (RACSP).

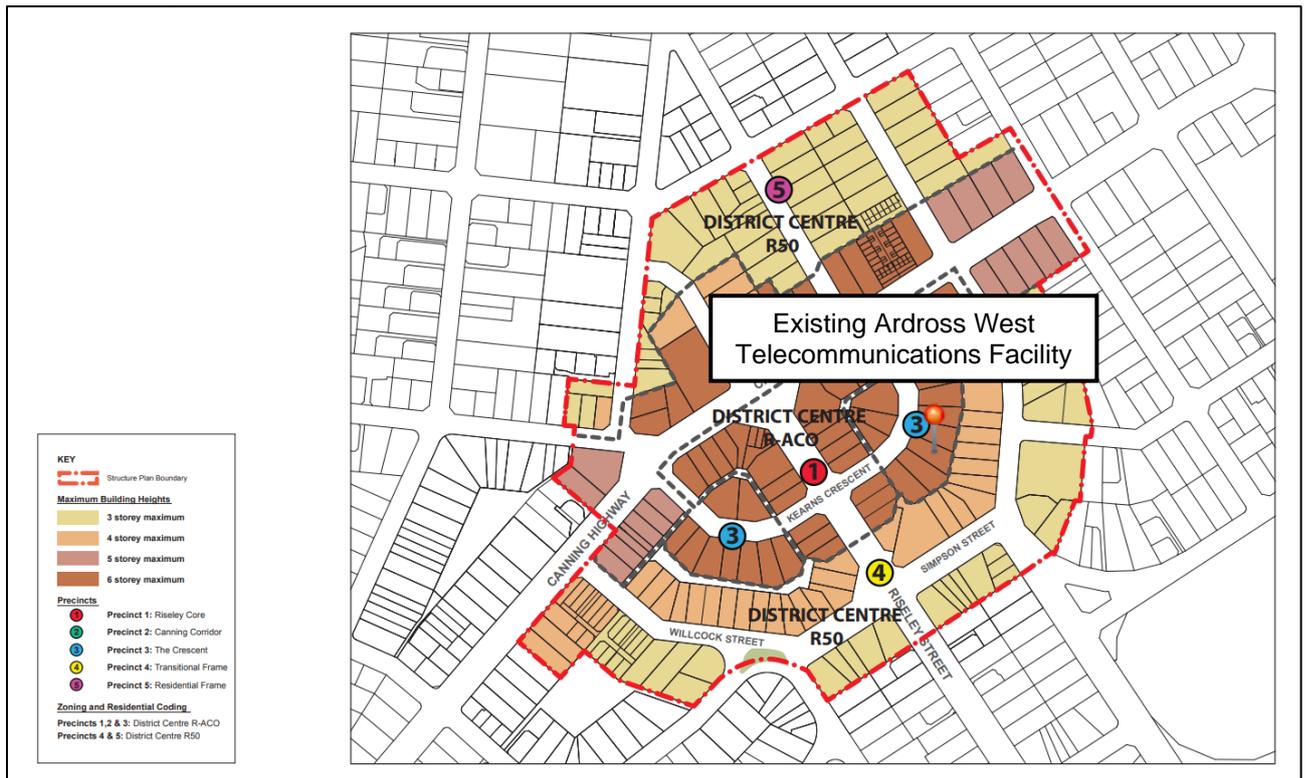


Figure 5 City of Melville Riseley Centre Structure Plan 2015

Clause 7 - Land Use Permissibility of the RACSP states:

Table 2 Extract from RACSP

Use Classes	Precinct 1 Riseley Core	Precinct 2 Canning Corridor	Precinct 3 The Crescent	Precinct 4 Transitional Frame	Precinct 5 Residential Frame
Telecommunications Infrastructure (TI)	D	D	D	A	X

Telecommunications Infrastructure is a 'D' use in the 'Precinct 3-The Crescent' under Table 1 – Land Use Permissibility of the RACSP. Clause 7.2 of RACSP states the following:

'D' means that the use is not permitted unless the responsible authority has exercised its discretion by granting planning approval;

As per the above, it is open to the Council to grant approval for the proposed upgrade.

Aurecon considers the proposed upgrade is consistent with the aims of the scheme. The proposal seeks to upgrade an existing rooftop telecommunications infrastructure with new equipment which will not detract from the current visual amenity of the locality. The considerable community benefit the technology will deliver is consistent with LPS6 objectives and provisions and broader State Planning framework. Given the land use is established, we are of the view that non-conforming use rights affirms this consistency.

4.2.3 Local Planning Strategy

The City of Melville Local Planning Strategy 2016 (LPS) provides the strategic planning direction for land use planning and development for the City. The document acknowledges the SPP 5.2 which applies to all applications associated with Telecommunications Infrastructure within the City of Melville. The LPS provides planning direction by highlighting the policy objectives of the Local Planning Policy - CP-064 Telecommunications Facilities and Communications Equipment (Mar 2014) which are:

- *To promote the orderly and proper development of land by outlining suitable provisions relating to the location and design of telecommunications facilities and communications equipment that are not classified within legislation as low-impact facilities.*
- *To provide development standards to address the visual amenity impacts relating to the location of telecommunications facilities and communications equipment; and*
- *to provide additional acceptable development provisions for the assessment of proposals for the installation of communications equipment to residential properties, as governed by the provisions of the Residential Design Codes of Western Australia.”*

As per **Section 1.2**, Telstra are currently upgrading its existing mobile phone and data network to deliver the 5G network. Accordingly, the proposed upgrade will provide 5G network coverage and improved 4G network coverage and service to the Ardross locality and surrounds specifically to the Riseley Centre strip, residential properties, local businesses and motorists travelling along Canning Highway and Riseley Street. The proposal also includes the replacement of the existing shroud with an extended shroud structure which will ensure the current visual amenity of the area is retained and the facility will maintain the existing vertical separation from nearby properties.

Aurecon submits the proposed upgrade is consistent with the objectives of the LPS.

4.2.4 Local Structure Plan - Riseley Activity Centre Structure Plan 2015

The Riseley Activity Centre Structure Plan prepared under the provisions of LPS6 as endorsed by The Commission in 2015 and provides the planning framework for managing land use and development in the Riseley Centre.

