



PLANNING REPORT

*Proposed Mobile Telecommunications Facility
42 Bishopsgate Street, LATHLAIN WA 6100*

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Executive Summary

Proposal	Key elements of the proposal are as follows: • Establishment of a 81m² lease area; • Installation of one (1) 30 metre monopole; • Mounting of a circular headframe at the top of the pole; • Installation of six (6) Telstra panel antennas mounted on the headframe with a maximum overall height of 30.5m; • Installation of one (1) Telstra standard equipment shelter; • Installation of ancillary equipment including transceivers, remote radio units, cable trays, feeders, cabling, electrical equipment, signage, and other associated equipment; • Access to the facility via existing property access.
Site Description / Location	Address: 42 Bishopsgate Street, LATHLAIN 6100 (alternate address 34 Goddard Street, LATHLAIN 6100) Legal: Lot 1 on D026715 Total Area of Site: ~8.4ha
Planning Scheme	Planning Scheme: Metropolitan Region Scheme Zoning: Parks and Recreation Existing Use: Sports and recreation Proposed Use: Telecommunications Facility
Application Details	Development Approval sought for the use and development of a 30m monopole and associated equipment. The facility will maintain and improve coverage and network capacity to the local area.

1. Introduction

1.1 Overview of the Report

BMM Group Pty Ltd acts as Project Manager to Amplitel Pty Ltd, a subsidiary of Telstra that deploys mobile telecommunications infrastructure. This planning report has been prepared by BMM Group, on behalf of Amplitel to support installation of the proposed telecommunications facility at 42 Bishopsgate St, LATHLAIN 6100.

The report and appendices address the merits of the proposed development with regards to the provisions of the WA Planning and Development Act 2005 and the provisions of the *Metropolitan Region Scheme (MRS)* administered by the Department of Planning, Lands and Heritage (DPLH) on behalf of the Western Australian Planning Commission. It is considered that the development is appropriate and justified; therefore, Council and the DPLH approval of the application is sought, subject to reasonable and relevant conditions.

The telecommunications facility will operate within all current and relevant standards regulated by the Australian Communications and Media Authority (ACMA).

1.2 Objectives of the Proposal

The existing site mounted on the grandstand rooftop is required to be removed as the grandstand is set to be demolished. As a result, this project is a relocation of the existing rooftop mounted mobiles equipment onto a freestanding monopole structure. This is a high mobile traffic area, and a replacement is needed to ensure Telstra mobile services do not suffer. For the subject location, the immediate objective of the facility is to maintain and improve service to the Lathlain area.

The Lathlain area has a large number of mobile network users due to the density of development. If a replacement facility is not installed the general area will suffer from poor Telstra mobile service performance including poor connectivity and dropouts.

The proposed telecommunications facility will deliver essential telecommunications infrastructure to the locality and provide an important and necessary link to Telstra's existing telecommunications network. The facility will maintain and improve overall mobile and mobile broadband performance in the area and provide a high-quality service which enhances the depth of coverage and call capacity within the area. The proposal will also provide capacity for other telecommunications carriers to co-locate on the structure.

1.3 Coverage Mapping

The immediate objective of the facility is to maintain and improve the coverage and network capacity for Telstra within the subject area. Due to the high user density, the loss of the facility mounted on the grandstand would significantly impact Telstra's performance in the area. Telstra's radio frequency engineers have prepared indicative coverage maps using tools that predict the likely areas of coverage. Figure 1 below shows the level of coverage reduction should the existing facility be lost and not replaced.



Figure 1: Lathlain coverage without a site at the oval (Source: Radio Frequency National Site Archive)

As can be seen in the coverage plot, the loss of a facility in the area will negatively impact Telstra mobile performance. The high user density means this loss will be felt by a significant number of people and businesses. The loss will also impact surrounding sites in the area which will now be operating closer to capacity resulting in decreased call quality and more frequent dropouts. The proposed new monopole facility is an essential part of the Telstra network and will significantly benefit the area.

2. Telecommunications Objective and Site Selection

2.1 Mobile Base Station Information

A Mobile Base Station is essentially a radio transmitter / transceiver and an antenna, which transmits and receives radio frequency (RF) or electromagnetic energy (EME) signals from mobile phones. The base stations are linked to the rest of the mobile and fixed phone network and pass the signal/call on into those networks.

A base station typically consists of an Equipment Cabin (which houses all the electronics required to send and receive mobile phone calls), a series of Panel Antennas (which transmit and receive signals to and from the handset) and a Radio Transmission (RT) Dish or optical fibre cable which links the base station to the rest of the network. It is essential that when a call is made, coverage is available within the area. A base station establishes the call connection, holding the call as long as the phone user remains on the call and in the range of that base station.

The location of the base station is determined by a number of factors, including topography and other physical constraints such as trees and buildings, the immediate network 'capacity' or number of calls expected to be made in the area, and the radio frequency at which the base station will operate. Antennas need to be located clear of obstructions like trees and significant changes in grade, in order to provide a clear line of uninterrupted sight and ensure good signal quality.

2.2 Site Selection

There are many competing factors to be considered in determining possible suitable locations to establish a telecommunications facility. These include the availability of land, willingness of the landowner, visual impact, cost, access for maintenance purposes, constructability, town planning and radio frequency requirements such as coverage objectives, line of sight and height of surrounding buildings, trees, hills and other structures. An in-depth site selection process was undertaken in the area prior to confirming the preferred candidate location.

Carriers are required to apply a precautionary approach when designing their radio communications networks. A number of candidates were therefore identified through this selection process and evaluated against the criteria within **Table 1**. *N.B. the criteria may not represent an exhaustive list of issues that need to be addressed when designing mobile network infrastructure.*

Table 1: Site Selection Criteria

Key Factors	Key Criteria
Planning	Compliance with the Planning and Development Act 2005 and the State Planning Policy.
	Acceptability to the consent authority and community
	Suitable location with regard to sensitive land uses and environmental factors
	Minimal potential visual impacts
	Compliance with the EME standards mandated by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)
	Minimal environmental impact on the subject site and surrounding area
	Potential co-siting with another existing telecommunications facility
Property	Willingness by the landowner to enter into a lease agreement and provide access during construction and operation

Engineering	Feasibility of construction, availability of infrastructure such as power, and access to the facility for construction and maintenance
Radio Frequency and Coverage	Ability to be linked to the existing telecommunications networks and meet the radio frequency coverage objectives for the area

These considerations are applied to the site selection process with differing weight. Firstly, the applicant cannot locate a facility on a site without the landowners willing consent. There is also no point in locating a facility where radio frequency requirements are not met. Generally, greater coverage is achieved with an elevated base station combined with a taller base station structure. Additional base stations may be required if height is restricted. The best location to build base stations to maximise network performance efficiency is closest to where those services are required and where multiple carriers can co-locate on the one facility.

Mobile telecommunication facilities provide coverage to an area with generally three sectors of antennas that cover approximately 120 degrees each. By locating within the search area, the telecommunications facility is able to provide coverage and capacity to customers on all three sectors.

