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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08856 FOLIO 062

Security no : 124098763721H Produced 05/07/2022 10:53 AM

LAND DESCRIPTION

Lot 1 on Title Plan 563341S (formerly known as part of Crown Allotment 69 Section D Parish of Deutgam).

PARENT TITLE Volume 03911 Folio 008

Created by instrument D860182 16/10/1970

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

AUSTRALIAN TELECOMMUNICATIONS COMMISSION of 15TH FLOOR 239 BOURKE ST MELBOURNE

M340187C 26/06/1986

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP563341S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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Date Plans Provided: 4/10/2022

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TITLE P	PLAN	EDITION 1	TP 563341S
Location of Land		Notations	
Parish:	DEUTGAM		
Township:			
Section:	D		
Crown Allotment:	69(PT)		
Crown Portion:			
Last Plan Reference	ee;		
Derived From:	VOL 8856 FOL 062		
Depth Limitation:	50 FEET	ANY REFERENCE TO MAP IN THE TEXT THIS TITLE PLAN	MEANS THE DIAGRAM SHOWN ON

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED
FOR THE LAND REGISTRY, LAND
VICTORIA, FOR TITLE DIAGRAM
PURPOSES AS PART OF THE LAND
TITLES AUTOMATION PROJECT
COMPILED: 12/07/2000
VERIFIED: SO'C

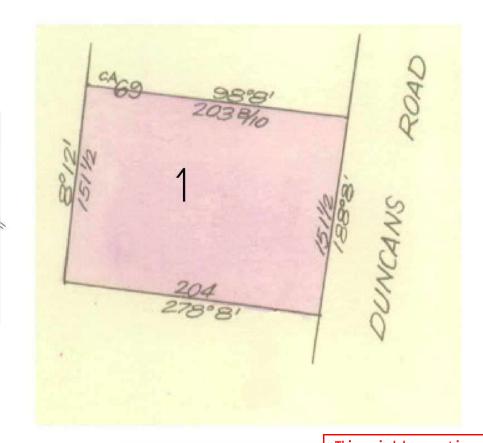


TABLE OF PARCEL IDENTIFIED ITS copied document is made available for the sole purpose

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LENGTHS ARE IN LINKS

Metres = 0.20168 x Feet Metres = 0.20168 x Links

Metres = 0.20168 x Links

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Plan: 2 of 11





Executive Summary

Proposed Development	replace an existing mobile phone base station monopole located at 849 Duncans Road, Werribee South VIC 3030 - Lot 1 on TP563341. The proposed scope of works is inclusive of the following:	
	 The replacement of an existing monopole with a new 35 metre monopole; 	
	 The installation of a triangular headframe atop the new monopole; 	
	 The installation of six (6) new panel antennas each measuring 2533mm x 350mm x 208mm mounted on the aforementioned headframe at a centreline elevation of 35 metres; 	
	 The installation of three (3) new panel antennas each measuring 793mm x 408mm x 235mm mounted on the aforementioned headframe at a centreline elevation of 35.8 metres; 	
	 The installation of six (6) new Tower Mounted Amplifiers (TMAs) mounted on the aforementioned headframe; 	
	 The installation of three (3) new Radio Remote Units (RRUs) mounted on the headframe; 	
	 The installation of ancillary equipment within the existing outdoor equipment shelter; and 	
	 The installation of associated ancillary equipment including transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, bollards and other associated equipment. It is believed that proposed works as outlined above will not result in any adverse visual or environmental impacts to the surrounding environs within the Werribee South locality. 	
Coverage Objectives	In order to keep up with the demands of customers in the Werribee South area, Telstra is required to increase the capacity of its services and also introduce 5G coverage into the area. The replacement of this facility will both improve existing 4G coverage and allow local residents, businesses and visitors to experience the advantages of 5G technology.	
Property Details	Address: 849 Duncans Road, Werribee South VIC 3030 Legal Description: Lot 1 on Title Plan 563341	
Property Owner	Telstra	
Relevant LGA, Zoning and Principal Designate Land Use	Local Government Area: Wyndham City Council Local Planning Policy: Wyndham Planning Scheme Zoning: Green Wedge (GWZ) Principal Designated Use: Rural	
Overlays	None	
Applicant:	Amplitel C/- Downer EDI Limited Level 10, 567 Collins Street Melbourne VIC 3000 Contact: Steven Bishop T I 0429 235 501 This copied document is made available for the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling its consideration and review as part of a planning the sole purpos of enabling the sole purpos of enabling the sole	
AM CITY COUNCIL	T 0429 235 501 of enabling its consideration and review as part of a planning steven.bishop@downergroup.cess.under the Planning and Environment Act 1987. The Our Ref: VT23967.01 Werribele ਪ੍ਰਦਾਸ਼ ਸਮਾਜ਼ ਸਮੁਸ਼	
wn Planning	breach copyright legislation.	