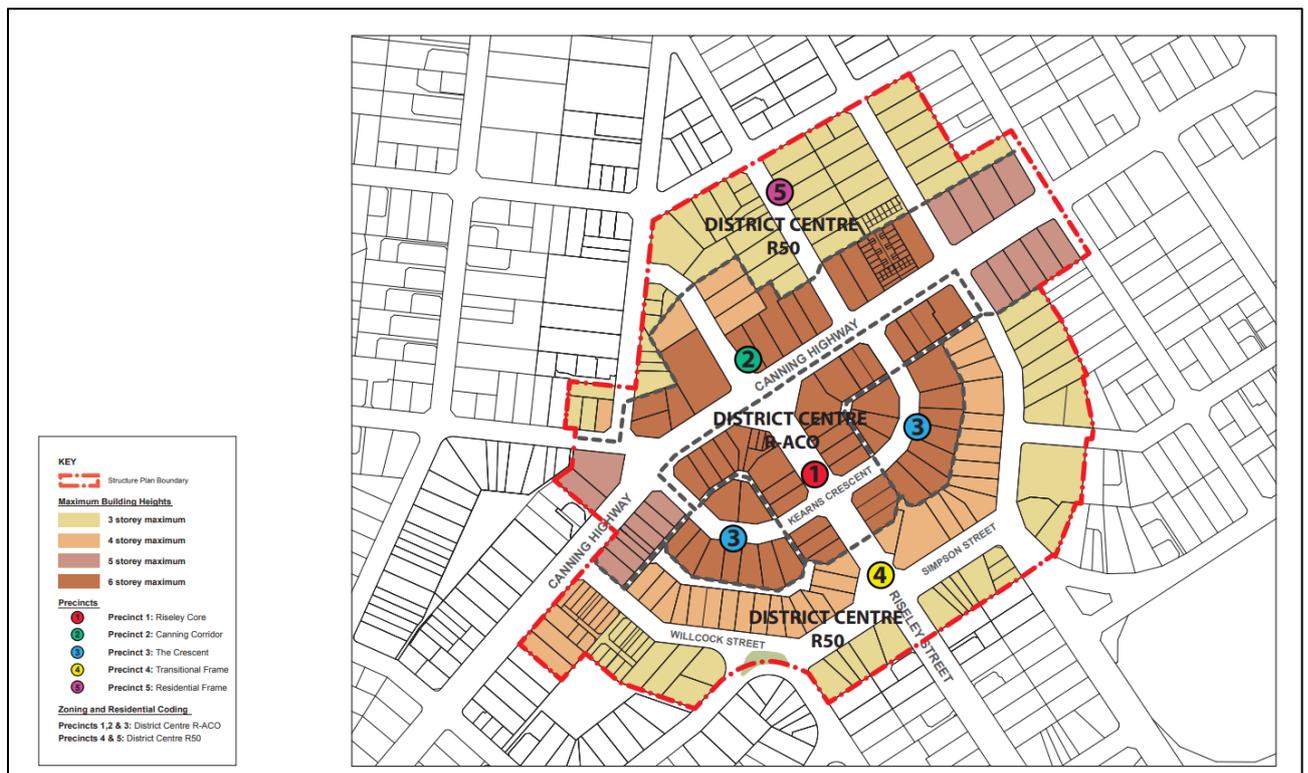


Figure 6 City of Melville Riseley Centre Structure Plan 2015

4.2.5 Local Planning Policy CP-064 Telecommunications Facilities and Communications Equipment LPP 1.7

The City of Melville CP-064 Telecommunications Facilities and Communications Equipment (Mar 2014) (*LPP 1.7*) provides guidance and ensure consistency for the assessment and determination of Development Applications within the City that cannot be satisfied as low-impact facilities. The pertaining development policy criteria are addressed below:

Table 3 Development Criteria

Item Reference	Deemed-to-Comply Provision	Comment
1	Within the City of Melville, the preferred location for new and/or additional Telecommunications infrastructure is at existing telecommunications sites, where infrastructure can be added to existing installations with little or no additional impact.	This proposal is an upgrade to an existing rooftop facility.
2	<p>Where co-location is demonstrated not to be possible, new Telecommunications infrastructure must satisfy the following criteria</p> <ul style="list-style-type: none"> ▪ Be located so to not have any significant adverse impacts on the visual character and amenity of areas of natural conservation value, places of heritage significance, prominent landscape features and significant views; and under the provisions of the Metropolitan Region Scheme (MRS) (refer to Land Reserved under the MRS section below); ▪ Where located within proximity to residential properties and other sensitive land uses, such as schools and child day care facilities, care must be taken to ensure facilities are well designed, and sited to minimise visual impact; ▪ Be integrated with the building it is attached to rather than free-standing or be designed to have a minimal impact on the streetscape and surrounding properties; ▪ Be constructed using non-reflective materials of a colour that is compatible to the building it is attached to, or the surrounding area within which it is located; ▪ Be located so to not have any significant adverse impacts on the visual character and amenity of areas of natural conservation value, places of heritage significance, prominent landscape features and significant views; and ▪ Be designed in such a manner as to permit the future co-location of other providers. 	<p>This proposal is an upgrade to an existing rooftop facility.</p> <p>The existing site is not located within any heritage overlays. Further, there are no natural conservation areas in the vicinity.</p> <p>The proposal includes the replacement of an existing shroud with an extended shroud structure which will ensure the current visual amenity of the area is retained and to ensure the facility maintains the existing horizontal separation from nearby properties.</p>
4	Antennae, satellite dishes and the like not visible from the street.	The proposal involves existing and proposed telecommunications equipment within a shroud.
8	Decommissioning - When existing telecommunications sites or equipment are no longer required, the sites or equipment must be decommissioned, facilities removed, and site reinstated to its original condition.	Telstra has noted this requirement

5 Environmental Assessment

5.1 Environmental Commitment

Telstra is committed to delivering continuous improvements in their environmental performance. A copy of Telstra's Environmental Policy is available at <https://www.telstra.com.au/aboutus/community-environment/environment>. Telstra's contractors are required to operate in accordance with the environmental standards and controls contained within the *Telstra Environmental Handbook* and the *Telstra Contracting Handbook for Contractors, Sub-Contractors and their Employees*. The Handbooks outline Telstra's minimum environment management standards and HSE standards pertaining to water, air, flora, fauna, energy, noise, water, other natural resources, heritage and their interrelation. Contractors are also required to fulfil their contract requirements which include having in place and complying with an environmental management system that is consistent with Australian Standards ISO 14001:2004.

The proposed facility will comply with the Australian Communications and Media Authority regulatory arrangements with respect to electromagnetic radiation (EMR) exposure levels. The State Administrative Tribunal orders and many local planning policies pertaining to telecommunications infrastructure acknowledge that health is not a planning consideration given the licensing requirements have due regard to public health.

Plans and elevations of the proposed development are provided at **Appendix A**.

5.2 Public Safety

Radio telecommunications technology has been in use for over 100 years and the health and safety of the public, customers and employees with respect to low level emissions from mobile phone base stations is of paramount importance to Telstra.

The weight of national and international scientific opinion is that there is no substantial evidence that exposure to low level radiofrequency EME causes adverse health effects. This view has been backed by every major review panel, including the Royal Society of Canada (1999), ARPANSA's RF Standard Working Group (2002) and more recently, the updates from the Independent Expert Group on Mobile Phones (2004), the French Health General Directorate (2004-2005) and the Health Council of the Netherlands (2005).

Base stations operate at low power. Independent surveys demonstrate that the background EMF level in the community from base stations is very low, and similar to environmental EMF levels from broadcast radio and television. The World Health Organization monitors scientific research into EMF and concludes,

"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects." WHO Fact sheet 304 <http://www.who.int/mediacentre/factsheets/fs304/en/index.html>

In March 2020, the International Commission for Non-Ionizing Radiation Protection (ICNIRP) reaffirmed the EMF safety guidelines following a review of national and international EMF research and published scientific literature.

The Australian Communications and Media Authority (ACMA), under S376 (2) of the *Telecommunications Act 1997* and S162 (3) of the *Radiocommunications Act 1992* sets standards that limit human exposure to EME. ACMA adopted a technical standard, prepared by ARPANSA (Australian Radiation Protection and Nuclear Safety Agency), called Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2014. This sets the mandatory standard to which Telstra' base station must comply. ACMA is consistent with the standard recommended by the World Health Organisation.

As per **Appendix C**, the predicted maximum EME levels are very small and are well below the ARPANSA mandatory standard. The maximum EME level, from the site in a publicly accessible location, is predicted to be 2.43% of the Australian Standard. Council can be assured that the facility would always operate well within this Standard.

Whilst minimising the visibility of telecommunications infrastructure from community sensitive land uses such as schools, hospitals and childcare facilities to mitigate perceptions of impacts on human health is recognised in the planning policy framework. Objections on the basis of public health impacts is not a planning consideration.

This position is recognised by state planning policy, more recently adopted local government planning policies in Western Australia, and the State Administrative Tribunal (SAT).

“The Health Department of Western Australia considers there is currently no health basis for restricting either the siting of mobile telephone towers or ground level access to them.”

WAPC Planning Bulletin 46, 2000

“A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use.”

World Health Organisation fact sheet 1993 (June 2014)

“Perceptions (of potential health problems) without more, are an unsuitable basis for evaluating amenity concerns to the point where a proposal, which is otherwise justified and compliant, should be refuse planning approval.” [WASAT 2009, 117]

5.2.1 5G Technology

Telstra’s new 5G networks are designed to operate in conjunction with the existing 4G networks and will initially share the same infrastructure including towers, poles, building rooftops and other facilities. 5G will operate as a standalone network in later technology releases and could use separate infrastructure. We have further information on 5G on our web site at

<https://www.telstra.com.au/consumer-advice/eme/5g-and-eme>

<https://exchange.telstra.com.au/5g-electromagnetic-energy-eme-and-your-health-here-are-the-facts/>

The frequencies used, transmitter power and the exposure from 5G technologies are similar to the current and existing networks including 3G and 4G. The frequency for the initial Telstra 5G network is 3.5GHz and this is in the same band as our existing mobile services.

All of Telstra’s mobile base stations are designed to comply with the relevant Australian safety standard known as the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3 kHz to 300 GHz (2002) or RPS 3. The 5G transmitter power is similar to the existing 3G and 4G networks. However, 5G is a more efficient technology and can carry more data for the same power as 4G.

