

Meander Valley Council

W O R K I N G T O G E T H E R

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 11 December 2018

COUNCIL MEETING VISITORS

Visitors are most welcome to attend Council meetings.

Visitors attending a Council Meeting agree to abide by the following rules:-

- Visitors are required to sign the Visitor Book and provide their name and full residential address before entering the meeting room.
- Visitors are only allowed to address Council with the permission of the Chairperson.
- When addressing Council the speaker is asked not to swear or use threatening language.
- Visitors who refuse to abide by these rules will be asked to leave the meeting by the Chairperson.

SECURITY PROCEDURES

- Council staff will ensure that all visitors have signed the Visitor Book.
- A visitor who continually interjects during the meeting or uses threatening language to Councillors or staff, will be asked by the Chairperson to cease immediately.
- If the visitor fails to abide by the request of the Chairperson, the Chairperson shall suspend the meeting and ask the visitor to leave the meeting immediately.
- If the visitor fails to leave the meeting immediately, the General Manager is to contact Tasmania Police to come and remove the visitor from the building.
- Once the visitor has left the building the Chairperson may resume the meeting.
- In the case of extreme emergency caused by a visitor, the Chairperson is to activate the Distress Button immediately and Tasmania Police will be called.



PO Box 102, Westbury,
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 11 December 2018 at 1.30pm.**

A handwritten signature in black ink, appearing to read 'M Gill', with a long, sweeping horizontal line extending to the right.

Martin Gill
GENERAL MANAGER

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Evacuation and Safety:

At the commencement of the meeting the Mayor will advise that,

- Evacuation details and information are located on the wall to his right;
- In the unlikelyhood of an emergency evacuation an alarm will sound and evacuation wardens will assist with the evacuation. When directed, everyone will be required to exit in an orderly fashion through the front doors and go directly to the evacuation point which is in the car-park at the side of the Town Hall.

Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 11 December 2018 at 1.30pm.

PRESENT:**APOLOGIES:****IN ATTENDANCE:****CONFIRMATION OF MINUTES:**

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 13 November, 2018, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
27 November 2018	<ul style="list-style-type: none">• Tasmanian Next Iconic Walk Experience• Council Committee Representatives• Council Meeting Time and Dates 2019• Federal Election Priority Projects

ANNOUNCEMENTS BY THE MAYOR:

Saturday 10 November 2018

Westbury Show

Saturday 24 November 2018

Deloraine Show

Tuesday 27 November 2018

Council Workshop

Thursday 6 December 2018

LGA Mayors Workshop – Launceston

Friday 7 December 2018

LGAT General Meeting – Launceston

Saturday 8 December

Opening of Meander Valley U3A Art Exhibition - Deloraine

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

PUBLIC QUESTION TIME

General Rules for Question Time:

Public question time will continue for no more than thirty minutes for 'questions on notice' and 'questions without notice'.

At the beginning of public question time, the Chairperson will firstly refer to the questions on notice. The Chairperson will ask each person who has a question on notice to come forward and state their name and where they are from (suburb or town) before asking their question(s).

The Chairperson will then ask anyone else with a question without notice to come forward and give their name and where they are from (suburb or town) before asking their question.

If called upon by the Chairperson, a person asking a question without notice may need to submit a written copy of their question to the Chairperson in order to clarify the content of the question.

A member of the public may ask a Council officer to read their question for them.

If accepted by the Chairperson, the question will be responded to, or, it may be taken on notice as a 'question on notice' for the next Council meeting. Questions will usually be taken on notice in cases where the questions raised at the meeting require further research or clarification. These questions will need to be submitted as a written copy to the Chairperson prior to the end of public question time.

The Chairperson may direct a Councillor or Council officer to provide a response.

All questions and answers must be kept as brief as possible.

There will be no debate on any questions or answers.

In the event that the same or similar question is raised by more than one person, an answer may be given as a combined response.

Questions on notice and their responses will be minuted.

Questions without notice raised during public question time and the responses to them will not be minuted or recorded in any way with exception to those questions taken on notice for the next Council meeting.

Once the allocated time period of thirty minutes has ended, the Chairperson will declare public question time ended. At this time, any person who has not had the opportunity to put forward a question will be invited to submit their question in writing for the next meeting.

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.
- The Chairperson may allocate a maximum time for each question, depending on the complexity of the issue, and on how many questions are asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.

- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to local government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

For further information please telephone 6393 5300 or visit www.meander.tas.gov.au

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – NOVEMBER 2018

1.1 Mr Geoff Lee, Deloraine

I understand that you have all received a letter from myself regarding trees and hedges in Urban areas. What is the situation and will you do anything towards it?

Response by Martin Gill, General Manager

Council provided feedback to the Law Society during the preparation of the Neighbourhood Disputes about Plants Act 2017 (Act). I have outlined the dispute resolution process included in the Act in my response to your letter. This is the process you should be using to have your concerns formally considered by the responsible authority, in this case the Resource Management and Planning Appeals Tribunal.

Council does not have a role under the provisions of the Act, except when the Planning Scheme provides specific direction about landscaping. The Meander Valley Interim scheme 2013 has no such provisions.

2. PUBLIC QUESTIONS WITH NOTICE – DECEMBER 2018

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – DECEMBER 2018

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – NOVEMBER 2018

1.3 Cr Tanya King

What measures could be reasonably adopted to promote more harmonious use of the town common?

Response by Matthew Millwood, Director Works

Council will develop a formal management plan (Plan) for the Westbury Town Common within the next 6 months. The Plan will consider the previously developed concept plan, logged natural values and endangered species at the site. The process would require a consultation phase and therefore it would be expected that varying viewpoints from the community would be received in relation to the use of this recreational space. The Plan would set clear parameters in relation to the use, maintenance regimes, protection of natural values and endangered species, and development opportunities.

2. COUNCILLOR QUESTIONS WITH NOTICE – DECEMBER 2018

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – DECEMBER 2018

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

GOV 5 COUNCIL TO PREPARE A PLANNING APPLICATION FOR VISITOR ACCOMODATION AT THE WESTBURY RECREATION RESERVE – CR JOHN TEMPLE

CERTIFICATION

"I certify that with respect to all advice, information or recommendation provided to Council with this agenda:

1. the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation, and
2. where any advice is given directly to Council by a person who does not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person."



Martin Gill
GENERAL MANAGER

"Notes: S65(1) of the Local Government Act requires the General Manager to ensure that any advice, information or recommendation given to the Council (or a Council committee) is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation. S65(2) forbids Council from deciding any matter which requires the advice of a qualified person without considering that advice."

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for items C&DS 1 to C&DS 2 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

C&DS 1 ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29) - UTILITIES (TELECOMMUNICATIONS FACILITY)

1) Introduction

This report considers application PA\19\0083 for Utilities (telecommunications facility) on land located at Zenith Court, Blackstone Heights (CT: 34448/29).

2) Background

Applicant

Telstra Corporation C/- Visionstream

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to in this report as the 'Scheme').

Use & Development

The proposal is for a telecommunications facility and the installation of:

- one (1) 25m telecommunications monopole;
- six (6) panel antennas on a triangular headframe at a height of 25m, this will raise the overall height to 26.3m;
- three (3) twin mounted amplifiers, mounted behind the antennas;
- one (1) 3.0m by 2.5m equipment shelter;
- 10m by 10m compound area fenced with a 2.4m high security chain wire fence; and
- ancillary equipment.

The elevation of the monopole, antenna and equipment shelter subject to this application is shown on Figures 1 and 2. The shelter being a 'pale eucalypt' colour. The tower will be constructed from concrete and will not be painted.

The use and development will not result in the modification or intensification of the existing access from Zenith Court.

Signage will be erected on the monopole and the front fence as per the proposal plans submitted with the application. The signs are incidental to the use and are for information and safety purposes.

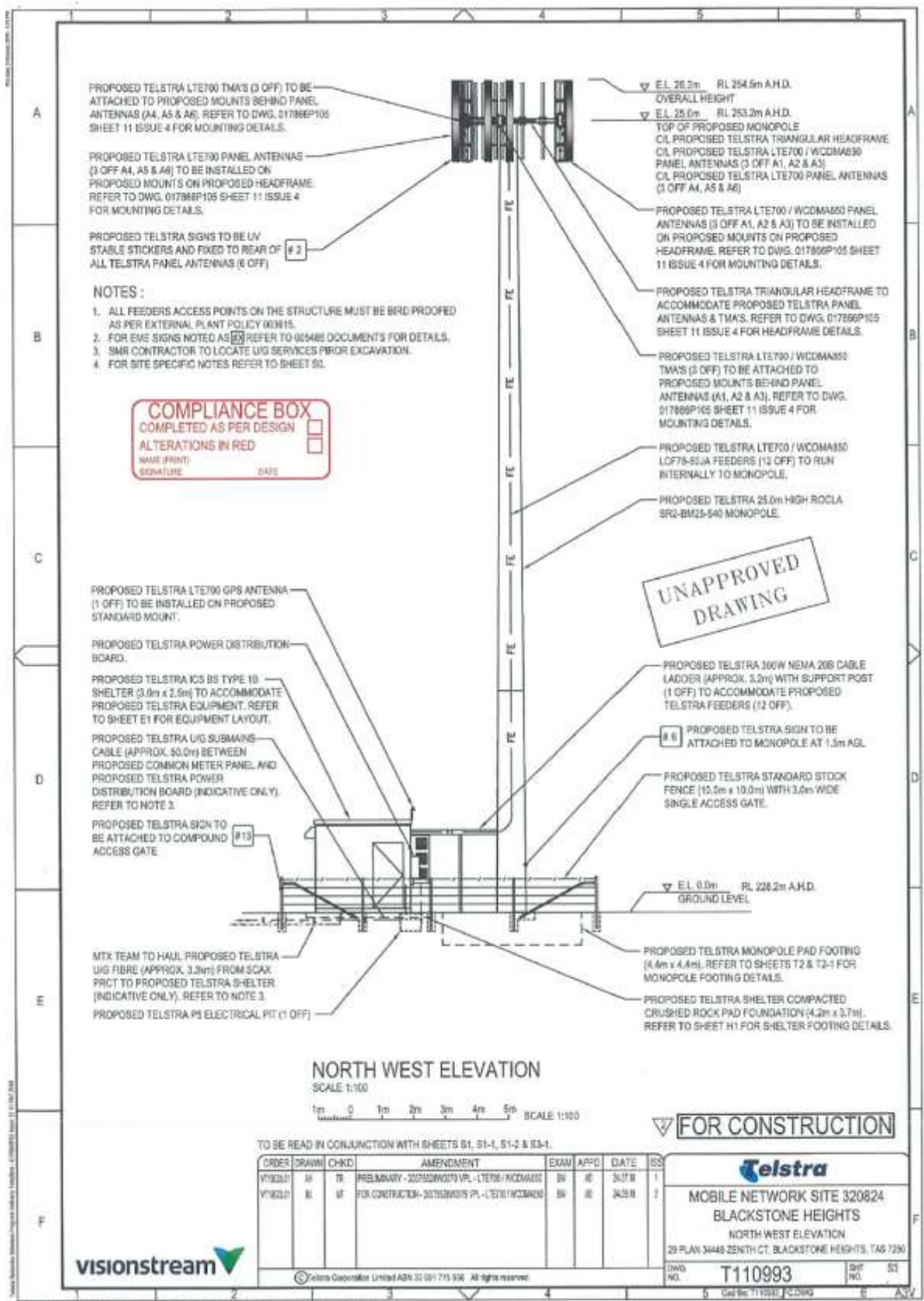


Figure 1: Proposal plan showing north-west elevation

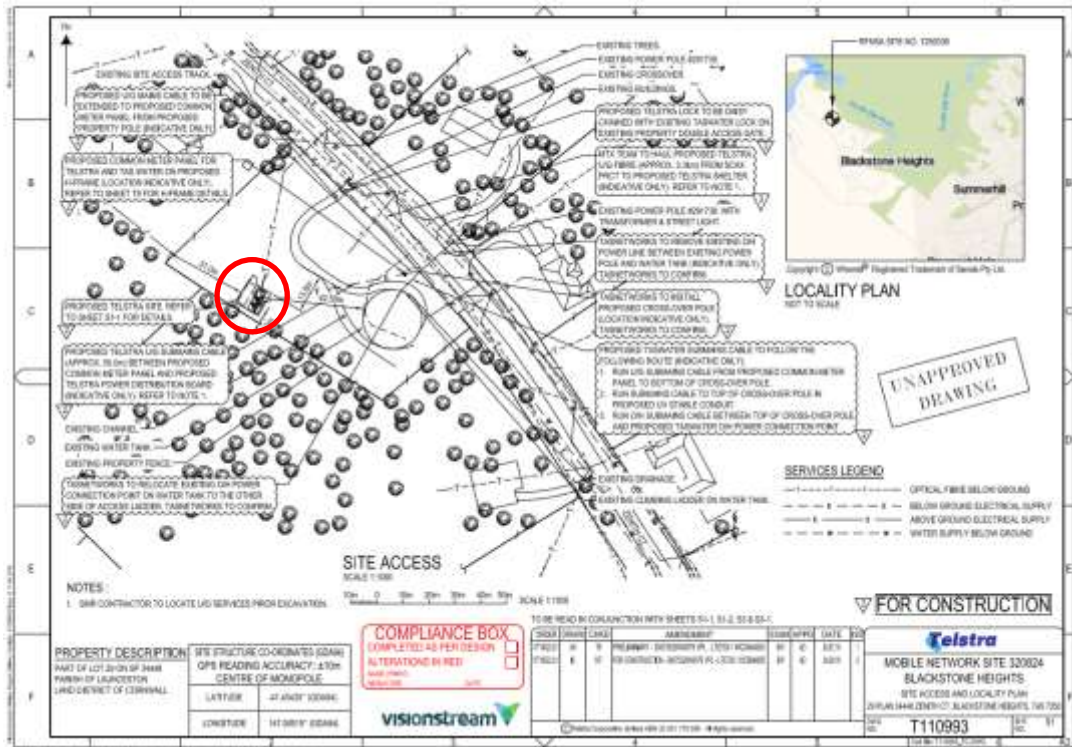


Figure 2: Site plan showing the location of the proposed telecommunication facility (circled in red)



Photo 1: Subject Site, showing the location of the proposed telecommunications facility on the site (source: Meander Valley Council)

Site & Surrounds

The subject site, located within the area known as Blackstone Heights which sits to the west of the suburbs of Summerhill, Prospect and Prospect Vale and to the south of the South Esk River.



Figure 3: Subject site outlined in red (source: theLISTmap)



Photo 2: Standing vegetation on 3 Zenith Court with the subject site and tank in the background



Photo 3: Subject site looking south across the subject site from Zenith Court. Standing vegetation contained on the subject site and at 3 Zenith Court in view

The subject site comprises an area of approximately 5404m² and has frontage of approximately 97m to Zenith Court. The subject site is secured by a chain mesh fence around its perimeter and is accessed via the existing crossover from the road carriageway of Zenith Court.

The subject site is positioned at the top of a hill and contains a water tank which is controlled and regulated by TasWater.

The tank has an estimated diameter of more than 20m and a height of approximately 6m. The setback from the frontage of Zenith Court is estimated to be 8m. The tank is screened by existing standing vegetation contained on the property at 3 Zenith Court (refer to Photo 2). While the tank sits below the natural ground level of the road carriageway of Zenith Court, the tank is not screened by vegetation or any other means along the frontage of the subject site (refer to Photo 3).

Other than the internal driveway and a few standing trees to the rear, the subject site contains no other major visible structures.

Blackstone Heights is a low density residential area comprising single detached dwellings on sites with lot areas ranging from approximately 1500m² to over 20,000m². Lake Trevallyn and the South Esk River wraps around the northern side of this residential area. The topography across the

area is depicted on Figure 4 and shows the elevated position of the subject site and road carriageway of Zenith Court.

The dwellings contained on the properties at 2 to 20 Zenith Court are set below the road carriageway with their living areas generally orientated away from the subject site towards the South Esk River and/or the Trevallyn Nature Recreation Area. The slopes of the Trevallyn Nature Recreation Area are densely vegetated with dry eucalypt forest and woodland.

The dwellings contained on the properties at 5 to 11 Zenith Court are generally orientated towards Lake Trevallyn and the vegetated and cleared slopes of the Grassy Hut Tiers.

The dwellings along Zenith Court are supplied with above ground power.

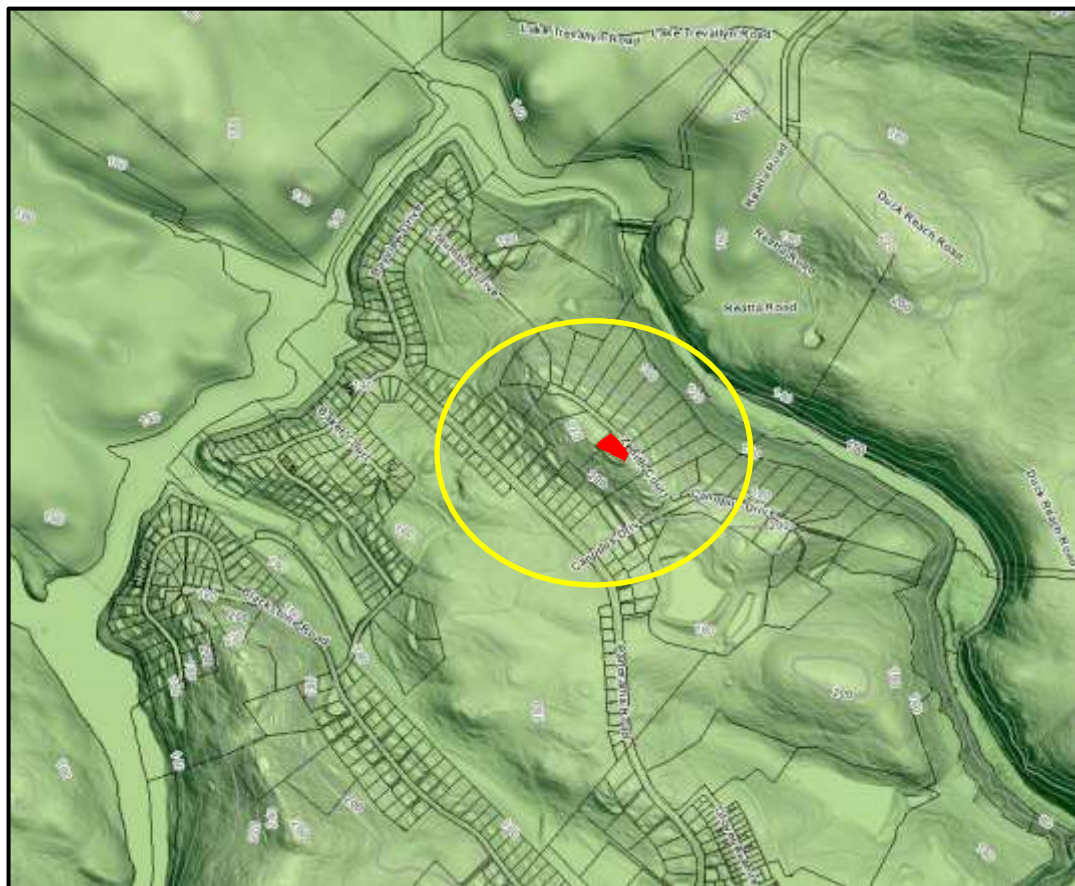


Figure 4: Topography of Blackstone Heights. Elevated position of Zenith Court (circled in yellow) highlighting the rise of the hill. Subject site shaded in red. The slopes of Grassy Hut Tier and Trevallyn Nature Recreation Area can be viewed from different vantage points of Zenith Court

The dwellings at 3 and 5 Zenith Court are the adjoining residential uses to the subject site. Dwellings at 6 and 8 Zenith Court, immediately opposite the subject site, are separated by the road reserve of Zenith Court.

The application is for a Utilities (telecommunications facility) which is a Permitted use in the zone. The telecommunication facility cannot comply with all the acceptable solutions and therefore is subject to a discretionary permit process.

Statutory Timeframes

Date Received:	31 October 2018
Request for further information:	Not applicable
Information received:	Not applicable
Advertised:	10 November 2018
Closing date for representations:	26 November 2018
Extension of time granted:	Not applicable
Extension of time expires:	Not applicable
Decision due:	11 December 2018

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications within statutory timeframes.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the Planning Permit.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

The application was advertised for the statutory 14-day period.

Three hundred and fifty seven (357) representations were received (attached documents). This includes the petition and the two (2) individuals who lodged the petition and each signatory to the petition. Please note that of the 357 representations, 327 persons were signatory to the petition. The representations are discussed in the assessment below.

9) Financial Impact

Not applicable.

10) Alternative Options

Council can either approve the application with amended conditions or refuse the application.

11) Officers Comments

Zone



Figure 5: Zoning of subject title and adjoining land (source: theLISTmap)

The subject property is located in the Utilities zone. The land surrounding the site is located in the Low Density Residential zone.

Overlays

The subject site is identified on the overlay maps to be within the Greater Launceston Urban Salinity Management Area. E16.4(e) exempts use and development from E16 Urban Salinity Code for utilities provision involving above ground supply of services.

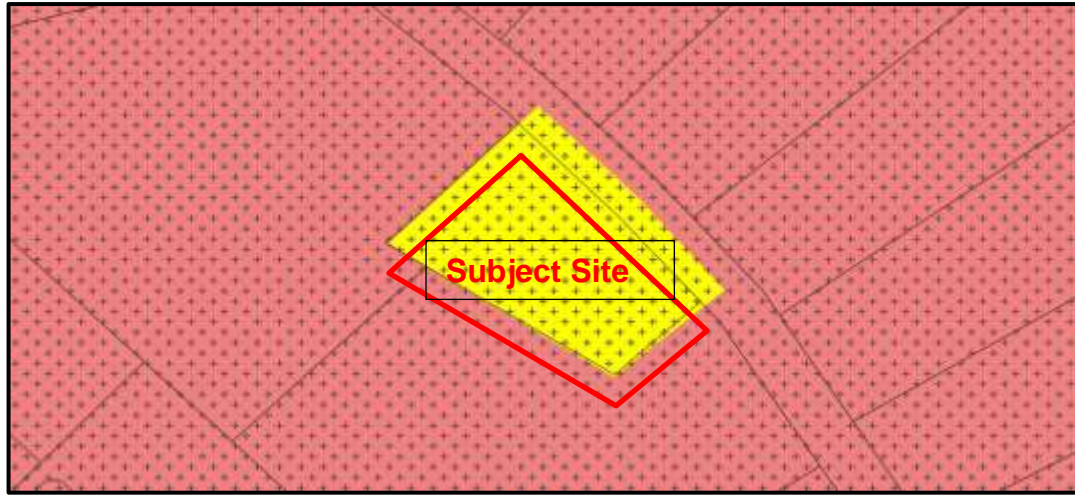


Figure 6: Overlay map of subject title and adjoining land (source: theLISTmap). The subject site is within the Greater Launceston Urban Salinity Area (hatched area)

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Utilities.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the Scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where use or development relies on performance criteria, discretion is applied for that particular standard only. To determine whether discretion should be used to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the Utilities zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

The following table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

Utilities Zone			
Scheme Standard		Comment	Assessment
28.3.1 Capacity of existing utilities			
A1	If for permitted or no permit required uses.	The proposed development is a Permitted use.	Complies
28.4.1 Building Design and Siting			
A1	Height must not exceed: a) 6m; or b) 15 m for ancillary antenna and masts for communication devices; or c) the height indicated in Table 28.4.1.	The height of the monopole including antennas and amplifiers is 26.3m.	Relies on Performance Criteria
A2	Buildings must be set back from all boundaries a minimum distance of 3m.	The development will be 2m from the rear boundary and well clear of the front and side boundaries. The proposal falls short of this requirement.	Relies on Performance Criteria

E6 Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	No requirement set in the Planning Scheme.	Complies

Performance Criteria

Utilities Zone
28.4.1 Building Design and Siting
<p>Objective</p> <p><i>To ensure that the siting and design of development:</i></p> <ul style="list-style-type: none"> <i>a) considers the impacts to adjoining lots; and</i> <i>b) furthers the local area objectives and desired future character statements for the area, if any.</i>
<p>Performance Criteria P1</p> <p><i>Height must:</i></p> <ul style="list-style-type: none"> <i>a) minimise the visual impact having regard to:</i> <ul style="list-style-type: none"> <i>(i) prevailing character of the landscape or urban pattern of the surrounding area; and</i> <i>(ii) form and materials; and</i> <i>(iii) the contours or slope of the land; and</i> <i>(iv) existing screening or the ability to implement/establish screening through works or landscaping; and</i> <i>v) The functional requirements of the proposed development or use; and</i> <i>b) protect the amenity of residential uses in the area from unreasonable impacts having regard to:</i> <ul style="list-style-type: none"> <i>(i) the surrounding pattern of development; and</i> <i>(ii) the existing degree of overlooking and overshadowing; and</i> <i>(iii) methods to reduce visual impact; or</i> <p><i>P1.2 Where development is unavoidably prominent in the landscape, it must provide a significant community benefit.</i></p>
Comment:

The development of the subject site proposes to erect a 25m pole and antennas. The overall height of the structure is 26.3m as shown on drawing number T110993 Sheet 3. The Acceptable Solution A1 requires that the height of new buildings and structures do not exceed 15m above natural ground level. As the proposed monopole and antennae are higher than 15m, the application cannot comply with the Acceptable Solution A1 and therefore relies on the corresponding Performance Criteria for its approval.

The Performance Criteria P1.1 is focussed on the visual impact of the proposed development and concerned with protecting residential amenity of the area.

If the development is considered to be unavoidably dominant in the landscape, the visual impact assessment required by the Performance Criteria P1.1 can be set aside and the Performance Criteria P1.2 is applied. If the Performance Criteria P1.2 is applied, the proposal must demonstrate that there is significant community benefit.

The subject site is located within the low density residential area of Blackstone Heights. The residential area of Blackstone Heights immediately surrounding the subject site is characterised by single detached dwellings contained on larger lots.

The shelter and monopole with headframe will be constructed from a range of materials. The facility is proposed to be setback close to the rear boundary, behind the existing water tank. This will screen a portion of the monopole and reduce the visual impact of the development on approach of the residential area of Zenith Court. The standing vegetation on the property at 3 Zenith Court and existing vegetation in the immediate area will also reduce the visual impact of the monopole from Panorama Road and Canopus Drive.

The telecommunications facility is not a habitable building and will not give rise to overlooking. The slim line of the monopole and its orientation will ensure that development will not cause unreasonable overshadowing of residential uses in the immediate area.

The telecommunication facility will be constructed on an elevated position and will be visibly prominent in the landscape as illustrated by Figures 7 and 8. Standing vegetation is established in an almost continuous band around the lower contours of the hill and provide's some screening. Additionally, the standing vegetation on the property at

3 Zenith Court will partially screen the development when viewed from the lower slopes of Panorama Road and Canopus Drive.

The described vegetation reduces the visual impact of the proposed telecommunications facility when viewed from the public roads of Panorama Road, Bayview Drive and Canopus Drive. Nevertheless, the height of the monopole and headframe will intrude into the skyline above the tree canopy and it will be visible in the landscape when viewed from the abovementioned public roads.

Accordingly, it is concluded that the elevation of the subject site in combination with the proposed height of the telecommunication facility means that the development will be unavoidably prominent in the landscape. Consequently, it is determined that the Performance Criteria P1.2 is applied in the assessment of this application.



Figure 7: Cross-section of topography showing the elevation of the subject site between South Esk River and Canopus Drive (source: Google Earth Pro). The location of the subject site shown by the dark pink line indicating the highest elevated point in the landscape



Figure 8: Cross-section of topography showing the elevation of the subject site between Panorama Road and South Esk River (source: Google Earth Pro). The location of the subject site shown by the dark pink line showing that the subject site is located at the highest elevated point in the landscape

The function and purpose of the telecommunication facility is to serve the residential area of Blackstone Heights. The supporting information contained within the application demonstrates that the purpose of the telecommunication facility forms part of the State and Federal Governments Mobile Black Spot Program. The height is a functional requirement and is critical to enable mobile phone coverage to be achieved.

The telecommunication facility is to benefit the residential area of Blackstone Heights and its occupants and achieve the objectives set out by the State and Federal Governments. The benefit is broad reaching as coverage will serve residents as well as visitors.

According to the Australian Bureau of Statistics (2016 Census Quickstats), Blackstone Heights has a population of 1,270 persons. Telstra has calculated the area of coverage that will result from the construction of this facility. This has determined that two-thirds of the population of Blackstone Heights will benefit from the improved telecommunication infrastructure provision. Telstra has advised that this is estimated to equate to approximately 846 persons. Telstra estimates that it holds 70% of the market and therefore will improve coverage to around 46% of the population of Blackstone Heights.

The infrastructure facility provided on the subject site will also provide for services to the future residential development within the Low Density Residential zone such as the area west of Panorama Road.

Additionally, the telecommunication facility will also provide coverage for 000 emergency calls.

The benefit to the community extends beyond the residential area of Blackstone Heights to include other Telstra customers, working and travelling through the area. Improved infrastructure will also provide benefit to all mobile users with respect to emergency calls irrespective of their provider. Additionally, the telecommunication facility is a Government funded program and will enable other carriers to co-locate equipment on the monopole to service their customers.

The supporting information contained within the Planning Report prepared by Visionstream demonstrates that the proposal is designed with regard to Sections 4.1 and 4.2 of the Mobile Phone Base Station Deployment Industry Code (C564:2011) and relevant Commonwealth legislation.

The telecommunication facility is consistent with the local area objectives as that it is intended to address and provide infrastructure certainty with respect to providing mobile phone coverage in this location. There are no desired future character statements.

The proposal complies with the objectives.

Performance Criteria P2

Building setbacks must:

- a) *complement existing building setbacks in the immediate area; and*
- b) *minimise adverse impacts on adjoining land uses having regard to:*
 - (i) the form of the building; and*
 - (ii) the contours or slope of the land; and*
 - (iii) methods to reduce visual impact; and*
- c) *protect the amenity of adjoining residential uses from unreasonable impacts of overshadowing and overlooking having regard to:*
 - (i) the surrounding pattern of development; and*
 - (ii) the existing degree of overlooking and overshadowing; and*
 - (iii) methods to reduce overlooking and overshadowing.*

Comment:

The proposed telecommunications facility will be setback a distance of

2m from the rear title boundary of the subject site. A setback of more than 3m is achieved from the compound area and all other boundaries. The proposed 2m from the rear boundary setback falls short of the required setback of 3m and therefore cannot comply with the Acceptable Solution A2 and therefore relies on the Performance Criteria P2 for its approval.

The Performance Criteria P2 (a) seeks to complement the existing building setbacks of the immediate area. The immediate area of the subject site is to include the properties along both sides of Zenith Court, the properties on the north-eastern side of Panorama Road and the northern side of Canopus Drive.

The setbacks of buildings in the immediate area are dependent on:

- the lot configuration – area, shape, depth and width; and
- topography.

The properties at number 4 to 18 Zenith Court are narrow elongated parcels of land with a lot depth of more than 200m. The buildings on these properties are clustered together close to the frontage of Zenith Court, towards the rise of the hill . The setbacks of buildings from the frontage ranges from approximately 5m to 30m. Setbacks of buildings to the rear title boundary are in excess 150m. The setbacks of buildings to side boundaries ranges from an estimated 2m to larger setbacks of approximately 20m.

The residential properties at 1 to 7 Zenith Court are irregular shaped lots with areas between approximately 1.3ha to 2.4ha and have depth of more than 100m. The setbacks of residential buildings from the frontages are more than 10m. Generous setbacks in excess of 50m are also achieved from the rear title boundaries. Building setbacks from side boundaries are more than 5m.

The internal lots accessed from Panorama Road and Canopus Drive generally have their buildings setback towards the north-eastern lot boundaries. Building setback varies from approximately 5m to 20m.

The conventional lots on the north-eastern side of Panorama Road have their buildings setback from the frontage of more than 20m. Rear and side setbacks varies, although it is noted that there are outbuildings with small setbacks of less than 3m from the rear boundaries of these properties.

The lot configuration and area of the subject site is considerably smaller

in area and depth when compared to the adjoining lots. Consequently, to reduce the visual impact of the compound area and telecommunication facility, large setbacks have been retained from the frontage of Zenith Court and the side boundaries. The 2m setback to the rear boundary is from the fencing erected around the compound area and not to the monopole itself. The reduced building setback to the rear of the subject is in keeping with other setbacks on adjacent properties and complements the existing building setback in the immediate area. The proposal satisfies the Performance Criteria P2(a).

The residential properties at 3 and 5 Zenith Court are the adjoining land uses to the subject site. The rear title boundary of the subject site shares its title boundaries with the properties at 3 and 5 Zenith Court for a length of approximately 81.6m and 17.6m respectively.

The single storey detached dwelling and garage at 5 Zenith Court is setback an estimated distance of 19m from the subject site. A garage is located to the east of this dwelling and is setback an estimated distance of 7m from the shared boundary with the subject site.

The dwelling is located more than 45m from the proposed location of the telecommunication facility. The orientation of the dwelling is in a south-westerly direction towards Lake Trevallyn and Grassy Hut Tier. The private open space is located on the south-western side of the dwelling. It is also noted that a picnic area utilised by the occupants of the dwelling is situated in close proximity of the rear boundary of the subject site. The picnic area is located on a lower elevation than the telecommunications facility (refer to Figure 9).