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may not reflect what is ultimately approved by Council however





Figure 2: Existing Telecommunication Facility Site Location (Source: Google Earth)

Overall, the Werribee South region is recognised as an attractive rural locality on the edge of the Melbourne metropolitan area. In the surrounding area, new residential developments and subdivisions are popping up. This over time is increasing the amount of people in the area. Such changes in the number of people requires increased infrastructure capacity, especially so for telecommunications, as there is an exponential growth in the mobile data use on smartphones, requiring additional infrastructure to provide adequate service provision to the expanding population.

The immediate surrounding area comprises mainly of rural, agricultural and residential land uses. Further afield, there is a greater mix of land uses, including commercial, residential, industrial and more agricultural uses. The nearest residential dwellings are approximately 60 metres to the east, however, there are few other residential premises in the surrounding area.

2.0 Scope of Works

Mobile networks are similar to roads when traffic increases, upgrades are required to relieve congestion and mitigate network jams. Congestion is relieved by making changes to existing base stations or adding additional base stations in areas where we may already have existing coverage. The proposed schedule of works seeks to alleviate congestion and service issues within the Werribee South area.

The proposed scope of works is inclusive of the following:

- The replacement of an existing monopole with a new 35 metre monopole;
- The installation of a triangular headframe atop the new monopole;
- The installation of six (6) new panel antennas each measuring 2533mm x 350mm x 208mm mounted on the aforementioned headframe at a centreline elevation of 35 metres;

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- The installation of three (3) new panel antennas each measuring 793mm x 408mm x 235mm mounted on the aforementioned headframe at a centreline elevation of 35.8 metres;
- The installation of six (6) new Tower Mounted Amplifiers (TMAs) mounted on the aforementioned headframe;
- The installation of three (3) new Radio Remote Units (RRUs) mounted on the headframe;
- The installation of ancillary equipment within the existing outdoor equipment shelter; and
- The installation of associated ancillary equipment including transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, bollards and other associated equipment. It is believed that proposed works as outlined above will not result in any adverse visual or environmental impacts to the surrounding environs within the Werribee South locality.

2.1 Development Specifics

The proposal will encompass the replacement of the existing monopole and its attached equipment, with a new monopole and headframe capable of carrying the additional weight required by 9 new panel antennas. The total height of the new telecommunications facility (35 metres) will remain relatively similar to the existing height at 30 metres. That's an increase of only 5 metres. The existing equipment shelter and relevant connections will remain in place.

Diagrams of the proposed telecommunications facility is displayed below in Figures 3 & 4.