The nature of any base station is such that reliable communication is limited mainly to "line of sight" of the mobile. Whilst some buildings and foliage can be penetrated to a limited extent, radio signals cannot penetrate more substantial objects, such as hills. Accordingly, in order to achieve Telstra's network performance and quality requirements for the area, the base station must be located in an elevated location and have antennas above the treeline.

To establish criteria for site selection, an assessment of the immediate area was undertaken to determine the best long-term plan for the design and configuration of the network. The proposed standalone facility provides for the most effective and sustainable long-term plan for Telstra's network and is deemed to satisfy the requirements of the MRS, contributes to the local area and broader success as a sustainable and connected community, and has been appropriately sited and designed to ensure that the amenity of the locality will not be compromised.

2.3 Co-location Opportunities

State, Federal and Local government legislation encourages the use of existing telecommunication facilities for the colocation of antennas. As such, Telstra's standard site selection process flags potential colocation options during its initial stage of candidate selection. In this case, there are no other suitable existing structures near the proposed facility location on which the proposed Telstra facility could co-locate. **Figure 2** shows the location of existing facilities in the broader area.

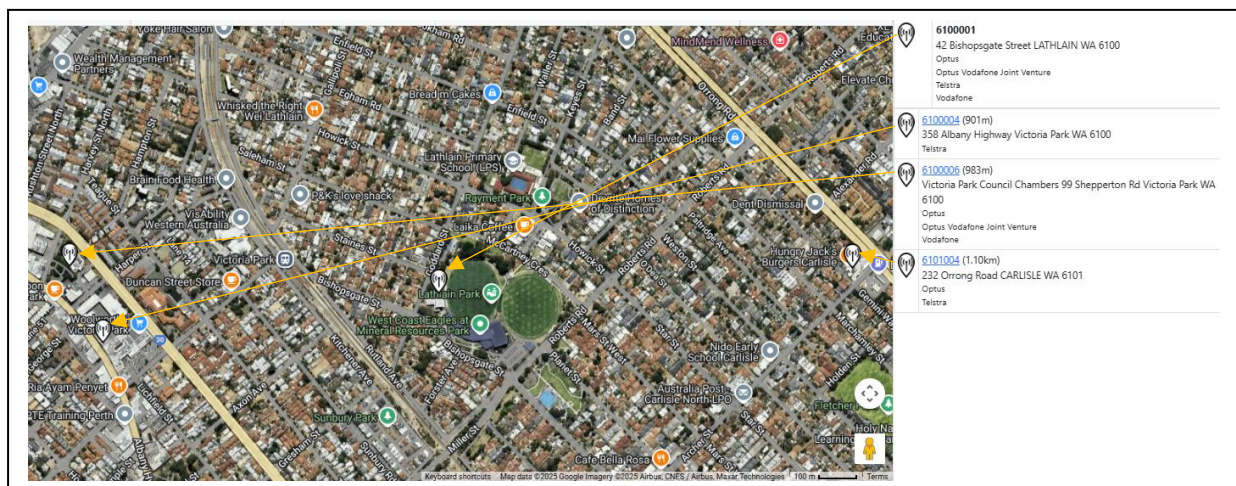


Figure 2: Nearby telecommunications facilities (Source: Radio Frequency National Site Archive)

The facility (RFNSA number 6100001) at 42 Bishopsgate Street, is the existing rooftop site providing coverage to the target area that must be removed as the landowner is divesting the property.

The facility (RFNSA number 6100004) at 358 Albany Highway, is an existing Telstra rooftop installation. Elevation constraints mean this site is not capable of delivering the required service at Lathlain. As a result the proposed equipment cannot be practically installed here.

The facility (RFNSA number 6100006) at 99 Shepperton Road, is an existing Optus and Vodafone rooftop installation. Elevation constraints also mean this site is not capable of delivering the required service at Lathlain. As a result the proposed equipment cannot be practically installed here.

The facility (RFNSA number 6101004) at 232 Orrong Road, is an existing Telstra and Optus facility mounted on 6m steel pole with a 5m extension. This site is also too low to deliver the required service. As a result the proposed equipment cannot be practically installed here.

As shown, there are no other suitable existing or proposed mobile telecommunications facilities within close proximity of the required coverage target area. Existing facilities in the general area will not provide coverage to the targeted area. Based on this assessment, the construction of a new telecommunications facility is the most practicable option to deliver coverage and capacity to the targeted area.

2.4 Candidate Sites

A total of 4 candidate sites were examined for the location of the replacement telecommunications facility. As the original facility landowner was amenable to the replacement, the candidate sites were on the same property. Each candidate was assessed based on the ability to meet the service objectives and site considerations detailed above.



Figure 3: Candidate sites (Source: Google Earth)

Table 2: Candidate Site Details

Candidate	Address	Facility Type	Description
A (Carpark)	42 Bishopsgate Street, Lathlain 6100	30m monopole	Amplitel investigated the installation of a new monopole at this location. From a RF engineering perspective this candidate can deliver the required coverage. From a town planning perspective, the location is currently unused, separated as much as practicable

			from residential housing and well screened by mature trees. The landowner was also amenable to a telecommunications facility. As a result, this candidate was selected as the proposal.
B (Grassy Area)	42 Bishopsgate Street, Lathlain 6100	30m monopole	Amplitel investigated the installation of a new monopole at this location. From a RF engineering perspective this candidate can deliver the required coverage. From a town planning perspective, this location is approximately 40m from the nearest residence and has minimal screening. The site was rejected on this basis.
C (Native Garden)	42 Bishopsgate Street, Lathlain 6100	30m monopole	Amplitel investigated the installation of a new monopole at this location. From a RF engineering perspective this candidate can deliver the required coverage. From a town planning perspective, this location is approximately 40m from the nearest residence and has almost no screening. The site was rejected on this basis.
D (Roberts Road)	42 Bishopsgate Street, Lathlain 6100	30m monopole	From a RF engineering perspective this candidate can deliver the required coverage. From a town planning perspective, this location is directly adjacent to the Lathlain Primary School and has more potential of resulting in community sensitivity. There is also minimal screening along Roberts Road. The site was rejected on this basis.

2.5 Preferred Site

Amplitel has submitted this application for a telecommunications facility in Lathlain in order to maintain and improve essential coverage and capacity across the area.

Telstra does not propose the installation of a new telecommunications facility without investigating the potential for co-location on existing infrastructure. As there is no viable existing infrastructure within the targeted area to achieve a co-location, a new structure is required. The assessment concluded that **Candidate A** sited 42 Bishopsgate Street Robinson Avenue is the optimal location in terms of coverage, network connectivity, property and satisfactory environmental outcomes.

The site is accessible, technically viable and will result in an acceptable impact on the amenity of the area, whilst also providing possible co-location opportunities for other carriers in the future.

The site selection process considered environmental and visual constraints, existing and future land use characteristics, the orderly planning of the area and the design of the facility.

With particular consideration given to **Table 1** above, the merits of the site are summarised below:

- The proposed location is suitably located to service the targeted coverage area and meets the required RF coverage metrics.