The rise and established standing vegetation between the common north-western boundaries of the subject site and 5 Zenith Court, provides a buffer between the dwelling and the subject site.

The property at 3 Zenith Court is an irregular shaped lot comprising an area of approximately 1.8ha. The single storey dwelling is located to the eastern side of the subject site, an estimated distance of more than 70m from the telecommunication facility. The standing vegetation at 3 Zenith Court provides some screening from the proposed telecommunication facility.

The water tank on the subject site is setback approximately 8m from the frontage. The proposed compound is setback behind the water tank, reducing the impact of the monopole and shelter from the frontage of

Zenith Court.

The monopole itself will be located approximately 4m to the rear boundary with the headframe mounted on the monopole achieving a setback of approximately 2.5m from the same boundary (refer to Telstra Drawing No T110933 Sheet No S1-1 in attachments). The shelter is situated to the north of the monopole. The shelter will screen the base of the monopole when the subject site is directly viewed from the frontage of Zenith Court.

The monopole has a width of no more than 1m for its entire length. The maximum height including the mounted headframe is approximately 26.3m. The shelter and other structures associated with the compound area will have a height of less than 3m.

The monopole will not cause overlooking as it is a non-habitable or project a shadow that will detrimentally impact on the amenity of the residential uses.

The proposal complies with the objectives.


Representations

Three hundred and fifty seven (357) representations were received (attached documents). This includes the petition and the two (2) individuals who lodged the petition and each signatory to the petition. Please note that of the 357 representations, 327 persons were signatory to the petition. A summary of the key issues raised in the representations are provided below.

Comment:

Concerns Raised	Response
Object to the Use and Development.	The use class is 'Utilities' is listed as Permitted at 28.2, Use Table as it is for a major utility. The proposal for use and development is consistent with the purpose and intent of the Utilities Zone.
The use and development will result in significant loss of visual amenity to the	The visual amenity impacts on adjoining properties are considered by the above assessment.

<p>residents of Zenith Court.</p> <p>The facility will be erected on cleared land on the highest point there will be no possibility of screening to preserve amenity and rural character.</p> <p>The existing water tank is 6m high and pole will be nearly 5 times higher.</p> <p>The proposed telecommunications facility will have a negative impact on the skyline, natural beauty and surrounding hills. The proposal will change aesthetics of Zenith Court.</p> <p>Visual impact of the development will be imposing. Gumtrees and vegetation will not grow high enough to screen tower.</p> <p>The application does not propose any additional screening.</p>	<p>The assessment demonstrates that the proposal can comply with the requirements of the Scheme.</p> <p>Noting the concerns of the representations, in the event the use of the telecommunication facility ceases for a period of 2 years, it is recommended that if a permit is granted, a condition be added requiring the monopole and headframe to be dismantled.</p>
<p>Objection to a 2m setback from the rear boundary of the subject site.</p> <p>The setback from the rear boundary should be increased to 7m. The reduced setback will impact on the enjoyment of the adjoining property at 5 Zenith Court.</p>	<p>The visual amenity impact on adjoining properties is considered by the above assessment.</p> <p>In addition to the above assessment, the following comments are offered.</p> <p>The required setbacks in the Utilities Zone does not require any regard to the setback requirements of the Low Density Residential Zone.</p> <p>Imposing a 7m setback from the rear</p>

	<p>boundary will move the development forward increasing its visual impact on the streetscape of Zenith Court.</p> <p>It is not recommended that the setback of the development from the rear boundary be modified.</p>
<p>Property owner of 5 Zenith Court is of the view that the development will impact negatively on the picnic area on his property as referred to in the representation.</p>	<p>It is also noted that a picnic area (refer to Figure 9) utilised by the occupants of the dwelling which is situated in close proximity of the rear boundary of the subject site. The picnic area is located on a lower elevation than the telecommunications facility. The monopole is set to the side and not directly behind the picnic area. The monopole is setback more than the required distance of 3m from the rear boundary of the subject site.</p>  <p>Figure 9: The picnic area of 5 Zenith Court referred to in the representation is outlined in yellow. The subject site is outlined in red</p> <p>It is not recommended that the setback of the development from the rear boundary be modified.</p>
<p>The telecommunication facility and associated structures will reduce housing values and saleability to surrounding properties.</p>	<p>The Utilities Zone does not consider the impact the proposed development has on the housing values and saleability to the surrounding area. The proposed use and development is consistent with the local area objectives of the Utilities zone.</p>

	<p>This matter is not relevant to the assessment of the application.</p>
<p>There is no fire plan to deal with electrical faults or lightning strike common in Zenith Court.</p> <p>A setback of 7m from the rear boundary should be achieved to allow for fire risks to be managed and mitigated on the subject site.</p>	<p>E1.0 Bushfire Prone Areas Code is not applicable and therefore is not a matter considered under the Scheme.</p> <p>A revision of the setback to the rear boundary is not recommended.</p> <p>This matter is not relevant to the assessment of the application.</p>
<p>The Tasmanian Wedged Tail Eagle is known to nest at the end of Canopus Drive. There are no measures to protect their presence in the area.</p>	<p>The subject site is does not have an area identified as priority habitat on the planning scheme maps. The application does not propose the removal of native vegetation. Therefore, E8 Biodiversity Code is not applicable to the assessment of this application.</p> <p>This matter raised is not relevant to the assessment of the application.</p> <p>However Telstra, in recognition of the nesting of the Tasmanian Wedged Tail Eagle in the area, have agreed to not commence construction until the end of the breeding season in March.</p> <p>It is recommended that if a permit is granted, a condition be added to address this matter.</p>
<p>There are concerns that there are health risks to adjoining residents. Representors claim that there is insufficient research to determine the health risks. A range of documentation was submitted to support the health risk claims.</p>	<p>The proposal must adhere to relevant Commonwealth Legislation and Regulation regarding mobile phone facilities and equipment administered by the Australian Communications and Media Authority (ACMA).</p> <p>The ACMA adopted a standard, known as the "Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003. This standard is</p>

	<p>prepared by the Australian Radiation Protection and Nuclear Safety Agency. It is the same as the recommended by International Commission for Non-Ionising Radiation Protection.</p> <p>The Environmental Health Officer of the Meander Valley Council was consulted with respect to the proposed used and development of land.</p> <p>The Environmental Health Officer has noted that the Environmental EME report by Visionstream dated 14/09/2018 indicates the maximum EME level calculated for the proposed monopole is 0.43% of the public exposure limit under the Radiation Protection Standard set by the Australian Radiation Protection and Nuclear Safety Agency (ARPNSA).</p> <p>The Scheme does not refer to any specific standard that considers health in the assessment of this application.</p>
<p>The representors urge for the telecommunication facility be constructed at an alternative location away from residential uses.</p>	<p>The application must assess the proposed use and development for the subject site.</p> <p>An alternative location cannot be considered as part of this assessment process.</p>
<p>There is concern that the monopole is not structurally sound and is at risk of collapse.</p>	<p>The application will be assessed against the requirements of the <i>Building Act 2016</i>.</p> <p>This is not a matter considered at the planning permit stage.</p>
<p>It is claimed that noise and vibration levels will be increased by the development. There is an observation that that there is already a constant hum emanating from the TasWater site.</p>	<p>The E11 Environmental Impacts and Attenuation Code is not triggered by this application.</p> <p>There is no requirement under the Scheme to assess noise or vibration levels.</p>

<p>There is concern that the application is misleading and that the standards referred ARPNS Agency Standards are outdated.</p>	<p>The ARPNS standard and any required review is not relevant to the assessment of the application.</p>
<p>The proposed use and development should be classified as subdivision pursuant to s80 of the <i>Local Government and Building Miscellaneous Act 1993</i></p>	<p>Section 80 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> determines that a lease which exceeds a term of 10 years becomes a subdivision. The application states that the arrangement with the land owner is for a 10 year lease with the option for a future separate 10 year term lease. This arrangement does not activate the subdivision provisions under the Scheme.</p> <p>This matter is not relevant to the assessment of the application under the Scheme.</p>
<p>The height of the development exceeds council's restrictions for that site so excessively there will be no way to screen or distract from the telecommunications facility dominance over the surrounding areas especially those residences within such close proximity to its base.</p>	<p>This matter is considered in the above assessment.</p> <p>The application has demonstrated to satisfy the Performance Criteria of the Standard at 28.1.1.</p> <p>The application complies with all other relevant aspects of the Scheme .</p>
<p>The proposed monopole and antennae has a height of 28m.</p>	<p>The north-western elevation shown for the monopole on drawing number T110993, Sheet 3, shows the maximum height to be 26.3m.</p>
<p>Disappointed with limited informal community consultation and Telstra/Visionstream behaviour.</p>	<p>Pursuant to the <i>Land Use Planning and Approvals Act 1993</i>, the application was advertised the required statutory period of 14 days.</p> <p>Informal community consultation is not required outside of the statutory requirements. Behaviour of an applicant or company is not relevant to the</p>

	<p>assessment of this application.</p> <p>This matter raised is not relevant to the assessment of this application under the Scheme.</p>
<p>The proposed use and development is contrary to the Prospect Vale-Blackstone Heights Structure Plan or any other strategic document.</p>	<p>The application is assessed against the relevant provisions of the Scheme.</p> <p>The Structure Plan is not a document referred to under the Scheme and cannot be used to assess use and development pursuant to s57 under the <i>Land Use Planning and Approvals Act 1993</i>.</p>
<p>Representation queries whether there is sufficient information contained within the application to determine the community benefit. Dispute that there is no verifiable evidence of any blackspots.</p>	<p>Additional information by Telstra and Visionstream has been provided in response to the representations made. This information is attached.</p>

Conclusion

In conclusion, it is considered that the application for Use and Development for a telecommunications facility in the Utilities zone provides a significant community benefit and therefore is supported.

AUTHOR: Heidi Goess
Consultant Planner

12) Recommendation

It is recommended that the application for Use and Development for Utilities (telecommunications facility) on land located at Zenith Court, Blackstone Heights (CT: 34448/29) by Telstra Corporation C/- Visionstream, requiring the following discretions:

- Clause 28.4.1 - Building Design and Siting

be APPROVED, generally in accordance with the endorsed plans:

- a) Telstra; Date: 24/09/2018; Drawing No.: T110993; Sheet No. S1;S1-1, S1-2, S3; and
- b) Planning Report, Application for a Planning Permit, Proposed Telecommunications Facility at Zenith Court, Blackstone Heights Tas 7250 prepared on behalf of Telstra Corporation Limited by Visionstream Pty Ltd, October 2018.

and subject to the following conditions:

1. If the telecommunications facility falls into disuse for a period of 2 years the owner/operator shall be responsible for its removal within the ensuing year and site remediation.
2. No work is to commence on site until after breeding season of the Tasmanian Wedge Tail Eagle is complete in March. Advice may be sought from DPIPWE to ensure the season has ended.

Note:

1. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au
2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
 - a) Building approval
 - b) Plumbing approval

All enquiries should be directed to Council's Permit Authority on 6393 5322 or Council's Plumbing Surveyor on 0419 510 770.

3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.

- c) Any other required approvals under this or any other Act are granted.
- 4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
- 5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
- 6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
- 7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
- 8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

APPLICATION FORM



PLANNING

Land Use Planning and Approvals Act 1993

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

Index No.	12571	
Meander Valley Council		
WORKING TOGETHER		
RCVE	30 OCT 2018	MVC
Action Officer	SS	Dept. 005
OFFICE USE ONLY		

Property No:	1 2 5 7 1	Assessment No:	1 0 - 1 7 0 0 - 0 0 4 0
DA\	1910118	PA\	1910083

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	Zenith Court	Certificate of Title:	34448
Suburb:	Blackstone Heights	7250	Lot No: 29
Land area:	5404 m ²	m ² / ha	
Present use of land/building:	Tax Water Facility	(vacant, residential, rural, industrial, commercial or forestry)	
Does the application involve Crown Land or Private access via a Crown Access Licence:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Heritage Listed Property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Forestry	<input type="checkbox"/> Demolition	
<input checked="" type="checkbox"/> Other	Telecommunications	

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials:

External walls:	Concrete monopole	Colour:	Light Grey
Roof cladding:	Colorbond Shelter	Colour:	Pale Eucalypt

25 October 2018

Statutory Planning
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Index No.			
Doc No.			
RCVD	30 OCT 2018		MVC
Action Officer		Dept.	
EO		OD	

Dear Sir/Madam,

Planning Permit Application for Proposed Telecommunications Facility at TAS Water site, Zenith Court, Blackstone Heights TAS 7250

Please find attached a planning permit application relating to the proposed installation of a new Telecommunications Facility.

As you may be aware, this application for a new Telecommunications Facility at Blackstone Heights is driven by the State and Federal Government Funded Black Spot Program to ensure reliable coverage is provided to this region.

As a Licensed Carrier under the Commonwealth Telecommunications Act 1997, Telstra is also obliged to comply with the Industry Code; Communications Alliance Ltd C564:2001 *Industry Code – Mobile Phone Base Station Deployment* (refer to as the Deployment Code) in relation to the above proposal. Under the Deployment Code, Sections 4.1 and 4.2 are relevant to the preparation of the above planning permit application.

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 this Code.

Community Consultation

Following a number of enquiries and submissions from neighbouring properties and for transparency, Telstra and Visionstream conducted a Community Information Session regarding the proposal. The community had expressed a desire for further information and a perceived 'lack of consultation' despite a planning application not being lodged at the time.

The Information session was held at the Country Club, Launceston Tasmania on Thursday 20th September 2018, between the hours of 4pm to 6pm. Approximately 30 to 40 residents attended this session.

A summary of consultation undertaken to date includes the following;

- Submissions received from mid July 2018 from community members following advice that Telstra was investigating at a facility at the Tas Water site, Zenith Court, Blackstone Heights
- Telstra and Visionstream determined that a 'Drop In Session' and extended consultation was the most appropriate form of engaging the public as a result of the feedback received.
- Invitation sent to all properties within 500m of the proposed TAS Water site at Zenith Court. Members of the community who had directly contacted Visionstream and Telstra were also emailed a personal invite. An advertisement was also placed in 'The Examiner' newspaper informing people of the Information Session.
- The Information session was undertaken on the 20th September 2018.
- A community consultation page on the RFNSA website provided details to the general public of the Telstra proposal.
- Feedback was received at this session. All interested and affected parties were advised that the 5 October 2018 was the last day for submissions, including confirmation of the close out date made public on the RFNSA.
- In total, 20 people made submissions relating to the proposal, including the feedback provided at the Community Info session. Issues raised included lack of community consultation, visual

Planning Report

Application for a Planning Permit

Proposed Telecommunications Facility at
Zenith Court, Blackstone Heights TAS 7250
(Part of Lot 29 on SP 34448, Parish of Launceston,
Land District of Cornwall)

Prepared on behalf of Telstra Corporation Limited by Visionstream Pty Ltd

October 2018



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1. EXECUTIVE SUMMARY

1.1 Site and Proposal Details

Address of Site	Zenith Court, BLACKSTONE HEIGHTS TAS 7256
Legal Property Description	Part 29 on SP34448 Parish of Launceston, Land District of Cornwall
Local Authority	Meander Valley Council
Permit Trigger	Clause 28.0
Zone and Overlay	Utilities Zone (28.0) Urban Salinity Overlay (E16)
Use	Telecommunications Facility
Owner	TAS Water PO Box 7248 HOBART TAS 7248

1.2 Applicant Details

Applicant	Telstra Corporation Limited ABN 051 775 556 C/- Visionstream Pty Ltd Locked Bag 4001 Heatherton VIC 3202	
Contact Person	Clinton Northey	Ph. 0414 367 361 clinton.northey@visionstream.com.au
Our Reference	VT19023.01	

2 INTRODUCTION

This report has been prepared by Visionstream on behalf of Telstra as supporting information to a Planning Permit Application for the use and development of a new 25m telecommunications monopole at Zenith Court, BLACKSTONE HEIGHTS TAS 7250, formally known as Lot 29 on SP34448, Parish of Launceston, Land District of Cornwall.

Refer to Appendix 1 for Title details

This report addresses the merits of the development with regard to the provisions of the *Meander Valley Interim Planning Scheme 2013*.

3 THE PROPOSED DEVELOPMENT

The proposed telecommunications facility at Zenith Court, BLACKSTONE HEIGHTS TAS 7250, is comprised of the following:

- The installation of one (1) new 25m telecommunications monopole;
- The installation of six (6) panel antennas on a new triangular headframe at a height of 25m;
- The installation of three (3) Twin Mounted Amplifiers (TMAs) behind the proposed panel antennas;
- The installation of one (1) new 3.0m x 2.5m Telstra equipment shelter used to house equipment associated with the facility;
- Installation of new 10m x 10m compound area to house the facility. This compound will be surrounded by a 2.4m high security chain wire fence;
- The installation of ancillary equipment.

Refer to Plans attached at Appendix 2.

4 PURPOSE OF THE PROPOSAL

The purpose of this application is to receive development approval for the installation of a telecommunications facility at Zenith Court, Blackstone Heights on behalf of Telstra.

- Federal Government's Mobile Black Spot Program

This program will deliver mobile coverage to a large number of regional and remote communities who, for the first time, will be able to access fast mobile voice and data services. The improved coverage is increasing access to new technologies for key regional sectors like agriculture, transport, mining and tourism – technologies which rely on a fast, reliable and affordable mobile network.

The Mobile Black Spot Program builds upon significant investments already undertaken by Telstra to expand and upgrade our mobile network. Our partnership with the Federal Government will involve Telstra investing an additional almost \$260 million of our own funds to build more than 650 new sites access the three rounds of the Mobile Black Spot Program. This is over and above the billions of dollars we have spent on our mobile network in recent years.

We've worked with State and Local Governments to attract tens of millions of dollars in additional targeted funding.

Telstra is committed to providing improved mobile coverage to regional and remote Australia. Over the past 10 years, approximately 15 per cent of our total capital investment has been in areas which cover the remotest 2 per cent of the population.

Our network investment expenditure is almost entirely self-funded. In the 11 years to 2016, less than 1 per cent of the money spent on our network has been government funded.

In addition to the Mobile Black Spot Program, Telstra will also be installing up to 250 small cells in selected areas where appropriate infrastructure is available, which will bring high speed 4G data services to small country towns. These small cells also support 4G HD (VoLTE) Calling, allowing customers to make calls on supported handsets.

Telstra continues to invest significantly in maintaining and expanding our mobile network across Australia.

By way of a background:

Mobile phones and mobile broadband devices continue to play an important role in the lives of Australians. This includes providing the fundamental ability to be in contact with family and friends, operating businesses more efficiently and effectively as well as dialing triple 0 during natural disaster or other emergencies.

Because of the ever growing demand for more data and better reception, mobile phone carriers such as Telstra continually have to upgrade and expand mobile phone networks to eliminate coverage blackspots and to keep up with the demands and expectations placed upon them by the community.

Recently Telstra has identified the need to increase the capacity of the mobile phone networks to eliminate coverage blackspots and to keep up with the demands and expectations placed upon them by the community.

Recently Telstra has identified the need to increase the capacity of the mobile phone network in Blackstone Heights due to demands placed upon the existing network by people in the locality.

As the incumbent telco Telstra knows how important access to modern telecommunications infrastructure is and in order to remedy the lack of mobile phone coverage in the after mentioned areas Telstra wishes to establish a new mobile telecommunications base station facility at the Tas Water site a Zenith Court, Blackstone Heights.

5 MOBILE TELECOMMUNICATIONS NETWORKS

A mobile telecommunications network is made up of multiple base stations covering a geographic area. They work by sending and receiving low power radio signals from their antennas to mobile phones and other mobile devices such as tablets, wireless dongles etc. Base stations are designed to provide service to the area immediately surrounding the base station and can be up to several kilometers. Depending on the technical objectives of a base station, the physical characteristics of each telecommunications facility; such as its height, number and size of antennas, equipment, cabling etc. will vary.

As a general rule, the higher the antennas at a base station, the greater it's range of coverage and its ability to relieve capacity issues. If this height is compromised, additional facilities, and thus more infrastructure will be required for any given locality. The further a facility is located away from its technically optimum position, the greater the compromise of service. This may result in coverage gaps and require additional or taller base stations to provide adequate service.

Each base station transmits and receives signals to and from mobile devices in the area. As the mobile device user moves around, their device will communicate with the nearest base station/ facility to them at all times. If they cannot pick up a signal, or the nearest base station is congested (already handling the maximum number of phone calls or maximum level of data usage) the user may not be able to place a call, experience a call "drop out" or a slowing data rate while attempting to download content.

There are three main factors that can cause the above:

- You may be too far away from a facility to receive a signal, or there may be objects blocking the signal from the nearest facility; such as, hills, large trees or even trees. To ensure optimum service the radio signals transmitted between the facility antennas and mobile devices need to be unimpeded, maintaining a "line-of-sight" between them.
- The facility may be handling as much data download and calls as it can handle – call drop-outs and slower data rates can occur when too many users are connected to a facility at once.
- The depth of coverage (which affects the ability to make calls inside buildings), may be insufficient in some local areas.

The current proposal to upgrade the current facility will form part of Telstra's NextG network solution in the Blackstone Heights area and will deliver essential mobile services (voice calling, SMS), as well as live video

calling, video-based content including; news, finance and sports highlights, and high-speed wireless internet – wireless broadband. With a coverage footprint of more than 2.1 million square kilometers and covering more than 99% of the Australian population. Telstra's NextG is Australia's largest and fastest national mobile broadband network and as such requires more network facilities, located closer together to ensure a high quality signal strength to achieve reliable service and the fastest possible data transfer rates.

6 SITE SELECTION PROCESS

Telstra commences the site selection process with a search of potential sites that meet the network's technical requirements, with a view to also having the least possible impact on the surrounding area. Telstra applies and evaluates a range of criteria as part of this site selection process.

Telstra assesses the technical viability of potential sites through the use of computer modelling tools that produce predictions of the coverage that may be expected from these sites, as well as from the experience and knowledge of the radio engineers.

There are also a number of other important criteria that Telstra uses to assess options and select sites that may be suitable for a proposed new facility. These take into account factors other than the technical performance of the site, and include:

- The potential to co-locate on an existing telecommunications facility.
- The potential to locate on an existing building or structure.
- Visual impact and the potential to obtain relevant town planning approvals.
- Proximity to community sensitive locations and areas of environmental heritage.
- The potential to obtain tenure at the site.
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

Telstra is also contracted to meet objectives of the Mobile Black Spot Program, with Parameters set by the Federal Government. A number of factors determined which areas received funding, including the lack of outdoor coverage and the number of people who would benefit from a new facility.

In the Mobile Black Spot Program Discussion, Australian Government Department of Communications 2013, it states that:

"The Mobile Black Spot Program will improve mobile phone coverage and competition in regional and remote Australia, including along major transport routes, in small communities and in locations prone to experiencing natural disasters. The Guidelines aim to ensure the Program is delivered as efficiently and effectively as possible, and achieve maximum value for money"

In making the proposal for this site at Blackstone Heights, Telstra has carefully weighted all the above criteria. This analysis is detailed in the next section.

7 JUSTIFICATION FOR SITE SELECTION

Telstra carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility at Zenith Court, Blackstone Heights (Lot 29 on SP34448) would be the most appropriate solution to provide necessary mobile phone coverage to the Blackstone Heights and surrounding area.

Accordingly, this section of the report will demonstrate the following:

- Colocation opportunities and existing telecommunications infrastructure within proximity to the proposed installation; and
- An analysis of the locations considered when determining an appropriate location for a new telecommunications installation within the required coverage area.

7.1 Colocation opportunities

The Communications Alliance Ltd (formerly Australian Communications Industry Forum Ltd/ - ACIF) *Industry Code C564:2011 – Mobile Phone Base Station Deployment* promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. It should also be noted that as a first preference, Telstra attempts to utilise, where possible, any existing infrastructure or co-location opportunities.

Below is a map of existing and proposed telecommunications facilities surrounding the West Launceston and Blackstone Heights area. Accordingly, there is an identified lack of telecommunications facilities within the vicinity of the proposed installation, with the nearest existing facility (RFNSA #7250011 – Basin Road, West

Launceston) being more than 3km east of the proposed facility at Zenith Court, Blackstone Heights. Telstra's coverage objectives could not be met given the distance, which prevented the facility from reaching the target area, therefore this site was discounted.

Figure 1: Location of nearby existing telecommunications facilities – Source: [RFNSA www.rfnsa.com.au](http://www.rfnsa.com.au)



Figure 1: Location of nearby existing telecommunications facilities – Source: [RFNSA www.rfnsa.com.au](http://www.rfnsa.com.au)

7.2 Candidates considered

As discussed above, a new telecommunications facility is required to service the Blackstone Heights and surrounding area(s) as there are no viable co-location options available. Accordingly, Visionstream on behalf of Telstra have undertaken investigations into the installation of a new telecommunications facility within the Blackstone Heights area.

Throughout this investigation, several candidates have been identified as potential sites. However only one of these has been deemed to be the most appropriate location to not only achieve the required coverage requirements, but also to fulfill the planning, property, design and construction objectives.

Candidate	Location	Proposal	Zoning	Overlays
Candidate A	7 Zenith Court, Blackstone Heights TAS 7250	Greenfield 30m monopole	12.0 Low Density Residential Zone	Salinity Risk Overlay
Candidate B	TAS Water site Zenith Court Blackstone Heights, TAS 7250	Greenfield 25m monopole	12.0 Utilites Zone	Salinity Risk Overlay
Candidate C	16 Canopus Drive, Blackstone Heights TAS 7250	Greenfield 30m Monopole	12.0 Low Density Residential	Salinity Risk Overlay
Candidate D	TAS Water site, Canopus Drive, Blackstone Heights TAS 7250	Greenfield 30m Monopole	12.0 Low Density Residential	Salinity Risk Overlay
Candidate E	Lot 1 Panorama Road, Blackstone Heights TAS 7250	Greenfield 30m Monopole	12.0 Low Density Residential	Salinity Risk Overlay

Table 1: Proposed Candidates

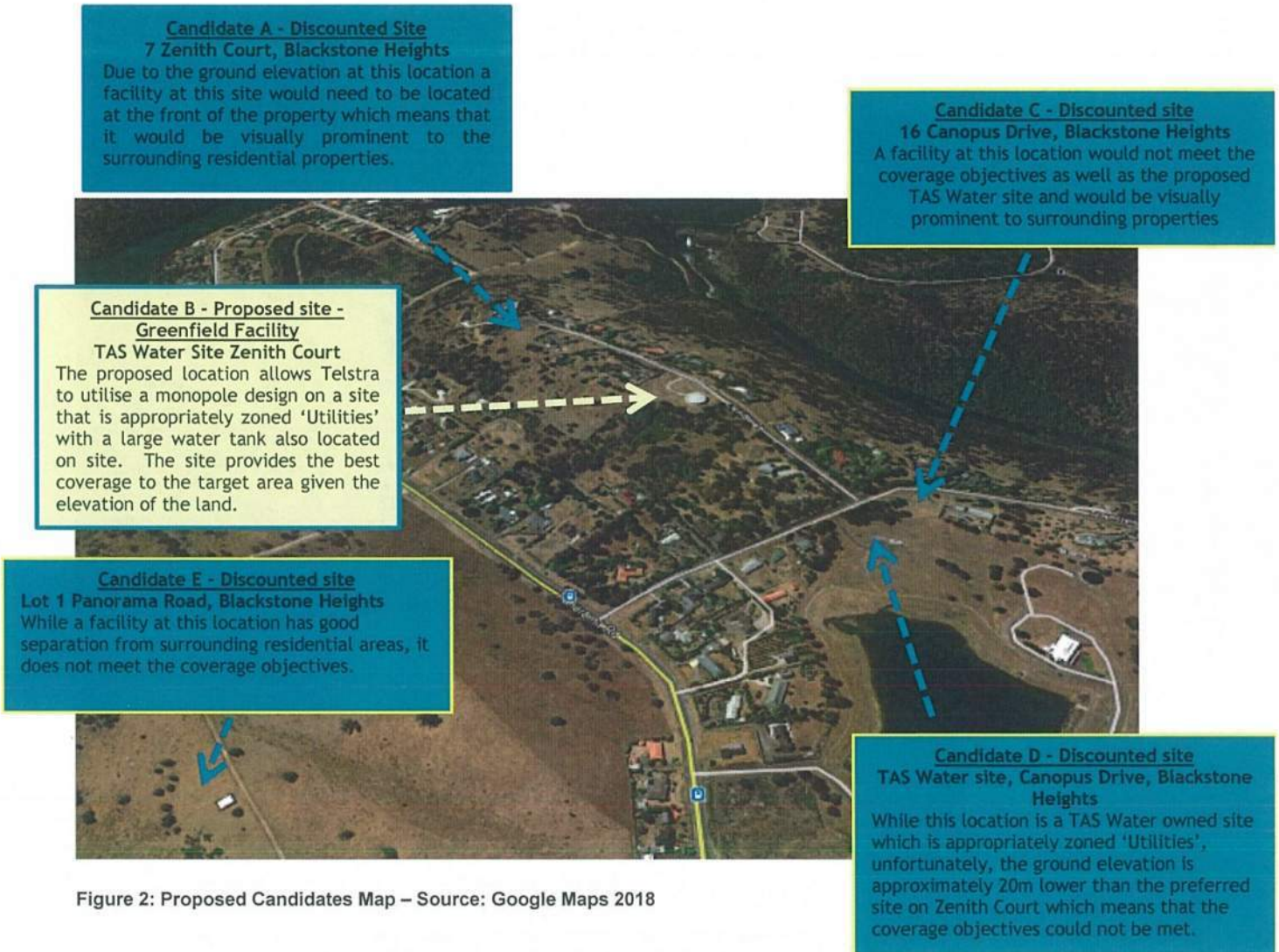


Figure 2: Proposed Candidates Map – Source: Google Maps 2018

Candidate A: 7 Zenith Court, Blackstone Heights TAS 7250

Candidate A is positioned on a ridgeline at the end of Zenith Court and on land that is zoned 'Low Density Residential' under the Meander Valley Interim Planning Scheme.

The ground elevation at this location would require Telstra to provide a facility at the front of the property, as the land slopes significantly to the west. The facility at this location would therefore be highly prominent, exposed and would have a high level of impact on surrounding residential properties, despite providing a high level of coverage.

This candidate was discounted due to potential visual impacts on surrounding dwellings in all directions.



Figure 3: Candidate A – TAS Water site, Canopus Drive, Blackstone Heights – Source: *Visionstream 2018*

Candidate B: TAS Water site, Zenith Court, Blackstone Heights TAS 7250 - “Proposed Site”

This candidate is positioned on land owned by TAS Water atop of an elevated section of land overlooking the Blackstone Heights area. The land is zoned ‘Utilities’ under the Meander Valley Planning Scheme. The land is currently cleared and contains an existing concrete water tank where the proposed facility will be located to the north of the tank. Adjoining land uses contain low density housing with most houses being located at a lower level than Zenith Court itself, taking advantage of the surrounding views, in particular to the west and east.

The proposed facility is to be located on the far western boundary of the subject site to limit the visual impact of the facility. There are a number of dwellings surrounding the subject site with the nearest dwelling approximately 50m north-west of the proposed tower. Drone testing at this location has confirmed that a 25m tower would provide an acceptable level of mobile coverage. Telstra can confirm that the 25m height at this site is the lowest height that can achieve an acceptable level of coverage. Following community consultation, Telstra have reduced the height of the facility by 5m. The initial height of the facility as shown to the community was 30m.

This candidate has been chosen as the proposed site due to its Utilities zoning with a large concrete tank also on site, existing vegetation screening (to the south and west), and its ability to fulfill the coverage objectives required for Blackstone Heights and surrounding area(s).



Figure 4: Candidate B – TAS Water site, Zenith Parade, Blackstone Heights Tas 7250 – Source: *Visionstream 2018*

Candidate C: 16 Canopus Drive, Blackstone Heights TAS 7250

Candidate C is land associated with an existing residential property and is zoned Low Density Residential.

Any facility here would be highly prominent given the close proximity to residential dwellings and the coverage objectives could not be achieved here given the lower level of the land than Candidate B.

This candidate was discounted due to inferior coverage from this location.

Candidate D: TAS Water site, Canopus Drive, Blackstone Heights TAS 7250

Candidate D is proposed on land zoned 'Utilities'. This Candidate is located on a large allotment and is also TAS Water land being used as a water treatment facility that contains a large dam and other associated buildings associated with TAS Water.

The land slopes down significantly to the south from Canopus Drive that forms the northern boundary of the site. This location is approximately 20m lower than the preferred candidate at Zenith Court (Candidate B). Accordingly, coverage would be impacted from this location.

This candidate was discounted due to the fact that it did not meet the coverage objectives.

Candidate E: Lot 1 Panorama Road, Blackstone Heights Tas 7250

This candidate is located on a large allotment that is zoned "Low Density Residential" and is located to the west of Panorama Road. The land is one of the last remaining lots that isn't developed with the site also having good separation from existing residential properties. The land is generally cleared with clusters of vegetation also being located on site. It is understood that this land is earmarked for future residential development.