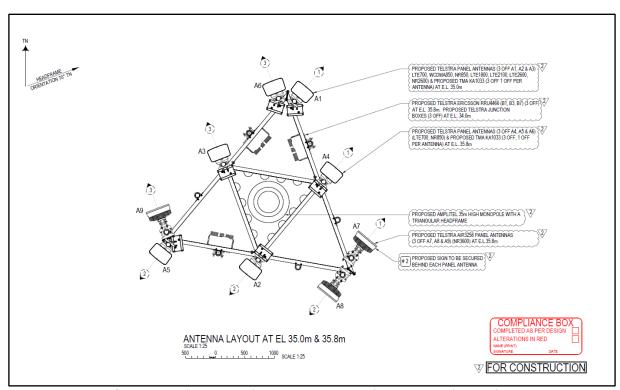


Figure 3: Replacement Telecommunications Facility – Antenna layout Plan

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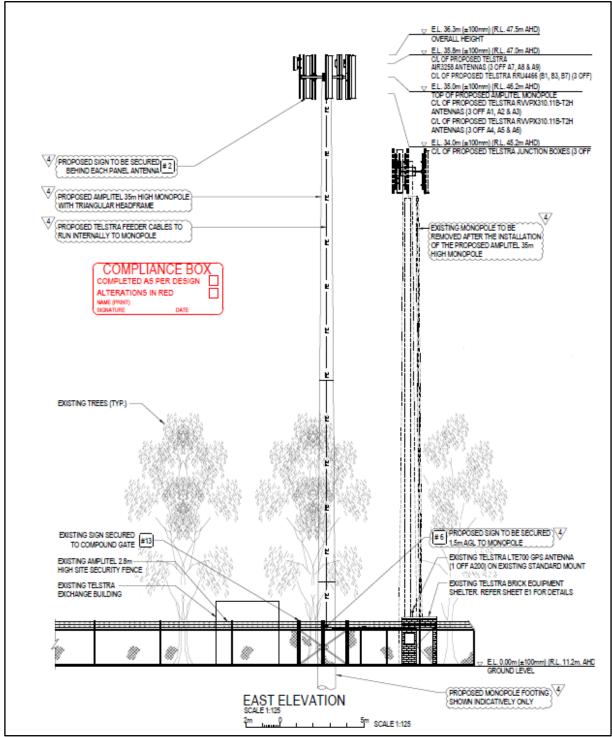