- The proposed facility is suitably located in a Parks and Recreation zone with sufficient distance to sensitive uses such as residential.
- The proposed location is well screened by existing mature trees, minimising any potential negative impacts on visual amenity.
- The proposed facility will be designed and constructed to accommodate co-location of equipment by other telecommunications carriers.
- The proposal is considered to be consistent with and provides acceptable solutions in relation to relevant Planning and Design Codes. The proposal is not expected to have an adverse impact on the environment during construction and operation of the facility.
- The site has a readily accessible power supply and access for construction, operations and maintenance.
- The proposed facility will be unstaffed on a continuous basis (other than occasional access for maintenance) and will have no measurable impact on traffic.
- The proposed facility will greatly improve the Telstra service for residents, businesses and visitors to the local area.

An assessment of the prime candidate considered the environmental and planning aspects of the proposal.

Section 6 provides a detailed assessment of these potential environmental impacts and describes proposed mitigations. The assessment concludes that the development is unlikely to have a detrimental impact on the environment or the locality.

3. Site Description and Surrounding Locality

3.1 Site Location and Surrounds

The proposed facility address is 42 Bishopsgate Street Lathlain 6100. The exact location of the proposal is at GDA94 coordinates -31.97150, 115.90691. The land is reserved as Parks and Recreation pursuant to the Metropolitan Region Scheme (MRS) and is the siting of Lathlain Park. Access to the site is proposed via the existing site access from Goddard Street. The proposed facility is located at the north-western side of the allotment adjacent to the car park. The northwestern section of the property comprises significant mature trees and recreational (skateboarding) facilities. The property is surrounded on all sides by predominantly residential uses mixed with commercial uses.

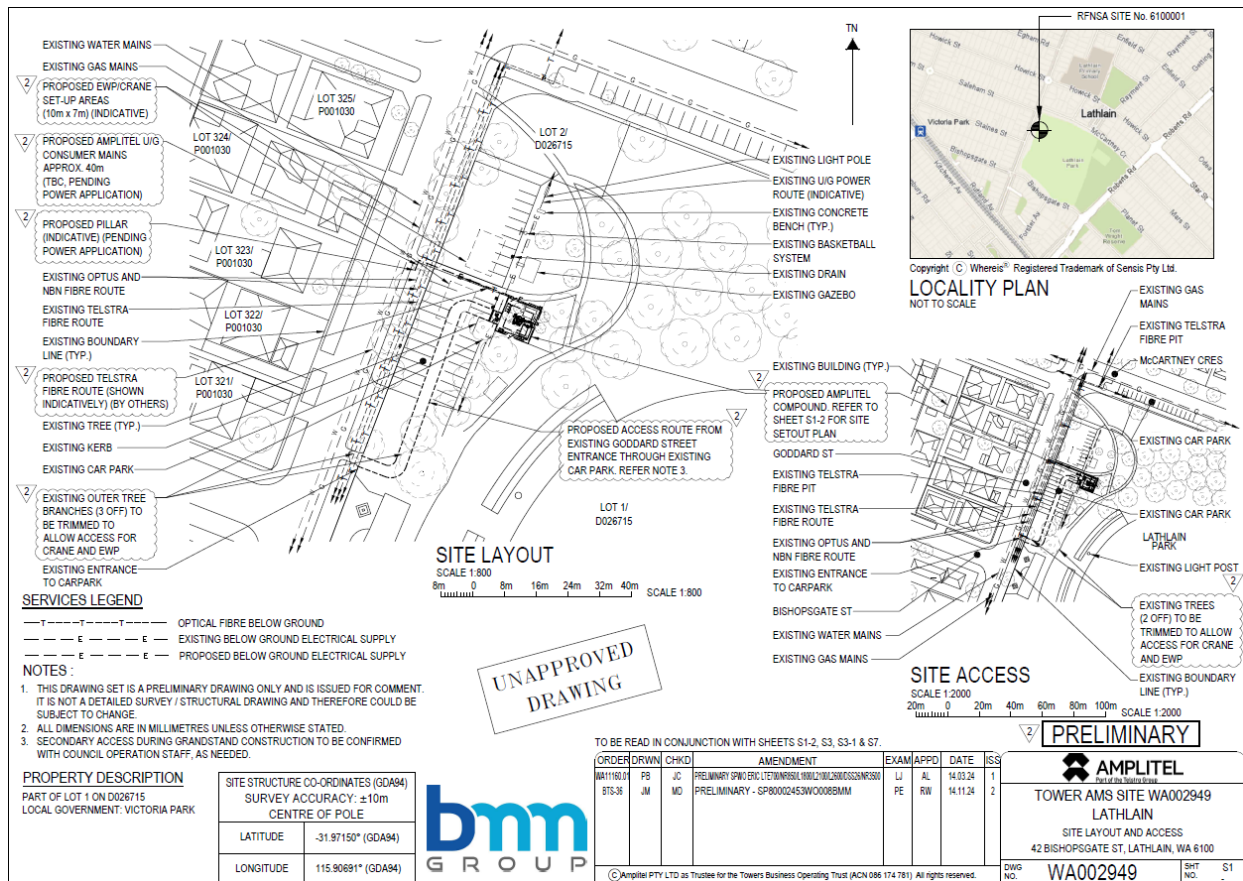


Figure 4 – Site Location (Preliminary Drawings)



Figure 5 – Facility location and extent of subject allotment (WAPlan)

The Local Government Authority for the proposal is the City of Victoria Park and the location is governed by the Metropolitan Region Scheme (MRS) administered by the Department of Planning, Lands and Heritage. The site is zoned Parks and Recreation. **Table 3** provides a summary of the site details.

Table 3: Proposed Site Details

Details	Comment
Street Address	42 Bishopsgate Street, LATHLAIN WA 6100
Legal Description	Lot 1 on DIAGRAM 026715
Owner	Private
Proposed Development Footprint	81m ²
Zone	Parks and Recreation Zone
Current Use	Sports ground and associated facilities
Access	Existing property access

An existing power supply is available.

The location is illustrated in Figures 5 and 6 below.



Figure 6 – View Looking south towards the proposed facility location (approximate) from within the subject property



Figure 7 – View Looking east directly at the compound location (approximate) from within the subject property

4. Proposed Development

4.1 Proposal Summary

Key elements of the proposed telecommunications facility are as follows:

- Removal of four (4) trees for site establishment;
- Establishment of an 81m² lease area;
- Installation of one (1) 30 metre monopole;
- Mounting of a circular headframe at the top of the pole;
- Installation of six (6) Telstra panel antennas mounted on the headframe with a maximum overall height of 30.5m;
- Installation of one (1) Telstra standard equipment shelter;
- Installation of ancillary equipment including transceivers, remote radio units, cable trays, feeders, cabling, electrical equipment, signage, and other associated equipment;
- Access to the facility via existing access.

With regards to the signage proposed, it is minor and for the purposes of safety. It will only be on the compound fence and monopole.

Refer to **Appendix A** – Proposal Plans.

4.2 Proposal Construction and Installation

A total construction period of approximately eight weeks (including civil works and network integration and equipment commissioning) is anticipated. Construction activities will involve five basic stages:

- Stage 1 (Week 1) – Site preparation works, including field testing, ground preparation and construction of foundations and footings;
- Stage 2 (Week 2) – Construction of the pole;
- Stage 3 (Week3) – Configuration and installation of ancillary equipment;
- Stage 4 (Weeks 4 – 6) – Installation of antennas and radio equipment, as well as equipment testing.