Telstra regularly conducts extensive real-world EME testing and analysis on the 5G Network across Australia. Our studies show that 5G is very efficient and produces very low EME levels - around 1000 times below the safety limits. In fact, it’s often far more than that with the efficiency of 5G. You can read about them here:

<https://exchange.telstra.com.au/5-surveys-of-5g-show-eme-levels-well-below-safety-limits/>

<https://exchange.telstra.com.au/5g-electromagnetic-energy-eme-and-your-health-here-are-the-facts/>

<https://www.telstra.com.au/consumer-advice/eme/5g-and-eme>

Telstra has a dedicated team responsible for managing EME compliance and they ensure that all Telstra base stations and devices are designed to meet Australian EME safety standards. Telstra uses EME specialists that are independently accredited by the National Association of Testing Authorities (NATA) for EME compliance



assessments. As mentioned above, we have conducted extensive real-world 5G testing, showing EME levels well within safety limits.

5.3 Heritage Impact Assessment

GIS constraints mapping has been prepared for the proposed development utilising the State Land Information Platform datasets available through Landgate. This mapping exercise reiterated previous investigations associated with the initial proposal that there are no significant environmental or heritage constraints on the proposed site, see **Appendix D**.

A search of the Department of Aboriginal Affairs heritage database has not identified any Registered Aboriginal heritage sites in the area. Notwithstanding this, Telstra's contractors are experienced with ensuring compliance with the requirements of the *Aboriginal Heritage Act 1972* and the controls contained within Section 8.3 of *Telstra's Environment Handbook* specific to indigenous heritage.

5.4 Visual Landscape Assessment

The proposal involving the removal of three (3) existing panel antennas with the installation of three (3) Tongyu T2004L6R021 and three (3) Argus SSPX310R-V2 panel antennas the replacement of an existing shroud with an extended shroud and the installation of associated ancillary equipment for the existing facility; is not anticipated to impact upon the visual amenity of the area to any significant degree in comparison to the installation of a new telecommunications facility.

It is unlikely that when viewed from Kearns Crescent or nearby residential properties, there will be any notable change in visual amenity. In light of this, photo montages or a detailed visual landscape assessment have not been considered necessary and as such, have not been included within this development application.

5.5 Fauna and Flora

We advise that no removal of vegetation or impact on wildlife will occur as part of the proposed upgrade to the existing telecommunications facility. The upgrade is confined to the rooftop of and will have no impact on the surrounding flora and fauna.

5.6 Access, Transport and Traffic

Access to the existing facility is granted using the stairs on the top floor of the building via the rear Carpark on Kearns Crescent. Routine maintenance would involve one vehicle per visit per quarter. Other maintenance would occur on an as needed basis but would not involve significant traffic generation.

5.7 Construction and Noise

Noise and vibration emissions associated with the proposed development are expected to be limited to a two (2) weeks construction and two (2) commissioning phase. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the Department of Water and Environment Regulation (DWER) Environmental Protection (Noise) Regulations 1997. Construction works are planned only to occur between the hours of 7.00am and 6.00pm.



6

Conclusion

Telstra's network is strategically planned and co-ordinated to ensure the best possible coverage is provided utilising an existing telecommunications facility. This approach is reinforced by the state planning policy framework and industry best practice.

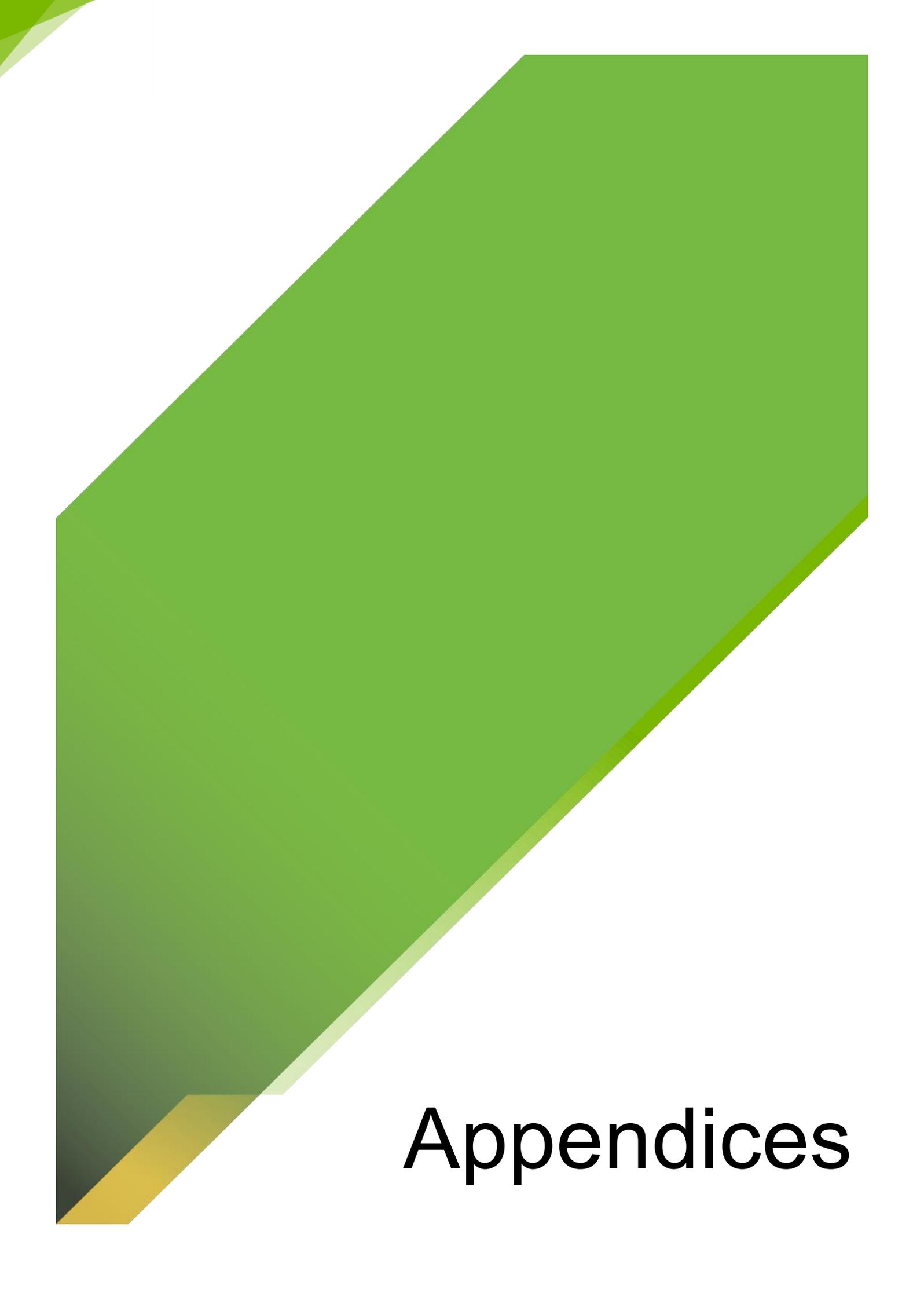
With the continual improvement and development of wireless technology, the demand on the mobile phone network is continually increasing. Additionally, the demand from network users for better coverage and their expectations on where they can obtain service and the level of that service means that Telstra needs to constantly monitor the coverage provided to network users and find ways to improve their experience. A base station has a limited number of users which it can support at any one time, therefore as the demand from both mobile phone and wireless broadband users increase so does the requirement to build more base stations to support this demand.

The proposed upgrade will provide improved telecommunications services leading to improved economic viability, convenience and safety for users of the Ardross locality and surrounds in particular the Riseley Centre strip, residential properties, local businesses and motorists travelling along Canning Highway and Riseley Street.

The proposed development application does not require the removal or destruction of vegetation, nor will it result in ground disturbance or impact on culturally significant land.

It is recognised that the proposed upgrade as per **Section 2.2** will have a negligible impact to the overall scale of the telecommunications facility, therefore the visual amenity is considered to be consistent with the provisions of the City of Melville Local Planning Scheme No. 6, the local planning framework and the broader State planning policy framework. We further submit that it is the most appropriate site location for the proposed upgrade to improve coverage and service to the desired coverage area.

The installation will remain compliant with the Australian Communications and Media Authority regulatory arrangements with respect to electromagnetic radiation (EMR) exposure levels. We are of the view that approval of this proposal should be treated as a procedural matter and determined under delegated authority. Respectfully, Council is encouraged to grant approval to commence development in light of the justification provided above.