Figure 4: Proposed replacement elevation – east elevation

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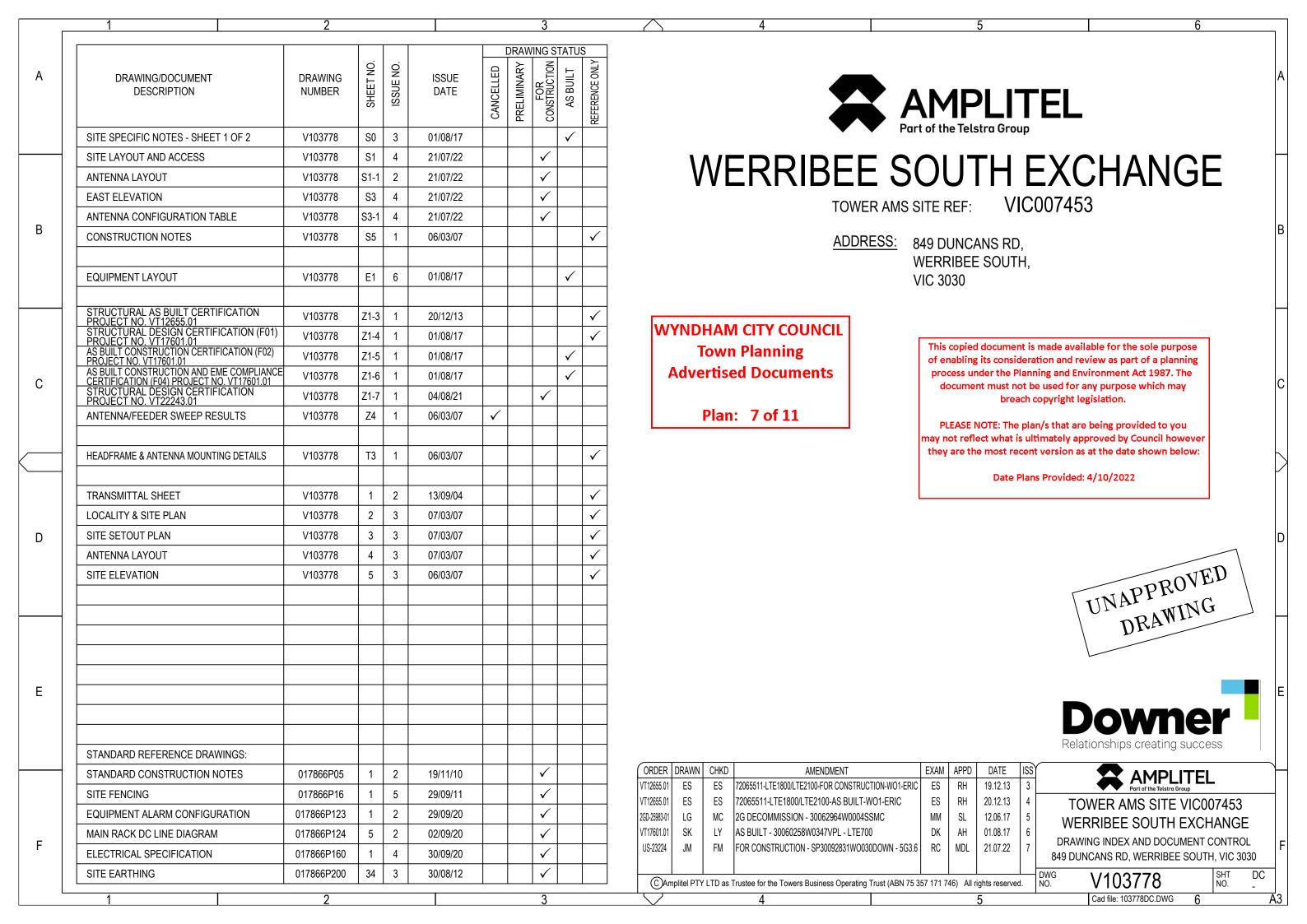