4.3 Traffic, access and parking

Construction access for the facility and ongoing maintenance is proposed via the existing property access off Goddard Street. The trimming of three (3) trees is required to allow crane and elevated work platform access during construction. The access location and required trimming is shown on the proposal drawings in **Appendix A**.

Once installed, telecommunications facilities are unstaffed and operated remotely. Only occasional access is required for maintenance up to approximately three times per year by one passenger vehicle for approximately one day. Occasional heavy vehicle access would also be required when upgrading or replacing equipment on the monopole. The proposed facility does not generate any significant traffic and will have no impact on Goddard Street or Bishopsgate Street because of the infrequent maintenance visits.

4.4 Construction and noise

There will be minimal noise and vibration emissions associated with construction of the proposed facility. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the relevant guidelines. Construction works are planned only to occur between the hours of 7.00am and 6.00pm or otherwise in accordance with Council's conditions.

4.5 Utility services

Power to the existing structure will be sourced from the existing power supply. No substantial changes or upgrades are required in order to reticulate power to the proposed structure and existing equipment shelters.

4.6 Maintenance

The facility is designed to function on a continuously unstaffed basis and will typically only require maintenance works up to three times per year for each carrier for approximately one day.

5. Commonwealth Regulatory Framework

The installation of certain telecommunications facilities (as defined in the *Telecommunications Act 1997*) is regulated by the Australian Communications and Media Authority (ACMA) under the *Telecommunications Act 1997*. The legislative requirements are discussed below in further detail.

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5.1 Telecommunications Act 1997

The *Telecommunications Act 1997 (TA)* came into operation in July 1997. This legislation establishes the criteria for 'low impact' telecommunication facilities. If a proposed facility satisfies the requirements of a 'low impact' facility, the development is exempt from the planning approval process.

Part 1 of Schedule 3 of the *TA* authorises a carrier to enter on land and exercise any of the following powers:

- Inspect the land;
- Install a facility; and to
- Maintain a facility.

A Carrier's power to install a facility is contingent upon:

- a) the Carrier being authorised to do so by a Facility Installation Permit, or
- b) the facility being a low-impact facility (as defined by the *Telecommunications (Low-Impact Facilities) Determination 1997* (as amended)), or
- c) the facility being temporary and used for a defence organisation for defence purposes, or
- d) if other conditions are satisfied in relation to the facility concerned.

As the proposal involves the construction of a 40m monopole, it does not constitute a low-impact facility under the *Telecommunications (Low-Impact Facilities) Determination 1997* (as amended).

As the proposed facility does not meet the criteria mentioned above, the applicant is not empowered to undertake the proposed works without approval under Western Australian legislation and must obtain planning consent from Shire of Wyndham East Kimberley.

(Telecommunications Act 1997, p466)

5.2 Telecommunications Code of Practice 2018

Under the *Telecommunications Act 1997* the Government established the *Telecommunications Code of Practice 2018*, which sets out the conditions under which a carrier must operate. Section 2.11 of the *Telecommunications Code of Practice 2018* sets out the design, planning and installation requirements for the carriers to ensure the installation of facilities is in accordance with industry 'best practice'. This is required to:

"... minimise the potential degradation of the environment and the visual amenity associated with the facilities." [Section 2.11(3)]

Best practice also involves the carrier complying with any relevant industry code or standard that is registered by the Australian Communications Authority (ACA) under Part 6 of the Act.

The proposed site and design was selected after a search and analysis of potential candidates and the site was considered to provide an optimal environmental and network solution. The proposed design achieves minimal visual impact while meeting the technical coverage requirements for the site.

On balance it is considered that the proposed site is an appropriate planning solution in accordance with site selection criteria expressed in the Telecommunications Act 1997, and the relevant legislative and regulatory requirements of federal, state and local authorities.

5.3 The Deployment Code

The 'Mobile Phone Base Station Deployment Code' Communications Alliance Ltd Industry Code (C564:2020) is a code developed by a working committee with representatives from carriers, various levels of government, an industry group and a community action group. The Code is designed to:

- Allow the community and councils to have greater participation in decisions made by carriers when deploying mobile phone base stations; and
- Provide greater transparency to local community and councils when a carrier is planning, selecting sites for, installing and operating Mobile Phone Radiocommunications Infrastructure.

The carriers' activities are published on the internet-based Radio Frequency National Site Archive (RFNSA) as well as information relevant to each site such as EME Reports. In the site selection and design stages of this proposal, the precautionary approach outlined in the Deployment Code has been considered (see Table 1 below).

Table 4: Application of the Industry Code C564:2020 precautionary approach to mobile phone Radiocommunications infrastructure placement and design

Subclause	Response
Clause 4.1 Site Selection	
4.1. Clause 4.1 applies if a Carrier proposes to select a new site for the deployment of Mobile Phone Radiocommunications Infrastructure.	Clause 4.1 Applies to this proposal for the construction of a new 30m monopole.
4.1.1. A Carrier must have written procedures for site selection for Mobile Phone Radiocommunications Infrastructure in relation to factors contained in clause 4.1.4 and make them available to the public on request.	Written procedures have been developed and will be made available to members of the public on request.
4.1.2. Once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	The site selection summary will be made available to any member of the public should they request it.
4.1.3. The Carrier must comply with its procedures as per clause 4.1.1.	All procedures have been complied with.
4.1.4. The Carrier must ensure that its written procedures for new site selection require it must have regard to:	(i) The primary requirement for installing the base station at the proposed location is to maintain and improve service in the Belmont area and surrounds.
(a) the reasonable service objectives of the Carrier including: (i) the area the planned service must cover; (ii) power levels needed to provide quality of service; (iii) the amount of usage the planned service must handle;	(ii) The power levels of Telstra's facilities are set as low as possible to meet the required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency. (iii) The proposed base station ensures that long-term, consistent, high-quality voice and mobile data services are provided in the targeted service area.
(b) minimisation of EME exposure to the public;	(b) The proposed design and location of the facility means its antennas are excluded from direct public access. Telstra facilities power levels are set as low as possible to meet the