Appendices

Appendix A

Site Plan and Elevations



ARDROSS

NODE MANAGER ADDRESS ID: 124952

ADDRESS: 20 KEARNS CRESCENT
ARDROSS
WA 6153

ITEM	CADLINK O365 DRG NO. SHT NO. ISS NO. DATE	CADLINK O365 WORKGROUP	DRAWING CONFIRMED IN CADLINK O365
STRUCTURE	W104153 SHT T3 & T3-4 TO T3-7 ISSUE 2	WA	YES
RRU MOUNT	W104153 SHT T3-3 ISSUE 2	WA	YES

DRAWING DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS				
					CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE SPECIFIC NOTES - SHEET 1 OF 2	W104153	S0	5	05/02/21			✓		
SITE SPECIFIC NOTES - SHEET 2 OF 2	W104153	S0-1	3	05/02/21			✓		
SITE ACCESS AND LOCALITY PLAN	W104153	S1	7	05/02/21			✓		
SITE LAYOUT	W104153	S1-1	5	05/02/21			✓		
ANTENNA LAYOUT	W104153	S1-2	6	05/02/21			✓		
SITE LAYOUT	W104153	S1-3	1	01/06/18	✓				
SOUTH WEST ELEVATION	W104153	S3	7	05/02/21			✓		
ANTENNA CONFIGURATION TABLE	W104153	S3-1	6	05/02/21			✓		
ELECTRICAL SPECIFICATION	W104153	E0	2	12/06/19				✓	
EQUIPMENT LAYOUT	W104153	E1	6	05/02/21			✓		
AC POWER - CONNECTION	W104153	E2	2	11/12/13				✓	
DC POWER LINE DIAGRAM	W104153	E4	2	12/06/19	✓				
DC POWER LINE DIAGRAM - SP33	W104153	E4-1	1	05/02/21			✓		
PATHFINDER CHANNEL RACK LAYOUT	W104153	E5	3	05/02/21			✓		
ANTENNA MOUNTING DETAILS	W104153	T3	2	12/06/19				✓	
RRU MOUNTING DETAILS	W104153	T3-3	2	11/12/13				✓	
SHROUD DETAILS - SHEET 1 OF 3	W104153	T3-4	4	12/06/19				✓	
SHROUD DETAILS - SHEET 2 OF 3	W104153	T3-5	4	12/06/19				✓	
SHROUD DETAILS - SHEET 3 OF 3	W104153	T3-6	4	12/06/19				✓	
GPS ANTENNA MOUNTING DETAILS	W104153	T3-7	2	12/06/19				✓	
VERTICAL FEEDER PIPE DETAILS	W104153	T8	2	11/12/13				✓	
STRUCTURAL CERTIFICATION - DESIGN ONLY PROJECT NO. WA07445.01	W104153	Z1	1	29/07/13					✓
STRUCTURAL AS BUILT CERTIFICATION PROJECT NO. WA07445.01	W104153	Z1-3	1	17/12/13					✓
STRUCTURAL DESIGN CERTIFICATION PROJECT NO. WA09171.01	W104153	Z1-4	1	20/11/18					✓
AS BUILT CONSTRUCTION CERTIFICATION 016159F02 PROJECT. NO. WA09171.01	W104153	Z1-5	1	12/06/19					✓
STRUCTURAL DESIGN CERTIFICATION (F01) PROJECT No. WA10677.01	W104153	Z1-6	1	TBC			✓		
FINAL REGULATORY COMPLIANCE CERTIFICATE PROJECT NO. WA07445.01	W104153	Z2	1	26/05/15					✓
ELECTRICAL CERTIFICATION PROJECT NO. WA07445.01	W104153	Z7	1	11/12/13					✓
BOUNDARY IDENTIFICATION	W104153	4	2	12/06/08					✓

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA07445.01	AJK	DM	FOR CONSTRUCTION - LTE1800 - 71804349W001A	CB	JMcM	29.07.13	1
WA07445.01	SP	MK	LTE1800 AS BUILT 71938572W001NC	SP	SP	11.12.13	2
-	SZ	MU	2GDECOMMISSION - 30062967W0005 VPL	DM	JK	08.05.18	3
WA09171.01	MA	BL	FOR CONSTRUCTION - 30058929W0246SSNC - LTE700	JK	ML	20.11.18	4
WA09171.01	MA	BJ	AS BUILT - 30058929W0246SSNC - LTE700	AR	DG	12.06.19	5
WA10677.01	JJS	PD	FOR CONSTRUCTION - SP30084213W0142 - NR850/NR3500	PD	KC	05.02.21	6

Telstra

MOBILE NETWORK SITE 124952

ARDROSS

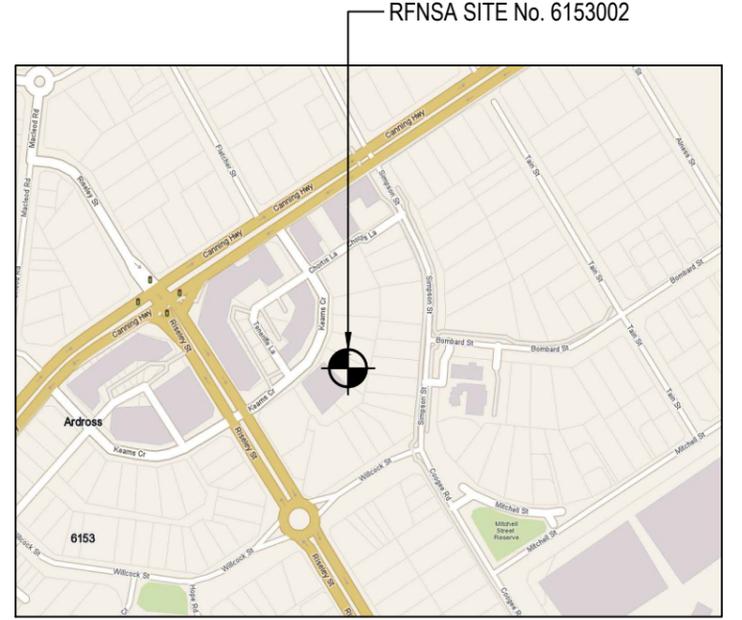
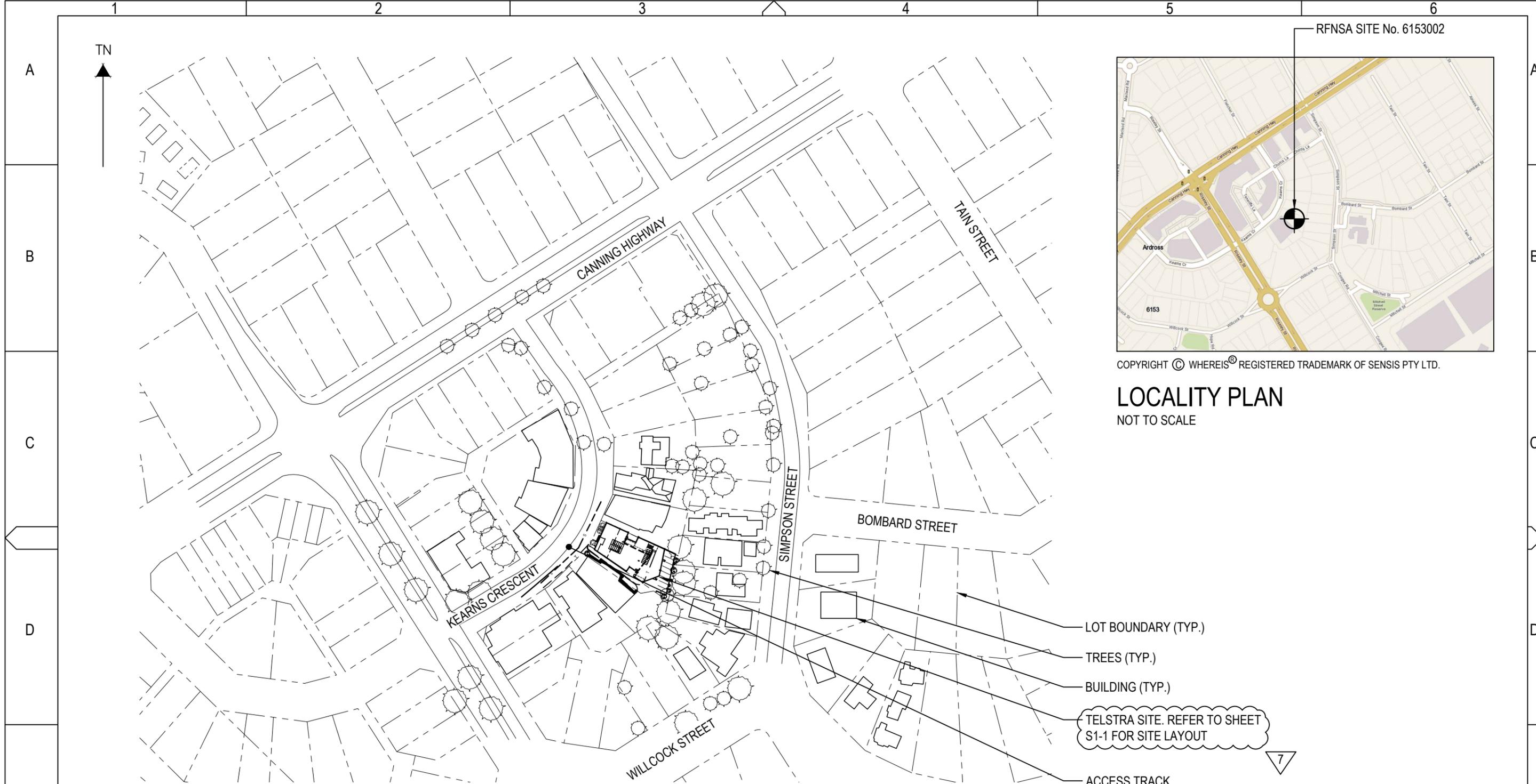
DRAWING INDEX AND DOCUMENT CONTROL - SHEET 1 OF 2
20 KEARNS CRESCENT, ARDROSS, WA 6153