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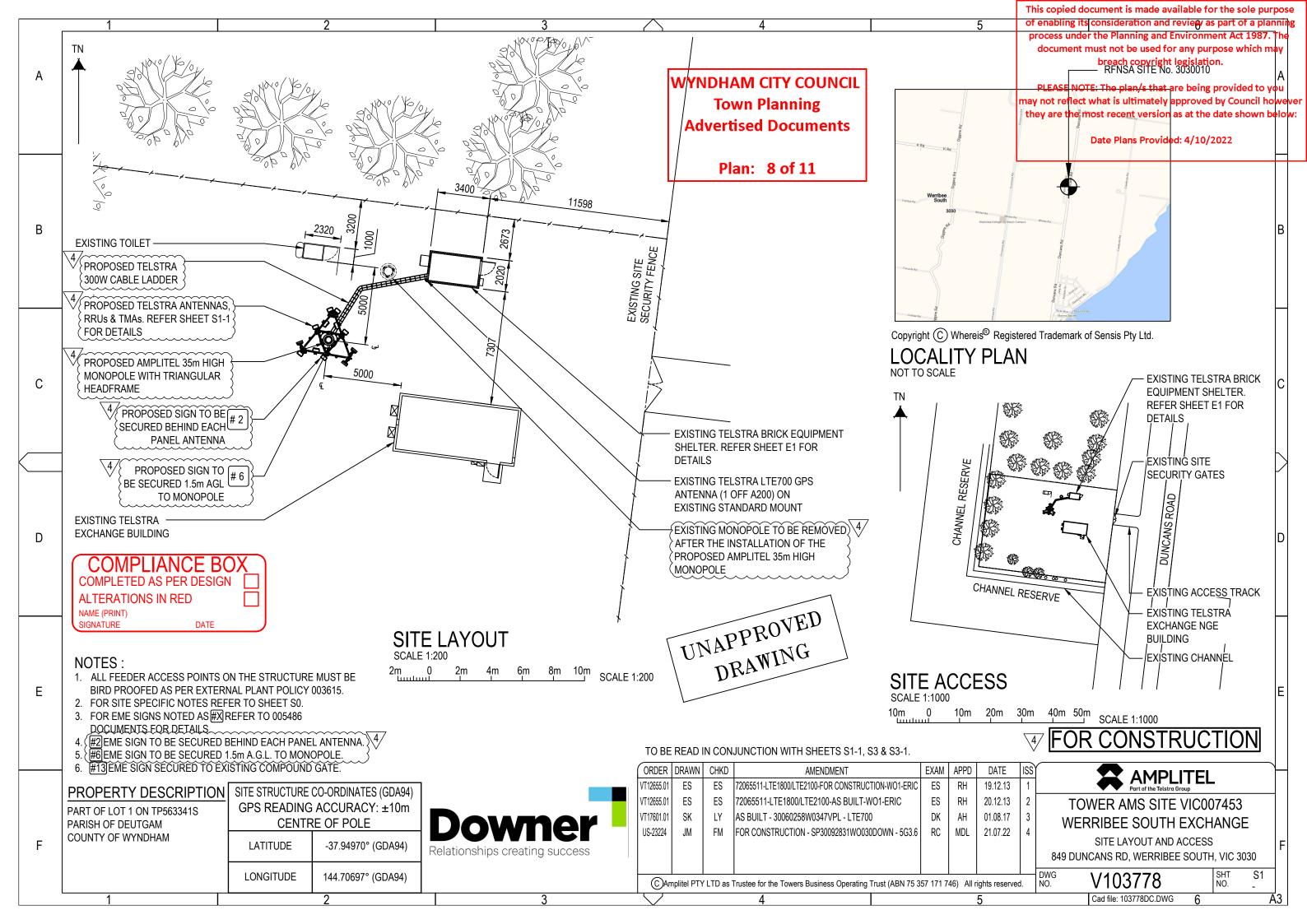
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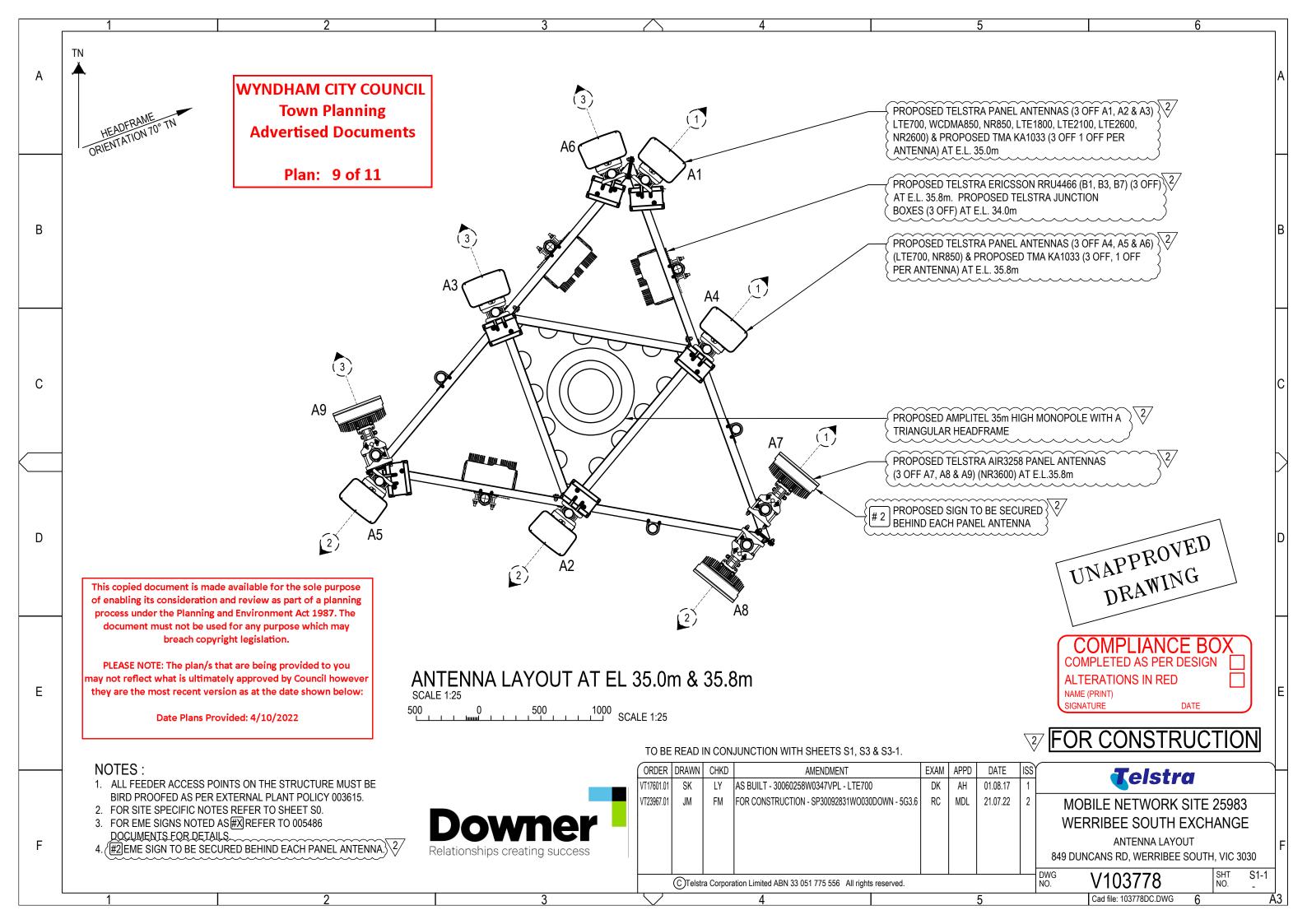