Subclause	Response
	required service objective, the facilities also automate their power requirements in response to the demand and number of connections at any one time therefore maximising power efficiency and minimising EME emissions. Even at full power (see Section 6.10) exposure limits to the public are substantially less than the ARPANSA RPS-S1 Standard.
(c) the likelihood of an area being a community sensitive location. (Examples of sites which may be considered to be sensitive include, residential areas, childcare centres, schools, aged care centres, hospitals and regional icons);	(c) The proposal is located at a sports ground on the same property as the facility it is replacing. The property is surrounded by primarily residential development. The nearest residence is approximately 55m away from the proposed site location however there is sufficient screening from existing trees. Lathlain Primary School is approximately 200m north with existing development forming a buffer to the proposal. It is not anticipated the proposal will be community sensitive.
(d) the objective of avoiding community sensitive locations;	(d) The avoidance of community sensitive locations was a key factor in determining the proposed location as being suitable for the facility. In this case the proposed facility is a replacement on the same property.
(e) relevant state and local government telecommunications planning policies;	(e) All relevant state and local government planning policies have been considered regarding the proposal. The proposed 30m pole will not compromise the future use of the land.
(f) the outcomes of consultation processes with Councils and Interested and Affected Parties as set out in clause 6.7;	(f) The proposal is a Development Application; it is considered notification will be undertaken as per the statutory requirements.
(g) the heritage significance (built, cultural and natural);	(g) The proposed area is not subject to an Aboriginal Cultural Heritage overlay.
(h) the physical characteristics of the locality including elevation and terrain;	(h) The Lathlain area is characterised by generally flat terrain. The proposal is suitably located to deliver the targeted coverage objectives.
(i) the availability of land and public utilities;	(i) The landowner is amenable to the proposal and relevant approvals will be obtained in relation to public utilities.
(j) the availability of transmission to connect the Mobile Phone Radiocommunications Infrastructure with the rest of the network, e.g. line of sight for microwave transmission;	(j) The facility will utilise underground fibre transmission to connect to the Telstra Network.
(k) the radiofrequency interference the planned service may cause to other services;	(k) The proposed location ensures that there will be no interference with any existing services.
(l) the radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions;	(l) The proposed location ensures that there will be no interference with any existing services.
(m) any obligations and opportunities to co-locate facilities; and	(m) Collocation options were either not viable or too far away to meet the objectives of this proposal.

Subclause	Response
(n) cost factors.	(n) The cost factors are within the normal scope of a standard facility of similar design, location and scale.
Clause 4.2 Mobile Phone Radiocommunications Infrastructure Design	
Subclause	Response
4.2. Clause 4.2 applies if a Carrier proposes to design Mobile Phone Radiocommunications Infrastructure.	Clause 4.2 applies to this proposal.
4.2.1. The Carrier must have written procedures for designing Mobile Phone Radiocommunications Infrastructure.	Written procedures have been developed by Telstra.
4.2.2. The Carrier must comply with its procedures as per clause 4.2.1 above	All procedures have been complied with
4.2.3. With the objective of minimising unnecessary or incidental RF emissions and exposure, the procedures must require that, in designing Mobile Phone Radiocommunications Infrastructure, the Carrier have regard to:	(a) The base station is proposed to maintain and improve coverage to the Lathlain area. The base station will provide coverage and network capacity to the area to ensure that better quality services to customers are retained for the future.
(a) the reason for the installation of the infrastructure, considering – coverage, capacity and quality;	(b) The antennas have been positioned to minimise the obstruction of radio signals as required.
(b) the positioning of antennas to minimise obstruction of radio signals;	(c) The antennas will be located atop a 30m monopole with required EME signage.
(c) the objective of restricting access to areas where RF exposure may exceed limits of the EMR standard;	(d) (i)-(ii) The site requires a macro cell with directional antennas to meet its coverage objectives.
(d) the type and features of the infrastructure that are required to meet service needs including:	(e) Telstra facilities automate power in response to the demand and number of connections.
(i) the need for macro, small scale infrastructure; and	(f) The cost of achieving the objective is reasonable.
(ii) the need for directional or non-directional antennas.	
(e) the objective of minimising power whilst meeting service objectives; and	
(f) whether the costs of achieving this objective are reasonable.	
4.2.4. The Carrier must make site EME assessments for Mobile Phone Radiocommunication Infrastructure in accordance with the ARPANSA prediction methodology.	The proposed facility will meet the APRANSA EME requirements and EME levels have been calculated to be substantially less than the RPS-S1 standard. An EME Report is provided in Appendix B . Carriers are also required to provide validation of EME levels and report these assessments on the RFNSA once a facility is operational.
4.2.5. The ACMA may request a copy of the site EME estimate, and the Carrier must provide the estimate to the ACMA within two weeks of the request being made.	Any requests will be complied with within two weeks of the request being made.

5.4 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation (EPBC) Act 1999 obliges telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of 'national environmental significance'. According to the EPBC Act 1999, there are seven matters of national significance which must be considered.

All relevant EPBC matters have been considered and it is not anticipated that the proposal will have a significant impact on any matters of national environmental significance. Accordingly, approval from the Minister of Environment is not deemed necessary in this instance.

6. State Regulatory Framework

The following information provides a summary of the State legislation/guidelines relevant to the proposed telecommunications facility.

6.1 Aboriginal Heritage Act 1972

On 1 July 2023 Western Australia proclaimed the Cultural Heritage Act 2021. The ACH management code came into effect on the 1 July 2023. The Act was subsequently repealed, and an amended Aboriginal Heritage Act 1972 came into effect on 15 November 2023.

All landowners, be they freehold, leasehold, licensee, invitee or citizen, at large have one single obligation under the Act, that is not to knowingly damage an Aboriginal cultural heritage site. A Section 18 consent and any other approvals will be obtained if required through the ACH Knowledge portal.

The subject property at 42 Bishopsgate Street is not impacted by a place on the Cultural Heritage Register as shown by the DPLH planning maps.

6.2 Planning and Development Act 2005

The Minister of Planning and Infrastructure has ultimate authority for town planning in Western Australia. Development within Western Australia is controlled by the *Planning and Development Act 2005* through the application of environmental planning instruments. Under the *Planning and Development Act 2005*, the Western Australian Planning Commission (**WAPC**) is the responsible authority for land use planning and development matters and this report seeks to demonstrate compliance with the WAPC and other items of relevant legislation which pertain to the subject application.

6.3 State Planning Policy No. 5.2 – Telecommunications

State Planning Policy 5.2: Telecommunications Infrastructure Policy aims to balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas. The SPP applies for above and below telecommunications infrastructure, other than those exempted under the Commonwealth Telecommunications Act 1997.

Under section 5.1.1 of the State Planning Policy 5.2: Telecommunications Infrastructure Policy the West Australian Planning Commission provides a set of measures in assessing the visual impact of a proposed telecommunications facility.

The following assessment has found that the proposed telecommunications facility has been located and designed to comply with the intent and requirements of the State Planning Policy 5.2: Telecommunication Infrastructure Policy.