DWG NO. **W104153** SHT NO. DC

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Cad file: W104153.DWG

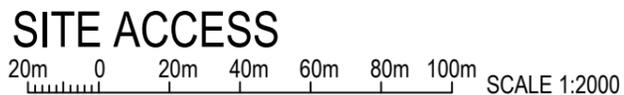
Telstra Networks Wireless program Delivery Template - 017868P02 issue 11.4 XX /XX/2015



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LOCALITY PLAN
NOT TO SCALE

- LOT BOUNDARY (TYP.)
- TREES (TYP.)
- BUILDING (TYP.)
- TELSTRA SITE. REFER TO SHEET S1-1 FOR SITE LAYOUT
- ACCESS TRACK



COMPLIANCE BOX
COMPLETED AS PER DESIGN
ALTERATIONS IN RED
NAME (PRINT) _____
SIGNATURE _____ DATE _____

FOR CONSTRUCTION

- NOTES:**
- ALL EXTERNAL FEEDERS AND TAILS ARE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 - FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.

DO NOT SCALE
F
Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11.4 XX/XX/2015

PROPERTY DESCRIPTION
PART OF LOT 531 ON PT. SWAN
LOC61 ON PLAN 5429.

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF BUILDING	
LATITUDE	GDA 94 -32.02089
LONGITUDE	GDA 94 115.83560

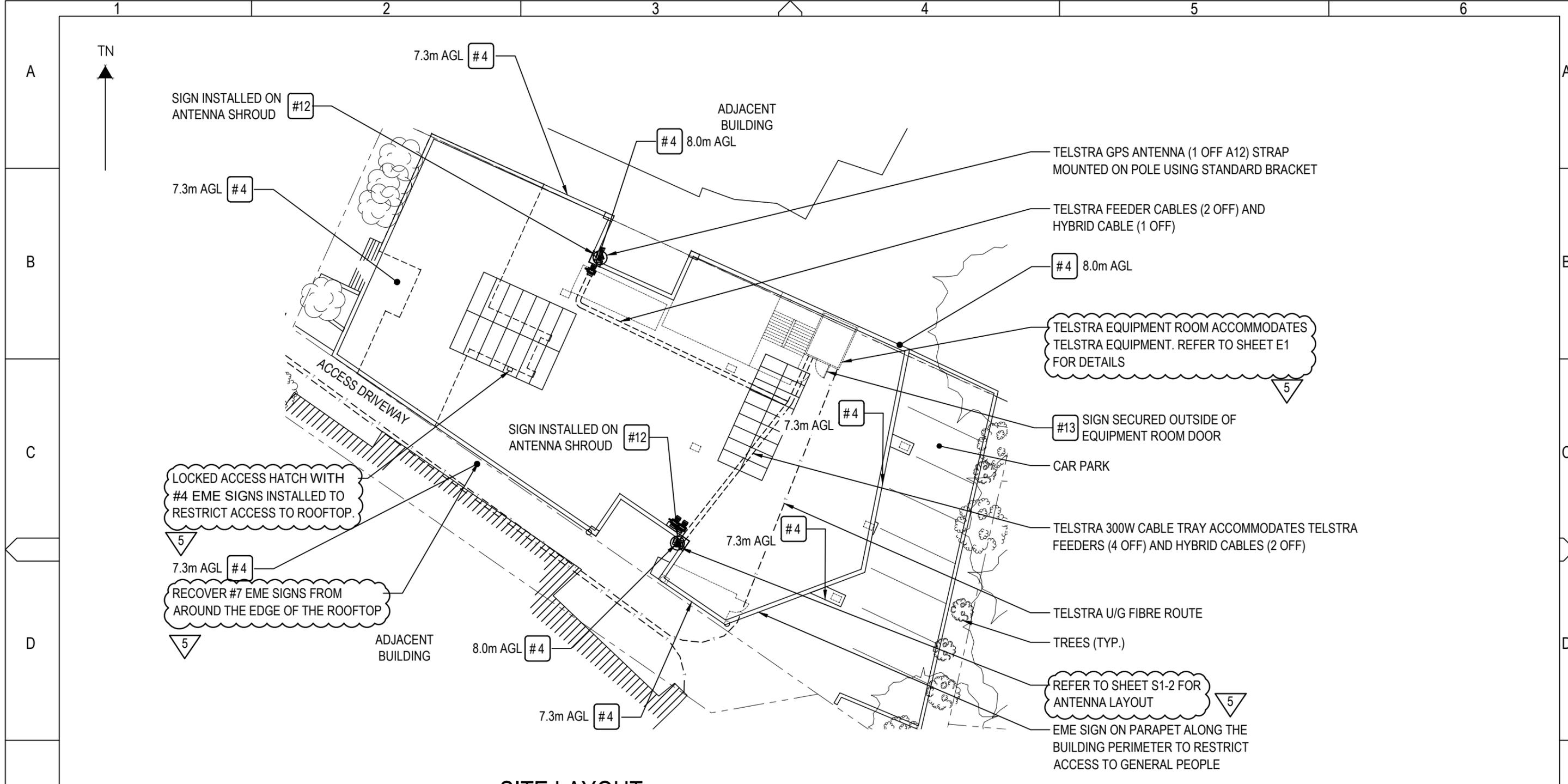


ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA07445.01	BGW	CB	EME SIGNAGE AMENDED - LTE1800 - 71804349W001A	CB	JMcM	12.08.13	2
WA07445.01	SP	MK	LTE1800 AS BUILT 71938572W001NC	SP	SP	11.12.13	3
WA09171.01	NK	BL	PRELIMINARY - 30058929W0246SSNC - LTE700	GW	NH	01.06.18	4
WA09171.01	MA	BL	FOR CONSTRUCTION - 30058929W0246SSNC - LTE700	NH	JK	20.11.18	5
WA09171.01	MA	BJ	AS BUILT - 30058929W0246SSNC - LTE700	AR	DG	12.06.19	6
WA10677.01	JJS	PD	FOR CONSTRUCTION - SP30084213W0142 - NR850/NR3500	PD	KC	05.02.21	7

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Telstra
MOBILE NETWORK SITE 124952
ARDROSS
SITE ACCESS AND LOCALITY PLAN
20 KEARNS CRESCENT, ARDROSS, WA 6153

DWG NO. **W104153** SHT NO. S1
Cad file: W104153.DWG



SITE LAYOUT
 5m 0 5m 10m SCALE 1:250

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

FOR CONSTRUCTION

- NOTES:**
- ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 - FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
 - FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
 - #4 EME SIGN SECURED 8m AGL TO STEEL POLE & 7.3m AGL ON ALL SIDES OF ROOF.
 - #4 EME SIGN SECURED TO LOCKED ACCESS HATCH.
 - #12 EME SIGN SECURED TO ANTENNA SHROUD.
 - #13 EME SIGN SECURED OUTSIDE OF EQUIPMENT ROOM DOOR.