The site however could not meet the coverage objectives, due to the existing topography which is too low to provide the required mobile coverage for Blackstone Heights.

This candidate was therefore discounted due to the inferior coverage that could be achieved.



Figure 5: Candidate E – Lot 1 Panorama Road, Blackstone Heights TAS 7250 – Source: *Visionstream 2018*

Conclusion

Telstra has submitted this application for a new telecommunications facility in Blackstone Heights after a thorough investigation to improve coverage and capacity in the area and in order to improve mobile communications performance in the area.

Telstra does not propose the installation of a new telecommunications facility without exhaustively investigating possible alternatives, including co-location on existing infrastructure. In this case, Telstra concluded that there is no viable existing infrastructure within the Blackstone Heights area to achieve co-location. While there are existing facilities within the broader area, they would not provide the required height or position to adequately service the surrounding area. As such, a new facility at Zenith Court would be the most appropriate option to pursue when all factors including: the radio design, site construction and planning environmental issues were considered. It is submitted that the site is accessible, technically viable and will result in moderate impact on the amenity of the area, whilst also providing possible co-location opportunities for other carriers in the future.

As stated above, the site selection process carefully considered environmental and visual constraints and the views of the community following feedback from a Community Information Session. While a number of people have expressed concern over the location, the site is the only logical site to place this facility. The Zenith Court location, given its elevation can adequately provide mobile coverage. There appears to be no other logical site in the broader area that can acceptably achieve the coverage objectives. On the balance of all issues, the TAS Water site at Zenith Court is considered the only logical location for this facility.

7.3 Community Consultation

Following a number of enquires and submissions from neighbouring properties and for transparency Telstra and Visionstream conducted a Community Information Session regarding the proposal. The community had expressed a desire for further information and a perceived 'lack of consultation' despite a planning application not being lodged at the time

The information session was held at the Country Club Tasmania, Launceston on Thursday 20th September 2018, between the hours of 4pm and 6pm. Approximately 30 to 40 residents attended this session.

A summary of consultation undertaken to date includes the following;

- Submissions received from mid July 2018 from community members following advice that Telstra was investigating at a facility at the Tas Water site, Zenith Court, Blackstone Heights.
- Telstra and Visionstream determined that a 'Drop In Session' and extended consultation was the most appropriate form of engaging the public as a result of the feedback received.
- Invitation sent to all properties within 500m of the proposed Tas Water site at Zenith Court. Members of the community who had directly contacted Visionstream and Telstra were also emailed a personal invite. An advertisement was also placed in 'The Examiner' newspaper informing people of the Information Session.
- The information session was undertaken on the 20th September 2018.
- A community consultation page on the RFNSA website provided details to the general public of the Telstra proposal.
- Feedback was received at this session. All interested and effected parties were advised that the 5 October 2018 was the last day for submissions, including confirmation of the close out date made public on the RFNSA.
- In total, 20 people made submissions relating to the proposal, including the feedback provided at the Community Information Session. Issues raised included lack of community consultation, visual amenity, EME concerns, property devaluation and that the facility should be located away from residential properties (i.e. there were more appropriate alternatives).
- In addition and in response to specific community suggestions, Telstra also considered the feasibility of sites at Travellers Rest (Strahans Hill), Stephensdale Drive (Stephensdale Farm Ridge), The Ridge opposite to Zenith Court, and the heavily vegetated area across the river. All of these sites and locations fail to achieve the same coverage as the site at Zenith Court.

Following the community consultation period, it was further investigated by Telstra that there was not a more appropriate alternative site location to provide improved mobile coverage to the area. To alleviate some of the community concern surrounding visual amenity, it was determined however that the height of the facility could be reduced by 5m to 25m. Drone testing was recently conducted by Telstra which confirmed that optimum coverage would still be achieved at the lower height.

8 SITE AND SURROUNDING AREA

Located over 5 kilometers west of Launceston is the small district of Blackstone Heights, characterised by low density rural residential allotments and low density residential living. The region has been identified by Council as an area that lacks the provision of mobile service coverage. The general area is known to be a mobile blackspot.

The surrounding land is characterised predominately by low density residential uses and in the greater context by cleared agricultural and large semi-rural allotments. Residential areas are predominately concentrated along the main thoroughfares of Bayview Drive, Panorama Road and Blackstone Drive with a number of dwellings fronting Lake Trevallyan that forms the geographical northern and western boundary and part of the eastern boundary of Blackstone Heights.

The proposed telecommunications installation is to be located on the TAS Water land on the western side of Zenith Court, at a land elevation of approximately 230 metres AHD. The land contains a large existing water tank and will be accessed from Zenith Court, via an existing crossover. This site has previously been cleared and levelled for the Tas Water concrete tank.



Figure 6: Aerial View of Application Site and Surrounds – Source: Google Earth



Figure 7: Proposed compound area looking north-east – Source: Visionstream 2018



Figure 8: View from the proposed compound area looking south – Source: Visionstream 2018



Figure 9: View down Zenith Court looking towards the south. – Source: Visionstream 2018

9 KEY REGULATORY FRAMEWORK

The following information provides a summary of the Federal legislation relevant to telecommunications development proposals.

9.1 Commonwealth Telecommunications Act, 1997

The *Telecommunications Act 1997* (the Act) came into operation on 1st July 1997. The Act provides a system for regulating telecommunications and the activities of carriers and service providers.

Under the Act, telecommunications carriers are no longer exempt from State and Territory planning laws except in three limited instances:

1. There are exemptions for inspection of land, maintenance of facilities, installation of “low impact facilities”, subscriber connections and temporary defense facilities. These exemptions are detailed in the *Telecommunications (Low-impact Facilities) Determination 1997* and the *Amendment No. 1 of 2012* and these exceptions are subject to the *Telecommunications Code of Practice 1997*;
2. A limited case-by-case appeals process exists to cover installation of facilities in situations of national significance; and
3. There are some specific powers and immunities from the previous *Telecommunications Act 1991*.

9.2 Telecommunications (Low-impact Facilities) Determination, 1997 and Amendment No.1 of 2012

The Telecommunications (Low-impact Facilities) Determination came into effect on 1st July 1997 and the Amendment to the Determination (No.2 of 2018) came into effect on 2nd March 2018.

The Determination contains a list of Telecommunications Facilities that the Commonwealth will continue to regulate. These are facilities that are essential to maintaining telecommunications networks and are unlikely to cause significant community disruption during their installation or operation. These facilities are therefore considered to be ‘Low-impact’ and do not require planning approval under State or territory laws.

However, as the proposed development requires a new 25m structure, the facility at Blackstone Heights does not fall under the Determination and, therefore, requires approval under State planning legislation.

9.3 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act* commenced on 16th July 2000. It introduces a new role for the Commonwealth Government in the assessment and approval of development proposals where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned land and actions carried out by the Commonwealth Government.

The proposal is not of National Environmental Significance, as it will not impact on:

- World Heritage Areas;
- Wetlands protected by International Treaty (The RAMSAR Convention);
- Nationally listed threatened species and communities;
- Nationally listed migratory species;
- All nuclear actions; or
- The environment of Commonwealth Marine area.

Refer to EPBC Act Protected Matters Report at Appendix 3.

9.4 Communications Alliance Ltd. Code C564: 2011 Industry Code – Mobile Phone BaseStation Deployment

The new Communications Alliance Ltd. C564:2011 *Industry Code – Mobile Phone Base Station Deployment* (referred to as the Deployment Code) replaced the Australian Communications Industry Forum (ACIF) ‘*Industry Code - Deployment of Mobile Phone Network Infrastructure*’ (more commonly referred to as the ACIF Code) in July 2012. The purpose of the revisions incorporated in the new Deployment Code are to provide certainty and clarity for all parties in the implementation of the Code, for example, with regard to the

consultation process with Council's and communities and with regard to providing and updating RF EMR Health and Safety information, reports and signage in keeping with relevant standards.

Similar to the ACIF Code, the new Deployment Code cannot change the existing regulatory regime for telecommunications at local, State or Federal level. However, it supplements the existing obligations on carriers, particularly in relation to community consultation and the consideration of exposure to radio signals, sometimes known as electromagnetic energy (EME or EMR).

The Code imposes mandatory levels of notification and community consultation for sites complying with the Telecommunications (Low-impact Facilities) Determination 1997. It identifies varying levels of notification and/or consultation depending on the type and location of the infrastructure proposed.

The subject proposal, not being designated a 'Low-impact' facility, is not subject to the notification or consultation requirements associated with the Deployment Code. These processes are handled within the relevant State and Local consent procedures.

Nevertheless, the intent of the Code, to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses, has been followed in the selection of this site as demonstrated in the Deployment Code section 4.1 Precautionary Approach Checklist which is attached at Appendix 4.

Included in the section 4.1 Checklist is a statement of how the public's exposure to EME from the site has been minimised. All emissions from the site will be well within the requirements of the relevant Australian Standard. Details of this standard are contained in the following section.

Also attached at Appendix 4 is the Deployment Code section 4.2 Precautionary Approach Checklist which demonstrates how the proposal has been designed in accordance with the Code's 'precautionary approach'.

This site has been selected and designed to comply with the requirements of the Deployment Code in so much as the precautionary approach has been adhered to and, as a result the best design solution has been achieved.

Refer to Precautionary Approach Checklists in Appendix 4.

9.5 Local Polices

Meander Valley Community Strategic Plan 2014 to 2024

The Meander Valley Community Strategic Plan 2014 to 2024 is the planning framework that links the Community Strategic Plan to the work of Council. The Community Strategic Plan is the whole municipality plan and was created by Council through the process of community engagement. Accordingly, the plan details its role as follows;

Council cannot realise the Community Strategic Plan on its own. All sections of the community need to work on the parts relevant to them. Council can only act where it has a role.

Council has three roles,

- *Provider (which includes regulatory responsibilities)*
- *Facilitator (works with and assists others)*
- *Advocate (speaks out and lobbies on behalf of the community)*

The Council Delivery Plan contains the programs and projects for each strategic outcome in the Community Strategic Plan, where Council has a role to play. The plan also schedules the work over the four financial years of the Council term.

Specifically, regarding this application, Future direction 2, 'A thriving local economy' of the Strategic Plan is most relevant section. Future 2 states the following;

Meander Valley needs to respond to changes and opportunities to strengthen and broaden its economic base. We need to attract investors, build our brand, grow population, encourage business cooperation, support development and promote livability of Meander Valley.

Furthermore, the Strategic Outcome states that "Current and emerging technology is available to benefit both business and the community". It also notes 'mobile coverage' as being one of the factors of assessing progress on this matter.

Accordingly, Telstra have chosen a site location that considers the potential impact on the amenity and character of the Blackstone Heights area. The site location utilises several environmental factors (such as existing screening, placement within an existing utilities zoned site, and topography) to mitigate this potential impact, and strike a balance between service provision and amenity.

Furthermore, and key to this application is the fact that this particular site has been nominated as one of the Federal Governments 'Priority Locations'. This site is one of the 125 sites nationwide that is part of the \$82.8 million-dollar funding, to improve mobile coverage in the area.

9.6 Meander Valley Interim Planning Scheme 2013

The *Meander Valley Interim Planning Scheme 2013* outlines the orderly Land Use and Development requirements within the Local Government Area of Meander Valley Council. These requirements echo the objectives of the Planning Scheme, which outline the desired future outcomes of land use, development, social and economic growth in the Meander Valley Area.

In regard to the proposed used of a telecommunications facility at Zenith Court, Blackstone Heights the *Meander Valley Interim Planning Scheme 2013* does not specifically class "Telecommunications Facilities" as a use.

However, the Scheme defines the "Utilities" use class as:

"Use of land for utilities and infrastructure including:

(a) telecommunications;

(b) electricity generation;

(c) transmitting or distributing gas, oil, or power;

(d) transport networks;

(e) collecting, treating, transmitting, storing or distributing water; or

(f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage."

Therefore, Telecommunications Infrastructure is classified under the use class "Utilities" per the *Meander Valley Interim Planning Scheme 2013*.

10 STATUTORY CONTROLS

10.1 Zoning

Under the *Meander Valley Interim Planning Scheme 2013*, the land on which the proposal is located is within the **Utilities Zone (28.0)**.

The Purpose Statements of the 'Utilities zone are:

- To provide land for major utilities installations and corridors
- To provide for other compatible uses where they do not adversely impact on the utility.



Figure 10: Zoning Map – Source: Tasmanian Planning Commission

Although the table mentions that 'Utilities are exempt uses from requiring a permit, many of the performance criteria cannot be met making the facility a discretionary use under the Scheme and therefore a permit is required under the zone.

The Local Area Objectives of the Utilities Zone are:

- The zone primarily reflects the historical development of utilities to serve settlements and is to provide certainty for the operation of and investment in those facilities.*
- To provide for the higher order function of Category 1, 2 and 3 and arterial roads in the State road hierarchy.*

In the case of the proposed telecommunications facility at Zenith Court, Blackstone Heights, the facility seeks to use land that is appropriately zoned for utility activity. The proposed facility will only require a small section of the land (100m²) for the compound area and is not considered to interfere with the purposes and objectives of the Utilities zone. The section of the allotment allocated for the proposed facility is flat for the purposes of TAS Water.

It is understood that the placement of the proposed facility on the TAS Water site, as well as the relatively small amount of land required for the proposed facility, will not fragment the existing uses on the property. Telstra has worked with TAS Water to ensure existing infrastructure, including power and water mains will not be impacted as part development of the facility.

The proposal involves a non-residential use located on Utilitie zoned land. Accordingly, ***“the Requirement for discretionary non-residential use to locate on Utilites Zone”*** (in accordance with Part D of the Meander Valley Interim Planning Scheme 2013) includes the following criteria:

Objective		
To ensure that uses do not compromise the capacity of utility services.		
Acceptable Solutions	Performance Criteria	Assessment
<p>A1</p> <p>If for permitted or no permit required uses.</p>	<p>P1</p> <p>The proposal must not unreasonably compromise or reduce the operational efficiency of the utility having regard to:</p> <p>(a) existing land use practices; and</p> <p>(b) the location of the use in relation to the utility; and</p> <p>(c) any required buffers or setbacks; and</p> <p>(d) the management of access.</p>	<p>The total amount of land required for Telecommunications facilities is inherently small. In the case of the proposal at Zenith Court, the total space required for the compound is 10m x 10m (or 100m²). Located on an approximately 5400m² allotment, it is calculated that the proposed compound will take up approximately 1.85% of the total land mass. This, as well as the location of the proposed facility on a flat section of land will ensure that the proposed facility will not negatively impact the land for TAS Water operations objectives.</p> <p>Telstra has located the facility to ensure the existing and future use of the TAS Water site is maintained and has worked closely with TAS Water to ensure this occurs.</p> <p>Specifically, the proposed facility is setback 32m from the existing concrete tank at the request of TAS Water to ensure the existing concrete tank is not impacted during construction along with underground services including water pipes and underground electricity.</p> <p>The proposed facility is therefore considered to not prejudice the existing TAS Water infrastructure on site.</p>

Building Design and Siting (in accordance with Part D of the *Meander Valley Interim Planning Scheme 2013*) includes the following criteria:

Objective										
To ensure that the siting and design of development: (a) considers the impacts to adjoining lots; and (b) furthers the local area objectives and desired future character statements for the area, if any.										
Acceptable Solutions	Performance Criteria	Assessment								
<p>A1</p> <p>Height must not exceed:</p> <p>(a) 6m; or</p> <p>(b) 15m for ancillary antenna and masts for communication devices; or</p> <p>(c) The height indicated in Table 28.4.1</p> <p>Table 28.4.1 – Building Height</p> <table border="1"> <tr> <td>Westbury Wastewater Treatment Plant</td> <td>8m</td> </tr> <tr> <td>Deloraine Wastewater Treatment Plant</td> <td>8m</td> </tr> <tr> <td>Prospect Vale Wastewater Treatment Plant</td> <td>8m</td> </tr> <tr> <td>Travellers Rest Telecommunications Site</td> <td>25m</td> </tr> </table>	Westbury Wastewater Treatment Plant	8m	Deloraine Wastewater Treatment Plant	8m	Prospect Vale Wastewater Treatment Plant	8m	Travellers Rest Telecommunications Site	25m	<p>P1</p> <p>1. Height must:</p> <p>(a) minimise visual impact having regard to:</p> <p>(i) Prevailing character of the landscape or urban pattern of surrounding area; and</p> <p>(ii) form and materials; and</p> <p>(iii) the contours or slope of the land; and</p> <p>(iv) existing screening or the ability to implement/establish screening through works or landscaping; and</p> <p>(v) The function requirements of the proposed development or use; and</p> <p>(vi) a utility; or</p> <p>b) protect the amenity of residential uses in the area from unreasonable impacts having regard to:</p> <p>(i) the surrounding pattern of development; and</p> <p>(ii) the existing degree of overlooking and overshadowing; and</p> <p>(iii) methods to reduce visual impact; or</p> <p>P1.2 Where development is unavoidably prominent in the landscape, it must provide significant community benefit.</p>	<p>By nature of radiofrequency technology, a mobile phone base station like the one proposed at Zenith Court, must achieve an adequate height to ensure that the radio signal is transmitted properly. Nevertheless, the appropriate measures have been taken to mitigate the visual impact that this 25m high telecommunications facility has on the surrounding area:</p> <ul style="list-style-type: none"> - The facility has been placed adjacent to a large, concrete tank, that is compatible development to the facility (ie existing utility infrastructure). - The structure at 25m is the lowest structure that can sufficiently provide mobile coverage. - The location of the facility achieves an adequate setback from neighbouring dwellings. This distance will assist in visually offsetting the height of the facility. - A limited number of dwellings if any will have their main dwelling aspects facing the facility. - The facility is located on the far western boundary ensuring it is sufficiently setback from the western boundary. <p>While the facility will be the tallest structure in the area given the requirements for suitable mobile coverage, the facility unquestionably will have significant community benefit.</p> <p>The site as mentioned earlier in the report is one of 125 priority Mobile Black Spot sites that is being funded by the Federal Government. As such the facility is proposed for the benefit of the general Blackstone Heights area.</p>
Westbury Wastewater Treatment Plant	8m									
Deloraine Wastewater Treatment Plant	8m									
Prospect Vale Wastewater Treatment Plant	8m									
Travellers Rest Telecommunications Site	25m									

<p>A2 Building height must be setback from all boundaries a minimum distance of 3m</p>	<p>P2 Building setbacks must -</p> <ul style="list-style-type: none"> (a) complement existing building setbacks in the immediate area; and (b) minimise adverse impacts on adjoining land uses having regard to: <ul style="list-style-type: none"> (i) the form of the building; and (ii) the contours or slope of the land; (iii) methods to reduce visual impact; and (c) protect the amenity of adjoining residential uses from unreasonable impacts of overshadowing and overlooking having regard to: <ul style="list-style-type: none"> (i) the surrounding pattern of development; and (ii) the existing degree of overlooking and overshadowing; and (iv) methods to reduce overlooking and overshadowing. 	<p>Although the facility will be located on an elevated section of land, the protrusion into the view of the skyline is not expected to be significant.</p> <p>The facility will not impact the existing amenity of adjoining residents by way of overshadowing.</p> <p>The structure has been reduced to a maximum height of 25m from 30m, because of community feedback that expressed concern with the facility. Drone testing by Telstra has indicated that the facility can still provide reasonable mobile coverage at this height.</p> <p>The design includes a slim-line monopole, which will be finished in muted colours and materials.</p> <p>The development follows the surrounding pattern of development also by way of using land that is zoned 'Utilities' and concentrating similar infrastructure together.</p>
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10.2 Overlays

Under the *Meander Valley Interim Planning Scheme 2013*, the land is located within the Urban Salinity Overlay. Accordingly, the proposal at Zenith Court is subject to the Urban Salinity Code. The Purpose of the Urban Salinity Code is to:

- a) protect property, infrastructure and the environment from the potential adverse effects of salinity by ensuring that on-site and off-site salinity hazard risks arising from new developments are identified and appropriately managed.



Figure 11 – Urban Salinity Map - Tasmanian Planning Commission

This application will address the criteria relating to the Urban Salinity Code (as relevant).

Development Standards for Stormwater (in accordance with Part E of the *Meander Valley Interim Planning Scheme 2013*) includes the following criteria:

Objective		
To ensure that stormwater runoff from buildings and hardened surfaces does not increase the risk of salinity through ground saturation or raising the water table.		
Acceptable Solutions	Performance Criteria	Assessment
<p>A1</p> <p>A1.1 All stormwater runoff from the hardened surfaces is to be collected and discharged to a reticulated stormwater system.</p> <p>A1.2 If stormwater is collected and stored in a detention basin, the basin is to be lined with impermeable material.</p>	<p>P1</p> <p>A Salinity Hazard Assessment is to demonstrate that stormwater runoff from buildings and hardened surfaces is to be managed so as not to result in:</p> <p>(a) an increase over the pre-development level in the amount of water entering the groundwater table;</p> <p>(b) the disposal of surface water to adjoining low lying areas subject to waterlogging.</p>	<p>The proposal of a telecommunications facility has limited hard surfacing. Therefore, the development will not increase stormwater runoff.</p>

Excavation Standards (in accordance with Part E of the *Meander Valley Interim Planning Scheme 2013*) includes the following criteria:

Objective		
To ensure that intercepted groundwater is appropriately managed and drained to prevent adverse on-site and off site salinity impacts.		
Acceptable Solutions	Performance Criteria	Assessment
<p>A1</p> <p>A1.1 Excavation (except for utilities) greater than 0.5m in depth must:</p> <p>(a) be drained to a reticulated stormwater system using appropriate saline resistant materials; or</p> <p>(b) a groundwater level test conducted by a suitably qualified person establishes that the water table is not intercepted.</p> <p>A1.2 Excavation for installation of utilities that is greater than 700mm must be drained to a reticulated stormwater system.</p>	<p>P1</p> <p>A Salinity Hazard Assessment is to demonstrate that intercepted groundwater is to be managed so as not to result in:</p> <p>a) an increase over the pre-development level in the amount of water entering the groundwater table;</p> <p>b) the disposal of surface water to adjoining low lying areas subject to waterlogging.</p>	<p>While the facility can be classified as a utility, it should be noted that underground power will be located at a depth of 500mm below the surface.</p> <p>Accordingly, it is considered that there is an insufficient increase in risk over pre-development level of water entering the groundwater table, along with the disposal of surface water to adjoining low lying areas that are subject to waterlogging.</p>

Vegetation Clearance Standards (in accordance with Part E of the *Meander Valley Interim Planning Scheme 2013*) includes the following criteria:

Objective		
To minimise changes in groundwater recharge that may result from the removal of vegetation		
Acceptable Solutions	Performance Criteria	Assessment
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>Where it is proposed to clear more than 1000m² of vegetation cover (including overstorey and understorey) a Salinity Hazard Assessment must demonstrate:</p> <p>a) the degree of salinity on the site;</p> <p>b) impacts of the proposal on the salinity of the site and surrounding land;</p> <p>c) appropriate mitigation measures if necessary to prevent adverse impacts on the site and surrounding land.</p>	<p>No vegetation clearance is required as part of this proposal. The site has previously been cleared by TAS Water and the facility does not require significant land (100m²) and access to the site is existing.</p>

Roads and Impervious Surfaces Standards (in accordance with Part E of the *Meander Valley Interim Planning Scheme 2013*) includes the following criteria:

Objective
To ensure that where roads are constructed, there is no increased risk of salinity on the infrastructure

and on surrounding land.

Acceptable Solutions	Performance Criteria	Assessment
<p>A1</p> <p>Roads must be constructed using saline resistant materials and methods.</p>	<p>P1</p> <p>A Salinity hazard Assessment must demonstrate:</p> <ul style="list-style-type: none"> a) that degree of salinity is not likely to adversely affect the functional life of the infrastructure; or b) that the maintenance and/or repair costs for the infrastructure are not increased over normal practices. 	<p>The proposal requires limited hard surfaces with the majority of the compound containing impervious services namely crushed rock, along with the upgraded access track.</p> <p>No new road is required to access the facility.</p>

11 OTHER PLANNING CONSIDERATIONS

11.1 Visual Amenity

By nature of radiofrequency technology, a mobile phone base station like the one proposed at Zenith Court, Blackstone Heights must achieve an adequate height to ensure that the radio signal is transmitted properly. Nevertheless, the appropriate measures have been taken to mitigate the potential visual impact that this 25m high telecommunications facility might have on the surrounding area.

- The proposed 25m Telstra monopole has been strategically placed within the Utilities zoned land, and has been designed to ensure that the coverage objectives are met by the smallest structure possible;
- The site location strategically utilises land that contains an existing TAS Water tank that is compatible infrastructure to the proposed monopole;
- The design includes a slim-line monopole, which will be finished in muted colours and materials;

Although the proposed facility is to be located on a hilltop, the facility's positioning near a large concrete tank on the hilltop will ensure that views from the base of the hill will not be significantly impacted, as the steep angle and tree screening will create a visual barrier.

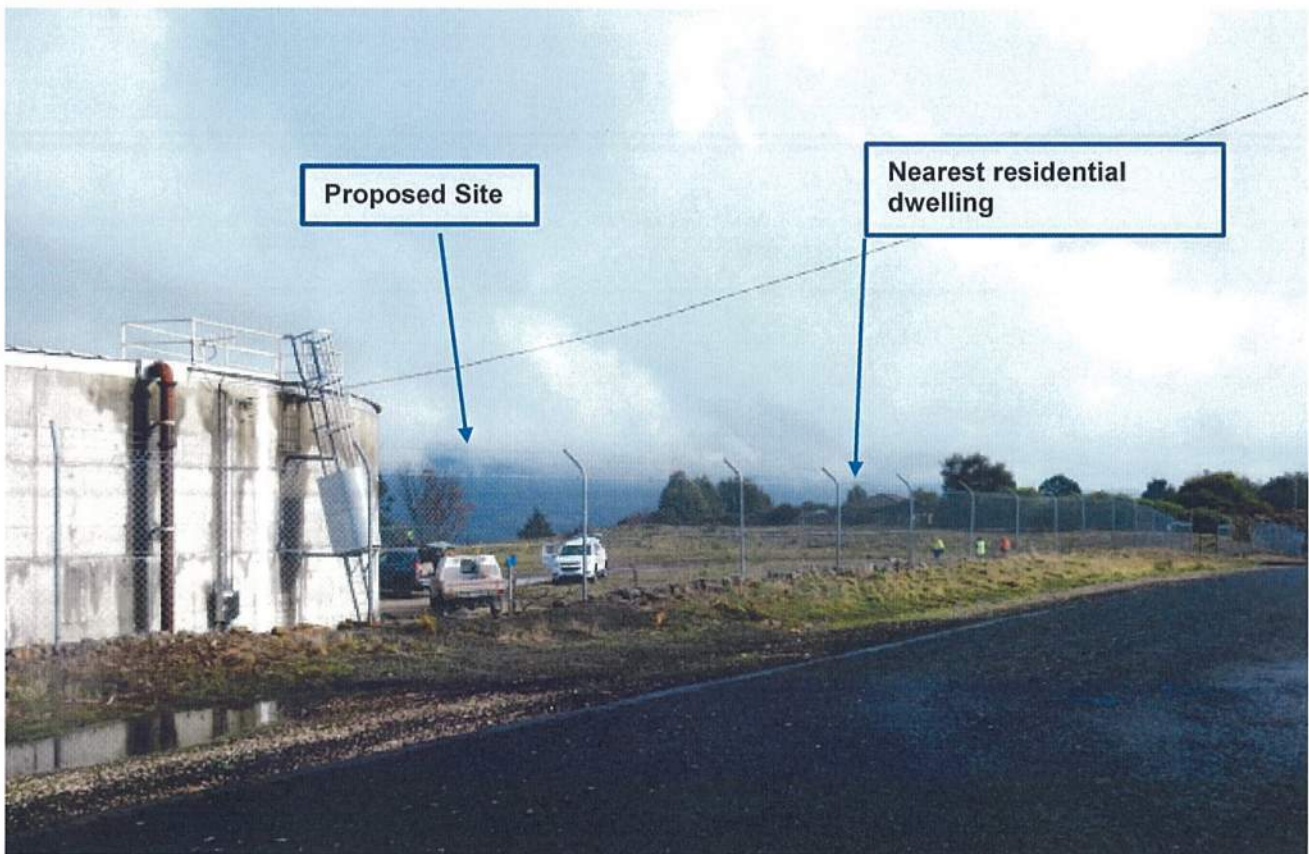


Figure 12 - View from Preservation Drive (Approx. 390m North West of proposed facility)

The proposed facility achieves an adequate separation from surrounding dwellings within the existing context of this predominately 'Low Density Residential' zoned area. Zenith Court, is located on the spine of a hilltop with the land falling away in each direction and with the majority of dwellings being located below the height of the road itself. Furthermore, the majority of houses take advantage of the views from this hill and naturally turn their back from the site itself given the presence of the TAS water site.

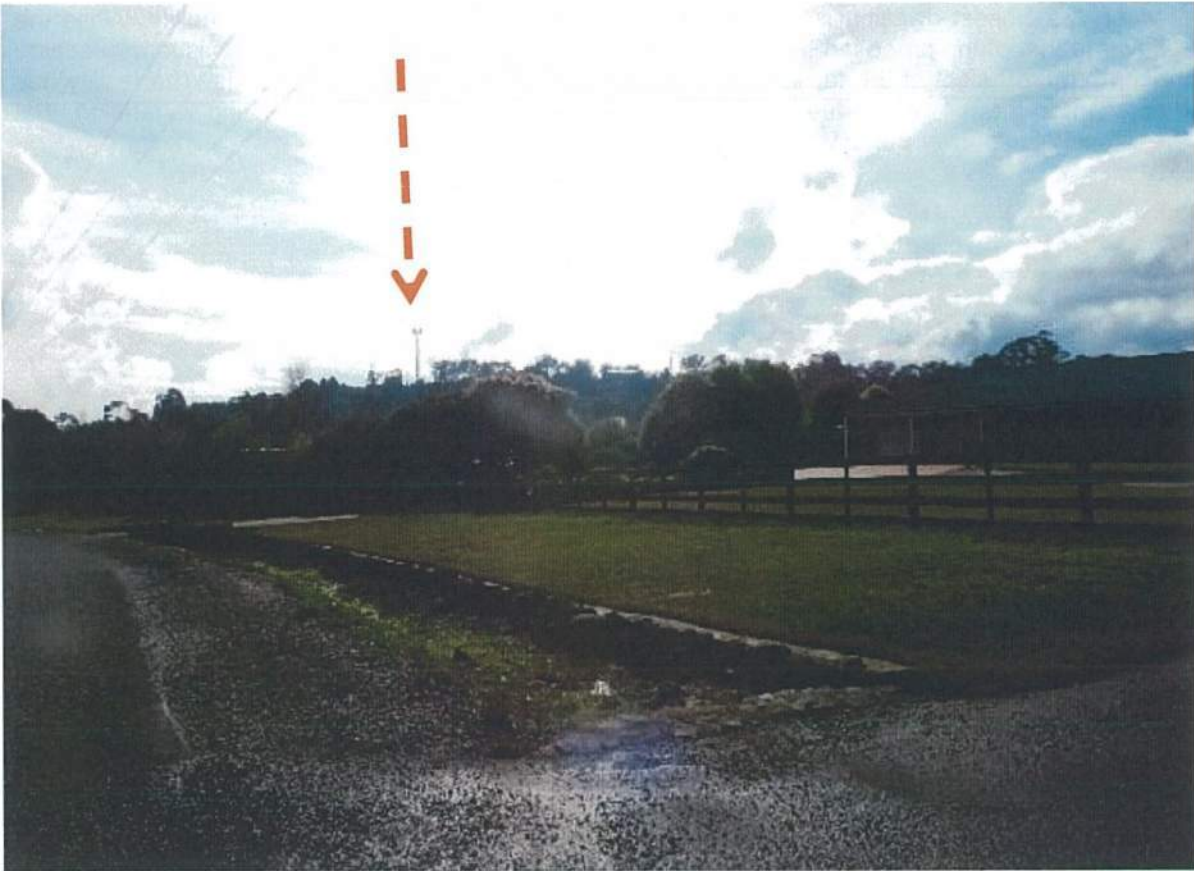


Figure 13 – Indicative view from Panorama Road, approximately 440m south of the proposed site. Please note that this is showing a tower height of 30m rather than 25m as proposed.



Figure 14 – Indicative view from Canops Drive approximately 650m east of the proposed site. Please note that this is showing a tower height of 30m rather than 25m as proposed.

To the north-west, the closest dwelling is located approximately 50m from the proposed facility. While the elevation is similar to that of the proposed facility, the setback from the dwelling will assist in visually offsetting the visual impact that the height of the facility might have on this and surrounding dwellings. The facility has been placed adjacent to the far western boundary of the site against the backdrop of existing vegetation, that will reduce the impact of the lower portions of the facility.



Figure 15 – Indicative view from Zenith Court, approximately 270m north-west from the proposed site. Please note that this is showing a tower height of 30m rather than 25m.



Figure 15 - View from Proposed Facility location looking west and from Zenith Court - Source: Visionstream 2018

Considering the surrounding residential uses the proposed facility (to the south, east and west), the the backdrop of trees to the north of the facility, and the setback from Zenith Court the visual impact of the proposed 25m facility on this surrounding area is considered to be moderate.