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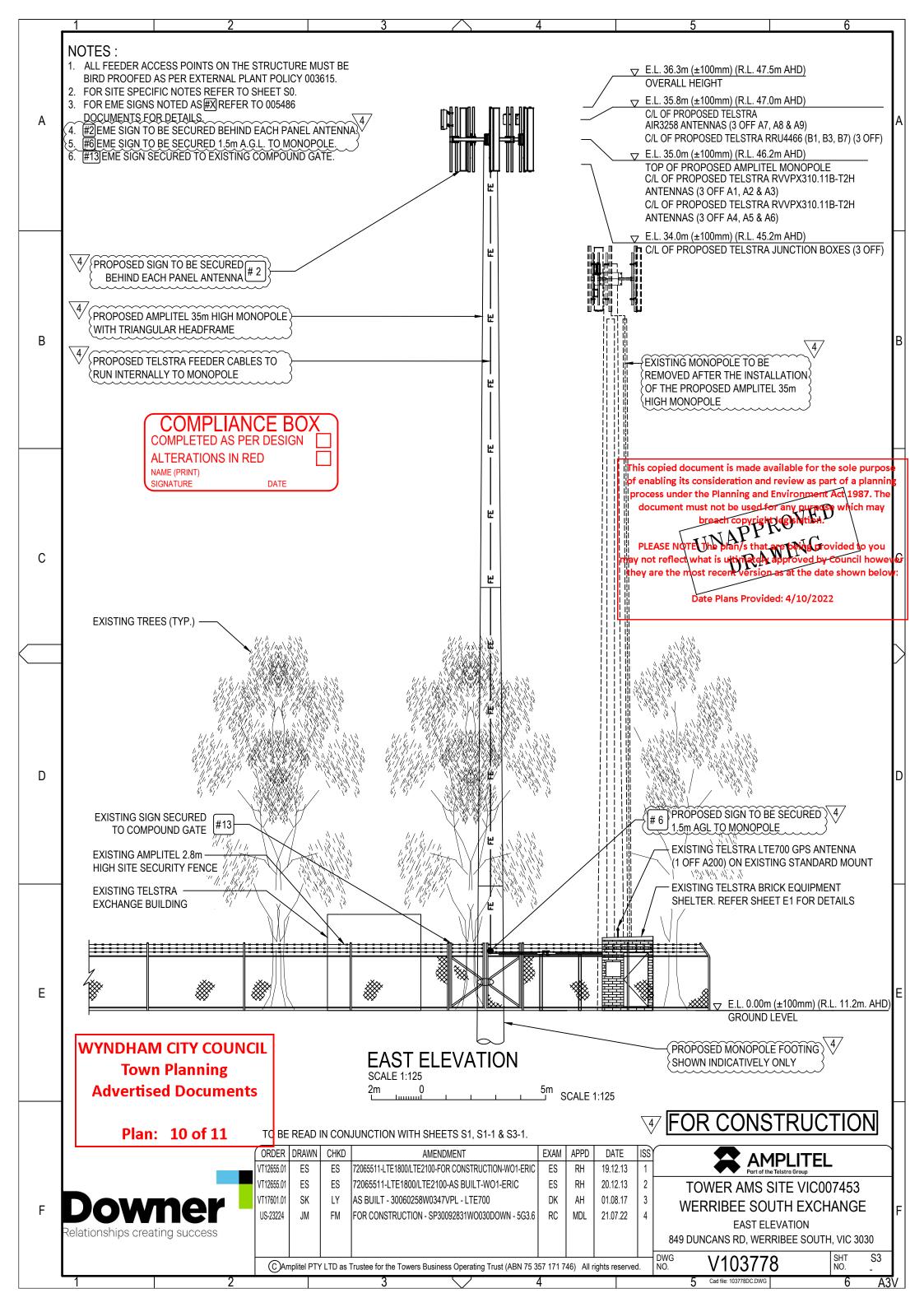
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