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA07445.01	AJK	DM	FOR CONSTRUCTION - LTE1800 - 71804349W001A	CB	JMcM	29.07.13	1
WA07445.01	SP	MK	LTE1800 AS BUILT 71938572W001NC	SP	SP	11.12.13	2
WA09171.01	MA	BL	FOR CONSTRUCTION - 30058929W0246SSNC - LTE700	NH	JK	20.11.18	3
WA09171.01	MA	BJ	AS BUILT - 30058929W0246SSNC - LTE700	AR	DG	12.06.19	4
WA10677.01	JJS	PD	FOR CONSTRUCTION - SP30084213W0142 - NR850/NR3500	PD	KC	05.02.21	5

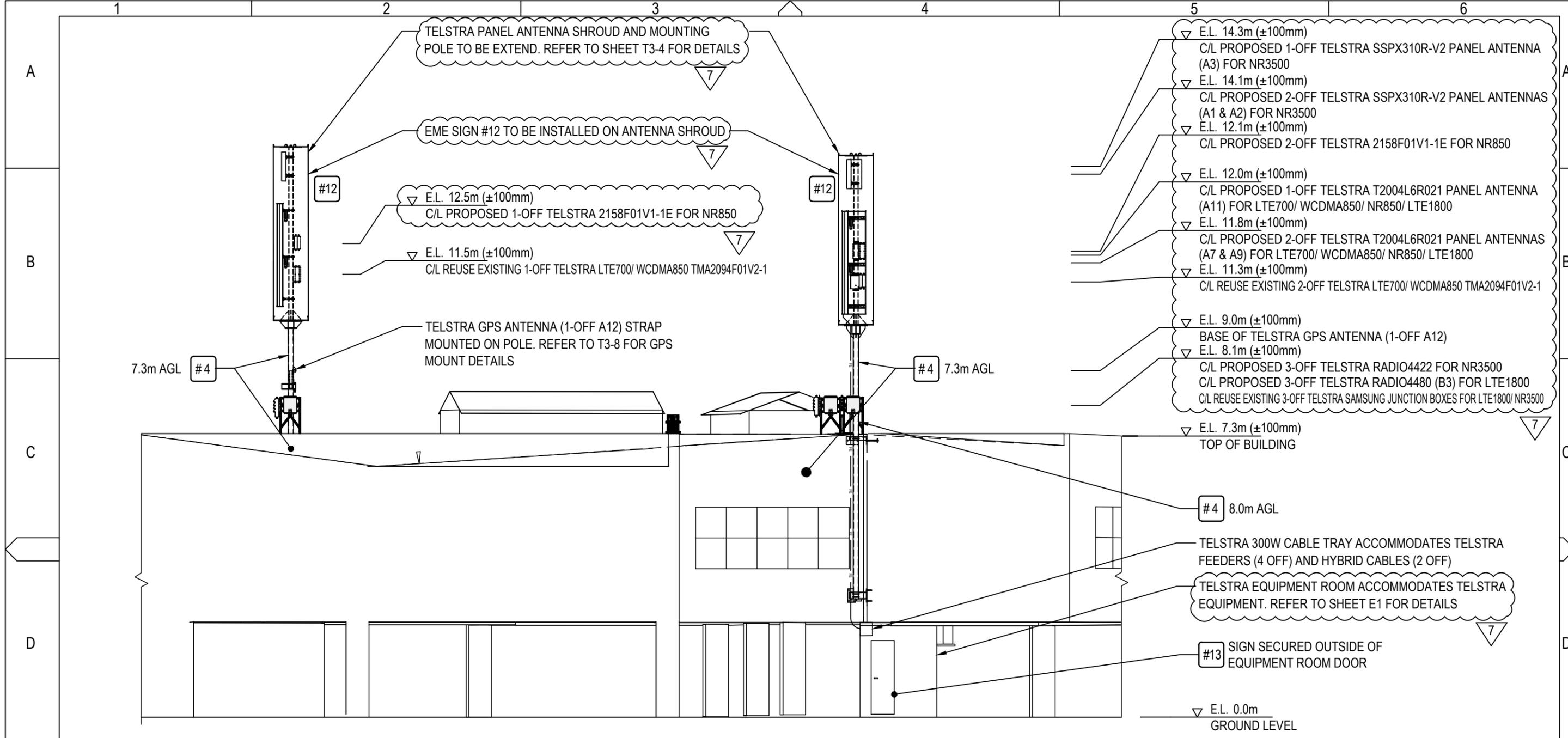
Telstra
 MOBILE NETWORK SITE 124952
 ARDROSS
 SITE LAYOUT
 20 KEARNS CRESCENT, ARDROSS, WA 6153

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DWG NO. **W104153** SHT NO. S1-1

Cad file: W104153.DWG

Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11.4 XX /XX/ 2015



SOUTH WEST ELEVATION
 1m 0 1m 2m 3m 4m 5m SCALE 1:100

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

FOR CONSTRUCTION

- NOTES:**
1. ALL EXTERNAL FEEDERS AND TAILS MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
 2. FOR SITE SPECIFIC NOTES REFER TO SHEETS S0 & S0-1.
 3. FOR EME SIGNS NOTED THUS #X REFER TO 005486 FOR DETAILS.
 4. #2 EME SIGN SECURED BEHIND EACH PANEL ANTENNA.
 5. #4 EME SIGN SECURED 8m AGL TO STEEL POLE & 7.3m AGL ON ALL SIDES OF ROOF.
 6. #12 EME SIGN SECURED TO ANTENNA SHROUD.
 7. #13 EME SIGN SECURED OUTSIDE OF EQUIPMENT ROOM DOOR.



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA07445.01	BGW	CB	EME SIGNAGE AMENDED - LTE1800 - 71804349W001A	CB	JMcM	12.08.13	2
WA07445.01	SP	MK	LTE1800 AS BUILT 71938572W001NC	SP	SP	11.12.13	3
WA09171.01	NK	BL	PRELIMINARY - 30058929W0246SSNC - LTE700	GW	NH	01.06.18	4
WA09171.01	MA	BL	FOR CONSTRUCTION - 30058929W0246SSNC - LTE700	NH	JK	20.11.18	5
WA09171.01	MA	BJ	AS BUILT - 30058929W0246SSNC - LTE700	AR	DG	12.06.19	6
WA10677.01	JJS	PD	FOR CONSTRUCTION - SP30084213W0142 - NR850/NR3500	PD	KC	05.02.21	7

Telstra

MOBILE NETWORK SITE 124952

ARDROSS

SOUTH WEST ELEVATION

20 KEARNS CRESCENT, ARDROSS, WA 6153

DWG NO. **W104153** SHT NO. S3

Cad file: W104153.DWG

Telstra Networks Wireless program Delivery Template - 017868P02 issue 11.4 XX /XX/ 2015

TELSTRA MOBILES ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA STATUS	ANTENNA HEIGHT C/L A.G.L	ANTENNA BEARING (° T)	SECTOR No & SYSTEM
A7 (OLD)	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209mm	REMOVE	11.8m	0°	S1: LTE700/WCDMA850
					S1: LTE700/WCDMA850
					S1: LTE1800
					S1: LTE1800
A9 (OLD)	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209mm	REMOVE	11.8m	120°	S2: LTE700/WCDMA850
					S2: LTE700/WCDMA850
					S2: LTE1800
					S2: LTE1800
A11 (OLD)	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209mm	REMOVE	12.0m	220°	S3: LTE700/WCDMA850
					S3: LTE700/WCDMA850
					S3: LTE1800
					S3: LTE1800
A7	TONGYU T2004L6R021 PANEL 2533 x 353 x 209mm	INSTALL	11.8m	290°	S1: LTE700/WCDMA850
					S1: LTE700/WCDMA850
					S1: NR850
					S1: NR850
					S1: LTE1800
					S1: LTE1800
					S1: SPARE
					S1: SPARE
A9	TONGYU T2004L6R021 PANEL 2533 x 353 x 209mm	INSTALL	11.8m	100°	S2: LTE700/WCDMA850
					S2: LTE700/WCDMA850
					S2: NR850
					S2: NR850
					S2: LTE1800
					S2: LTE1800
					S2: SPARE
					S2: SPARE
A11	TONGYU T2004L6R021 PANEL 2533 x 353 x 209mm	INSTALL	12.0m	190°	S3: LTE700/WCDMA850
					S3: LTE700/WCDMA850
					S3: NR850
					S3: NR850
					S3: LTE1800
					S3: LTE1800
					S3: SPARE
					S3: SPARE
A1	ARGUS SSPX310R-V2 PANEL 752 x 115 x 300mm	INSTALL	14.1m	290°	S1: NR3500
					S1: NR3500
					S1: SPARE
A2	ARGUS SSPX310R-V2 PANEL 752 x 115 x 300mm	INSTALL	14.1m	100°	S2: NR3500
					S2: NR3500
					S2: SPARE
A3	ARGUS SSPX310R-V2 PANEL 752 x 115 x 300mm	INSTALL	14.3m	190°	S3: NR3500
					S3: NR3500
					S3: SPARE