Table 5: Assessment against State Planning Policy 5.2, Policy Measure 5.1.1

Measures	Comments	Complies
Be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;	A critical criterion for the preferred site location was based on maintaining the setback of the facility from residential areas and any sensitive uses. The proposed location adjacent to the carpark at Lathlain Park will not adversely impact on the amenity of residential or scenic views. Key factors in achieving this outcome are as follows: Whilst undertaking site selection for a new base station facility in the locality, BMM Group considered the nature of existing land uses, visual impact and aesthetics of its facility on the surrounding environment. The facility has been sited and designed to maximise visual integration in the locality and ensure that the existing and future amenity of the locality is not compromised. Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact. The proposed facility is well located in an	✓

	area well screened by existing trees to mitigate any potential visual impact. A monopole design has been utilised at this location in place of a lattice tower design in order to minimise any potentially adverse visual effects. This pole design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The setback of the facility from the road frontage also ensures that it will not be highly visible to road users as it avoids the dominant sight lines from surrounding roads and is set behind mature vegetation. Furthermore, there is similar versicular infrastructure in the area which reduce the visual impact of the proposed facility. The monopole is proposed to be finished in a recessive colour in order to blend the facility into the sky so it is not a dominant feature. The design and location of the facility will achieve a high level of visual absorption of the facility into the landscape associated with the setback, colour and design of the facility. Other vertical elements in the landscape such as existing vegetation also ensure that the facility will integrate well and have a low level of visual impact. The proposed location of the facility is setback from the street front of Goddard Street and McCartney Crescent. The setback ensures that the dominant sight lines, views and vistas from adjoining and surrounding residential areas and from surrounding roads, will not be materially impacted by the development. In terms of the potential visual effects of the upper section of the proposed facility, it is important to note that the antennas need to have "line of sight" to the area that they are servicing (i.e. they need to be visible to the devices in the area they service) in order to function effectively – this is an inherent feature of cellular technology. Antennas cannot be placed below a topographical line, or surrounded by trees or tall buildings, otherwise they will not be effective in providing the service to the user. It is a result of the technology that telecommunications facilities must be visible in order that they operate effectively. In this case, any views of the facility are considered to be a low level of visual impact. The proposed facility location and design demonstrate a successful balance between the provision of essential infrastructure and a low-level impact on amenity.	
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;	Amplitel has selected a site and location that seeks to minimise perceived negative impacts on the visual amenity of the area. The property (Lathlain Oval) is subject to a heritage overlay under the Town of Victoria Park. Existing antennas are mounted on the grandstand and will be relocated onto the proposed monopole. The proposal is not considered to detract from the significance of the heritage item. The proposed location of the facility is located at a previously disturbed area which ensures that the dominant sight lines, views and vistas from adjoining and surrounding areas and from surrounding roads, will not be materially impacted by the development. While the	

	proposed facility will introduce a visible element in the landscape, any adverse impacts are substantially mitigated through the site location and slim line profile of the proposed pole and the screening of the lower sections by existing mature vegetation. Given the siting and setbacks, the proposed 30m structure will not materially impact on the visual amenity from any surrounding locations.	
Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised;	Searches of the relevant databases have been undertaken and the site is not identified as having environmental significance. Notwithstanding, precaution and due diligence will be exercised during the construction phase and if any items of indigenous or cultural heritage are encountered, works will cease, and the procedures for the management of unanticipated discoveries will be observed in accordance with the Guidelines and the relevant authority contacted immediately.	✓
Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;	This monopole design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The monopole is proposed to be finished in a recessive colour in order to blend the facility into the sky so it is not a dominant feature. These design features combined with the backdrop and screening of mature vegetation ensures that the facility will integrate well in the locality.	✓
Be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community;	The proposed telecommunications facility located at Lathlain Oval is integral to Telstra's ability to deliver mobile network coverage through the delivery of a high quality and reliable service to the area. The proposed location satisfies the coverage objectives for the area.	✓
Telecommunications infrastructure should be co-located and whenever possible: Cables and lines should be located within an existing underground conduit or duct; and Overhead lines and towers should be co-located with existing infrastructure and/or within an existing infrastructure corridor and/or mounted on existing or proposed buildings.	No suitable opportunities for co-location at alternative sites were identified. The proposed structure has also been designed to allow for other service providers to co-locate their infrastructure on the facility. Overhead lines are not applicable to the design of the facility.	✓

Overall, the proposed development application is consistent with the intent and requirements of the Statement 5.2

6.4 WAPC's Guidelines for the Location, Siting and Design of Telecommunications Infrastructure

The Western Australian Planning Commission has developed guidelines to be read in conjunction with the State Planning Policy to assist local government and planning practitioners in planning for telecommunications infrastructure.

Table 6: Assessment against WAPC's Guiding Principles

Measures	Comments	Complies
There should be a co-ordinated approach to the planning and development of telecommunications infrastructure, although changes in the location and demand for services require a flexible approach.	The existing facility forms an essential part of the Telstra network in the area along with sites at Albany Highway and Orrong Road. The proposal within the same property will meet the desired radiofrequency performance and ensure the Telstra network is not adversely impacted.	✓
Telecommunications infrastructure should be strategically planned and co-ordinated, similar to planning for other essential infrastructure such as transport networks and energy supply.	The proposal along with the existing sites in the area forms part of the Telstra network that has been designed and positioned to provide the required mobile service.	✓
Telecommunications facilities should be located and designed to meet the communication needs of the community.	The proposed location and increased height at 30m will maintain and improve telecommunications services in the area.	✓
Telecommunications 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.	The design and location of the facility will achieve a high level of visual absorption into the landscape associated with the setback, colour and design of the facility. Other vertical elements in the landscape such as existing mature vegetation will also ensure that the facility will integrate well and have a low level of visual impact.	✓
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 property is not identified as having conservation value. It is however subject to a local heritage listing (Lathlain Oval) however the proposal is not considered to have an adverse effect on the heritage place. Existing antennas and ancillary equipment have mounted on the grandstand since 2004. The new monopole has been positioned in a well screened area and will not impact the use of the oval or other facilities.	✓
Telecommunications facilities should be designed and sited with specific consideration of water catchment protection requirements and the need to minimise land degradation.	The proposal has a small footprint and will have a permeable finish. It is not considered to result in significant land degradation.	✓
Telecommunications facilities should be designed and sited to	The proposal is positioned in an area with sufficient screening from residential areas provided by mature trees. It is considered the most practical location given the constraints.	✓

minimise adverse impacts on the visual character and amenity of residential areas.		
Telecommunications cables should be placed underground, unless it is impractical to do so and there would be no significant effect on visual amenity or, in the case of regional areas, it can be demonstrated that there are long-term benefits to the community that outweigh the visual impact.	Services to the proposal will be delivered via underground route as shown in the drawings in Appendix A. Final details will be provided as the design matures from preliminary to detail should the proposal be approved.	✓
Telecommunications cables that are installed overhead with other infrastructure such as electricity cables should be removed and placed underground when it can be demonstrated and agreed by the carrier that it is technically feasible and practical to do so.	N/A	
Unless it is impractical to do so telecommunications towers should be located within commercial, business, industrial and rural areas and areas outside identified conservation areas.	The proposed location, although not in a commercial, business, industrial or rural area is the most practical in this case and is on the same property as the original facility.	✓
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 free-standing structure utilises a monopole design and will be finished using recessive grey colouring. The equipment shelter is proposed to be finished in 'pale eucalypt' which will blend in with surrounding vegetation or as conditioned by the consenting authority.	✓
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.	As outlined in Section 2.3 of the report, co-location was not practical.	✓
Measures such as surface mounting, concealment, colour co-ordination, camouflage and landscaping to screen at least the base of towers and ancillary structures, and to draw attention	Recessive colours are proposed for the facility and screening is provided by existing mature vegetation in the immediate area.	✓

away from the tower, should be used, where appropriate, to minimise the visual impact of telecommunications facilities.		
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 design and operation of the proposed facility will be in accordance with the ACMA regulations, and the current standard, Radiation Protection Series (RPS) S-1 (Rev. 1) Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz.	✓
Construction of a telecommunications facility (including access to a facility) should be undertaken so as to minimise adverse effects on the natural environment and the amenity of users or occupiers of adjacent property, and ensure compliance with relevant health and safety standards.	The activities associated with construction and installation will be conducted in accordance with relevant Australian standards and adverse impacts on amenity will be minimised as much as practicable.	✓

6.5 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the planning instrument relevant to the land at 42 Bishopsgate Road. The subject site is reserved as Parks and Recreation pursuant to the MRS (Figure 8).