Views from the south, particularly for those travelling along Zenith Court are not considered to be significantly impacted by the proposed facility as it is setback from the street. Factoring in the steep elevation, and vegetation screening the facility, the proposed monopole and compound are not considered to be visually imposing (refer to above photomontages). Visual impact of a 25m tower is unavoidable, however given the significant community benefit of improved mobile coverage, the visual impacts are considered to be outweighed.

11.2 Heritage

A heritage search was undertaken in the relevant Local, State and Nation Heritage Registers. No Heritage Items have been identified within, or adjacent to the proposal at Zenith Court.

11.3 Flora and Fauna

The proposed telecommunications facility and associated earthworks maintains an adequate setback from any surrounding mature vegetation. The site location and access track will utilise a cleared section of land. Flora and Fauna will not be adversely affected by the proposed facility at Zenith Court, Blackstone Heights.

11.4 Bushfire Requirements

None identified.

11.5 EME and Health

Telstra acknowledges some people are genuinely concerned about the possible health effects of electromagnetic energy (EME) from mobile phone base stations and is committed to addressing these concerns responsibly.

Telstra, along with the other mobile phone carriers, must strictly adhere to Commonwealth Legislation and regulations regarding mobile phone facilities and equipment administered by the Australian Communications and Media Authority (ACMA).

In 2003 the ACMA adopted a technical standard for continuous exposure of the general public to RF EME from mobile base stations. The standard, known as the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003*, was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is the same as that recommended by ICNIRP (International Commission for Non-Ionising Radiation Protection), an agency associated with the World Health Organization (WHO). Mobile carriers must comply with the Australian Standard on exposure to EME set by the ACMA.

The Standard operates by placing a limit on the strength of the signal (or RF EME) that Telstra can transmit to and from any network base station. The general public health standard is not based on distance limitations, or the creation of “buffer zones”. The environmental standard restricts the signal strength to a level low enough to protect everyone at all times. It has a significant safety margin, or precautionary approach, built into it.

On numerous occasions over the past 10 years the Victorian Civil and Administrative Tribunal has ruled that in regard to EME, that it was obliged to apply the relevant regulatory standards as it finds them - not to pioneer standards of its own. It states that the creation of new standards is a matter for other authorities with special expertise such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

In order to demonstrate compliance with the standard, ARPANSA created a prediction report using a standard methodology to analyse the maximum potential impact of any new telecommunications facility. Carriers are obliged to undertake this analysis for each new facility and make it publicly available.

Importantly, the ARPANSA-created compliance report demonstrates the maximum signal strength of a proposed facility, assuming that it's handling the maximum number of user's 24-hours a day.

In this way, ARPANSA requires network carriers to demonstrate the greatest possible impact that a new telecommunications facility could have on the environment, to give the community greater peace of mind. In reality, base stations are designed to operate at the lowest possible power level to accommodate only the number of customers using the facility at any one time. This design function is called “adaptive power control” and ensures that the base station operates at minimum, not maximum, power levels at all times.

Using the ARPANSA standard methodology, Telstra is required to complete and make available an EME report which predicts the maximum environmental EME level the facility will emit. Telstra has undertaken a compliance report that predicts the maximum levels of radiofrequency EME from the proposed installation at Zenith Court, BLACKSTONE HEIGHTS TAS. The maximum environmental EME level predicted from this proposed facility is substantially within the allowable limit under the ARPANSA standard.

Refer to the EME Report attached at Appendix 5.

Telstra relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) for overall assessments of health and safety impacts.

The WHO advises that all expert reviews on the health effects of exposure to radiofrequency fields have concluded that no adverse health effects have been established from exposure to radiofrequency fields at levels below the international safety guidelines that have been adopted in Australia.

Telstra has strict procedures in place to ensure its mobile phones and base stations comply with these guidelines. Compliance with all applicable EME standards is part of Telstra's responsible approach to EME and mobile phone technology.

11.6 Traffic Generation

After the construction period, the only traffic generated by the facility will be associated with maintenance vehicles. It is estimated that maintenance of the facility will generate only 1-4 visits per year and it will remain unattended at all other times. The traffic generation will therefore be minimal and not sufficient to create any adverse impacts in this regard or by creating a demand for parking facilities.

11.7 Utility Services

All services required for the ongoing operation of the facility are capable of being provided to the facility without impacting on the supply or reliability of these services to any existing consumers in the locality. No stormwater, sewerage or waste management facilities are required.

11.8 Noise

Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the facility once installed.

Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.

11.9 Social and Economic Impacts

The proposed development should provide significantly enhanced mobile coverage to Blackstone Heights and the surrounding area(s). This is expected to be of particular benefit for residential dwellings in the area, as well as businesses operating in the rural and commercial precincts throughout.

The growth in residents and visitors over time, as well as the advancement in mobile technology, requires increased infrastructure capacity. As there is an exponential growth in the mobile data use on smartphones requiring additional infrastructure to provide adequate service provision to the expanding area, Telstra has proposed the development of new telecommunications infrastructure at Zenith Court, Blackstone Heights.

11.10 Access

The proposed facility will have restrictions aimed at preventing public access, including a secured compound fence with a locked gate and warning signs placed around the facility.

12 CONCLUSION

This application seeks to facilitate the development of a telecommunications infrastructure within the Blackstone Heights area. It achieves the development of a new Telstra 25m monopole as well as the installation of antennas and ancillary equipment.

The facility has been strategically sited and designed to minimise visibility within the surrounding environment as much as practicable. In this regard Telstra considers that the proposal satisfies the requirements of the Code, whilst also addressing coverage deficiencies within the local area.

The proposed works provide the community with reliable 4G access which in turn supports the various rural, commercial and tourist industries in the region and forms part of a wider plan to ensure reliable and accessible coverage during emergency situations such as bush fires.

The proposed telecommunications facility at Zenith Court, Blackstone Heights will form an integral component in Telstra's national 4GX network. This 4G service brings higher speeds and extra 4G coverage to a range of communities across the nation. 4GX will include services provided over Telstra's new 700MHz spectrum and deliver higher typical mobile speeds on compatible devices, allowing more Australians to experience more reliable connections and ultra-fast mobile internet.

The proposal will ensure that customers in Blackstone Heights and its surrounds will have access to the best possible mobile phone and mobile broadband service.

Telstra, together with Visionstream have undertaken an assessment of the relevant matters as required by the *Telecommunications Act 1997*, and the *Meander Valley Interim Planning Scheme 2013*. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

The proposed facility is considered appropriate for the subject site for the following reasons:

- The proposal achieves the development of new Telstra infrastructure serving the Blackstone Heights community via the construction of a new 25m monopole.
- The proposal is consistent with the relevant provisions of the *Meander Valley Interim Planning Scheme 2013*.
- The facility will ensure the provision of significantly improved mobile phone coverage and competition in regional and remote Australia, including along major transport routes, in small communities and in locations prone to experiencing natural disasters.
- The new facility will provide much needed capacity relief for the surrounding existing Telstra sites, and carry new local cellular traffic in its vicinity. Surrounding sites have been expanded to their maximum capability and this additional site is required to meet the traffic demand and mobile data usage growth in the Blackstone Heights area.
- The proposal will maintain and improve Telstra NextG communications services to the area, including voice calls, video calling and Wireless Broadband – a high speed wireless internet service via the 3G/4G phone network.
- The proposed installation will provide possible opportunities for future co-location on the monopole tower by other carriers.
- Emissions from the proposed facility will be significantly below the Australian Radiation Protection and Nuclear Safety Agency standards adopted by the Australian Communications and Media Authority.

The assessment of the proposal demonstrates that the proposal represents sound and suitable town planning and it is respectfully requested that permission is granted for this Permit application.

SEARCH OF TORRENS TITLE

VOLUME 34448	FOLIO 29
EDITION 3	DATE OF ISSUE 16-Oct-2015

SEARCH DATE : 25-Oct-2018

SEARCH TIME : 03.46 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL
 Lot 29 on Sealed Plan 34448
 Derivation : Part of 500 Acres and 500 Acres Located to P.
 Dalrymple.
 Prior CT 4446/38

SCHEDULE 1

E10434 TASMANIAN WATER & SEWERAGE CORPORATION PTY LTD
 Registered 16-Oct-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 34448 EASEMENTS in Schedule of Easements
 SP 34448 COVENANTS in Schedule of Easements
 SP 34448 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

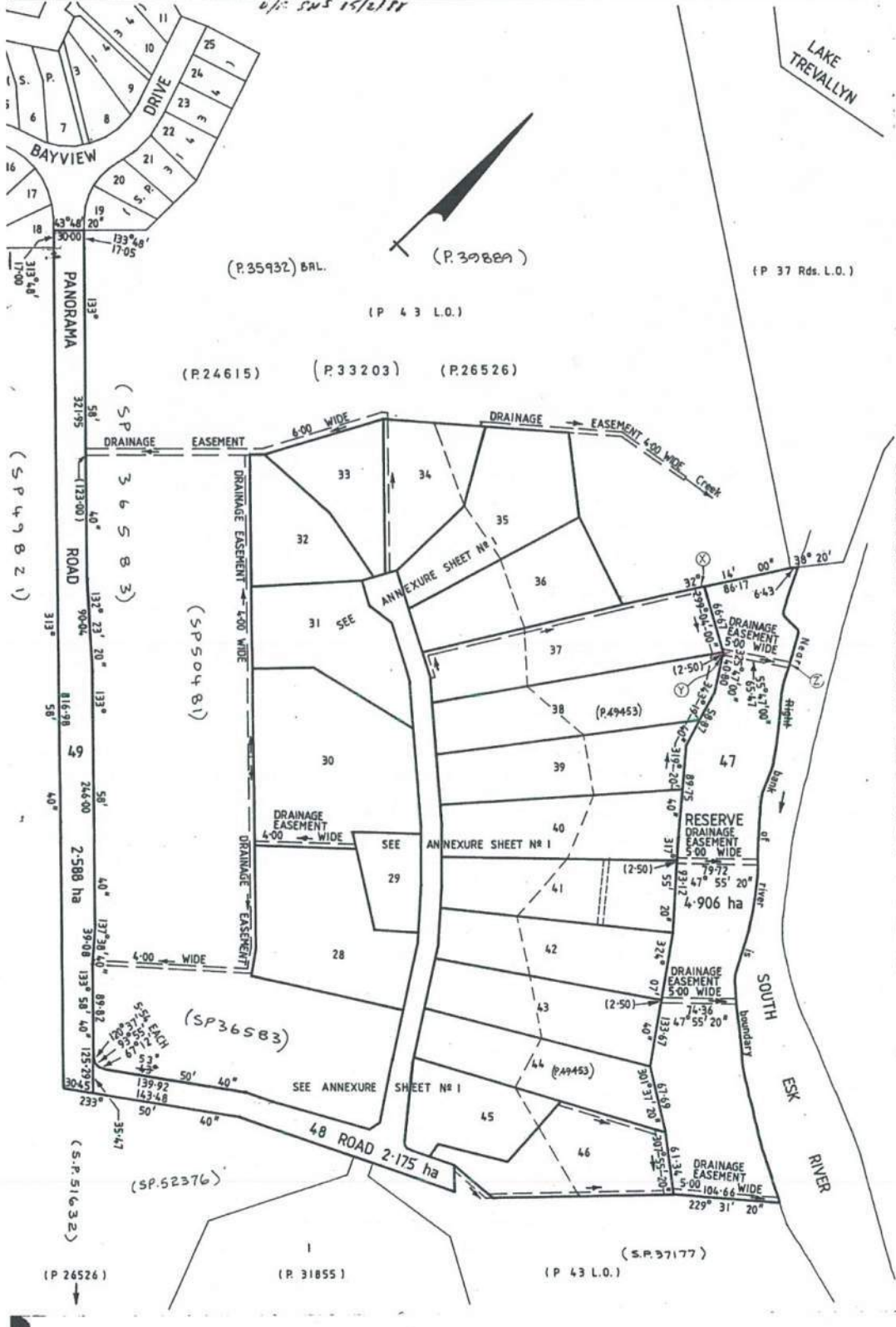
No unregistered dealings or other notations

06-K-1110

SP 34448

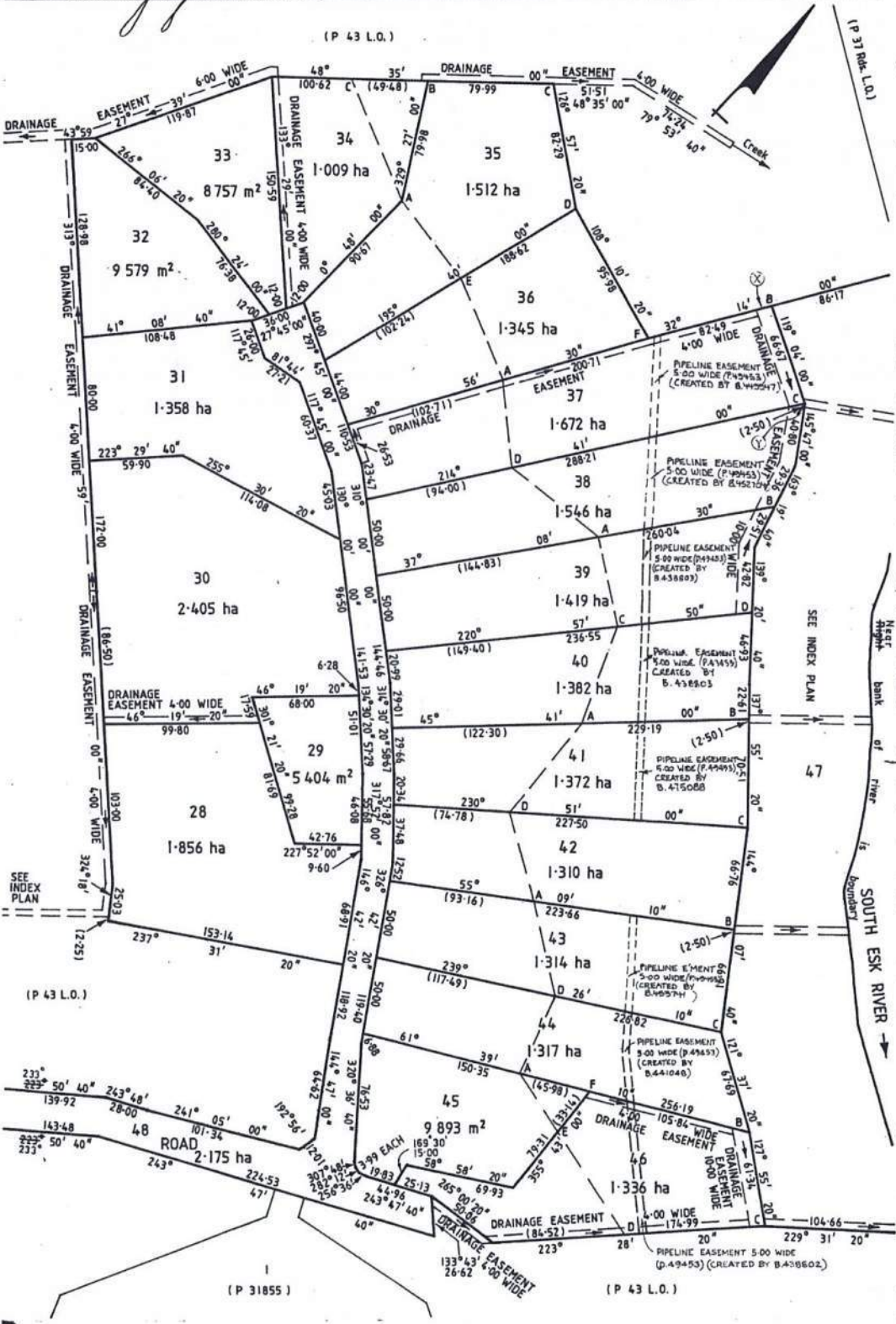
38-86 J

Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4387 Fol. 50 Grantee: Part of 500 acres located to Patrick Dalrymple	PLAN OF SURVEY by Surveyor... C. J. Cohen of land situated in the LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON SCALE 1:3000 MEASUREMENTS IN METRES	Registered Number: S. P34448 Approved: Effective from: 6 APR 1988 Recorder of Titles
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38-86 J

ANNEXURE SHEET No. 1 (of 1 annexures) to plan by Surveyor Signed for the purposes of identification Council Clerk: <i>[Signature]</i>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10 th 12 th 1997 and that certificate extends to the detail shown on this sheet. Surveyor: C. J. Cohen <i>[Signature]</i> Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4387 Fol. 50	Registered Number: S.P34448 Scale 1:2 000 Measurements in Metres
	(P 43 L.O.)	



PROPOSED TELSTRA LTE700 TMA'S (3 OFF) TO BE ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A4, A5 & A6). REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA LTE700 PANEL ANTENNAS (3 OFF A4, A5 & A6) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (6 OFF) # 2

NOTES :

1. ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #2 REFER TO 005486 DOCUMENTS FOR DETAILS.
3. SMR CONTRACTOR TO LOCATE U/G SERVICES PRIOR EXCAVATION.
4. FOR SITE SPECIFIC NOTES REFER TO SHEET S0.

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

UNAPPROVED DRAWING

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF) TO BE INSTALLED ON PROPOSED STANDARD MOUNT.

PROPOSED TELSTRA POWER DISTRIBUTION BOARD.

PROPOSED TELSTRA ICS BS TYPE 1B SHELTER (3.0m x 2.5m) TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT. REFER TO SHEET E1 FOR EQUIPMENT LAYOUT.

PROPOSED TELSTRA U/G SUBMAINS CABLE (APPROX. 50.0m) BETWEEN PROPOSED COMMON METER PANEL AND PROPOSED TELSTRA POWER DISTRIBUTION BOARD (INDICATIVE ONLY). REFER TO NOTE 3.

PROPOSED TELSTRA SIGN TO BE ATTACHED TO COMPOUND ACCESS GATE #13

MTX TEAM TO HAUL PROPOSED TELSTRA U/G FIBRE (APPROX. 3.3km) FROM SCAX PRCT TO PROPOSED TELSTRA SHELTER (INDICATIVE ONLY). REFER TO NOTE 3.

PROPOSED TELSTRA P5 ELECTRICAL PIT (1 OFF)

E.L. 26.3m RL 254.5m A.H.D. OVERALL HEIGHT
 E.L. 25.0m RL 253.2m A.H.D. TOP OF PROPOSED MONOPOLE C/L PROPOSED TELSTRA TRIANGULAR HEADFRAME C/L PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3) C/L PROPOSED TELSTRA LTE700 PANEL ANTENNAS (3 OFF A4, A5 & A6)

PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED TELSTRA PANEL ANTENNAS & TMA'S. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR HEADFRAME DETAILS.

PROPOSED TELSTRA LTE700 / WCDMA850 LCF78-50JA FEEDERS (12 OFF) TO RUN INTERNALLY TO MONOPOLE.

PROPOSED TELSTRA 25.0m HIGH ROCLA SR2-BM25-540 MONOPOLE.

PROPOSED TELSTRA 300W NEMA 20B CABLE LADDER (APPROX. 3.2m) WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA FEEDERS (12 OFF).

6 PROPOSED TELSTRA SIGN TO BE ATTACHED TO MONOPOLE AT 1.5m AGL

PROPOSED TELSTRA STANDARD STOCK FENCE (10.0m x 10.0m) WITH 3.0m WIDE SINGLE ACCESS GATE.

E.L. 0.0m RL 228.2m A.H.D. GROUND LEVEL

PROPOSED TELSTRA MONOPOLE PAD FOOTING (4.4m x 4.4m). REFER TO SHEETS T2 & T2-1 FOR MONOPOLE FOOTING DETAILS.

PROPOSED TELSTRA SHELTER COMPACTED CRUSHED ROCK PAD FOUNDATION (4.2m x 3.7m). REFER TO SHEET H1 FOR SHELTER FOOTING DETAILS.

NORTH WEST ELEVATION

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

FOR CONSTRUCTION

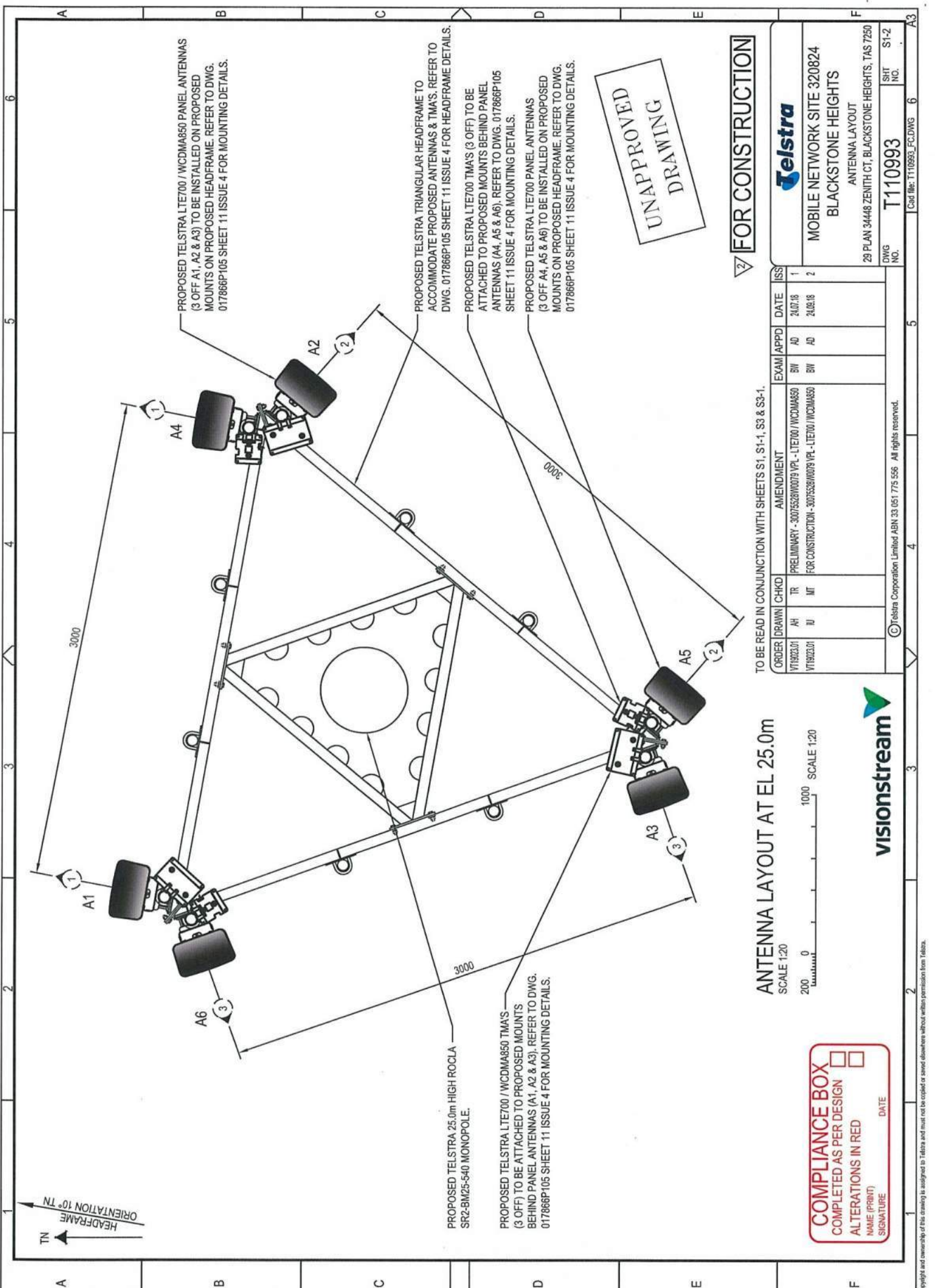
TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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VT19023.01	IJ	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.16	2

Telstra
 MOBILE NETWORK SITE 320824
 BLACKSTONE HEIGHTS
 NORTH WEST ELEVATION
 29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250
 DWG NO. **T110993** SHT NO. S3



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PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED ANTENNAS & TMAS. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR HEADFRAME DETAILS.

PROPOSED TELSTRA LTE700 TMAS (3 OFF) TO BE ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A4, A5 & A6). REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA LTE700 PANEL ANTENNAS (3 OFF A4, A5 & A6) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

UNAPPROVED
DRAWING

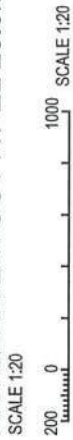
FOR CONSTRUCTION

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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V1923.01	IU	MT	FOR CONSTRUCTION - 30075526W0079 VPL - LTE700 / WCDMA850	SW	AD	24.08.18	2

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visionstream	

ANTENNA LAYOUT AT EL 25.0m



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 NAME (PRINT) _____ DATE _____
 SIGNATURE _____

Telstra

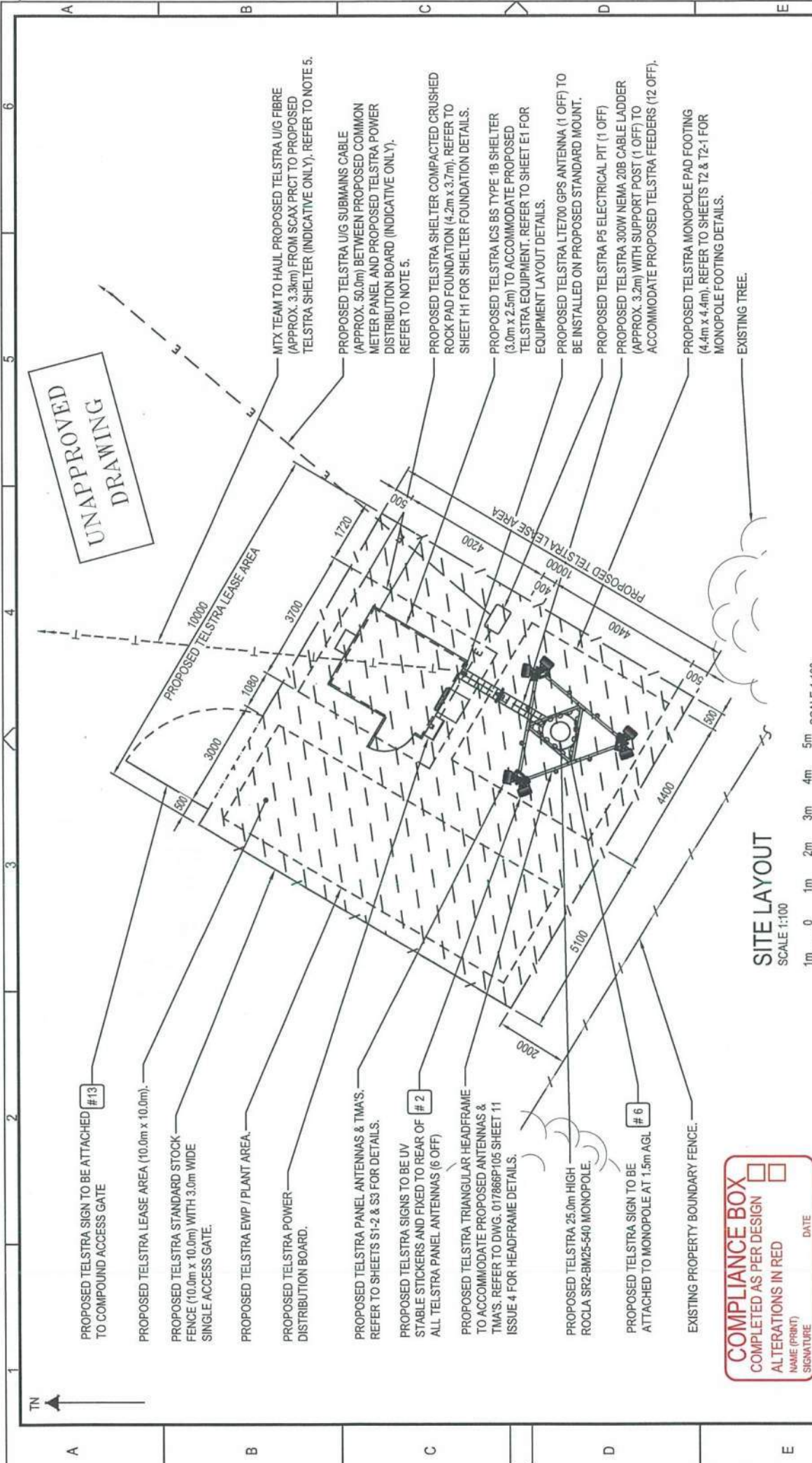
MOBILE NETWORK SITE 320824
 BLACKSTONE HEIGHTS
 ANTENNA LAYOUT
 29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO. **T110993**

SHT NO. S1-2

Cad file: T110993_FCD.DWG 6

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DRAWING

SITE LAYOUT
SCALE 1:100



FOR CONSTRUCTION

MOBILE NETWORK SITE 320824 BLACKSTONE HEIGHTS	
SITE LAYOUT	
29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250	
DWG NO.	T110993
SHT NO.	S1-1

ORDER / DRAWN / CHKD	AMENDMENT	EXAM / APPD	DATE	ISS
V190201 AH	PRELIMINARY - 3007528W079 VPL - LTE700 / WCDMA450	BW AD	24.07.18	1
V190201 BU	FOR CONSTRUCTION - 3007528W079 VPL - LTE700 / WCDMA450	BW AD	24.08.18	2

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-2, S3 & S3-1.

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PROPOSED TELSTRA SIGN TO BE ATTACHED TO COMPOUND ACCESS GATE #13

PROPOSED TELSTRA LEASE AREA (10.0m x 10.0m).
PROPOSED TELSTRA STANDARD STOCK FENCE (10.0m x 10.0m) WITH 3.0m WIDE SINGLE ACCESS GATE.

PROPOSED TELSTRA EWP / PLANT AREA.
PROPOSED TELSTRA POWER DISTRIBUTION BOARD.

PROPOSED TELSTRA PANEL ANTENNAS & TMA'S. REFER TO SHEETS S1-2 & S3 FOR DETAILS.

PROPOSED TELSTRA SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (6 OFF) #2

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED ANTENNAS & TMA'S. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR HEADFRAME DETAILS.

PROPOSED TELSTRA 25.0m HIGH ROCLA SR2-8M25-540 MONOPOLE.

PROPOSED TELSTRA SIGN TO BE ATTACHED TO MONOPOLE AT 1.5m AGL #6

EXISTING PROPERTY BOUNDARY FENCE.

MTX TEAM TO HAUL PROPOSED TELSTRA U/G FIBRE (APPROX. 3.3km) FROM SCAFF PRCT TO PROPOSED TELSTRA SHELTER (INDICATIVE ONLY). REFER TO NOTE 5.

PROPOSED TELSTRA U/G SUBMANS CABLE (APPROX. 50.0m) BETWEEN PROPOSED COMMON METER PANEL AND PROPOSED TELSTRA POWER DISTRIBUTION BOARD (INDICATIVE ONLY). REFER TO NOTE 5.

PROPOSED TELSTRA SHELTER COMPACTED CRUSHED ROCK PAD FOUNDATION (4.2m x 3.7m). REFER TO SHEET H1 FOR SHELTER FOUNDATION DETAILS.

PROPOSED TELSTRA ICS BS TYPE 1B SHELTER (3.0m x 2.5m) TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT. REFER TO SHEET E1 FOR EQUIPMENT LAYOUT DETAILS.

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF) TO BE INSTALLED ON PROPOSED STANDARD MOUNT.

PROPOSED TELSTRA P5 ELECTRICAL PIT (1 OFF)
PROPOSED TELSTRA 300W NEMA 20B CABLE LADDER (APPROX. 3.2m) WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA FEEDERS (12 OFF).