COMPLIANCE BOX
 COMPLETED AS PER DESIGN
 ALTERATIONS IN RED
 NAME (PRINT) _____
 SIGNATURE _____ DATE _____

6 **FOR CONSTRUCTION**

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA07445.01	AJK	DM	FOR CONSTRUCTION - LTE1800 - 71804349W001A	CB	JMcM	29.07.13	1
WA07445.01	SP	MK	LTE1800 AS BUILT 71938572W001NC	SP	SP	11.12.13	2
WA09171.01	NK	BL	PRELIMINARY - 30058929W0246SSNC - LTE700	GW	NH	01.06.18	3
WA09171.01	MA	BL	FOR CONSTRUCTION - 30058929W0246SSNC - LTE700	NH	JK	20.11.18	4
WA09171.01	MA	BJ	AS BUILT - 30058929W0246SSNC - LTE700	AR	DG	12.06.19	5
WA10677.01	JJS	PD	FOR CONSTRUCTION - SP30084213W0142 - NR850/NR3500	PD	KC	05.02.21	6



Telstra
 MOBILE NETWORK SITE 124952
 ARDROSS
 ANTENNA CONFIGURATION TABLE
 20 KEARNS CRESCENT, ARDROSS, WA 6153

DWG NO. **W104153** SHT NO. S3-1

Appendix B
Certificate of Title

STRATA PLAN 35809

SHEET 1 OF 2 SHEETS

MANAGEMENT STATEMENT YES NO

Lodged 21.2.99 225853
 Examined 10.3.99
 Registered 26.7.99 Application H17467

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION
 WAPC REF = 604 - 98
 Certificate of Approval of W.A.P.C. under
 Section 25(1) or 25B(2) of Strata Titles Act 1985.

FOR CHAIRMAN DATE

PLAN OF

PORTION OF SWAN LOCATION 61
 AND BEING LOT 531 ON PLAN 5429

CERT. OF TITLE

VOLUME:1950 FOLIO:254

LOCAL GOVERNMENT
 CITY OF MELVILLE

INDEX PLAN
 BG34(2) 12:17
 FIELD BOOK NUMBER

SCALE 1:300

NAME OF SCHEME

20 KEARNS CRESCENT,
 ARDROSS.

ADDRESS OF PARCEL

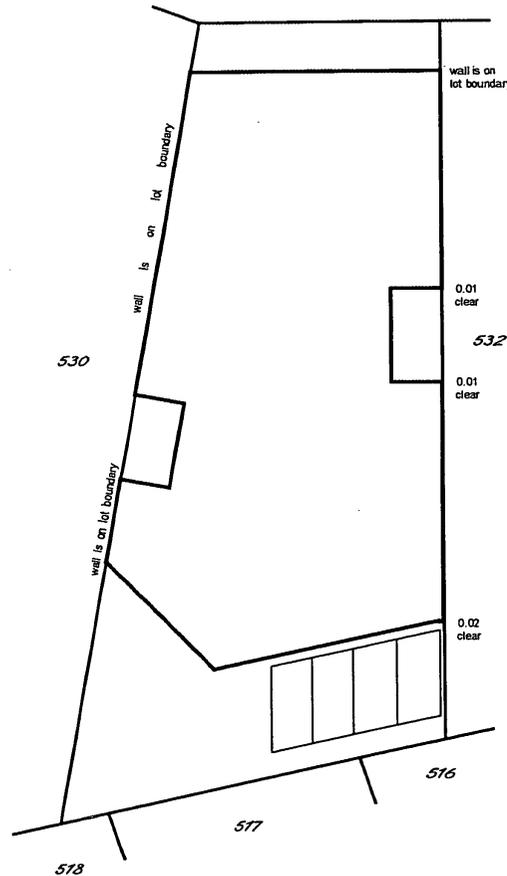
20 KEARNS CRESCENT,
 ARDROSS. 6153.



Department of LAND ADMINISTRATION

TOGETHER WITH A RIGHT OF CARRIAGEWAY
 AS SET OUT IN TRANSFER F 965687.

KEARNS CRESCENT



LOCATION PLAN
 (SCALE 1:300)

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	14	2167-259	
2	8	2167-260	
3	4	2167-261	
4	10	2167-262	
5	8	2167-263	
6	4	2167-264	
7	4	2167-265	
8	4	2167-266	
9	4	2167-267	
10	5	2167-268	
11	7	2167-269	
12	11	2167-270	
13	7	2167-271	
14	10	2167-272	
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER
 I, Kevin Sydney JOHNSON, being a Licensed Valuer under the Land Valuers Licensing Act 1978 certify that the unit entitlement of each lot (in this certificate excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14 (2a) of the Strata Titles Act 1985) of that lot bears to the aggregate value of all the lots delineated on the plan.

30 June 1998
 DATE

[Signature]
 SIGNED

GROUND FLOOR

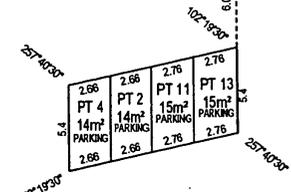
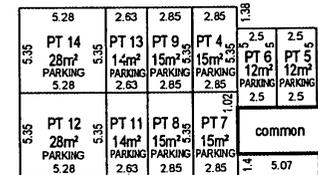
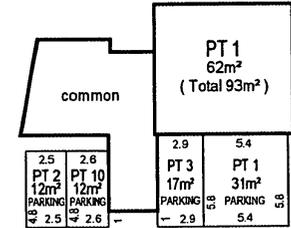
(SCALE 1:300)
 For other Part Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, see sheet 2 of 2 sheets.

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the inner surface of the walls, the upper surface of the floor and the under surface of the ceiling, as provided by section 3 (2) (a) of the Strata Titles Act 1985.

The stratum of the Part Lots designated "PARKING" is limited to between, the upper surface of its floor and to the under surface of its ceiling where covered and where uncovered is limited to a height of 3 metres above the upper surface of its floor.

All distances are from the external surface of the wall, unless otherwise stated.

All angles are 90° except where noted.



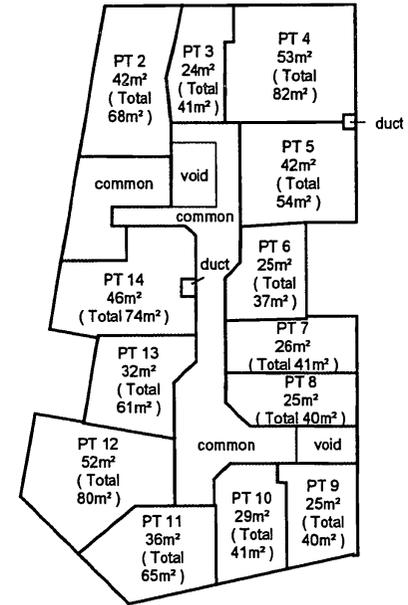
HELD BY LANDGATE
 IN DIGITAL FORM ONLY.

STRATA PLAN
35809

STRATA PLAN 35809

SHEET 2 OF 2 SHEETS

FORM 4



FIRST FLOOR

(SCALE 1:300)

For other Part Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, see sheet 1 of 2 sheets.

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the inner surface of the walls, the upper surface of the floor and the under surface of the ceiling, as provided by section 3 (2) (a) of the Strata Titles Act 1985.