Figure 8 – Map showing the zoning of the land (Source WAPlan Maps)

Telecommunications facilities are not considered exempt from the requirement to obtain planning approval. They are permitted where the works are in accordance with a management plan endorsed by the Commission. As a result this application is submitted for consideration.

7. Local Regulatory Framework

The following information provides a summary of the local provisions relevant to the telecommunications development proposal.

7.1 Lathlain Park Management Plan

The Lathlain Park Management Plan guides the development, use and management of Lathlain Park. The plan divides the park into three (3) redevelopment zones. The proposal is situated in Zone 2 – Community Activities (Figure 8). The development and use for a telecommunications facility is not permitted unless planning approval is obtained.



Figure 9: Lathlain Park Zoning Map with approximate facility location (Lathlain Park Management Plan)

The objective of the zone under the plan:

Provision of a passive recreational space, incorporating a high level of safe, universal pedestrian access.

Although the proposal is not considered a recreational use it is of a small scale and will not detract from the recreational uses in this area or limit access. The proposal also operated on an unmanned basis and will not result in increased movement or traffic. The proposal will maintain and improve telecommunications services, directly supporting connectivity and safety in the recreational areas.

The proposal is considered compatible with the Reserve purpose and the provisions of the Management Plan. It will maintain and improve Telstra mobile services in the area. Better connectivity, including call capacity and coverage will benefit the Lathlain community, residents and businesses. The site selection process has been detailed in this report, including the relevant industry guidelines.

7.2 Planning in Bushfire Prone Area

As the use is not considered a habitable building for the purposes of the bushfire prone area and it does not require a BAL rating.

The facility is proposed within a significantly distributed area. Appropriate design measures are employed to ensure that the facility will be protected in the event of fire.

Overall, the telecommunications facility will not itself increase the risk of bushfire, given it will not emit undue heat, sparks or open flame; the monopole itself is made of concrete and has also been designed to be impervious to fire damage and will retain its structural integrity during a bushfire event.

In the event of Bushfires telecommunications facilities form part of essential infrastructure in enabling residents to communicate and contact emergency services.

8. Potential Environmental Impacts and Proposed Mitigation Measures

8.1 Hazards, Risk and Health Impacts

Mobile phone base stations emit electromagnetic energy (EME). It is mandatory that mobile network operators in Australia comply with current and future Australian Radiation protection and Nuclear Safety Agency (ARPANSA) standards for the operation of the proposed facility. The Australian Communications and Media Authority (ACMA) are the regulatory body for compliance with this standard. The current standard is the Radiation Protection Series (RPS) S-1 (Rev. 1) Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz. This standard maintains a significant safety margin to prevent adverse health effects.

In accordance with RPS S-1, an estimate has been made of the maximum cumulative radiofrequency (RF) electromagnetic energy (EME) levels at ground level emitted from the proposed mobile base station.

The Assessment concludes that the maximum cumulative EME level at 1.5m above ground level will be substantially less than the ARPANSA RPS-S1 limit. A copy of the EME report is provided in Appendix B – www.rfnsa.com.au/6100001.

The EME predictions provided in an Environmental EME Report are based on the facility operating at maximum power, these facilities are designed to be low powered and rarely operate at maximum power.

This involves:

- base station transmitters operating at maximum power (no automatic power reduction);
- simultaneous telephone calls on all channels; and
- an unobstructed line of sight view to the antennas.

Telstra acknowledges that despite this some people are genuinely concerned about the possible health effects of EME.

The World Health Organisation's current advice is:

"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".

Further information on EME and mobile base stations can be found in Appendix B.

8.2 Visual Amenity

Whilst undertaking site selection for a new base station facility in the locality, BMM Group considered the nature of existing land uses, visual impact and aesthetics of its facility on the surrounding environment. The facility has been sited and designed to maximise visual integration in the locality and ensure that the existing and future amenity of the locality is not compromised.

Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact.



The location of the facility (at a sports facility) is considered the most practical in a predominantly residential area. The facility has been located so that it will be complimentary to the existing and future use of the adjoining and surrounding land. The proposed location ensures a superior telecommunications service will be provided to the roadways and surrounding commercial and residential predictions. The proposed location is also well screened by existing trees.

In terms of the potential visual effects of the proposed facility, it is important to note that the antennas need to have "line of sight" to the area that they are servicing (i.e. they need to be visible to the devices in the area they service) in order to function effectively – this is an inherent feature of cellular technology. Antennas cannot be placed below a topographical line, or surrounded by trees or tall buildings, otherwise they will not be effective in providing the service to the user. It is a result of the technology that telecommunications facilities must be visible in order that they operate effectively. In this case, any views of the facility are considered to be a low to moderate level of visual impact.

The proposed facility has been designed and sited to minimise interface impacts upon existing land uses within the locality. The proposal also uses the minimum height to deliver the required performance. A monopole design has been selected in place of a lattice tower to reduce visual bulk. A circular headframe is also proposed instead of a triangular headframe also to reduce visual bulk. The colour of the facility will be a nonreflective grey concrete finish which will blend the facility into the sky so it is not a dominant feature. Figures 10 to 13 below provides a visual representation of the proposed monopole.



Figure 10: Photo showing the existing conditions looking east from within the subject property (Source BMM)



Figure 11: Photomontage showing the proposal looking east from within the subject property (Source BMM)



Figure 12: Photo showing the existing conditions looking south from within the subject property (Source BMM)



Figure 13: Photomontage showing the proposal looking south from within the subject property (Source BMM)

Although the proposal will be visible it is considered that the facility will be unlikely to pose significant impacts on the amenity of the adjoining landowners or the broader locality particularly due to its location. Appendix C shows shadow diagrams of the proposal which further demonstrate the minimal impact. The facility has been situated with sufficient clearance from neighbouring properties and is surrounded by mature trees which reduce the impact on amenity from sensitive receptors. The slim monopole and recessive colouring will aid in blending it with the surrounding environment.

The facility comprises a low intensity land use, and despite being visually noticeable from certain viewpoints, the necessity of the height of the proposal to be effective for the targeted telecommunications performance must be considered.

Finally, the compatibility between the proposed development and the guiding policies of the Planning and Design Codes are in general terms well met, in that there is a demonstrated need for the facility which will complement residents, local and home based businesses, and will provide improved safety and security in the event of an emergency.