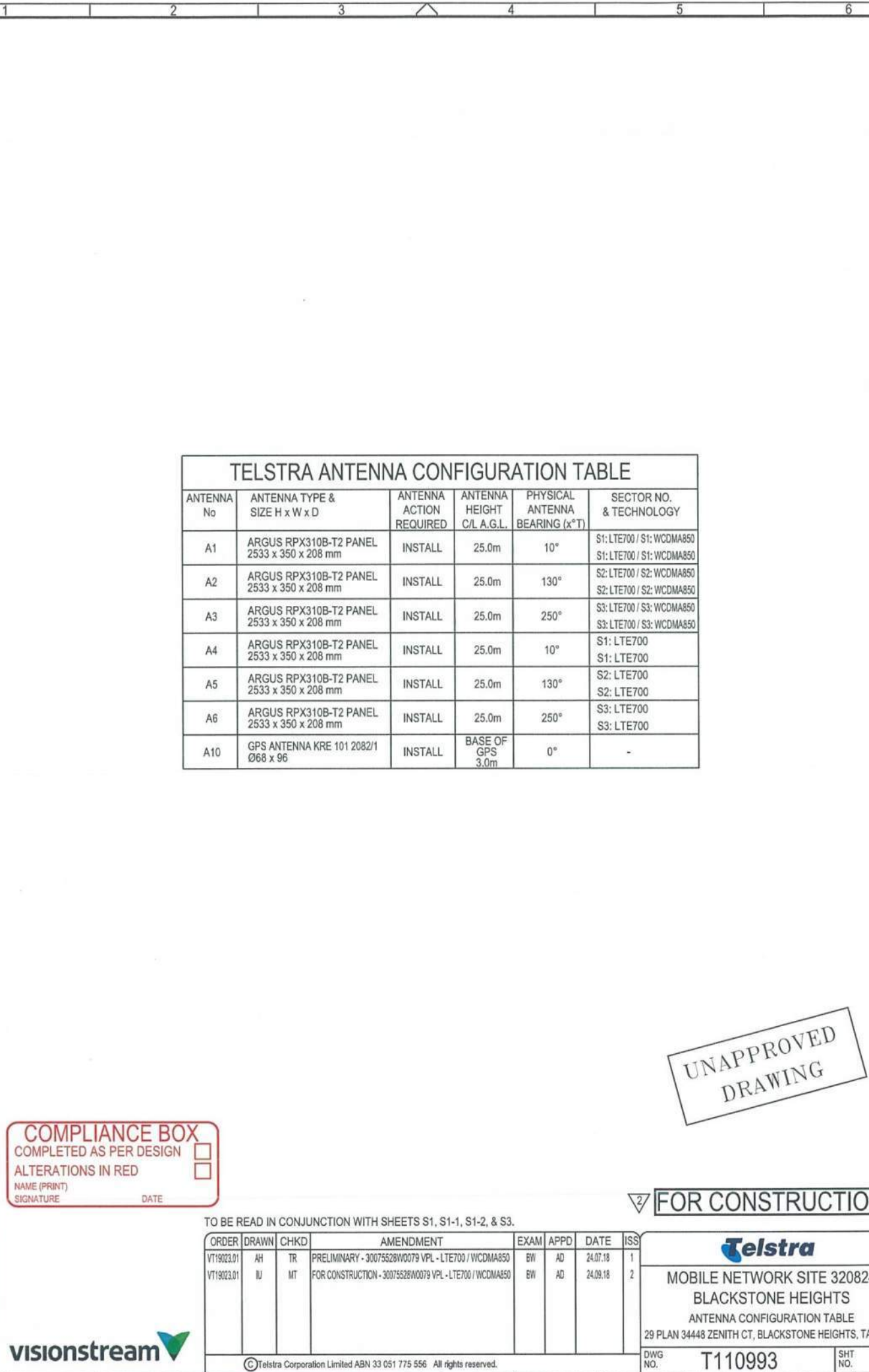
PROPOSED TELSTRA MONOPOLE PAD FOOTING (4.4m x 4.4m). REFER TO SHEETS T2 & T2-1 FOR MONOPOLE FOOTING DETAILS.
EXISTING TREE.

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

NOTES:

1. ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS (S) REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. PROPOSED TELSTRA LEASE AREA.
5. SMR CONTRACTOR TO LOCATE U/G SERVICES PRIOR EXCAVATION.
6. FOR SITE SPECIFIC NOTES REFER TO SHEET S0.

A
B
C
D
E
F



TELSTRA ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	PHYSICAL ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	10°	S1: LTE700 / S1: WCDMA850 S1: LTE700 / S1: WCDMA850
A2	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	130°	S2: LTE700 / S2: WCDMA850 S2: LTE700 / S2: WCDMA850
A3	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	250°	S3: LTE700 / S3: WCDMA850 S3: LTE700 / S3: WCDMA850
A4	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	10°	S1: LTE700 S1: LTE700
A5	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	130°	S2: LTE700 S2: LTE700
A6	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	250°	S3: LTE700 S3: LTE700
A10	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	BASE OF GPS 3.0m	0°	-

UNAPPROVED
DRAWING

COMPLIANCE BOX
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 NAME (PRINT) _____
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FOR CONSTRUCTION

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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VT19023.01	IJ	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	EW	AD	24.09.18	2

Telstra

**MOBILE NETWORK SITE 320824
BLACKSTONE HEIGHTS
ANTENNA CONFIGURATION TABLE**

29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO. **T110993** SHT NO. S3-1



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Appendix 3 – EPBC Act Protected Matters Report



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 26/10/18 09:02:22

[Summary](#)

[Details](#)

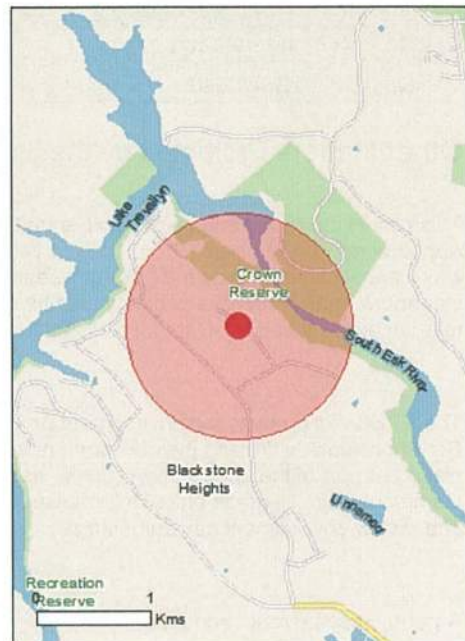
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

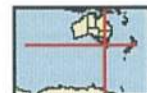
[Caveat](#)

[Acknowledgements](#)



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[Coordinates](#)
[Buffer: 1.0Km](#)



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<u>World Heritage Properties:</u>	None
<u>National Heritage Places:</u>	None
<u>Wetlands of International Importance:</u>	None
<u>Great Barrier Reef Marine Park:</u>	None
<u>Commonwealth Marine Area:</u>	None
<u>Listed Threatened Ecological Communities:</u>	1
<u>Listed Threatened Species:</u>	22
<u>Listed Migratory Species:</u>	10

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<u>Commonwealth Land:</u>	None
<u>Commonwealth Heritage Places:</u>	None
<u>Listed Marine Species:</u>	14
<u>Whales and Other Cetaceans:</u>	None
<u>Critical Habitats:</u>	None
<u>Commonwealth Reserves Terrestrial:</u>	None
<u>Australian Marine Parks:</u>	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<u>State and Territory Reserves:</u>	1
<u>Regional Forest Agreements:</u>	1
<u>Invasive Species:</u>	27
<u>Nationally Important Wetlands:</u>	None
<u>Key Ecological Features (Marine)</u>	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<u>Eucalyptus ovata - Callitris oblonga Forest</u>	Vulnerable	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
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Birds

Aquila audax fleayi

Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area
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Botaurus poiciloptilus

Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
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Calidris ferruginea

Curllew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
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Ceyx azureus diemenensis

Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area
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Lathamus discolor

Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
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Numenius madagascariensis

Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
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Pterodroma leucoptera leucoptera

Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
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Tyto novaehollandiae castanops (Tasmanian population)

Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area
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Fish

Prototroctes maraena

Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area
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Frogs

Litoria raniformis

Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
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Mammals

Dasyurus maculatus maculatus (Tasmanian population)

Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll	Vulnerable	Species or species
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Name	Status	Type of Presence
(Tasmanian population) [75183]		habitat known to occur within area
<u>Dasyurus viverrinus</u> Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area
<u>Perameles gunnii gunnii</u> Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
<u>Sarcophilus harrisii</u> Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
Plants		
<u>Barbarea australis</u> Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area
<u>Callitris oblonga</u> Pygmy Cypress-pine, Pigmy Cypress-pine, Dwarf Cypress-pine [66687]	Vulnerable	Species or species habitat likely to occur within area
<u>Callitris oblonga subsp. oblonga</u> South Esk Pine [64864]	Endangered	Species or species habitat likely to occur within area
<u>Dianella amoena</u> Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area
<u>Epacris exserta</u> South Esk Heath [19879]	Endangered	Species or species habitat known to occur within area
<u>Glycine latrobeana</u> Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
<u>Lepidium hyssopifolium</u> Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area
<u>Pterostylis commutata</u> Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area

Listed Migratory Species

[[Resource Information](#)]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
<u>Hirundapus caudacutus</u> White-throated Needletail [682]		Species or species habitat known to occur within area
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Species or species habitat known to occur within area
Migratory Wetlands Species		
<u>Actitis hypoleucos</u> Common Sandpiper [59309]		Species or species habitat likely to occur within area
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]		Species or species

Name	Threatened	Type of Presence
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	habitat may occur within area Species or species habitat may occur within area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
<u>Actitis hypoleucos</u> Common Sandpiper [59309]		Species or species habitat likely to occur within area
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<u>Ardea alba</u> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<u>Ardea ibis</u> Cattle Egret [59542]		Species or species habitat may occur within area
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<u>Haliaeetus leucogaster</u> White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
<u>Hirundapus caudacutus</u> White-throated Needletail [682]		Species or species habitat known to occur

Name	Threatened	Type of Presence
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	within area Breeding likely to occur within area
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Species or species habitat known to occur within area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Extra Information

State and Territory Reserves [\[Resource Information \]](#)

Name	State
Trevallyn	TAS

Regional Forest Agreements [\[Resource Information \]](#)

Note that all areas with completed RFAs have been included.

Name	State
Tasmania RFA	Tasmania

Invasive Species [\[Resource Information \]](#)

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species

Name	Status	Type of Presence
Sturnus vulgaris Common Starling [389]		habitat likely to occur within area Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Plants		
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-41.45349 147.08478

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- [Natural history museums of Australia](#)
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

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Appendix 4 – Section 4.1 and 4.2 Precautionary Approach Checklists

Precautionary Approach Checklist –Infrastructure Design (Code Ref 4.2)

NOTE: In accordance with Sections 4.1 and 4.2 of the Mobile Phone Base Station Deployment Industry Code (C564:2011), on all existing sites with proposed amendment or addition of equipment only, the existing site needs to be re-assessed against Checklist 4.2 only.

Issue Date	28 September 2018	Carrier	Telstra	Location	Zenith Court, Blackstone Heights TAS 7250 (Site Name: Blackstone Heights)
Description of Infrastructure	The proposal consists of the installation of a 25m monopole including six (6) new panel antennas, equipment shelter and the installation of ancillary equipment.				

4.1 Application of Precautionary Approach to Site Selection		Comments on how the Carrier has had regard to each item.
Section No.	Industry Code C564:2011 Requirement	
4.1.3	For each site the Carrier must have regard to: For new sites, 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.	A summary of the sites considered and reasons for selection of the preferred option will be made available to the public upon request in a timely manner. It is noted that a Community Information Session has been undertaken on the 20 th September 2018. The community has already reviewed other candidates (sites) that were considered.
4.1.5 (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	This facility is intended to provide enhanced capacity to the mobile phone services to the Blackstone Heights area. The transmit power settings at this facility will be set to accomplish the desired coverage, capacity and call quality within the areas listed above. The Over the Air specifications provide for the ability for the facility to reduce the transmitting power to each user based on the radio environment.
4.1.5 (b)	Minimisation of EMR exposure to public	This facility is designed and will be installed in accordance with Telstra Document 005486 to restrict public access to any areas that exceed the general public EME exposure limits. The environmental EME level is minimised through the radio network design and reducing the transmit power to each user based on the radio environment.
4.1.5 (c)	The likelihood of an area being a community sensitive location.	The proposal involves the installation of a 25m monopole and antennas at the above location. In addition, prior consideration of community sensitivity was undertaken. While the area does not include specific community sensitive land uses such as schools, some concern has been raised by local residents. This facility is considered to be sited in an appropriate location with the land zoned Utilities. There is no other location that can provide an acceptable level of coverage either in the area.

Precautionary Approach Checklist –Infrastructure Design (Code Ref 4.2)

NOTE: In accordance with Sections 4.1 and 4.2 of the Mobile Phone Base Station Deployment Industry Code (C564:2011), on all existing sites with proposed amendment or addition of equipment only, the existing site needs to be re-assessed against Checklist 4.2 only.

4.1.5 (d)	The objective of avoiding community sensitive locations	<p>There is no community sensitive locations in close proximity to the subject site (ie Schools or Childcare Centres). There are however a number of dwellings within close proximity.</p> <p>As mentioned above however, there is no other location in the area that can provide an acceptable level of coverage. Furthermore the land surrounding the subject site is zoned 'low density residential'.</p> <p>Considerations of the relevant state and local government telecommunications planning policies were undertaken when the site was established originally.</p> <p>The site is zoned 'Utilities' under the Meander Valley Interim Planning Scheme and is considered to be the most appropriate zone located within the Blackstone Heights area.</p> <p>The proposal requires a DA and therefore the approvals process will be determined by Council. This may include notification to adjoining properties, however the exact form will be determined by Council.</p> <p>All submissions will be considered and responded to within a timely manner.</p> <p>Review of the heritage significance of the area has been undertaken and the site is not considered to be of Aboriginal significance.</p> <p>Review of the heritage significance of the area at this time has been undertaken and the heritage significance has not changed.</p> <p>The physical characteristics of this site have been considered during the original evaluation of this facility. Factors considered included the terrain, site elevation and the height of the surrounding obstacles.</p> <p>Radio propagation analysis indicates that selecting appropriate antennas tilts and mounting heights will meet the service requirements for this facility</p> <p>Considerations of land and public utilities was undertaken when selecting the site. The site has existing electricity to the site and vehicle access.</p> <p>Fibre transmission will be used and is available to this facility.</p>
4.1.5 (e)	Relevant state and local government telecommunications planning policies	
4.1.5 (f)	The outcomes of consultation processes with Councils and Interested and Affected parties as set out in Section 6.7	
4.1.5 (g)	The heritage significance (built, cultural and natural)	
4.1.5 (h)	The physical characteristics of the locality including elevation and terrain	
4.1.5 (i)	The availability of land and public utilities	
4.1.5 (j)	The availability of transmission to connect the radiocommunications infrastructure with the rest of the network, e.g. line of sight for microwave transmission	

Precautionary Approach Checklist –Infrastructure Design (Code Ref 4.2)

NOTE: In accordance with Sections 4.1 and 4.2 of the *Mobile Phone Base Station Deployment Industry Code (C564:2011)*, on all existing sites with proposed amendment or addition of equipment only, the existing site needs to be re-assessed against Checklist 4.2 only.

4.1.5 (k)	The radiofrequency interference the planned service may cause to other services	This proposed facility and prescribed antennae spacing (in conjunction with appropriate tilt) and allocated frequencies have been used to meet the requirements for coverage from the facility, while minimising interference to the existing network. We understand that if any interference issues have been identified, these have been resolved to that carrier's satisfaction in accordance with Telstra's processes.
4.1.5 (l)	The radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions	Radio propagation analysis has been used to ensure the new facility can be integrated with the existing network while minimising the interference to the new facility.
4.1.5 (m)	Any obligations, and opportunities, to co-locate facilities	Co-location opportunities have been explored however a new greenfield facility was considered to be the most appropriate option in this instance to provide adequate Telstra coverage.
4.1.5 (n)	Cost factors	There is no structure within the area that can accommodate telecommunications infrastructure. Telstra has undertaken preliminary costing of this facility and are of the opinion these costs are reasonable.

4.2 Application of Precautionary Approach to Infrastructure Design		
Section No.	Industry Code C564:2011 Requirement	Comments on how the Carrier has had regard to each item
4.2.3 (a)	For each site the Carrier must have regard to: the reason for the installation of the infrastructure considering – coverage, capacity and quality	This facility is intended to provide enhanced capacity of mobile phone services to the Blackstone Heights area.
4.2.3 (b)	the positioning of antennas to minimise obstruction of radio signals	The antennas have been located at the most appropriate location, so as to not interfere with existing radio signals. This location meets the objectives outlined in 4.2.3 (a).
4.2.3 (c)	the objective of restricting access to areas where RF exposure may exceed limits of the EMR standard	This facility is designed and will be installed in accordance with Telstra Document 005486 to restrict public access to any areas that exceed the general public EME exposure limits.
4.2.3 (d)	the type and features of the infrastructure that are required to meet service needs including: (i) the need for macro, micro or pico cells; and (ii) the need for directional or non-directional antennas	This facility is described in the section on "description of infrastructure" outlined in the Precautionary Approach Checklist.

Precautionary Approach Checklist –Infrastructure Design (Code Ref 4.2)

NOTE: In accordance with Sections 4.1 and 4.2 of the *Mobile Phone Base Station Deployment Industry Code (C564:2011)*, on all existing sites with proposed amendment or addition of equipment only, the existing site needs to be re-assessed against Checklist 4.2 only.

4.2.3 (e)	the objective of minimising power whilst meeting service objectives	The transmit power settings at this facility will be set to accomplish the desired coverage, capacity and call quality. The Over the Air specifications provide for the ability for the facility to reduce the transmitting power to each user based on the radio environment.
4.2.3 (f)	whether the costs of achieving this objective are reasonable	Telstra has undertaken preliminary costing of this facility and are of the opinion these costs are reasonable.
4.2.5	Site EMR assessments for Mobile Phone Radiocommunication Infrastructure must be made in accordance with the ARPANSA prediction methodology and report format (see Appendix B – Additional Design Information and Appendix C – ARPANSA EME Report Format)	EME assessment has been made in accordance with ARPANSA has been completed and is available the RF National Site Archive.

Environmental EME Report

Location Zenith Court, BLACKSTONE HEIGHTS TAS 7250

Date 14/09/2018

RFNSA No. 7250038

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at Zenith Court, BLACKSTONE HEIGHTS TAS 7250. These levels have been calculated by Visionstream 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

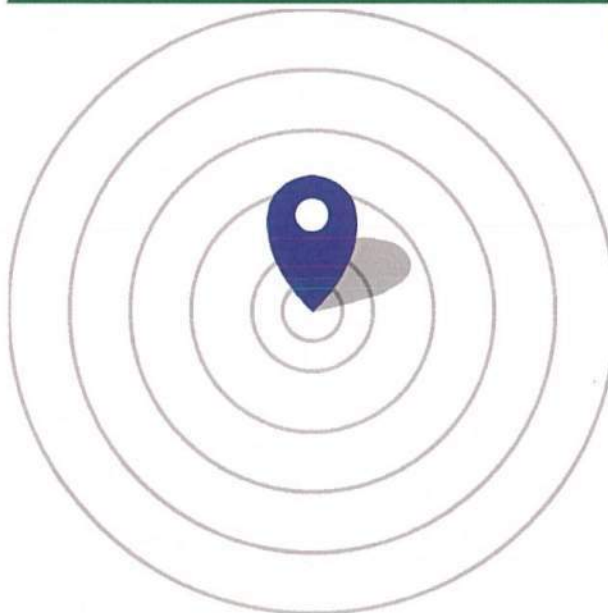
There are currently no existing radio systems for this site.

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

0.43%

out of 100% of the public exposure limit, 178.82m from the location.

EME levels with the proposed changes



Distance from the site	Percentage of the public exposure limit
0-50 m	0.057%
50-100 m	0.06%
100-200 m	0.43%
200-300 m	0.4%
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/7250038>.

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, 4GX	WCDMA850 (proposed), LTE700 (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.

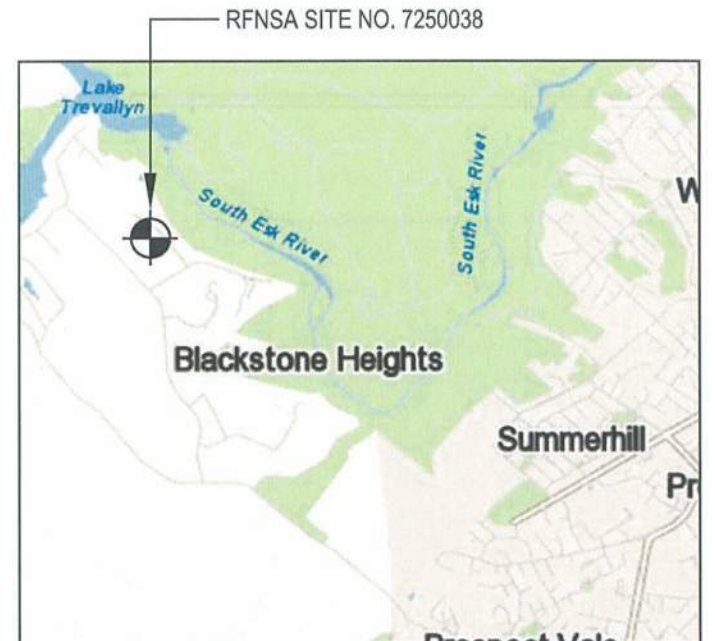
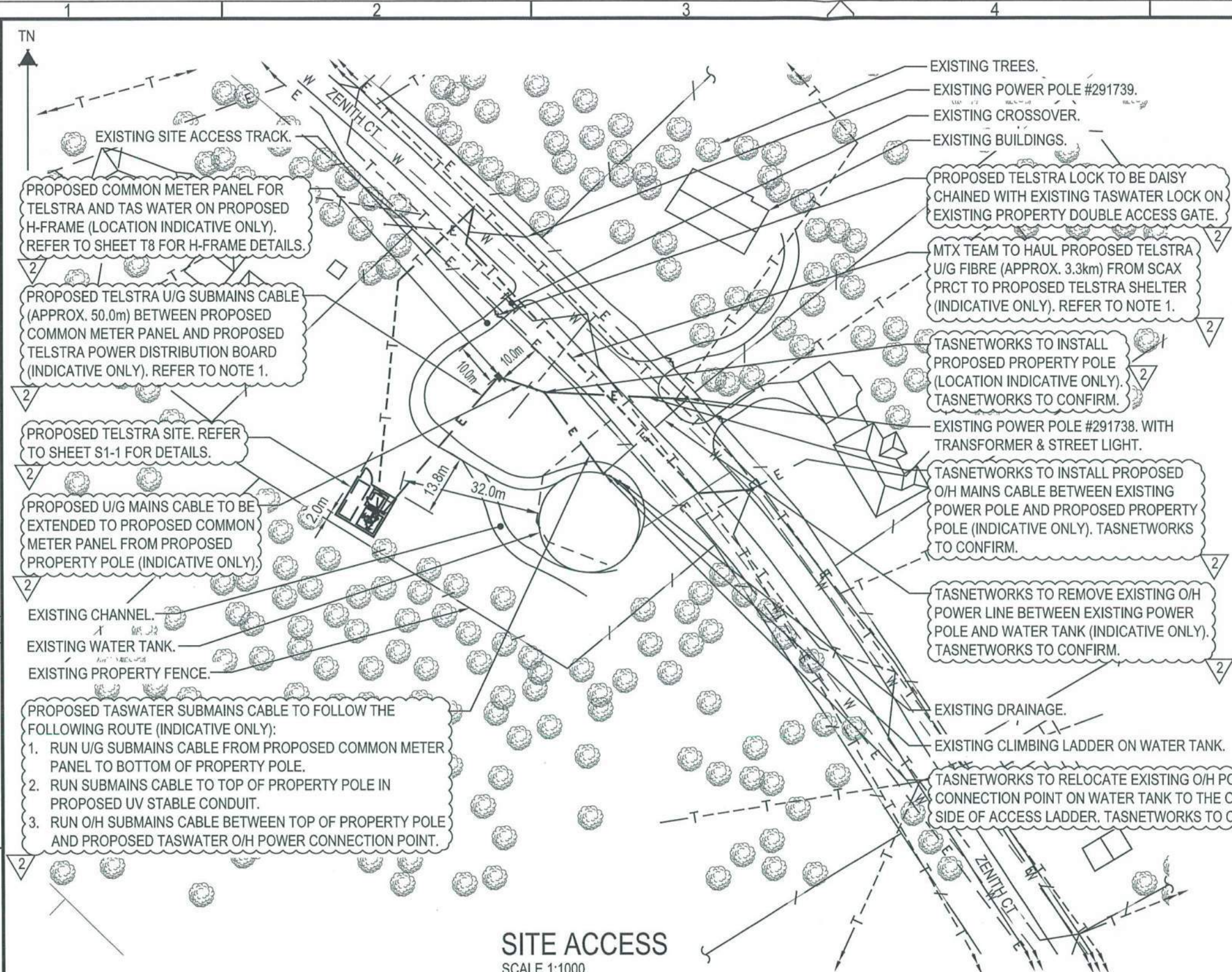
Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				0.9	2.17	0.057%
50-100m				0.93	2.31	0.06%
100-200m				2.52	16.8	0.43%
200-300m				2.44	15.82	0.4%
300-400m				1.8	8.55	0.22%
400-500m				1.35	4.81	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 C564:2011](#) 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
No locations identified				



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LOCALITY PLAN
NOT TO SCALE

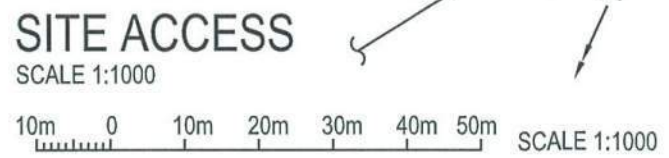
SERVICES LEGEND

- - - - - T - - - - - T - - - - - T - - - - - OPTICAL FIBRE BELOW GROUND
- - - - - E - - - - - E - - - - - E - - - - - BELOW GROUND ELECTRICAL SUPPLY
- - - - - E - - - - - E - - - - - ABOVE GROUND ELECTRICAL SUPPLY
- - - - - W - - - - - W - - - - - WATER SUPPLY BELOW GROUND

UNAPPROVED
DRAWING

FOR CONSTRUCTION

- NOTES :**
- SMR CONTRACTOR TO LOCATE U/G SERVICES PRIOR EXCAVATION.



TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S3 & S3-1.

PROPERTY DESCRIPTION		SITE STRUCTURE CO-ORDINATES (GDA94)	
PART OF LOT 29 ON SP 34448 PARISH OF LAUNCESTON LAND DISTRICT OF CORNWALL		GPS READING ACCURACY: ±10m CENTRE OF MONOPOLE	
LATITUDE	-41.45435° (GDA94)		
LONGITUDE	147.08519° (GDA94)		

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



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19023.01	AH	TR	PRELIMINARY - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.07.18	1
VT19023.01	IU	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.18	2

Telstra

**MOBILE NETWORK SITE 320824
BLACKSTONE HEIGHTS**

SITE ACCESS AND LOCALITY PLAN
29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO. **T110993** SHT NO. S1

UNAPPROVED DRAWING

PROPOSED TELSTRA SIGN TO BE ATTACHED TO COMPOUND ACCESS GATE #13

PROPOSED TELSTRA LEASE AREA (10.0m x 10.0m).

PROPOSED TELSTRA STANDARD STOCK FENCE (10.0m x 10.0m) WITH 3.0m WIDE SINGLE ACCESS GATE.

PROPOSED TELSTRA EWP / PLANT AREA.

PROPOSED TELSTRA POWER DISTRIBUTION BOARD.

PROPOSED TELSTRA PANEL ANTENNAS & TMA'S. REFER TO SHEETS S1-2 & S3 FOR DETAILS.

PROPOSED TELSTRA SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (6 OFF) #2

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED ANTENNAS & TMA'S. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR HEADFRAME DETAILS.

PROPOSED TELSTRA 25.0m HIGH ROCLA SR2-BM25-540 MONOPOLE.

PROPOSED TELSTRA SIGN TO BE ATTACHED TO MONOPOLE AT 1.5m AGL #6

EXISTING PROPERTY BOUNDARY FENCE.

MTX TEAM TO HAUL PROPOSED TELSTRA U/G FIBRE (APPROX. 3.3km) FROM SCAX PRCT TO PROPOSED TELSTRA SHELTER (INDICATIVE ONLY). REFER TO NOTE 5.

PROPOSED TELSTRA U/G SUBMAINS CABLE (APPROX. 50.0m) BETWEEN PROPOSED COMMON METER PANEL AND PROPOSED TELSTRA POWER DISTRIBUTION BOARD (INDICATIVE ONLY). REFER TO NOTE 5.

PROPOSED TELSTRA SHELTER COMPACTED CRUSHED ROCK PAD FOUNDATION (4.2m x 3.7m). REFER TO SHEET H1 FOR SHELTER FOUNDATION DETAILS.

PROPOSED TELSTRA ICS BS TYPE 1B SHELTER (3.0m x 2.5m) TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT. REFER TO SHEET E1 FOR EQUIPMENT LAYOUT DETAILS.

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF) TO BE INSTALLED ON PROPOSED STANDARD MOUNT.

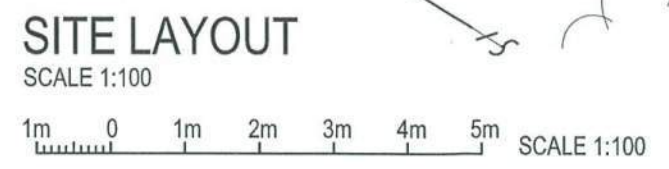
PROPOSED TELSTRA P5 ELECTRICAL PIT (1 OFF)

PROPOSED TELSTRA 300W NEMA 20B CABLE LADDER (APPROX. 3.2m) WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA FEEDERS (12 OFF).

PROPOSED TELSTRA MONOPOLE PAD FOOTING (4.4m x 4.4m). REFER TO SHEETS T2 & T2-1 FOR MONOPOLE FOOTING DETAILS.

EXISTING TREE.

COMPLIANCE BOX
COMPLETED AS PER DESIGN
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SIGNATURE _____ DATE _____



NOTES :

1. ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. [Hatched Area] PROPOSED TELSTRA LEASE AREA.
5. SMR CONTRACTOR TO LOCATE U/G SERVICES PRIOR EXCAVATION.
6. FOR SITE SPECIFIC NOTES REFER TO SHEET S0.

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-2, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19023.01	AH	TR	PRELIMINARY - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.07.18	1
VT19023.01	IU	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.18	2

FOR CONSTRUCTION



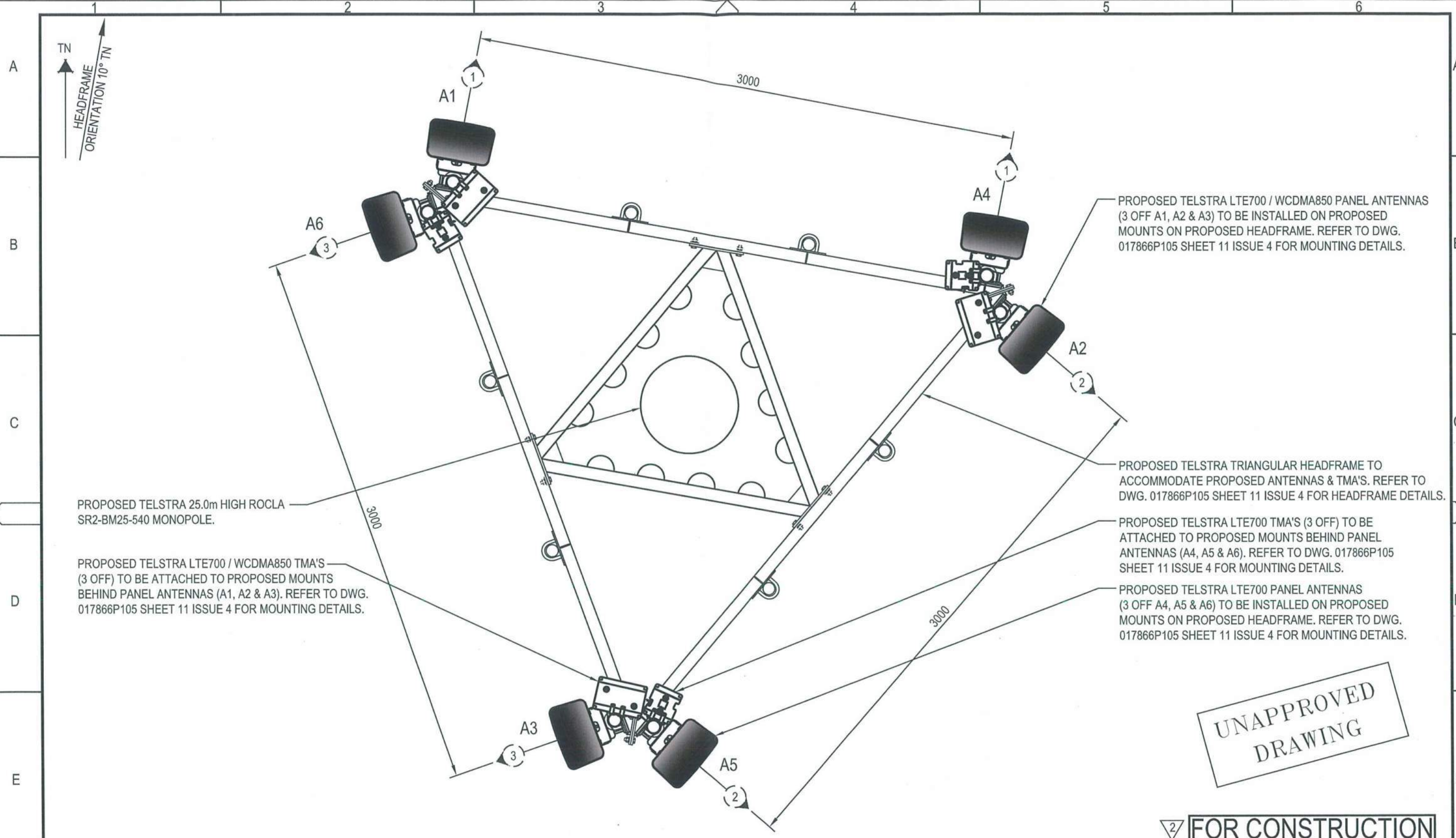
Telstra

MOBILE NETWORK SITE 320824
BLACKSTONE HEIGHTS
SITE LAYOUT
29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO. **T110993** SHT NO. S1-1

Plot date: 3 October 2018 - 12:59 PM

Telstra Networks Wireless Program Delivery Template - 017866P02 Issue 12.11.04/2016



PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED ANTENNAS & TMA'S. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR HEADFRAME DETAILS.