FORM 5

STRATA PLAN No. 35809

DESCRIPTION OF PARCEL & BUILDING

PORTION OF SWAN LOCATION 61 AND BEING LOT 531 ON PLAN 5429.
FOURTEEN COMMERCIAL UNITS KNOWN AS
20 KEARNS CRESCENT, ARDROSS.

CERTIFICATE OF LICENSED SURVEYOR

I, Anthony Patrick BOYLAN, being a licensed surveyor registered under the Licensed Surveyors Act 1909, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan")—

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
(b) each building shown on the plan is within the external surface boundaries of the parcel; or

JB ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel—
(i) all lots shown on the plan are within the external surface boundaries of the parcel;
(ii) the plan clearly indicates the existence of the encroachment and it's nature and extent; and
(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~ JB

JB ~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) No(s) on Strata Plan No registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the Strata Titles General Regulations 1996.~~ JB

6-07-1998
Date

Tony Boylan
Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No 35809

DESCRIPTION OF PARCEL & BUILDING

PORTION OF SWAN LOCATION 61 AND BEING LOT 531 ON PLAN 5429.
FOURTEEN COMMERCIAL UNITS KNOWN AS
20 KEARNS CRESCENT, ARDROSS.

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF MELVILLE

....., the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

(1) *(a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or

~~*(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~ Ac

(2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

~~(3) where a part of a wall or building or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~ Ac

(4) *(a) any conditions imposed by the Western Australian Planning Commission have been complied with; or

~~*(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~ Ac

.....
Date

*Delete if inapplicable


.....
Chief Executive Officer
SECTION 23(4)
DELEGATED OFFICER

Appendix C

Environmental EME Report (ARPANSA Format)



Environmental EME Report

Location	No:20 Kearns Cresc, ARDROSS WA 6153		
Date	20/01/2021	RFNSA No.	6153002

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at No:20 Kearns Cresc, ARDROSS WA 6153. These levels have been calculated by Ericsson using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site

The maximum EME level calculated for the **existing** systems at this site is

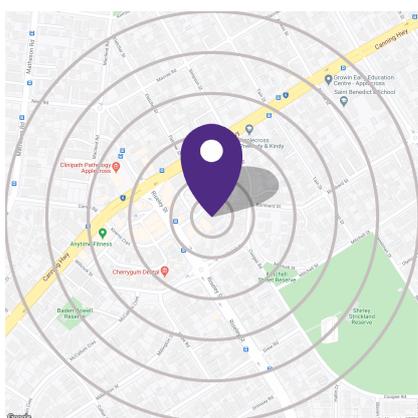
3.56%

out of 100% of the public exposure limit, 63 m from the location.

The maximum EME level calculated for the **proposed** changes at this site is

2.64%

out of 100% of the public exposure limit, 69 m from the location.



EME levels with the proposed changes	
Distance from the site	Percentage of the public exposure limit
0-50 m	1.72%
50-100 m	2.64%
100-200 m	2.02%
200-300 m	0.51%
300-400 m	0.22%
400-500 m	0.12%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/6153002>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra	3G, 4G	WCDMA850, LTE1800, LTE700	3G, 4G, 5G	WCDMA850, LTE700, LTE1800, NR850 (proposed), NR3500 (proposed)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m	7.93	166.77	2.73%	5.84	90.37	1.72%
50-100m	8.92	211.13	3.56%	7.65	155.20	2.64%
100-200m	6.49	111.76	1.71%	7.07	132.46	2.02%
200-300m	3.20	27.11	0.43%	3.59	34.24	0.51%
300-400m	2.16	12.32	0.19%	2.37	14.93	0.22%
400-500m	1.63	7.06	0.11%	1.75	8.16	0.12%

Calculated EME levels at other areas of interest

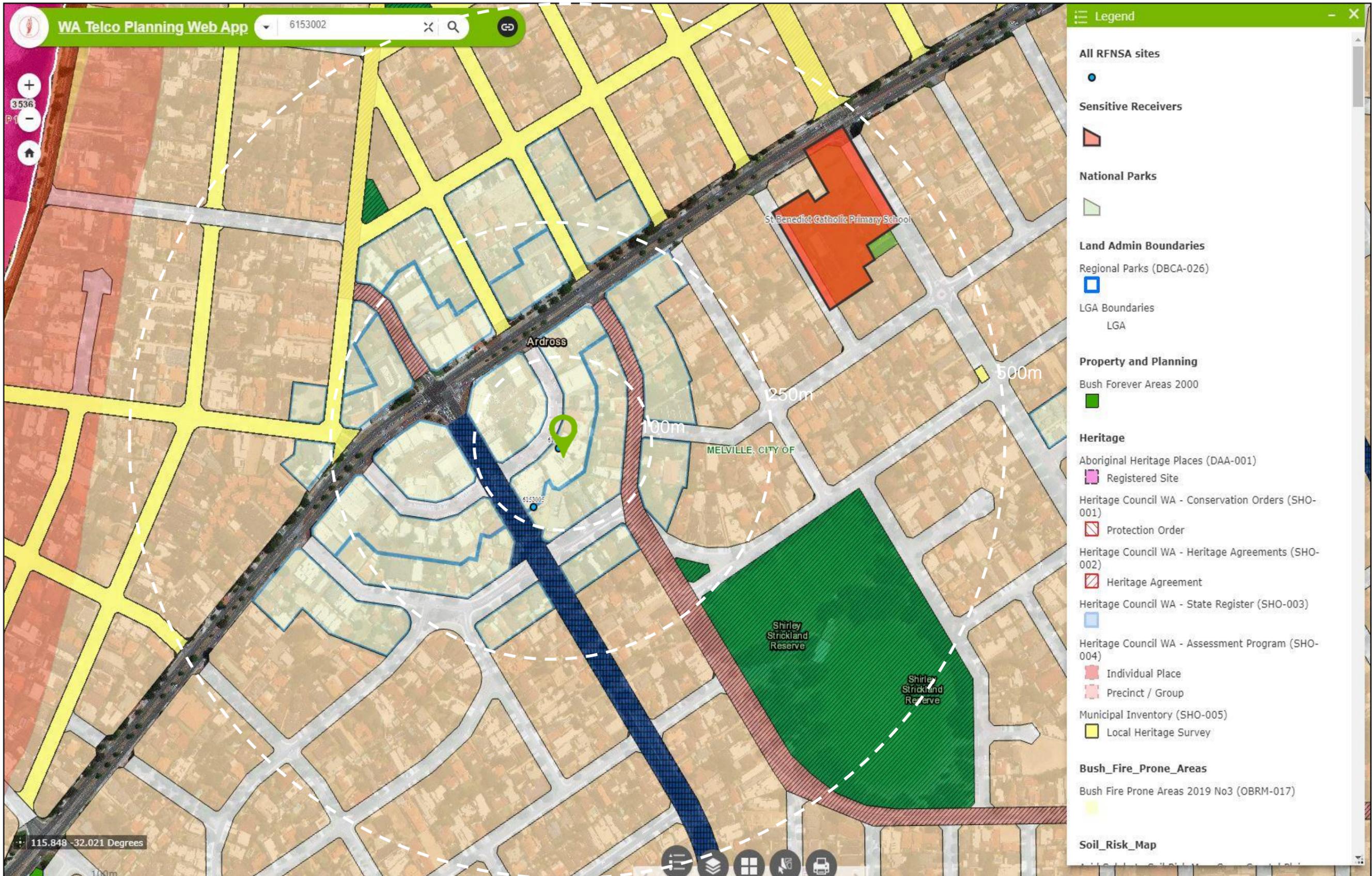
This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2018](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
One storey dwelling	0-3 m	9.85	257.13	3.81%
2 storey dwelling	0-6 m	4.10	44.62	0.71%
Saint David's Anglican Church	0-3 m	5.24	72.80	1.08%
Two storey dwellings	0-6 m	3.47	31.97	0.49%
2 Storey Dwelling	0-6 m	4.31	49.21	0.73%
2 storey dwelling	0-6 m	3.64	35.19	0.52%

Appendix D

Environmental Constraints Map



Date: 24/02/2020 Version: A

Telstra Site Maps

Site Name: Ardross West

RFNSA ID: 6153002

Site Address: 20 Kearns Crescent, Ardross WA 6153



Coordinate system: MGA Zone 50



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to life*

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