8.3 Socio-Economic Considerations

The proposed facility will enable the upgrade and expansion of the telecommunications service for customers within the surrounding residential and business precincts. Key benefits are:



- Greater business accessibility and flexibility for workers, and commercial businesses, commuters and home-based businesses.
- Reliable personal safety through maintaining a mobile phone for critical communications and emergencies.
- Increased physical capacity for improving telecommunications infrastructure, resulting in improved customer connectivity, and rapid delivery of technology improvements.

The proposed development will enable carriers to remain competitive and increase the choice of mobile telephone services available to consumers. Increased competition in the market brings direct economic benefits for individual consumers and the community as a whole.

The proposed facility will provide improved communication infrastructure, enhancing mobile phone and broadband coverage within the community.

8.4 Heritage Significance

The Lathlain Oval site is identified as having local heritage significance under the Town of Victoria Park. Lathlain Oval has heritage significance for the following reasons:

The place has historic and social value as it has been an important football venue for the Western Australian Football League since 1959. The place is associated with was named after Sir William Lathlain, a prominent Lord Mayor of Perth in the 1920s.

The oval grandstand has been the site of mobile telecommunications equipment for over 2 decades. It is considered the installation of the monopole and ancillaries will not detract from the heritage significance of the site.

8.5 Ecological Considerations

The subject land is not identified as having ecological significance by the PlanWA mapping. Nonetheless the removal of four (4) trees and the trimming of three (3) trees is required for construction access. An arborist report has been prepared by a suitably qualified professional and is attached as Appendix D. The report concludes the trees proposed for removal have been planted and are not endemic to the region.

Amplitel considers the proposed development will not have an adverse impact on the local ecology. The nature and extent of the vegetation proposed to be removed is considered acceptable. In the event the consent authority deems compensatory is required, this can be conditioned in the approval documentation. The wider area is not expected to be adversely affected by the proposed removal and works to construct the proposal.

8.6 Contaminated land

The subject site is not listed on the contaminated lands register and no signs of land contamination are evident. The installation of the proposed telecommunications facility does not require any significant ground disturbance.

8.7 Erosion and sediment control

Little or no ground disturbance is proposed during installation of the proposed structure. Given the scale of the works and location of the proposal, potential impacts would be addressed and mitigated with the following soil and water management measures undertaken during construction and continued until the site is established and operational. These measurements include:

- Keeping ground disturbing activities to a minimum;

- Implementing appropriate sediment control measures as required, such as the installation of silt/sediment fences and/or sediment traps;
- Erosion and sediment controls will be checked regularly and immediately prior to and after any rain event;
- Fill in and compact any trenches immediately after services have been laid; and
- Works would not occur during periods of heavy rainfall.

8.8 Air Quality

There is unlikely to be any dust impacts associated with the proposal given the minor extent and short-term duration of any ground disturbance.

Measures such as wetting down exposed surfaces would be undertaken if required to mitigate any construction related impacts due to dust generation. Once established the proposal will have no air pollution and will not generate dust.

8.9 Noise and Vibration

Works would be undertaken only during standard working hours would be minor and of short duration. It is not expected that construction works would cause any significant noise or vibration.

Noise generated during the operational stage of the facility includes air-conditioning units servicing the equipment cabin. The air-conditioning units are similar to those used for cooling of residential premises and will comply with the relevant noise emission guidelines. The air-conditioning units are automatic and will shut down when not required.

8.10 Waste Minimisation and Management

Due to the relatively minor nature of the works, the generation of waste resulting from construction of the proposed facility is expected to be minimal and will be removed from site.

Excess spoil from the earthworks would be reused onsite if suitable, reused off site, or disposed of at an approved waste disposal facility. Other waste packaging material will also be disposed of at an approved waste disposal facility. The ongoing operation of the facility will be unmanned and will not generate any waste or odour emissions.

8.11 Traffic and Access

Access to the facility location for construction and ongoing maintenance is proposed via the existing property access off Goddard Street. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that construction work will be completed in approximately 4-6 weeks.

There would be a minor increase in traffic volume on the surrounding roads during construction. However, any such impacts are expected to be minor and short term in duration and would occur outside of peak traffic times.

Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.



8.12 Associated Infrastructure and Activities

An existing power supply is located on the subject property.

The following mitigation measures would be implemented to ameliorate any impacts on existing infrastructure:

- A 'dial-before you dig' search would be undertaken during the detailed design stage;
- Prior to construction, all infrastructure and utilities would be identified;
- If required, prior to construction, relevant utilities and adjacent residents would be notified of any impending disruptions to services.

Once operational, the site will be unmanned, and does not require utility services such as telephone, water and sewerage.

8.13 Cumulative Environmental Effects

The key perceived and potential environmental impacts for this proposed development have been identified as: health and risk issues (perceived); visual impact (potential); and potential impacts during construction of the proposed facility. Each of these aspects have been considered individually and collectively from a cumulative impact perspective.

A common concern about base station and local wireless network antennas relates to the possible long-term health effects that whole-body exposure to the RF signals may have. To date, the only health effect from RF fields identified in scientific reviews has been related to an increase in body temperature (> 1 °C) from exposure at very high field intensity found only in certain industrial facilities, such as RF heaters. The levels of RF exposure from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human health.

The strength of RF fields is greatest at its source and diminishes quickly with distance. Access near base station antennas is restricted where RF signals may exceed international exposure limits. Recent surveys have indicated that RF exposures from base stations and wireless technologies in publicly accessible areas (including schools and hospitals) are normally thousands of times below international standards.

(Electromagnetic fields and public health; WHO Fact Sheet No. 304 May 2006)

The cumulative levels of EME in the proposed location will fall well within the standard limits set by the ACMA. Any potential environmental impacts during construction are expected to be temporary and mitigated through the implementation of appropriate work practices and management measures specified in this development application report. Consequently, the proposed development is not considered likely to have an adverse cumulative impact on the environment and the community.



9. Conclusion

The proposed replacement telecommunications facility located at 42 Bishopsgate Street, LATHLAIN WA 6100 will deliver a high quality and reliable telecommunications service to the local area.

The proposed facility will provide enhanced social and economic benefit, and improved safety and accessibility to the community without compromising the amenity, function and ongoing use and enjoyment of the surrounding land uses.

The siting, colour and design of the facility combine to ensure that the surrounding environment, including the dominant sight lines and views from residences or any sensitive uses will not be materially impacted by the development. The proposed siting is considered prudent given the character of the area. The design and scale of the proposed facility also ensures that the natural environment is not negatively impacted, and the future use and development of the land will not be compromised.

From a statutory perspective the proposal is considered acceptable within the MRS and relevant planning instruments. The proposal also satisfies the requirements of the State Planning Policy 5.2. The proposed equipment will also be in compliance with the ACMA EME regulatory arrangements.

BMM Group has undertaken a thorough analysis of potential site alternatives and during this process has selected the most appropriate site for the facility in the context of the location. Factors such as the ability to meet the required coverage and technical objectives, opportunities for co-location by other carriers, the surrounding landscape, visual amenity, local heritage and environmental and community needs have all been carefully considered as part of this selection process.

It is requested that Council grant a permit to support this development application, subject to relevant and appropriate conditions.



Appendix A – Proposal Plans



Appendix B – EME Report



Appendix C – Shadow Diagrams



Appendix D – Arborist Report