PROPOSED TELSTRA LTE700 TMA'S (3 OFF) TO BE ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A4, A5 & A6). REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA LTE700 PANEL ANTENNAS (3 OFF A4, A5 & A6) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

PROPOSED TELSTRA 25.0m HIGH ROCLA SR2-BM25-540 MONOPOLE.

PROPOSED TELSTRA LTE700 / WCDMA850 TMA'S (3 OFF) TO BE ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A1, A2 & A3). REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.

UNAPPROVED DRAWING

FOR CONSTRUCTION

ANTENNA LAYOUT AT EL 25.0m



TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19023.01	AH	TR	PRELIMINARY - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.07.18	1
VT19023.01	IU	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.18	2

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MOBILE NETWORK SITE 320824
 BLACKSTONE HEIGHTS
 ANTENNA LAYOUT
 29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO. **T110993** SHT NO. S1-2

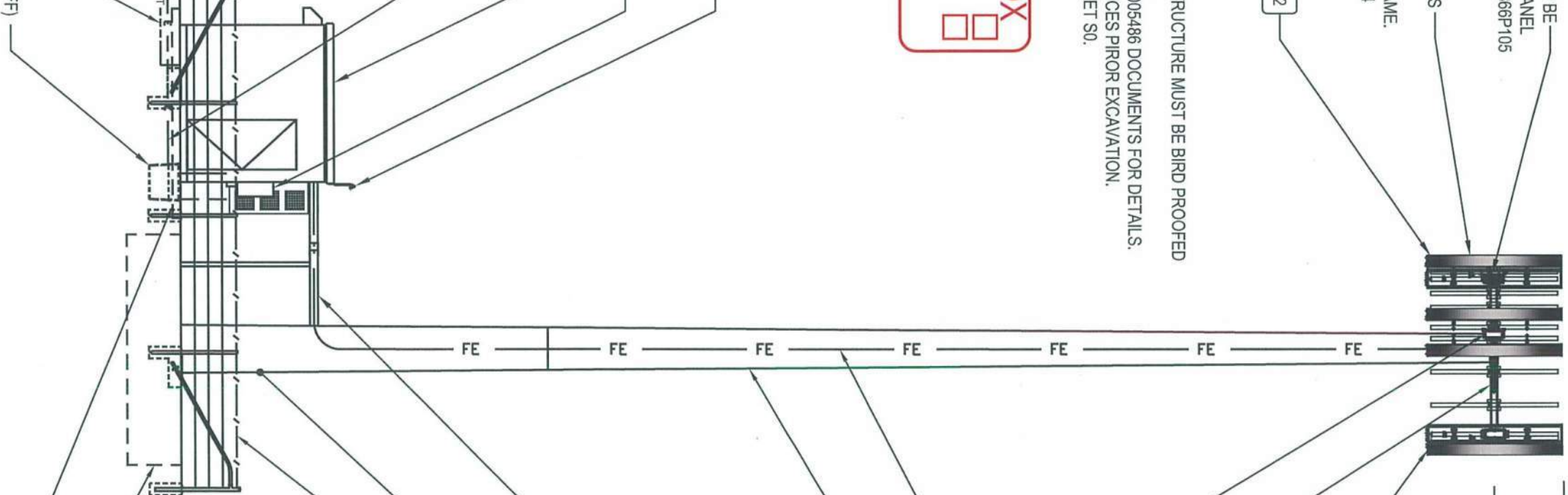
- PROPOSED TELSTRA LTE700 TMAS (3 OFF) TO BE ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A4, A5 & A6). REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.
- PROPOSED TELSTRA LTE700 PANEL ANTENNAS (3 OFF A4, A5 & A6) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.
- PROPOSED TELSTRA SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (6 OFF)

NOTES:

- ALL FEEDERS ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
- FOR EME SIGNS NOTED AS (X) REFER TO 005486 DOCUMENTS FOR DETAILS.
- SMR CONTRACTOR TO LOCATE U/G SERVICES PRIOR EXCAVATION.
- FOR SITE SPECIFIC NOTES REFER TO SHEET S0.

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

- PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF) TO BE INSTALLED ON PROPOSED STANDARD MOUNT.
- PROPOSED TELSTRA POWER DISTRIBUTION BOARD.
- PROPOSED TELSTRA ICS BS TYPE 1B SHELTER (3.0m x 2.5m) TO ACCOMMODATE PROPOSED TELSTRA EQUIPMENT. REFER TO SHEET E1 FOR EQUIPMENT LAYOUT.
- PROPOSED TELSTRA U/G SUBMANS CABLE (APPROX. 50.0m) BETWEEN PROPOSED COMMON METER PANEL AND PROPOSED TELSTRA POWER DISTRIBUTION BOARD (INDICATIVE ONLY). REFER TO NOTE 3.
- PROPOSED TELSTRA SIGN TO BE ATTACHED TO COMPOUND ACCESS GATE



NORTH WEST ELEVATION
SCALE 1:100

SCALE 1:100

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3-1.

UNAPPROVED DRAWING

- PROPOSED TELSTRA 300W NEMA 20B CABLE LADDER (APPROX. 3.2m) WITH SUPPORT POST (1 OFF) TO ACCOMMODATE PROPOSED TELSTRA FEEDERS (12 OFF).
- PROPOSED TELSTRA SIGN TO BE ATTACHED TO MONOPOLE AT 1.5m AGL
- PROPOSED TELSTRA STANDARD STOCK FENCE (10.0m x 10.0m) WITH 3.0m WIDE SINGLE ACCESS GATE.
- PROPOSED TELSTRA MONOPOLE PAD FOOTING (4.4m x 4.4m), REFER TO SHEETS T2 & T2-1 FOR MONOPOLE FOOTING DETAILS.
- PROPOSED TELSTRA SHELTER COMPACTED CRUSHED ROCK PAD FOUNDATION (4.2m x 3.7m). REFER TO SHEET H1 FOR SHELTER FOOTING DETAILS.
- PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED TELSTRA PANEL ANTENNAS & TMAS. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR HEADFRAME DETAILS.
- PROPOSED TELSTRA LTE700 / WCDMA850 TMAS (3 OFF) TO BE ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A1, A2 & A3). REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.
- PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.
- PROPOSED TELSTRA LTE700 / WCDMA850 C/L PROPOSED TELSTRA TRIANGULAR HEADFRAME C/L PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3) C/L PROPOSED TELSTRA LTE700 PANEL ANTENNAS (3 OFF A4, A5 & A6)
- PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3) TO BE INSTALLED ON PROPOSED MOUNTS ON PROPOSED HEADFRAME. REFER TO DWG. 017866P105 SHEET 11 ISSUE 4 FOR MOUNTING DETAILS.
- OVERALL HEIGHT RL 254.5m A.H.D.
- E.L. 26.3m RL 254.5m A.H.D.
- E.L. 25.0m RL 253.2m A.H.D.
- TOP OF PROPOSED MONOPOLE
- C/L PROPOSED TELSTRA TRIANGULAR HEADFRAME
- C/L PROPOSED TELSTRA LTE700 / WCDMA850 PANEL ANTENNAS (3 OFF A1, A2 & A3)
- C/L PROPOSED TELSTRA LTE700 PANEL ANTENNAS (3 OFF A4, A5 & A6)

FOR CONSTRUCTION

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
V179023.01	AH	TR	PRELIMINARY - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.07.18	1
V179023.01	UJ	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.18	2

Telstra

MOBILE NETWORK SITE 320824
 BLACKSTONE HEIGHTS
 NORTH WEST ELEVATION
 29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO. **T110993** SHT NO. **S3**



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TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	PHYSICAL ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	10°	S1: LTE700 / S1: WCDMA850 S4: LTE700 / S1: WCDMA850
A2	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	130°	S2: LTE700 / S2: WCDMA850 S2: LTE700 / S2: WCDMA850
A3	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	250°	S3: LTE700 / S3: WCDMA850 S3: LTE700 / S3: WCDMA850
A4	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	10°	S1: LTE700
A5	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	130°	S2: LTE700 S2: LTE700
A6	ARGUS RPX310B-T2 PANEL 2533 x 350 x 208 mm	INSTALL	25.0m	250°	S3: LTE700 S3: LTE700
A10	GPS ANTENNA KRE 101 2082/1 Ø68 x 96	INSTALL	BASE OF GPS 3.0m	0°	-

COMPLIANCE BOX
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 NAME (PRINT)
 SIGNATURE
 DATE

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2, & S3.

FOR CONSTRUCTION

UNAPPROVED
 DRAWING

ORDER NO.	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19023.01	AH	TR	PRELIMINARY - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.07.18	1
VT19023.01	U	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.18	2


MOBILE NETWORK SITE 320824
BLACKSTONE HEIGHTS
 ANTENNA CONFIGURATION TABLE
 29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

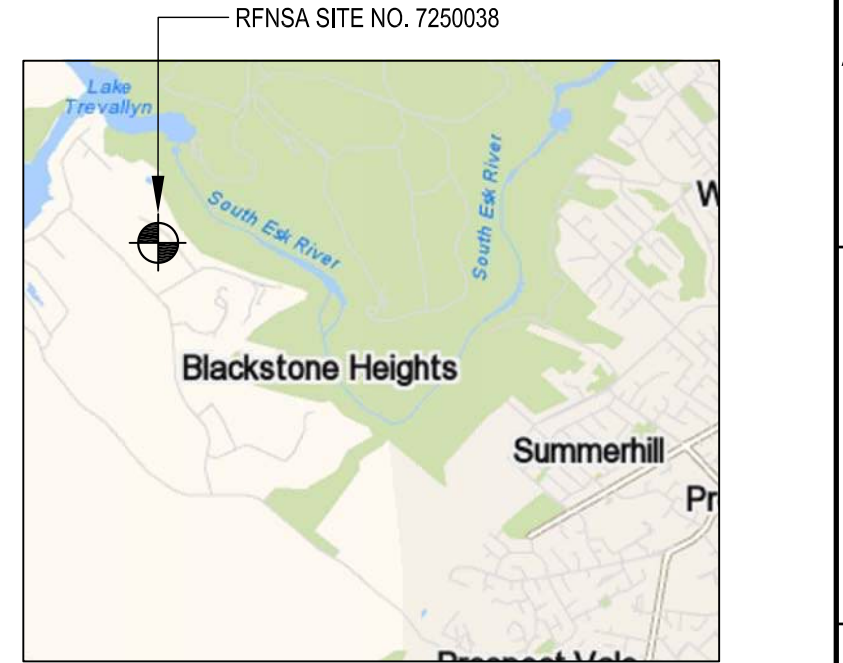
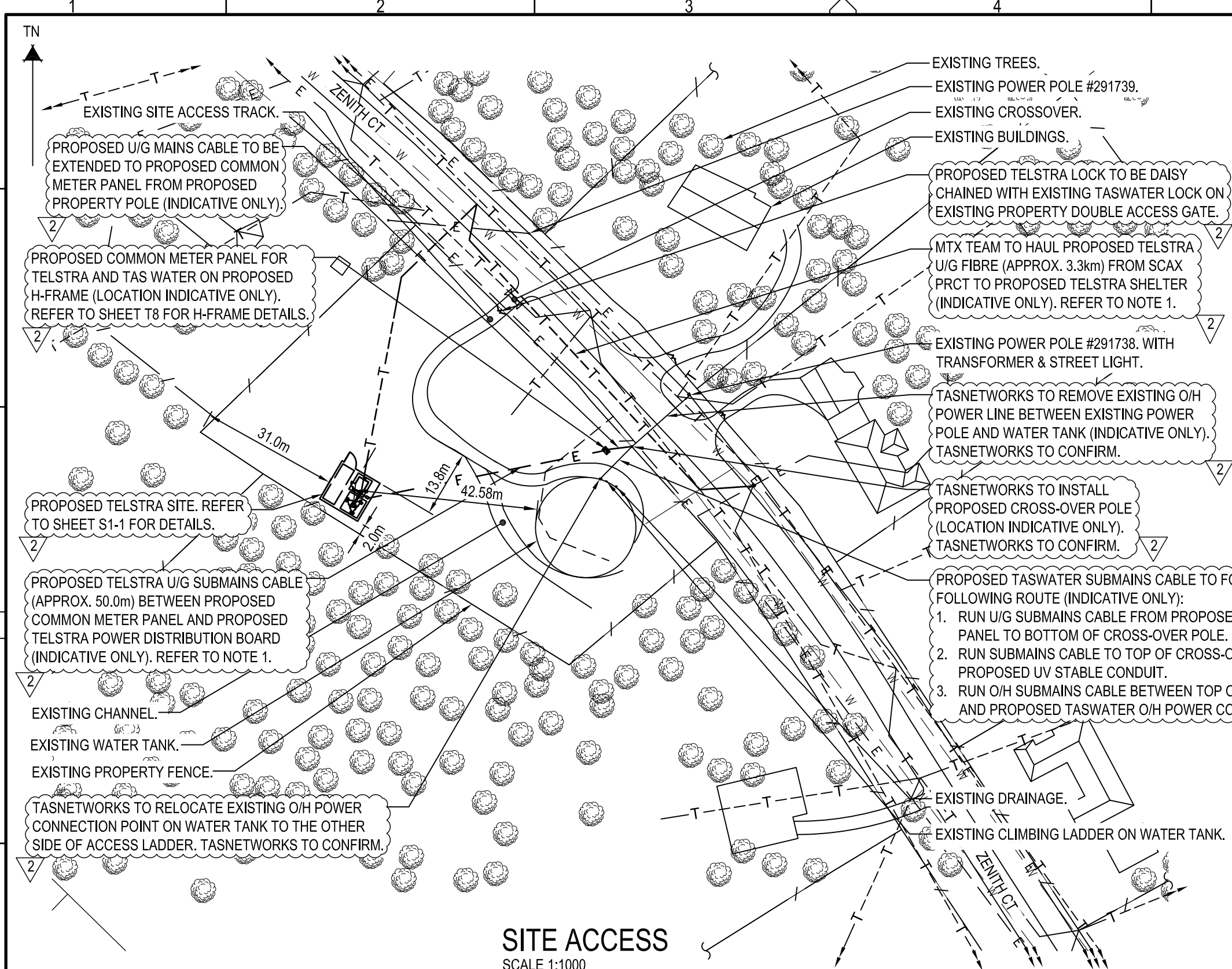
DWG NO. **T110993** SHT NO. S3-1



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Plot date: 27 October 2018 - 12:05 PM
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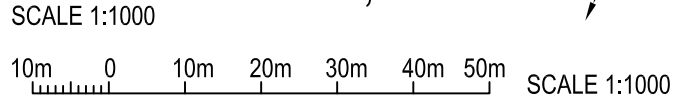
LOCALITY PLAN
NOT TO SCALE

UNAPPROVED DRAWING

SERVICES LEGEND

- T---T---T---T--- OPTICAL FIBRE BELOW GROUND
- E---E---E---E--- BELOW GROUND ELECTRICAL SUPPLY
- E---E---E---E--- ABOVE GROUND ELECTRICAL SUPPLY
- W---W---W---W--- WATER SUPPLY BELOW GROUND

SITE ACCESS



NOTES :

1. SMR CONTRACTOR TO LOCATE U/G SERVICES PRIOR EXCAVATION.

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S3 & S3-1.

PROPERTY DESCRIPTION

PART OF LOT 29 ON SP 34448
PARISH OF LAUNCESTON
LAND DISTRICT OF CORNWALL

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ±10m CENTRE OF MONOPOLE	
LATITUDE	-41.45435° (GDA94)
LONGITUDE	147.08519° (GDA94)

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT) _____

SIGNATURE _____ DATE _____



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19023.01	AH	TR	PRELIMINARY - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.07.18	1
VT19023.01	IU	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.18	2

FOR CONSTRUCTION



MOBILE NETWORK SITE 320824
BLACKSTONE HEIGHTS
SITE ACCESS AND LOCALITY PLAN
29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO.	T110993	SHT NO.	S1
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Visionstream Australia Pty Ltd ABN 85 093 384 680

20 Corporate Drive, Heatherton VIC 3202

M 0414 367 361

E clinton.northey@visionstream.com.au

W www.visionstream.com.au



Please consider the environment before printing this e-mail

From: Leanne Rabjohns <Leanne.Rabjohns@mvc.tas.gov.au>

Sent: Thursday, 1 November 2018 11:48 AM

To: Clinton Northey <Clinton.Northey@visionstream.com.au>

Subject: PA\19\0083 - Zenith Court, Blackstone Heights - telecommunication facility

Good morning Clinton

Following on from our phone call, could you please let me know:

1. Time frame for the lease arrangement – section 80 of the Local Government (Building and Miscellaneous Provisions) Act 1993 determines that a lease which exceeds a term of 10 years becomes a subdivision. **The lease is a single 10 year term.**
2. Colour of the tower and shelter building – **The tower is concrete (basically the standard tower colour) with the shelter being a 'pale eucalypt' colour.**
3. Present vehicle usage for the site – **Tas water have advised that on average they make 4 trips to the site per week. Telstra contractors are infrequent approx. 2 to 4 per year.**
4. The rear setback is 2m and the Acceptable Solution is 3m. Is there a reason why you choose 2m instead of 3m?

The setback of 2m is to place the site as far as possible to the western boundary. This reduces the visual impact when travelling along Zenith Court and for adjoining residents (although of course it will be seen).

Hope this helps.

Thanks for your assistance.

Kind Regards

Disclaimer

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http://ventia.com/ckeditor_assets/attachments/39/ventia-privacy-statement.pdf

To the Councillors of Meander Valley Council:

We, the **electors** of the Meander Valley Municipal Area, petition the Councillors in accordance with section 57 of the *Local Government Act 1993* to:

We the undersigned vehemently object to the placement of any mobile phone tower and auxiliary buildings on the Tas Water site at Zenith Court Blackstone Heights 7250 for the following reasons.

- The development is contrary to the existing visual amenity of the area.
- The height of the development exceeds council’s restrictions for that site so excessively there will be no way to screen or distract from the towers dominance over the surrounding areas especially those residences within such close proximity to its base.
- The development will potentially adversely impact on property value.

We ask for the council to support their constituents and vote against the Development Application from Visionstream contracted by Telstra.

There are 327 signatories to the petition.

To the knowledge of the proposer(s), the signatories are electors of the Meander Valley Municipal area.

The petition is proposed by (please print):

Full Name of Proposer(s)	Address	Signature
Patricia Florence Wells	2 Zenith Court Blackstone Hts	<i>[Signature]</i>
Melissa Jane Page	5 Zenith Court Blackstone Heights TAS	<i>[Signature]</i>

To the Councillors of Meander Valley Council:

We, the electors of the Meander Valley Municipal Area, petition the Councillors in accordance with section 57 of the *Local Government Act 1993* to:

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- The development will potentially adversely impact on property value.

We ask for the council to support their constituents and vote against the Development Application from Visionstream contracted by Telstra.

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
Lynette A Westlake	31 Blackstone Rd, Blackstone Heights	
JOHN R. GIBSON	31 Blackstone Rd B/H	
GLENYS VALE.	36 Blackstone Rd.	
MORR JONES	34 BLACKSTONE RD	
Anne Pypus	24 Blackstone Rd	
Jen Curriere	20 BLACKSTONE RD	
KARON KAYE	18 BLACKSTONE RD	
LYNDON KAYE	" "	
JULIE REID	56 BLACKSTONE RD	
CHARLIE REID	56 BLACKSTONE RD	
Zachary Freeman.	23 Blackstone RD	
Robyn Anderson	19 Blackstone Road	
GRACE FIRNS	15 Blackstone Rd.	
Janine Lodge	11 BLACKSTONE Rd	

Total Signatures on Page 14

We the undersigned vehemently object to the placement of any mobile phone tower and auxiliary buildings on the Tas Water site at Zenith Court Blackstone Heights 7250 for the following reasons.

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- The development will potentially adversely impact on property value.

We ask for the council to support their constituents and vote against the Development Application from Visionstream contracted by Telstra.

Full Name	Address	Signature
Norma Crate	10 Zenith Court	N Crate
TONY CRATE	10 ZENITH COURT	[Signature]
Stefanus Vemond	4 Canopus Drive	[Signature]
N. Hamper	13 Canopus Drive	[Signature]
Trindy Pinchin	17 Canopus Drive	[Signature]
Browning James	3 Canopus Drive	[Signature]
Kecinne Crawford	2 Canopus Drive	[Signature]
Ayden Crawford	2 Canopus Drive	[Signature]
Jim Crawford	2 CANOPUS DRIVE	[Signature]
Melanie Grant	1 Canopus Drive	Melanie Grant
Lola Auty	1 Canopus Drive	Lola Auty
Flynn Grant	1 Canopus Drive	Flynn Grant
David Grant	1 Canopus Drive	[Signature]
Amy Carroll	117 Blackstone Rd	[Signature]
Clarence Carroll	117 Blackstone Rd	C. Carroll
Teresa Wilson	18 Blackstone Rd	[Signature]
Chris Gros	18 Blackstone Rd	[Signature]
Jannelle Woodhough	4, campus drive Blackstone	[Signature]
Debbie Crick	29 Bayview Dr.	[Signature]
David John Berr	23 Bayview Drive	D Berr
Danielle Herossignol	2/31 Glover Avenue, Blackstone Heights	[Signature]

Total Signatures on Page 21

To the Councillors of Meander Valley Council:

We, the electors of the Meander Valley Municipal Area, petition the Councillors in accordance with section 57 of the *Local Government Act 1993* to:

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- The development will potentially adversely impact on property value.

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Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
TRACY YOUNG	19 KNOX ST. PROSPECT	
JAMES ANTHONY HARRIS	20 CANOPUS DRIVE	
Carol Marie Tasker	342 Marriot St Westhore	
Chanea Falston	4 Columbus Dr B. Heights	
Jane Cornwell	13 Oakmont Way Prospect	
Ben King	22 ZENITH COURT BLACKSTONE HEIGHTS	
Pip Seville	1137 Mt Leslie Rd, Prospect	
Jessie Munn	16 ZENITH COURT BLACKSTONE	
Olivia Jones	16 zenithcourt Blackstone Heights	
NIGEL JONES	16 ZENITH COURT BLACKSTONE HEIGHTS	
Marian Jones	16 Zenith Cr Blackstone Heights	
Rebecca Jones	16 Zenith Cr Blackstone Heights	
steven m'Ghee	5 zenith court Blackstone Heights	
RyBee	1/21 Altona ave Blackstone heights	

Total Signatures on Page 14

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Full Name	Address	Signature
SANDRA MCASEY	19 BAYVIEW DRIVE	[Signature]
SILVIA FUNN	17 " "	[Signature]
JONAL FUNN	17 " "	[Signature]
SCOTT LEE	13 " "	[Signature]
Leigh Hays	12 Bayview	[Signature]
Emily Bay	10 Bayview Drive	[Signature]
Beryl McCafferty	10 Bayview Drive	[Signature]
ROD MCCAFFERTY	10 Bayview Drive	[Signature]
Anne McCafferty	10 Bayview Drive	[Signature]
M & A GEE	14 BAYVIEW DRIVE	[Signature]
Peter Taylor	16 Bayview Drive	[Signature]
DENISE INSOLETT	22 Bayview Drive	[Signature]
Melissa Baker-Law	26 Bayview Drive.	[Signature]
Jared Law	26 Bayview Drive.	[Signature]
Jaxon Baker-Law	26 Bayview Drive	Jaxon Baker-Law
Jordan Baker-Law	26 Bayview Drive-	Jordan Baker-Law
JAMES BARBER	27 GLOVER AVE.	[Signature]
PAUL DOYLE	17 GLOVER AVE	[Signature]
MARK KURTIAN	13 Glover Ave	[Signature]
Olivia Sauerwald	7 Glover Ave	[Signature]
Anne-Maree Smith	3 Glover Ave	[Signature]

DO NOT need it!!

Total Signatures on Page 21

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Full Name	Address	Signature
JASON CHVAL	89 PANORAMA RD	
JASON WONG	93 PANORAMA RD	
Des Johns	95 Panorama Rd	
Emma Rose	101 panorama Rd	
TOMY HARRIS	114 PANORAMA RD	
Evelyn Pearce.	94 panorama rd	
Robert pearce.	94 panorama rd	
ROBERT LUKAS	84 PANORAMA RD	
Kerri Lukas	84 Panorama Rd	
Aaron Lukas	84 Panorama Rd	
Madison Lukas	84 panorama rd	
MARK PRIOR	80 PANORAMA RD	
Sophie Prior	80 Panorama Rd	
Josh Perry	85 panorama rd	
Alice Perry	85 panorama Rd	
Renna Dehle	62 Panorama Road	
MICHAEL FROST	33 Linguista Road	
	1A Bayview Drive	
ALI PYBUS	" " " "	
Rebecca Dounouras	7 Bayview Drive Blackstone Heights	

Total Signatures on Page 20

To the Councillors of Meander Valley Council:

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Full Name	Address	Signature
Hanna Osborne	8 Zenith Court	
Ivy Osborne	8 Zenith Court	
Lily Osborne	8 Zenith Court	
Ben Osborne	8 Zenith Court	
Letia Knowles	7 Zenith Court	
Karen Knowles	7 Zenith Court	
Hollie Knowles	7 Zenith Court	
PATMUN DAVID	9 Zenith Court	
Georgina David	9 Zenith Court	
HAYLEY DAVID	9 Zenith Court	
HARRY DAVID	9 Zenith Court	
CHRIS DAVID	11 Zenith Court	
DIANA HALL	20 ZENITH COURT	
KEVIN HALL	20 ZENITH COURT	

Total Signatures on Page 14

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Full Name	Address	Signature
Lorene DeAngelis	9 Canopus Dr, Blackstone	<i>[Signature]</i>
Jillian Handley	15 Clare St Hadspen	<i>[Signature]</i>
Betty Jean Price	43 MAIN ST HADSPEN	<i>[Signature]</i>
Jayne Price.	39 Main St. Hadspen	<i>[Signature]</i>
Calke Price	39 Main St Hadspen	<i>[Signature]</i>
Maddie Turner	11 wildemessway	<i>[Signature]</i>
Shonaga Price	39 Main st Hadspen	<i>[Signature]</i>
PAUL PRICE	39 MAIN ST HADSPEN	<i>[Signature]</i>
AORIANU De ANGELIS	9 CANOPUS DR B. STONE	<i>[Signature]</i>
Danielle Rollins	11 Canopus Dr. Blackstone Hgts	<i>[Signature]</i>
Geoff Rollins	11 Canopus Dr. Blackstone Hgts	<i>[Signature]</i>
George Sawon	5 Bayview Dr Blackstone	<i>[Signature]</i>
Andrea Miller	9 Bayview Dr Blackstone	<i>[Signature]</i>
James Trower	1/8 Bayview Dr Blackstone	<i>[Signature]</i>
BOB McCULLAG.	2/9 " " " "	<i>[Signature]</i>
Steve Taylor	32 LONGVISTA RD	<i>[Signature]</i>
Geoff Gibson	30 " "	<i>[Signature]</i>
Stephen Hovegan	28 Longvista Rd	<i>[Signature]</i>
Jim Kirkman	26 LONGVISTA RD	<i>[Signature]</i>
DAVE BRITAIN	24 Longvist	<i>[Signature]</i>
SEREM MORENO	22 LONGVISTA	<i>[Signature]</i>

Total Signatures on Page 21

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Full Name	Address	Signature
GARY DALCO	4 WILFRADO ST DELORAINSE 7304	<i>[Signature]</i>
CHRIS DONALDSON	200 RITCHIE St. Westburn 7303	Chris Donaldson
Judy Howe	4 GLEADOW ST DELORAINSE 7304	J M. Howe
Tim Edington	190 FERN SPINES Ln. SEBASTIANE	<i>[Signature]</i>
TOM HENDLEY	140 Roseburn Rd Rosevale	Tom Hendley
MIKE SOATO	76 Roseburn Rd Rosevale	<i>[Signature]</i>
Sharon Sullivan	8 Meander Valley Rd Hagley	<i>[Signature]</i>
Corisa Boscoe	9 Meander Valley Rd Hagley	<i>[Signature]</i>
Sonia Martin	221 Roseburn Rd Rosevale	S Martin
Ricky Martin	221 Roseburn Rd Rosevale	<i>[Signature]</i>
Tammy Warr	PO BOX 395 Prospect Vale	T Warr
Jane Leach	303 Brisbane Street, Wilton	Jane Leach
Robyn Cox	35 SOUTH ESK DR HADSPEN	<i>[Signature]</i>
Ray Willwood	1531 BRIDGE NORTH RD	R Willwood
Kathy Bisset	RSD Rosevale	K Bisset
Murray Pike	Rosevale	M B Pike
Angita Curwen	Hadspen	A Curwen
Mark Wilson	8 Neptune drive	M. Wilson
Ron Greig	14 WENLOCK WAY	R G. Greig
Leigh Johnstone	corner at Hadspen	<i>[Signature]</i>
Jenny Tripples	6 Chapman Place, Hadspen	<i>[Signature]</i>

Total Signatures on Page 21

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Full Name	Address	Signature
KEN TATTO	49 PANORAMA RD. B'STONE	[Signature]
Matt Jones	47 Panorama Road	[Signature]
MARY DEAN	45 PANORAMA RD	[Signature]
BRUCE DEAN	45 PANORAMA RD	[Signature]
MICHAEL FURTELL	39 PANORAMA ROAD	[Signature]
David Fitch	18 Panorama Road	[Signature]
Arita Burling	16 panorama Road	[Signature]
Katrina Cohen	14 panorama Road	[Signature]
Terry Richards	10 PANORAMA Rd	[Signature]
Tina Burr	13 Panorama Rd	[Signature]
JASOW Scharner	13 Panorama Rd	[Signature]
David Allen	3 Zenith crt Blackstone Heights	[Signature]
LUCY GIBRIEN	3 ZENITH CRT B'STONE HEIGHTS	[Signature]
SCOTT CAMPBELL	18 GLOVER AVE B'STONE HEIGHTS	[Signature]
Katrina Campbell	18 Glover Ave B'stone Heights	[Signature]
Blake Campbell	18 Glover Avenue B'Stone Heights	[Signature]
Danielle Brain	18 Glover Avenue B'Stone Heights	[Signature]
Joshua Campbell	18 Glover Avenue B'stone Heights	[Signature]
Katie Archer	22 Glover Ave Blackstone Heights	[Signature]
GINA GHELLER	3/24 GLOVER AVE	[Signature]

Total Signatures on Page 20

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Full Name	Address	Signature
Emma Scapp	5 Blackstone Rd	[Signature]
Tarnya Trezise	1 Blackstone Road	[Signature]
Brian Trezise	1 Blackstone Road	[Signature]
HOLEY WILLIAMS	37 BLACKSTONE ROAD	[Signature]
Sarah Cunningham	1124 Glover Ave	[Signature]
Tim Crawford	31 Blackstone Rd	[Signature]
N. M. PEYCHERS	33 " "	[Signature]
N. M. PEYCHERS	33 " "	[Signature]
Merryn Wilson	29 Blackstone Rd.	[Signature]
Ross Wilson	29 Blackstone Rd	[Signature]
Renee Daniel	23b Blackstone Rd	[Signature]
Cameron Daniel	23b Blackstone Rd	[Signature]
LYLE CLARKE	23b Blackstone Rd	[Signature]
DEB & JULIE LEONARD	9 BLACKSTONE ROAD	[Signature]
IAN & HOLLY	17 BLACKSTONE ROAD	[Signature]
Jason Smith	3 Glover Avenue	[Signature]
Rebecca Ridd	7 NEPTUNE DR	[Signature]
Tayla King	2 Glover Av.	[Signature]
Kathleen Kew	6 Glover Ave	[Signature]
DAVID MACDONALD	16 GLOVER AVE	[Signature]
BELINDA MACDONALD	16 GLOVER AVE, BLACKSTONE	[Signature]

Total Signatures on Page 21

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Full Name	Address	Signature
Suzanne V Fox	7 Simmons Street Camack	Suzanne V Fox
Neil Shaw	113 Joscelyn St Hagley	Neil Shaw
Amanda Wise	18 Fattersall St Waverley	Amanda Wise
Julie Wise	16 Fattersall St Waverley	Julie Wise
Michael Shaw	3 Baker Pt Wellington Point	Michael Shaw
SHIRLEY SHAW	13 Joscelyn Street Hagley	Shirley Shaw
DEWNISE RICHARDSON	25 Glover Av. Blackstone Heights	D Richardson
PETER CULLEY	2/24 GLOVER AVE B/H	P Culley
Tim Crawford	1/24 Glover Ave	Tim Crawford
Melissa White	15 Baker Ct	Melissa White
Mellie White	15 Baker Ct	Mellie White
Rachael Richmond	38 Bayview Drive	R. Richmond
Courtney van Galen	17 Baker court	Courtney van Galen
Deanne Van Galen	17 Baker Court	Deanne Van Galen
Kathryn Fleming	20 Baker Court	Kathryn Fleming
Rob Fleming	20 Baker Ct	Rob Fleming
Leel Fleming	20 Baker Ct	Leel Fleming
ANDRA FENTON	18 BAKER CA	Andra Fenton
Carolyn Kirkpatrick	16 Baker Ct	Carolyn Kirkpatrick
Leelie Kirkpatrick	16 Baker Ct	Leelie Kirkpatrick
Darren Tallent	12 Baker Ct	Darren Tallent

Total Signatures on Page 21

To the Councillors of Meander Valley Council:

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Full Name	Address	Signature
KATE McIVER	14 ZENITH CT. B'STONE HEIGHTS	
BRENDON HYDE	14 ZENITH CT. B'STONE HEIGHTS	
MAGGIE HYDE	14 ZENITH CT. B'STONE HEIGHTS	
HAZEL HYDE	14 ZENITH CT. B'STONE HEIGHTS	
Gina Brown	4 Baker Ct B's tone Heights	
Michelle Wells	20 Baymead Drive	
Fiona Hau	7 Baker Court	
Peter Vandenbosch	13 Baker Ct	
Peter HYDE	22 Baker Ct	
GREG HAY	14 Columbus Drive B/H	
CLAUDIO DE SOUZA ROSA	12 Columbus road	
CLAUDIO DE SOUZA ROSA	120 Panorama Road	
Steve Nielsen	83 Panorama Rd	
Sandra Baker	102 Panorama Rd	

Total Signatures on Page 14

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Full Name	Address	Signature
Patricia Florence WELLS	2 Zenith Court Blackstone H	<i>[Signature]</i>
CHRISTOPHER ARYSTRONTS	1 Zenith Court Blackstone H	<i>[Signature]</i>
JOHN WELLS	2 Zenith Court Blackstone	<i>[Signature]</i>
JOHANNA ZANDINI	2 Zenith Court Blackstone	<i>[Signature]</i>
Christopher Ron Clark	4 Zenith Court Blackstone	<i>[Signature]</i>
MATTHEW WALTER GITSHAM	4 ZENITH COURT BLACKSTONE	<i>[Signature]</i>
BRYAN TOWNSEND	4 ZENITH CRT Blackstone	<i>[Signature]</i>
STEVEN MULLIGAN	4 ZENITH CRT BLACKSTONE	<i>[Signature]</i>
Garry Cummins	18 Longvista Rd	<i>[Signature]</i>
Corey Cummins	18 Longvista Rd	<i>[Signature]</i>
J. Gutierrez	12 Longvista Rd	<i>[Signature]</i>
Spencer Barnes	10 Longvista Rd	<i>[Signature]</i>
Colin Purcell	8 Longvista Rd	<i>[Signature]</i>
M CROCKET	6 LONGVISTA ROAD	<i>[Signature]</i>

Total Signatures on Page 14

Index No.		
Doc No.		
RCVD	23 NOV 2018	MVC
Action Officer	Dept.	
EO	OD	

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Full Name	Address	Signature
GAILLEN	99 PANORAMA RD BH	<i>[Signature]</i>
I Alley	" " " 4	<i>[Signature]</i>
M HERTFORD	" " " 11	<i>[Signature]</i>
STEPHEN DEHLE	62 Panorama Road	<i>[Signature]</i>
David Dehle	" " "	<i>[Signature]</i>
Janelle Dehle	" " "	<i>[Signature]</i>
Alex Dehle	" " "	<i>[Signature]</i>
Lana Rowbottom	60 Panorama Rd	<i>[Signature]</i>
M. Rowbottom	" "	<i>[Signature]</i>
Gayle Carroll	66 Panorama Rd	<i>[Signature]</i>
Terry Whiteley	" "	<i>[Signature]</i>
Kerry Ware	72 Panorama Rd	<i>[Signature]</i>
Elliott French	74 Panorama Rd	<i>[Signature]</i>
ROSE NIELSEN	83 Panorama Rd	<i>[Signature]</i>

Total Signatures on Page 14

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Full Name	Address	Signature
TIMOTHY SAMUEL BAILEY	5 CANOPUS DRIVE	T.S. Bailey
Ariston Bailey	5 Canopus Drive	A Bailey
Lindy Bailey	5 Canopus Drive	L.A. Bailey
Ellen Bailey	5 Canopus Drive	Ellen Bailey
Loni Crockett	6 Longvista Rd	Loni Crockett
Robin Button	4 Longvista Rd	R Button
Susie Clarke	23 Longvista Rd	S Clarke
Christina Booth	27 Longvista Rd	C Booth
CHRIS WEST	31 Longvista Rd	Chris West
Linda West	31 Longvista Road	L West
Melissa Page	5 Zenith Court	M Page
Elan M'Ghee	5 Zenith Court	EM
MARK RICHARDSON	25 GLOVER AVE	M Richardson
Andrew Slater	29 GLOVER AVE.	A Slater
Andrew Slater JUN.	29 GLOVER AVE.	A Slater
Karen Slater	29 Glover Avenue	K Slater
Rodney Pchley	3 christ St.	R Pchley
Rory Duncan	11 Columbus Drive	Rory Duncan
Amanda Hallows	1 centaur crescent	A.G.M. Hallows
Glenn Hallows	1 centaur crescent	A.G.M. Hallows
Scott Hallows	1 centaur crescent	A.G.M. Hallows

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Full Name	Address	Signature
Michael Leonard	4 Panorama Rd Blackstone	[Signature]
Sonya Leonard	4 Panorama Rd Blackstone	[Signature]
Oliver Leonard	87 Blackstone Road	[Signature]
Gabrielle Frichot	87 Blackstone Road	[Signature]
K. Nelson	14 Canopus E	[Signature]
Kay Farmer	6 Panorama Rd	[Signature]
Piero Lippus	1 NEPTUNE DR.	[Signature]
Bill BANNISTER	3 NEPTUNE DR	[Signature]
P. Parker	9 NEPTUNE DR.	[Signature]
M. M'ARTHUR	5 GLOVER AVENUE	[Signature]
L. Bouteker	23 Glover avenue	[Signature]
T. Sotheran	19 Glover Avenue unit 3	[Signature]
E. Quemuel	20 Glover Avenue	[Signature]
N. Quemuel	20 Glover Avenue	[Signature]

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Full Name	Address	Signature
Drew Berwick	16 campus Drive	
Cindy Berwick	16 campus Drive	
Josh Berwick	16 campus Drive	
Andrew Sheppard	1 Glover Avenue	
Brianna McElwee	1 Glover Avenue	
SUE EDWARDS	19 GLOVER AVENUE unit 1	
Rachel Johnson	12 Glover Ave	
WAYNE HARRIS	10 GLOVER AV unit 1	
Shirley Palley	10 Glover unit 3	
Bruno Zuddam	110 Panorama Rd	
Anne-Marie Zuddam	110 Panorama Rd.	
PATRICIA RUTTER	65 BLACKSTONE RD	
Stephen. morice	24 Zenith crt	

Total Signatures on Page 13

We the undersigned vehemently object to the placement of any mobile phone tower and auxiliary buildings on the Tas Water site at Zenith Court Blackstone Heights 7250 for the following reasons.

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Full Name	Address	Signature
ANTHONY BARNETT	13 BLACKSTONE RD.	[Signature]
GRANT SUTTON	5 CARMEN CT HADSPEN	[Signature]
WAYNE BELLINGER	36 Archer St Hobart	[Signature]
Sono bellinger	5 nutt St deloraine	[Signature]
Cathy Sherriff	37 Dry St. Deloraine	[Signature]
[Signature]	20 Sweet St Hadspen	[Signature]
[Signature]	Hagley	[Signature]
CHRIS WEARE	HADSPEN	[Signature]
[Signature]	Hadspen	[Signature]
Bea Lindsay (Bionwyn)	Hadspen	[Signature]
MARY ESMIE MONICA GRANT	12 William St Westbury	[Signature]
Cheryl Hendley	140 Roseburn Rd Rosevale	[Signature]

Total Signatures on Page 12

We the undersigned vehemently object to the placement of any mobile phone tower and auxiliary buildings on the Tas Water site at Zenith Court Blackstone Heights 7250 for the following reasons.

- The development is contrary to the existing visual amenity of the area.
- The height of the development exceeds council’s restrictions for that site so excessively there will be no way to screen or distract from the towers dominance over the surrounding areas especially those residences within such close proximity to its base.
- The development will potentially adversely impact on property value.

We ask for the council to support their constituents and vote against the Development Application from Visionstream contracted by Telstra.

Full Name	Address	Signature
hexie Gibson	738 Clean Rd, Westbury	L. de Gibson
JOHN GARONA	1/2 Bonny fr Deonville	[Signature]
Marie Pearn	1408 Oaks Rd Bracknell	MJ Pearn
Robyn Kuipers	1181 Whitmore Rd Whitmore	[Signature]
Elly McLean	150 Louisa St Bracknell	Elly McLean
Harley Lalchud	Louisa St Bracknell	Harley Lalchud
Marek Kolodziej	12625 Highlands L R	Marek Kolodziej
Ferrie Philpott	10 Maria St. Bracknell	[Signature]
Jacqui Preston	49 Louisa St Bracknell	[Signature]

Total Signatures on Page 9

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Full Name	Address	Signature
Patricia Ann Philp	17 Panorama Rd, Blackstone Ht	<i>Patricia Ann Philp</i>
Kelly Lee Philp	17 Panorama Rd, Blackstone Heights	<i>Kelly Philp</i>
Kim Phorce Woolley	45 Richard St, Prospect	<i>Kim Woolley</i>

Total Signatures on Page 3



To the Councillors of Meander Valley Council:



We, the electors of the Meander Valley Municipal Area, petition the Councillors in accordance with section 57 of the *Local Government Act 1993* to:

We the undersigned vehemently object to the placement of any mobile phone tower and auxiliary buildings on the Tas Water site at Zenith Court Blackstone Heights 7250 for the following reasons.

- The development is contrary to the existing visual amenity of the area.
- The height of the development exceeds council's restrictions for that site so excessively there will be no way to screen or distract from the towers dominance over the surrounding areas especially those residences within such close proximity to its base.
- The development will potentially adversely impact on property value.

We ask for the council to support their constituents and vote against the Development Application from Visionstream contracted by Telstra.

Petitioners, please PRINT your full name and address, and then sign. Thank you.

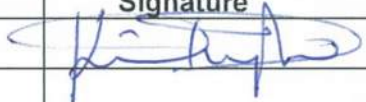
Full Name	Address	Signature
CHRISTOPHER GROSE	18 ZENITH CRT, BLACKSTONE	
TERESA WILSON	18 Zenith Crk, Blackstone H	

Total Signatures on Page 2

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Full Name	Address	Signature
KEM TAYLOR	70 PANORAMA ROAD	

Total Signatures on Page 1

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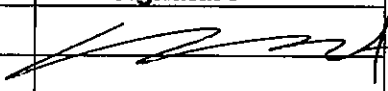
Full Name	Address	Signature
SUSANNE JULIE LEIGH	6 ZENITH COURT, BLACKSTONE HEIGHTS	<i>st. Leigh</i>

Total Signatures on Page 1

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Full Name	Address	Signature
Penny AALBREGT	2/87 Chris Street	

Total Signatures on Page 1

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No.		12571	
Doc No.			
RCV'D	23 NOV 2018		MVC
Action Officer	NW	Dept.	CDS
EO		OD	✓

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

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The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

We have never been against a mobile phone tower, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in their DA. The obvious spot for consideration is the mountains across the river above Stevensdale farm this also will give much needed access to Rosevale, Selbourne, Birrale and surrounds whilst still servicing Blackstone Heights. Zenith Court is the cheapest option for Telstra, not the best option.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: Anne-Marie Zuiddam

DATE 19 November 2018

ADDRESS: 110 Panorama Road, Blackstone Heights

SIGN: 

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: ~~Philip~~ Philip

DATE 18/11/18

ADDRESS: 17 Panorama Rd.

SIGN: 

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

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NAME: *CHRIS ARMSTRONG*

DATE *18-11-18*

ADDRESS: *1 ZENITH COURT*

SIGN: *[Signature]*

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

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I am sure the reasons above will be sufficient to ensure the Meander Valley Council DO NOT approve this application.

NAME:

BA Zuiddam

DATE

19 Nov 2018

ADDRESS:

110 Panorama Rd

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
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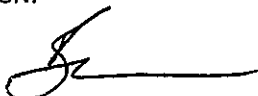
I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: *Paul Osborne*

DATE 22 11 . 18

ADDRESS: *8 Zenith Court
Blackstone Heights*

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCVD	23 NOV 2018	MVC	
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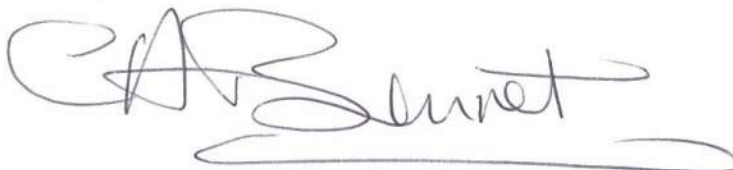
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NAME: CLIVE BENNET DATE 20.11.18

ADDRESS: 79 PANORAMA ROAD, BLACKSTONE HEIGHTS, TAS 7250.

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571	
Doc No.	
RCVD	23 NOV 2018 MVC
Action Officer NW	Dept. CDS
EO	OD ✓

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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: Drew + Cindy Berwick DATE 18.11.18

ADDRESS: 16 Canopus Drive, Blackstone Heights

SIGN: 

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571		Doc No.	
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
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Dear Sir,

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NAME: **Mr. Tony Crake**
Mrs Norma Crake

DATE **19/11/18**

ADDRESS: **10 Zenith Court**

SIGN: **UFC Crake**



To whom it may concern:-

I went up to the meeting that was held at the Casino, where I met the Councillor Andrew Connor & the Vision Stream representative Clint and was scuffed at when I asked the question about the possible affect the tower could make on the saleability of our property & also the possible decline in the price we could get for it. I was disgusted in this, especially the representative from our Councillor who seemed to think I was stupid to mention this & when I also told them that I had asked a few Real Estate people, who also said it could possibly deter buyers & the cost we could reach, smirked at each other and said "Don't believe what they say". Meander Valley Councillors are supposed to be representing US - Rate Payers - All Rate payers.

Dr Create

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: *Leanne Crawford*

DATE *21.11.18*

ADDRESS: *2 Canopus Drive Blackstone Heights 7250*

SIGN: *L. Crawford.*

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

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EO		OD	✓

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

I the undersigned resident of Blackstone Heights hereby request that the Meander Valley Council do not approve the above application for any one of the following reasons;

With a total height of 26.3 metres and a base footprint of 10m x 10m, this proposed installation of a new telecommunications monopole with 6 new panel antennas on a triangular headframe, plus 3 twin mounted amplifiers behind the panel antennas, and at ground level a new 3.0m x 2.5m equipment shelter, and the installation of ancillary equipment all surrounded by a 2.4m high security fence with chain wire, will cause significant loss of visual amenity to the residents of Zenith Court and surrounding streets.

Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high and this proposed tower will be nearly 5 times higher than that.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

We have never been against a mobile phone tower, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in their DA. The obvious spot for consideration is the mountains across the river above Stevensdale farm this also will give much needed access to Rosevale, Selbourne, Birralee and surrounds whilst still servicing Blackstone Heights. Zenith Court is the cheapest option for Telstra, not the best option.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: PATRICK DAVID

DATE 18/11/18

ADDRESS: 9 ZENITH COURT BLACKSTONE HEIGHTS 7250

SIGN: 

Krista Palfreyman

From: Leanne Rabjohns
Sent: Tuesday, 20 November 2018 12:20 PM
To: 'lorenedeangelis@yahoo.com.au'
Subject: RE: Planning - 25 Metre High Telstra Tower - Zenith Court, Blackstone

Hi Lorene – yes the original email is there and I will process it as your representation.

You will be notified close to the December Council meeting with a copy of the agenda item and of the meeting procedure.

Kind Regards

From: Lorene De angelis [mailto:lorenedeangelis@yahoo.com.au]
Sent: Tuesday, 20 November 2018 11:52 AM
To: Leanne Rabjohns
Subject: RE: Planning - 25 Metre High Telstra Tower - Zenith Court, Blackstone

Hi Leanne ,
I was trying to send my original representation, didnt realize all other emails were attached.
Thanks for letting me know earlier in the month totally rude on my part for not responding immediately.
Did you get my original email with it?
Lorene

[Sent from Yahoo7 Mail on Android](#)

On Tue., 20 Nov. 2018 at 11:39 am, Leanne Rabjohns
<Leanne.Rabjohns@mvc.tas.gov.au> wrote:

Good morning Lorene

You have returned my email to you. Is this to lodge your representation? Please confirm.

Kind Regards

From: Lorene De angelis [mailto:lorenedeangelis@yahoo.com.au]
Sent: Tuesday, 20 November 2018 11:32 AM
To: Leanne Rabjohns
Subject: Re: Planning - 30 Metre High Telstra Tower - Zenith Court, Blackstone

[Sent from Yahoo7 Mail on Android](#)

On Fri., 9 Nov. 2018 at 4:15 pm, Leanne Rabjohns

<Leanne.Rabjohns@mvc.tas.gov.au> wrote:

Good afternoon Lorene

As we have discussed this proposal in the past, I thought I would just to let you know that Council has received the planning application for the tower and it will be advertised this Saturday. The application details will be available for viewing on Council's website from this Saturday.

You can print off a copy of the application tomorrow from Council's website. Go to www.meander.tas.gov.au and then go to *Fast Finds* and the first listed is *Planning Applications Advertised*. Click on that, and you will find the application details there.

If you have any other questions, please feel free to email me back.

Kind Regards

From: Leanne Rabjohns
Sent: Tuesday, 16 October 2018 11:40 AM
To: 'lorenedeangelis@yahoo.com.au'
Cc: Krista Palfreyman
Subject: RE: Planning - 30 Metre High Telstra Tower - Zenith Court, Blackstone

Good morning Lorene

Thank you for your email.

To date, Council has not received an application for a tower at Zenith Court. As such, I am unable to consider your email at this time.

Once the advertising period commences, an ad will go in the paper and a sign will be placed at the front of the property. At that time, you will be able to lodge your representation.

Council is unaware of the exact timeframe for the application to be lodged.

If you have any other questions, please feel free to email me back.

Kind Regards

From: Lorene De angelis [mailto:lorenedeangelis@yahoo.com.au]
Sent: Tuesday, 16 October 2018 11:30 AM
To: Leanne Rabjohns
Subject: Re: Planning - 30 Metre High Telstra Tower - Zenith Court, Blackstone

Hi Leanne,

I am re-submitting this email now that Visionstream has submitted their DA to the Council. I hope you can except it this time.

Regards

Lorene De Angelis

[Sent from Yahoo7 Mail on Android](#)

On Tue., 2 Oct. 2018 at 4:39 pm, Leanne Rabjohns

<Leanne.Rabjohns@mvc.tas.gov.au> wrote:

Good afternoon Lorene

Once the application has been received and the advertising period commences, you can resubmit your email. Please note that the advertising period is only for a 2 weeks period.

Kind regards

From: Lorene De angelis [mailto:lorenedeangelis@yahoo.com.au]
Sent: Tuesday, 2 October 2018 4:11 PM
To: Leanne Rabjohns
Subject: Re: Planning - 30 Metre High Telstra Tower - Zenith Court, Blackstone

Thank you Leanne

Just a query, does that mean that I have to resubmit my email once their application has been lodged?

Regards

[Sent from Yahoo7 Mail on Android](#)

On Tue., 2 Oct. 2018 at 4:01 pm, Leanne Rabjohns
<Leanne.Rabjohns@mvc.tas.gov.au> wrote:

Good afternoon Lorene

Thank you for your email. To date, Council has not received a planning application for a tower at Zenith Court. Once an application has been lodged, during that advertising period, representations can be lodged. Unfortunately, Council is unable to consider representations prior to the advertising period. During the advertising period, a notice will be placed in the paper, a notice placed on the front of the property and a notice (with plans attached) will be displayed on Council's website and at the Westbury office.

Telstra, as part of their pre-DA lodgement consultation, are accepting feedback on this proposal. All feedback must be submitted prior to the 5th October 2018. Their contact details are: Clinton.Northey@visionstream.com.au. I suggest that you forward your email to this address.

If you have any other questions, please feel free to email me back.

Kind Regards

From: Lorene De angelis [mailto:lorenedeangelis@yahoo.com.au]
Sent: Tuesday, 2 October 2018 12:53 PM
To: Meander Valley Council Email
Subject: Fw: 30 Metre High Telstra Tower for Zenith Court, Blackstone

Dear Councillors ,

I am an artist and business owner and together with my husband and two children are residents of Canopus Drive, Blackstone Heights . We have lived in this area for almost 20 years and love the area for many reasons.

*Lifestyle

*Privacy

*High Property Valuations

*Scenic Beauty

*Wildlife

*Home to threatened species;

Green and Gold Frog

Tasmanian Devil

Tasmanian Wedgetail Eagles

Overlooking the Trevallyn Dam and the Gorge means that Canopus Drive and Zenith Court is truly a dynamic area having exclusive vistas in Blackstone Heights. From my lounge I have an uninterrupted 180 degree view of natural bushland apart from one thing, an ugly pole from the cable hang gliding. It is like a blot on the landscape to the eye of an artist.

The proposed 25 Metre High Telstra Mobile Phone Tower to be located at the Taswater site in Zenith Court will be not just a blot on the landscape of epic proportions but an intrusion to the idyllic lifestyles of all who reside in this beautiful area of Blackstone Heights.

Who would want to look at that!

Directly below the Taswater site is a small pond on private land in which the unusual growl of the *Litoria raniformia*

Green and Gold Frog has been heard.

They are a protected species and are rarely found now, only in areas around the Midlands region. When I was a child they were in abundance, even in the Main Street of Hadspen ,so when I moved here and discovered them nearby I was so excited.

Another endangered species located in this area is the Tasmanian Devil. It has frequented our property in this area for many years however, in the last five or so years it has been much less heard of at night and I fear that they have succumbed to the deadly facial tumour.

However the main reason for my letter is to inform you of the highly protected *Aquila audax fleayi* commonly known as the Wedgetail Eagle.

There are 2 pairs, yes, 4 eagles that frequent this area and they are beautiful to watch.

There are only 130 breeding adult wedgetail eagles left in Tasmania and we are so fortunate to have 4 of them regularly flying around the Zenith Court and Canopus Drive area.

They are the top order predator that keeps the balance of the ecosystem by having a positive impact on pest control, eg; rabbits, for which there are many!

If there is even a slight disruption to the area they fly over, they are in danger, not because of habitat but because of their fragile nesting behavior. Only a slight disruption can scare the female away from her fertilised eggs.

The installation of a newly erected 25 Metre High Telstra Mobile Phone Tower would do just that to these rare magnificent Raptors.

The Tasmanian Wedgetail Eagle are territorial and when circling their area they fly in such a pattern of arcs and dives to signal territory ownership or if you're a romantic to court a potential mate. Everyone knows we are blind to all else during courtship so can you imagine what a massive 25 Metre High Telstra Mobile Phone Tower would do to them when a collision occurred.

We are so fortunate to have these amazing sedentary birds around Canopus Drive and Zenith Court, Blackstone Heights, who, without the imposing prospect of a collision with the 25 Metre High Telstra Tower, could live on for 40 years as many do.

Another final reason for my objection to the 25 Metre High Telstra Mobile Phone Tower is the emerging threat of Electromagnetic Radiation /Radio-frequency to wildlife orientation. Called Electrosmog, where the radio-frequency fields disrupt insect and bird orientation.

Dr Andrew Goldsworthy 'The Birds, Bees and Electromagnetic Pollution '. " How electromagnetic fields can disrupt both solar and magnetic bee navigation and reduce immunity to disease all in one go. " 2009

He writes that that our bees are under serious threat due to electromagnetic pollution such as cell towers, cell phones and WIFI. It is capable of interfering with the navigation systems and circadian rhythms of which in turn reduce their resistance to disease.

The most probable reason is that these animals use a group of magnetically sensitive substances called Cryptochromes for magnetic and solar navigation and also to control the activity of their immune system.

Sharna, V.P. & N .K. Kumar "Changes in Honey Bee Behaviour and Biology Under the Influence of Cell Phone Radiation.

"Current Series, Vol 98 No 10, pp 1376-8

Observed that;

'We have compared the performance of honey bees in cell phone radiation to exposed and unexposed colonies. A significant decline ($p < 0.05$) in colony strength and in the laying rate of the queen bee was observed. The behavior of exposed foragers was negatively influenced by the exposure, there was neither, honey nor pollen in the colony at the end of the experiment.

Wolfgang Harst, Jochen Kuhn, Herman Steve "Honeybee Exposure to High Frequency Electromagnetic Radiation "

'We found that the exposed hives the bees had constructed had 21% fewer cells in the hive frame in just 9 days than those exposed".

I believe we must respect the opinions of such people and take precautionary measures to try to help the dwindling populations of insects, bird and bees.

In the 20 years that I have lived in Blackstone Heights, and as an avid gardener, I have noticed a remarkable decrease in their presence and it is deeply concerning.

We must try to do everything possible to save our threatened species and our bees and their exposure to the Electrosmog and also the Wedgetail Eagles and their contact with these massive 25 Metre High Mobile Phone Towers in our rural yet populated areas.

This Tower will be an ugly addition to our extremely scenic area and I am wholeheartedly objecting to its placement on our hill in Blackstone Heights.

We do not live in a mobile phone Blackspot area.

We want to live in harmony with our wildlife.

We do not want our visual landscape encroached upon by this ugly monstrosity!

We definitely do not want the devaluation of our properties to occur as a direct result of the tower being installed near our homes!

Please, have some empathy and help the residents of Canopus Drive and Zenith Court stop the installation of this most unwanted 30 Metre High Telstra Mobile Phone Tower from being placed near our homes in Blackstone Heights.

Yours Sincerely

Lorene, Adrian,
Sevé & Sienna De Angelis

[Sent from Yahoo7 Mail on Android](#)

Krista Palfreyman

From: Lorene De angelis <lorenedeangelis@yahoo.com.au>
Sent: Tuesday, 20 November 2018 5:17 PM
To: Leanne Rabjohns
Subject: 25 Metre Mobile Phone Telstra Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Councillors,

As a local resident in the vicinity of the proposed DA by Visionstream /Telstra to erect a Monopoly at the Taswater site on Zenith Court, Blackstone Heights, I wish to state my concerns.

It is a beautiful residential area where the council receive higher rates than other areas in the Valley. Clinton Northey and Visionstream state that the local residents will have "significant community benefits"! Ridiculous, as we already have great NBN coverage and don't need it!

Our property values shall decrease as a result of the visual impact of the ugly monstrosity! Will we be compensated by the council? I don't think so?

4.15(H) Elevation and Terrain
A "Slimline Monopole"!

Brilliant!

A less stronger pole to be put on a ridge line where we are subject to extremely strong prevailing winds. Towers have been known to collapse in winds and directly below this site are homes with children!



Here is an example.

Up here we are also subject to lightning more than other areas because of the ridgeline height. During the last lightning storm my neighbour was electrocuted whilst showering.

10yrs ago lightning struck the transformer outside my home and damaged the Telstra land-line, causing an excruciating noise on or phone for years which wasn't corrected until the NBN discovered the dent in the cable in the ground!

The ridgeline seems to attract lightning and there are many residents impacted during storms.

Screening

Dangerous gumtrees grow tall but even they will not grow high enough to screen out the ugly 25 metre mobile phone tower. Nothing will. From an artist's viewpoint the visual impact from the base of the hill looking up is imposing. Again massively devaluing properties.

*please view the last photo.

11.5 Electromagnetic radiation and Health

What a cop-out! Who in Australia knows of Telstra being "committed to addressing these concerns responsibly"?

Ever heard of them helping someone with brain cancer from living next to one?

There are homes with families! Young children living nearby!

I'm not sure that Telstra would be "committed to address responsibly" to a resident with say brain cancer from electromagnetic radiation emitting from a nearby tower! Are you councillors?

According to reknown Italian Nuclear Physicist, Emilio Del Giudice, microwaves from electromagnetic radiation can also change the extra cellular fluid in our drinking water.

Once consumed it can cause the Crystallisation of our lymphatic fluid which in turn can affect our metabolism then leading to abnormal cellular activity in our bodies. Eg Cancer.

Putting the tower on the Taswater site to emit electromagnetic radiation into our drinking water is completely unfathomable and irresponsible.

Do you want to be the councillors that allowed this to happen to your Blackstone Heights residents?

11.8 Noise and Vibration levels of the air conditioning.

There is already a constant hum emanating from the Taswater site, so this will further impact on the tranquility of the area!

5G

I believe Telstra is being dishonest as it is their future intention to convert all towers from 4G to 5G. Saying they will provide for "future co-locations" on the Tower and that other carriers will be "allowed to transmit from the Monopole".

This will just emit MORE radiation to the residences.

And so in the next paragraph they make a point of conveniently stipulating that they will still be "significantly" below the ARPNS Agency standards. Which incidentally are extremely outdated.

Upon reading this I felt that Mr Northey was insulting my intelligence.

4.1.5(d)

They refer to the area as "low density" yet there are homes with parents and children, animals, vegetable and flower gardens with bees and birds and frogs that frequent them.

The bees and birds will have their circadian rhythms interrupted by the microwaves from the 25metre tall electromagnetic radiation emitting mobile phone tower and our gardens will flourish less and less.

Our beautiful hypnotic endangered Wedgetail Eagles live in close proximity to the proposed Tower.

2 pairs! Yes 4 eagles frequent the area!

How rare is that!

To those oblivious they are extremely rare!

They can be impacted upon with the slightest change in their flyover area.

Tasnetworks have stated in their annual report 2017-2018 that they are dying at the hands of electrical network infrastructure.

According to James Kitto, The Mercury Oct. 21 2018 he states the State telecommunication company believes that artificial structures such as power lines and ordinary poles are the major threats to the 29 wedgetail eagle deaths for that year.

The destruction to the small population that still exists is phenomenal. If we can help our 4 wedgetail eagles up here in Canopus Drive and Zenith Court by not installing this massive tower in their flyzone, then we are doing our bit for this magnificent species in our area.

In conclusion, I believe that this 25 metre Mobile Phone Tower (monopole) shall devalue properties and homes in the Blackstone Heights area by its visual impact.

The elevation for the tower on the ridgeline is dangerous due to strong winds in the Gorge corridor.

It is a lightning prone area and is at risk of being struck!

The screening will be insufficient for the height of the Tower on the ridgeline.

The Electromagnetic radiation is detrimental as it would be directly above our drinking water.

Noise pollution from the air conditioner could impact close residences.

The admittance by Visionstream collocating other providers to attach to the tower and, therefore, causing more Electrosmog to be emitted.

The inevitable prospect of future changes from 4G to 5G.

The weak outdated standards of electromagnetic radiation emittance that they go by.

AND

The dreadful impact on our beloved and endangered Wedgetail Eagles.

Kind Regards

Lorene, Adrian,
Sevé & Sienna De Angelis



A Tower emitting Electrosmog above the ridgeline at the Somacote Cherry farm on the Midlands highway.
Photo; Lorene De Angelis

[Sent from Yahoo7 Mail on Android](#)

From: Mary Dean <deanbam@iinet.net.au>
Sent: Friday, 23 November 2018 2:58 PM
To: Planning @ Meander Valley Council
Subject: Re: Planning - Telstra Tower, Zenith Court, Blackstone Heights
Attachments: 2018 11 23 MVC Ref Telstra Tower.jpg

Good afternoon

Please see attached letter regarding the above issue of the proposed Telstra Tower in Zenith Court, Blackstone Heights.

kind regards

Mary D

Mary Dean - Bch.A.V.E

Advocate for Amber Austen & Family

45 Panorama Road

BLACKSTONE HEIGHTS 7250

Tasmania - Australia

Mob: 0419 142 340

email: deanbam@iinet.net.au

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

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Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high and this proposed tower will be nearly 5 times higher than that.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

We have never been against a mobile phone tower, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in their DA. The obvious spot for consideration is the mountains across the river above Stevensdale farm this also will give much needed access to Rosevale, Selbourne, Birralea and surrounds whilst still servicing Blackstone Heights. Zenith Court is the cheapest option for Telstra, not the best option.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: MARY DEAN

DATE 22 Nov. 2018

ADDRESS: 45 PANORAMA ROAD

SIGN: 

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: Janelle Dehle
ADDRESS: 62 Panorama Rd
SIGN: Blackstone Heights 7250

DATE 22/11/18

J Dehle

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

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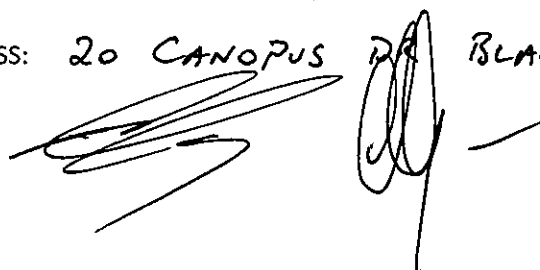
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NAME: LES DUNKLEY & MEG KIRKLAND DATE 19/11/2018

ADDRESS: 20 CANOPUS DR BLACKSTONE HEIGHTS, TAS 7250

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

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NAME: MARCUS GAPPY

DATE 19.11.18

ADDRESS: 86 Panorama rd, Blackstone

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571		
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RCVD	23 NOV 2018	MVC
Action Officer	NW	Dept. CDS
EO		OD <input checked="" type="checkbox"/>

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With a total height of 26.3 metres and a base footprint of 10m x 10m, this proposed installation of a new telecommunications monopole with 6 new panel antennas on a triangular headframe, plus 3 twin mounted amplifiers behind the panel antennas, and at ground level a new 3.0m x 2.5m equipment shelter, and the installation of ancillary equipment all surrounded by a 2.4m high security fence with chain wire, will cause significant loss of visual amenity to the residents of Zenith Court and surrounding streets.

Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high and this proposed tower will be nearly 5 times higher than that.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: **DAVID AND MELANIE GRANT** DATE **18/11/18**

ADDRESS: **1 CANOPUS DRIVE, BLACKSTONE HEIGHTS, TAS**

SIGN: 
Melanie Grant

General Manager
 MEANDER VALLEY COUNCIL
 P.O Box 102
 Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

Dear Sir,

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NAME: CHRISTOPHER GROSE , TERESA WILSON DATE 19-11-18

ADDRESS: 18 ZENITH CRT, BLACKSTONE HEIGHTS, TAS 7250

SIGN:  , 

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

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Doc No.			
RCVD	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

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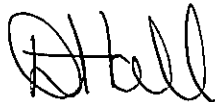

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NAME: DIANA + KEVIN HALL DATE 19/11/18
ADDRESS: 20 ZENITH COURT, BLACKSTONE HEIGHTS
SIGN:  

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571		
Doc No.		
RCV'D	23 NOV 2018	MVC
Action Officer	NW	Dept. CDS
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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: *Hanna Osborne*

DATE *22/11/18*

ADDRESS: *8 Zenith Court, Blackstone Heights*

SIGN: *[Signature]*

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
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RCV'D	23 NOV 2018	MVC	
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NAME: **John WELLS**

DATE **18-11-2018**

ADDRESS: **2 ZENITH COURT, Blackstone Heights**

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
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NAME: Kelly Philp DATE 18.11.18
ADDRESS: 17 Panorama Road
SIGN: Kelly. Philp

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Doc No.			
RCVD	23 NOV 2018	MVC	
Action Officer		MY MG	Dept.
EO		NW	CDS
		OD	✓

To whom it may concern,

I am writing in regards to the proposed Telstra tower for Zenith Court Blackstone Heights. I was approached at 7 Zenith Court earlier this year to see if I would place the tower on our property for a sum of 3k a year. No amount of money would have changed my mind in this matter. It's not a pleasant looking contraption and the other matter is health risks! Whilst Vision Stream tell me there are no known risks that was enough for me to be concerned, I am not prepared to be a Guinea pig to see if they are safe and finding in 10 years time they aren't! It's right near our water supply also. It concerns me, no matter what the figures are stating we drink this water.

Also we contacted 3 real estates to ask their

opinion if the tower will affect prices in the area if being placed in the proposed area and I was told most definitely as people don't know enough about them and Instantly become alarmed.

We have recently had our home valued as we plan to sell up and move next year, hence the enquiry with the realestate.

So I ask for your support to find another suitable location in Blackstone or surrounding areas to relocate the tower away from homes. I am told there are other areas for example the old tv tower located in Blackstone.

Unfortunately Vision stream have opted for the easiest and most affordable option with no concern to the residents in this area that DO NOT

Have a problem with telephone signal therefore why should we have to be penalised when we don't have a reception problem.

Thank you for your time.

Kind Regards

Karen Knowles
7 Zenith Court
Blackstone Heights

Krista Palfreyman

From: Karen Knowles <kazzalee4@hotmail.com>
Sent: Saturday, 10 November 2018 4:07 PM
To: Planning @ Meander Valley Council
Subject: Telstra tower proposal

Categories: Registered

To whom it may concern,

I am emailing you in regards to a potential tower being place at zenith Court Blackstone Heights.

I was approached by vision stream earlier in the year asking to lease my land in which I horrifiedly declined the offer, no amount of money would have enticed me otherwise!

Why you may ask?

1: the visual sight of a tower in our street is straight away going to put the value of homes down! In which I had confirmed by 3 different Realestates! I have recently had valuations done of our property for interest sake! I know I wouldn't even consider purchasing s home near a tower no matter how risk free they say it is!

2: I asked vision stream the health risks- no known- I repeat 'known' health risks, so let's wait 10 years or so to see if there are any health risks to see if anyone living in close proximity develops diseases! No thank you! And the sight in which they wish to place it is near our water supply even more alarming, especially when you really do your research in other areas on what has been found! No different to the latest finding of the product 'round up' that may cause cancer and it's been on the shelves for years!

Not enough research has me happy to say let's give it a try see how we go!

3. The view of this Monstrosity is alarming as its right on the sky line! Our beautiful country surroundings totally ruined! I didn't move here to have a tower placed in the Vicinity!

There are so many other areas in Blackstone it can go away from homes! For example near the old Tv tower, I hear the gentleman there has no problem at all as long as he is getting paid. We don't have a problem with signal so why should we be penalized?

Thank you for taking the time to read my email I do appreciate it and will do whatever is necessary to have this stopped from our street!

Kind regards

Karen L Knowles
0418352338

20th November 2018

6 Zenith Court
BLACKSTONE HEIGHTS
TASMANIA 7250

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

Mr. Gill
General Manager
MEANDER VALLEY COUNCIL
P.O. Box 102
Westbury Tasmania 7303

Dear Mr. Gill,

**RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION
C/- VISION STREAM – PA/19/0083
PROPERTY ADDRESS: ZENITHY COURT, BLACKSTONE HEIGHTS (CT: 34448/29)**

I, Suzanne Julie Leigh, resident of Blackstone Heights wish to formally lodge my objection to any construction or erection of a telecommunications facility in Zenith Court, Blackstone Heights.

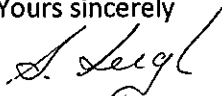
The installation would be situated on the highest point of the surrounding landscape and would impact greatly on the surrounding area. Other reasons for my opposing are:

- Exceeds the maximum height restrictions, set by council that applies to residents of the area.
- Located in a residential area with established and new homes.
- Zenith Court is a picturesque cul-de-sac being one of the main reasons people have built, or are building in this street.
- No consideration given to the overall 'eye-sore' this facility will be to rate paying residents.
- Unknown long term health effects with emission output possibly being carcinogenic to humans.
- Area being cleared, flattened with no provisions for screening as mentioned screening within the Development Application.
- Reduction to our property value after the erection of the structure.
- Lack of recognition of wedge-tailed eagles which live around Blackstone Heights.

Due to the proximity to the Cataract Gorge, residents have had to comply with council's requirements and rules, even forgoing sewerage and lack of water pressure. These regulations do not seem to apply to the organisation proposing the development.

The impact would be devastating to the residents and environment of the area and I strongly urge council to take our concerns into consideration and reject Telstra's application.

Yours sincerely



Suzanne Julie Leigh
Resident

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

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NAME: *Michaëlle Zuiddam*

DATE *19/11/2018*

ADDRESS: *110 Panorama Rd, Blackstone Heights TAS*

SIGN: *M. Zuiddam*

General Manager
 MEANDER VALLEY COUNCIL
 P.O Box 102
 Westbury Tasmania 7303

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NAME: ERIC & LEAH McCORMICK
 ADDRESS: 104 PANORAMA ROAD
 BLACKSTONE HEIGHTS 7250

DATE 21-11-18

SIGN:

DA OBJECTION 1) for steven mcghee (for full contact details see below)

WHY THE PROPOSED MOBILE TOWER @ ZENITH COURT SHOULD BE CLASSIFIED AS A SUBDIVISION.

- 1) Section 80 of the “Local Government (Building and Miscellaneous Provisions) Act 1993 clearly says the following
- 2) Subdivide: means to divide the surface of a block of land by creating estates or interests giving separate rights of occupation. It goes on to say in subsection c Otherwise than by a): a lease of a term not exceeding 10 years or b) for a term not capable of exceeding 10 years.
- 3) Mr. northey was specifically asked about the length of the lease of the tower. His terse simple response was “the lease is a single 10-year term.” Why was he not forthcoming with the actual timeframe of the lease, surely it would be relevant to the DA.
- 4) He has led the reader to believe that the lease is only for 10 years. But I believe he has not told you the whole truth.
- 5) In the “Local Government (Building and Miscellaneous Provisions) Act 1993. Sub section c of s80 says such a development is to be classified as a subdivision unless a) there is a lease

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of a term not exceeding 10 years or for a term not capable of exceeding 10 years;

- 6) We argue that this section is breached by the implication of the facts associated with the development which clearly point to any reasonable person's conclusion of a lease of more than 10 years.
- 7) Also, when the full facts of the actual lease become known it is clear that the term is clearly capable of exceeding the 10-year limit and therefore breaches the act in s80 subsection c i.e. "or for a term not capable of exceeding 10 years."
- 8) Mr. Northey has not stated the true facts of the actual lease in his answer so as to avoid drawing attention to the fact they will in fact be breaching the act.
- 9) Firstly, with any project there will be a cost benefit analysis. It is inconceivable that the costs of installing and removing the tower after 10 years would recoup the amounts of money involved.
- 10) Secondly, we have information from other residents who rejected tower proposals on their land that their leases were for 10 years with further options of 5 and 5 years.
- 11) We have no reason to believe such arrangements weren't offered to Taswater.

- 12) It is obvious their intention through their statements and actions is to subvert the law by contriving a lease that attempts to avoid the project being classified as a subdivision. And the fact he has not mentioned the further 5-year leases is disingenuous and, in my opinion, proves this.
- 13) Also, it could be characterized as a subdivision purely on the physical characteristics of the project alone.
- 14) It is a very specialized facility built by Telstra for a specific purpose. It can be used for 1 function only. A function completely alien to Taswater's objectives of supplying clean drinking water.
- 15) As well the compound is to be established completely separately from Taswater facilities. It will in effect be an island on the land. It will be completely self-sufficient and separate on the site. It will have its own power and be surrounded by a 2.4-meter chain link fence with no access allowable to Taswater staff. Nor do Taswater have the proper training to access the site.
- 16) On the physical evidence alone, it is clear Telstra intends to create a separate estate or interest giving it separate rights of occupation.

- 17) We say if it looks like a subdivision, smells and sounds like a subdivision then obviously it's a subdivision. And it is obvious to any reasonable person what they have done to avoid the DA being classified as a subdivision which it clearly is.
- 18) We therefore ask that the DA be classified as a subdivision and the extra requirements of a subdivision be applied to the DA.

Below is the correspondence between Leanne Rabjohns and Telstra's agent vision streams Clinton northey.



From: Leanne Rabjohns <Leanne.Rabjohns@mvc.tas.gov.au>
Sent: Thursday, 1 November 2018 11:48 AM
To: Clinton Northey <Clinton.Northey@visionstream.com.au>
Subject: PA\19\0083 - Zenith Court, Blackstone Heights - telecommunication facility

Good morning Clinton

Following on from our phone call, could you please let me know:

1. Time frame for the lease arrangement – section 80 of the Local Government (Building and Miscellaneous Provisions) Act 1993 determines that a lease which exceeds a term of 10 years becomes a subdivision. **The lease is a single 10 year term.**
2. Colour of the tower and shelter building – **The tower is concrete (basically the standard tower colour) with the shelter being a 'pale eucalypt' colour.**
3. Present vehicle usage for the site – **Tas water have advised that on average they make 4 trips to the site per week. Telstra contractors are infrequent approx. 2 to 4 per year.**
4. The rear setback is 2m and the Acceptable Solution is 3m. Is there a reason why you choose 2m instead of 3m?

Document Set ID: 1134071
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The setback of 2m is to place the site as far as possible to the western boundary. This reduces the visual impact when travelling along Zenith Court and for adjoining residents (although of course it will be seen).

Hope this helps.

Thanks for your assistance.

Kind Regards

This objection to the proposed mobile phone tower at 5 Zenith Court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith Court

Blackstone Heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

Screening and setback

I object to Telstra's request for a 2-meter setback. The reasoning for such a request is flawed. In fact, for safety and visual reasons I advocate a 7-meter setback would be more appropriate.

Telstra's setback reasoning.

Telstra's plans for the proposed mobile phone tower indicate the setback from the boundary that connects with our property and the property next door will be only 2 meters.

In the DA they made no specific mention of this and it was only picked by the diligent town planners at Meander Valley council.

The 2-meter setback is contrary to councils' regulations which at clause 28.4.1 (building design and siting) of the meander valley planning scheme at A2 state it must be setback **3 meters**.

When specifically asked about this, Telstra's response was it was to do with improving the visual amenity of the tower. It is the only reason they have given for council to overturn the prescribed limit. A limit that applies to all Blackstone residents.

- 4) And the height of the proposed tower is 27 meters which is the monopole and its antennae.
- 5) So from the point on the road we have tan angle equals 27 meters /60 meters. which gives a tan of .45. or looking at the tower from a 45-degree angle.
- 3) Keeping the value of tan constant and decreasing the value of the distance from the road by 1 meter as mr nothey states we observe a decrease in height of the tower from this fixed point as 27- 26.55 or .45 of a meter. Or in percentage terms its .45 / 27 which is .0166 or putting it in emr terms .000166 per cent in the visual height from the fixed point on the road.

And. decreasing the height by 000166 per cent in real terms makes hardly worthwhile. |

Given a constant angle of view of 45° we can see the effect of moving the tower will achieve very little. Certainly not enough to reduce the visual impact of the proposed tower.

Honestly, I do not understand or support their reasoning. They claim it is to reduce the visual impact of the structure. In fact, on my calculations moving the structure back 1 meter will result in a decrease in the height from the fence of .45 meter at a view of 45 degrees.

This equates to a reduction in its height from the road in percentage terms of $.45/27$ or 1.66 percent. It is an argument so flawed I do not understand why they are attempting to argue it.

I can only deduce from this that Telstra is rightly concerned about the impact of the proposed tower on the visual amenity of the area. And as a consequence, they are desperate to find ways to mitigate its impact.

The improvement in visual amenity would be the equivalent of trimming one sixteenth of the top lip of a man with a moustache and beard i.e. hardly noticeable.

Consequently, Telstra's request should be rejected and in fact given the nature of the construction the setback should be at least over 7 meters.

Safety:

The DA (development Application) has no fire or lightening plan which shows Telstra's lack of understanding of the area. See my submission 3 on this.

Basically, the tower is a potential fire hazard from the associated electrical equipment and lightning strikes. And yet there is no plan in the DA for this eventuality.

Any fires will require the relevant authorities to attend. They will need a setback of greater than 5 meters without screening to attend safely. I suggest they be consulted re what potential dangers exist and what sort of access they would require to attend such incidents.

Also given the probability of fire hazards it will be important that the area between the compound and the fence be of a distance that any fires will be less likely to spread to adjoining properties. I believe a distance of 5 meters where the space is regularly maintained is the only solution.

These safety issues are addressed by Taswater with their existing water tank. They have a setback of over 7 meters which properly addresses all safety issues.

Mitigation of fire risks can only occur with a clear setback of 5 meters with the associated screening area of 2 meter's on top of this making at least 7 meters.

Screening:

Within 10 meters of the base of the tower we have a picnic area. Initially it was 30 to 40-degree sloping land. We spent a lot of money to have it raised substantially off the ground to a height of almost 4 meters and flattened for the envisaged use. It also had to have a substantial rock wall placed in front to support the amount of soil used to make the area. The area would roughly be 20 meters by 12 meters or large enough to put a small house on.

It was placed there specifically to gain access to the unique views from that standpoint. Presently it is used as a bar b que area. We have plans in the future to place a gazebo and garden on it.

The view behind is simply the wire fence of the Taswater site with clear blue sky's overhead. It is a beautiful spot to spend a summer evening with friends and family.

But by placing the proposed tower where it is suggested will affect our quiet enjoyment of the land as well as decreasing its amenity.

Proper screening if possible, will block only the compounds view from the area but not the proposed tower.

But in any event, I do not see how proper screening can be achieved for any compound when the ground has no soil and is so rocky. This ground will not support the planting of the necessary vegetation to allow proper screening. I believe they will need a lot more space to effect adequate screening.

This obviously again is something Telstra has not thought through.

Conclusion and Reasoning for a setback of at least 7 meters'

There is no good reason to reduce the regulated setback from the back fence. Nor has Telstra made any sensible argument as to why this should occur.

This construction is not a simple residential wall. It is a complex electrical structure that will act as a lightning rod to the frequent lightning strikes in the area. A setback of 2 meters will make it impossible for emergency services to safely attend any fire along the 10metre backwall of the compound.

Also given the probability of fire hazards a larger distance between property's which is regularly maintained is the only solution.

It is noted that for safety and access Taswater has set back its tanks from the back fence by over 7 meters'.

Also, I understand that any screening must have a space of 2 metres around the proposed compound. But I do not understand how any proper screening can occur on the existing barren rocky soil within such distances.

I do not understand how anything less than 7 meters can achieve both safety and screening objectives.

Residents are subjected to strict enforcement of building regulations. This should also apply to Telstra's DA.

Consequently, the required 3-meter setback at a minimum must be enforced and we argue increased to 7 meters for safety reasons. Only then can any associated risks be mitigated to an acceptable level.



Visionstream Australia Pty Ltd ABN 85 093 384 680

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E clinton.northey@visionstream.com.au

W www.visionstream.com.au

Please consider the environment before printing this e-mail

From: Leanne Rabjohns <Leanne.Rabjohns@mvc.tas.gov.au>

Sent: Thursday, 1 November 2018 11:48 AM

To: Clinton Northey <Clinton.Northey@visionstream.com.au>

Subject: PA\19\0083 - Zenith Court, Blackstone Heights - telecommunication facility

Good morning Clinton

Following on from our phone call, could you please let me know:

1. Time frame for the lease arrangement – section 80 of the Local Government (Building and Miscellaneous Provisions) Act 1993 determines that a lease which exceeds a term of 10 years becomes a subdivision. **The lease is a single 10 year term.**
2. Colour of the tower and shelter building – **The tower is concrete (basically the standard tower colour) with the shelter being a 'pale eucalypt' colour.**
3. Present vehicle usage for the site – **Tas water have advised that on average they make 4 trips to the site per week. Telstra contractors are infrequent approx. 2 to 4 per year.**
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The setback of 2m is to place the site as far as possible to the western boundary. This reduces the visual impact when travelling along Zenith Court and for adjoining residents (although of course it will be seen).

Hope this helps.

Thanks for your assistance.

Kind Regards

This objection to the proposed mobile phone tower at 5
zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream -
PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS
(CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

Submission re mathematical assertions with respect the setback proposal

I haven't done high school math's on this for a while BUT using basic trigonometry I has worked out the following.



Health & Fitness

House & Home

Parenting

Relationships

Pets

Educ

How to Use Trigonometry to Measure the Height of a Tree

Real World Trigonometry

As we learned when talking about [sine, cosine, and tangent](#), the tangent of an angle in a right triangle is the ratio of the length of the side of the triangle "opposite" the angle to the length of the side "adjacent" to it.

If you think about it, you'll see that the side "opposite" the angle formed between the ground and the line running from me to the top of the tree is the height of the palm tree. And the length of the side "adjacent" this angle is simply the distance from me to the base of the tree. Which means that:

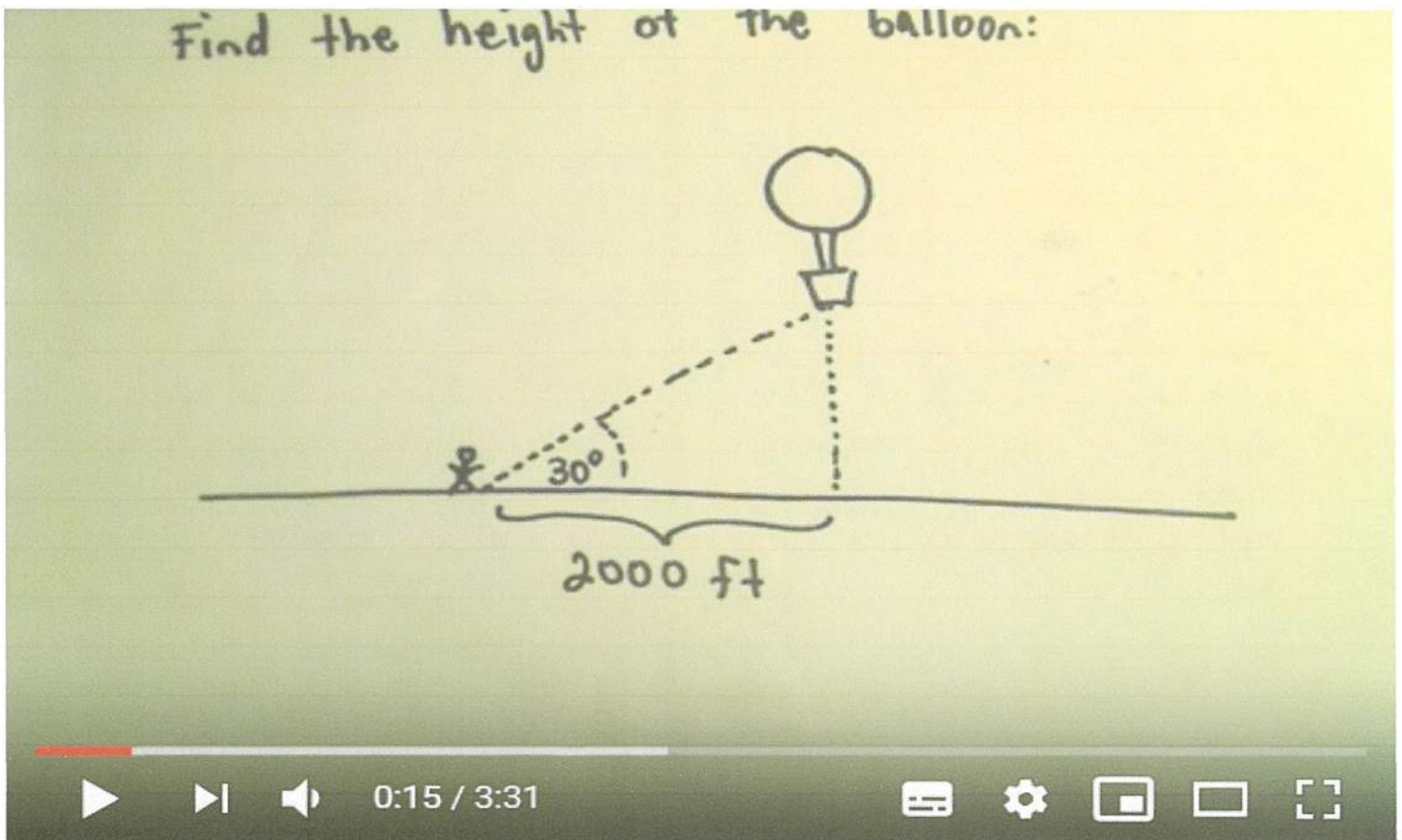
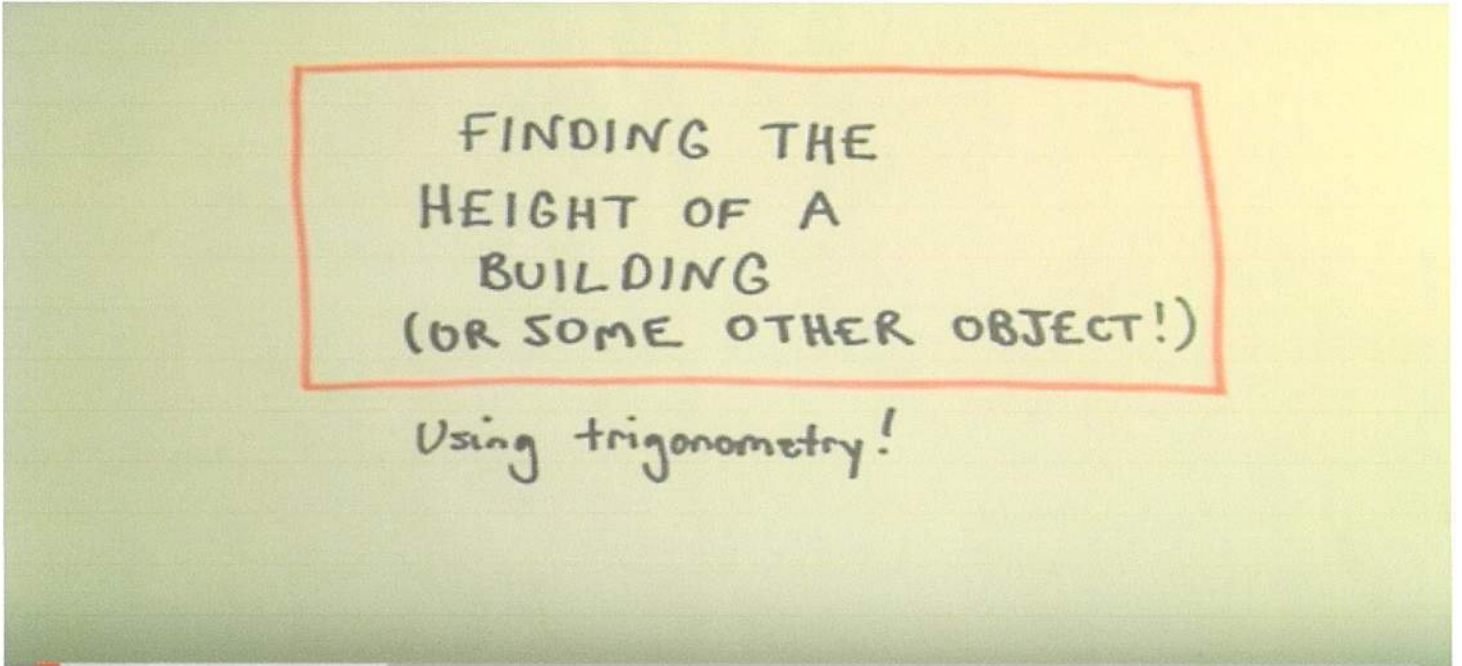
$$\tan(\text{angle}) = \text{height} / \text{distance}$$

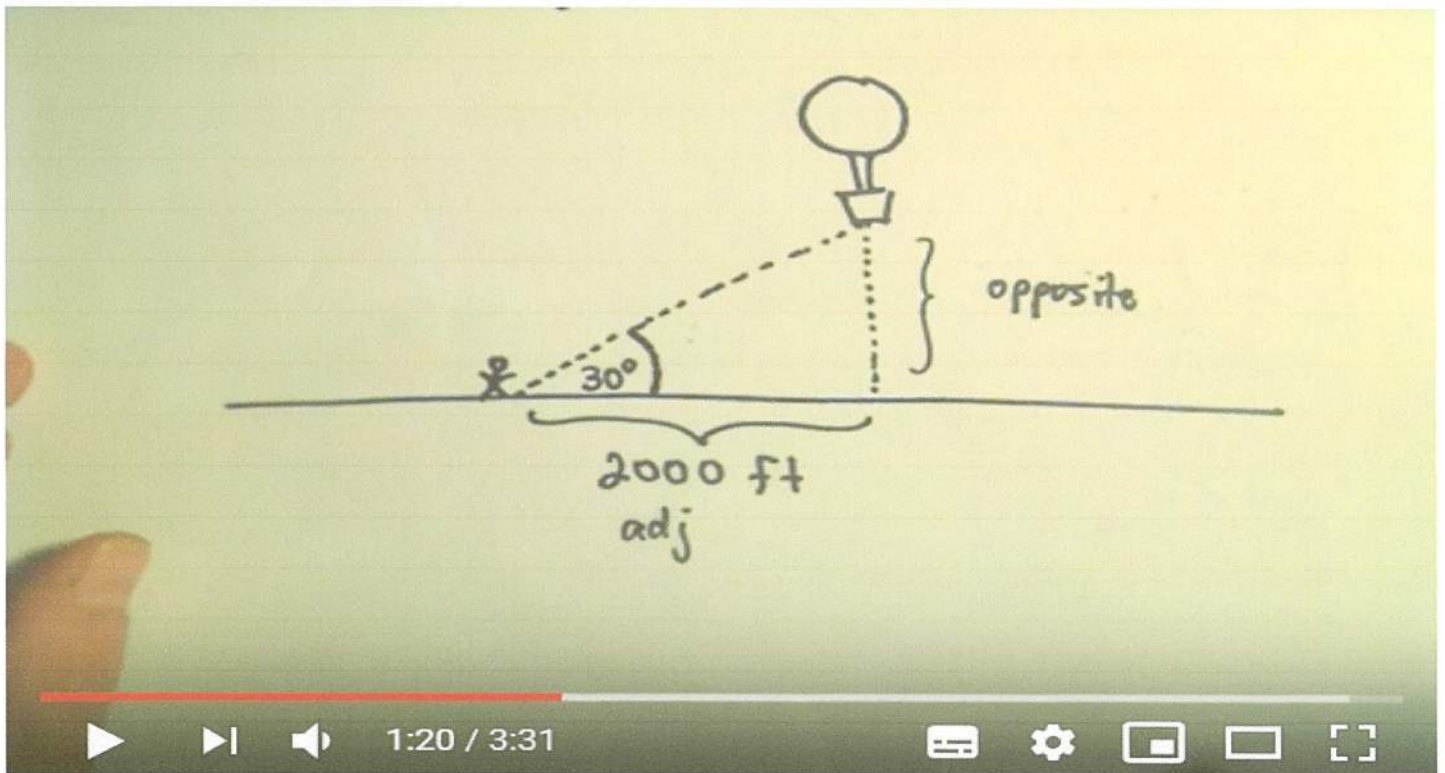
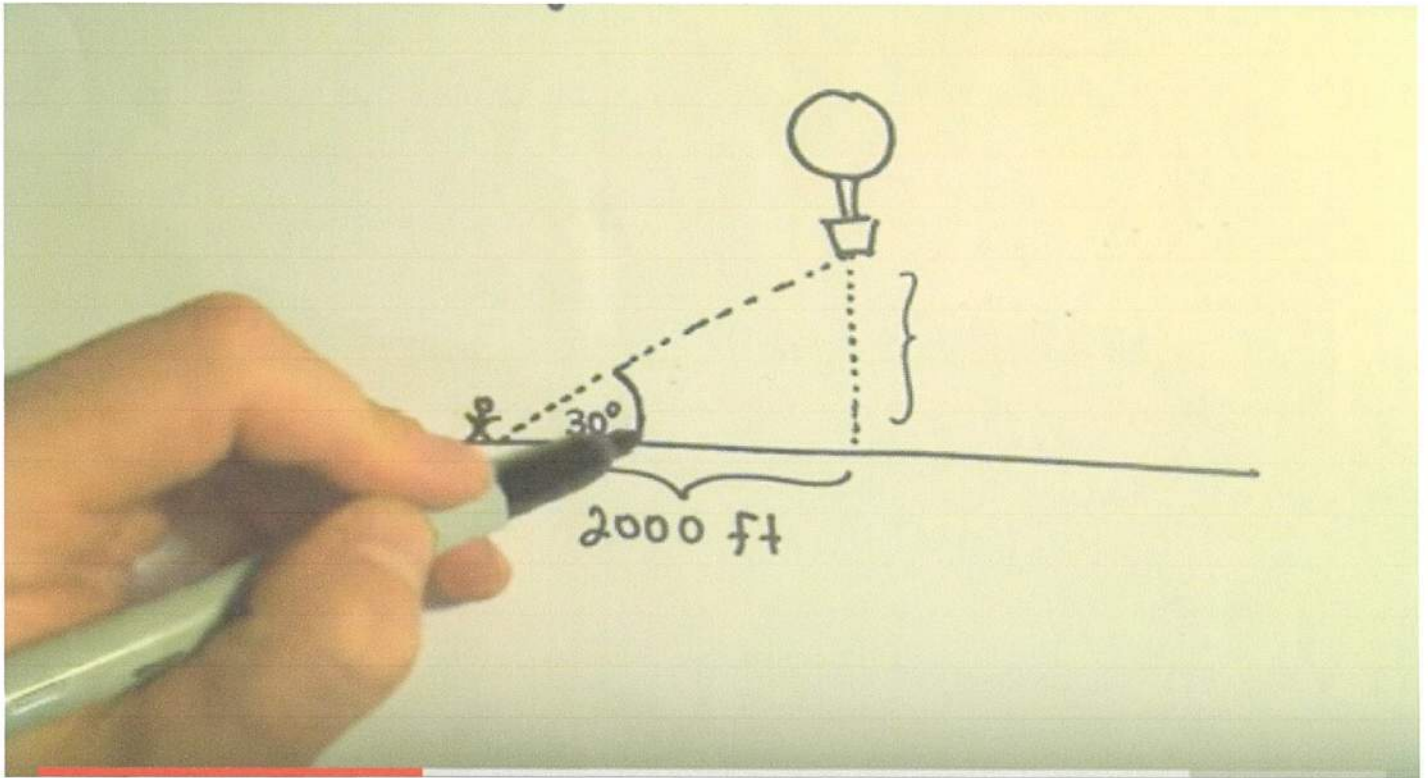
If we turn this equation around, we can solve for the height of the tree in terms of the tangent of the angle and the distance to the tree:

$$\text{height} = \tan(\text{angle}) \times \text{distance}$$

Acknowledgements to the following you tube video titled

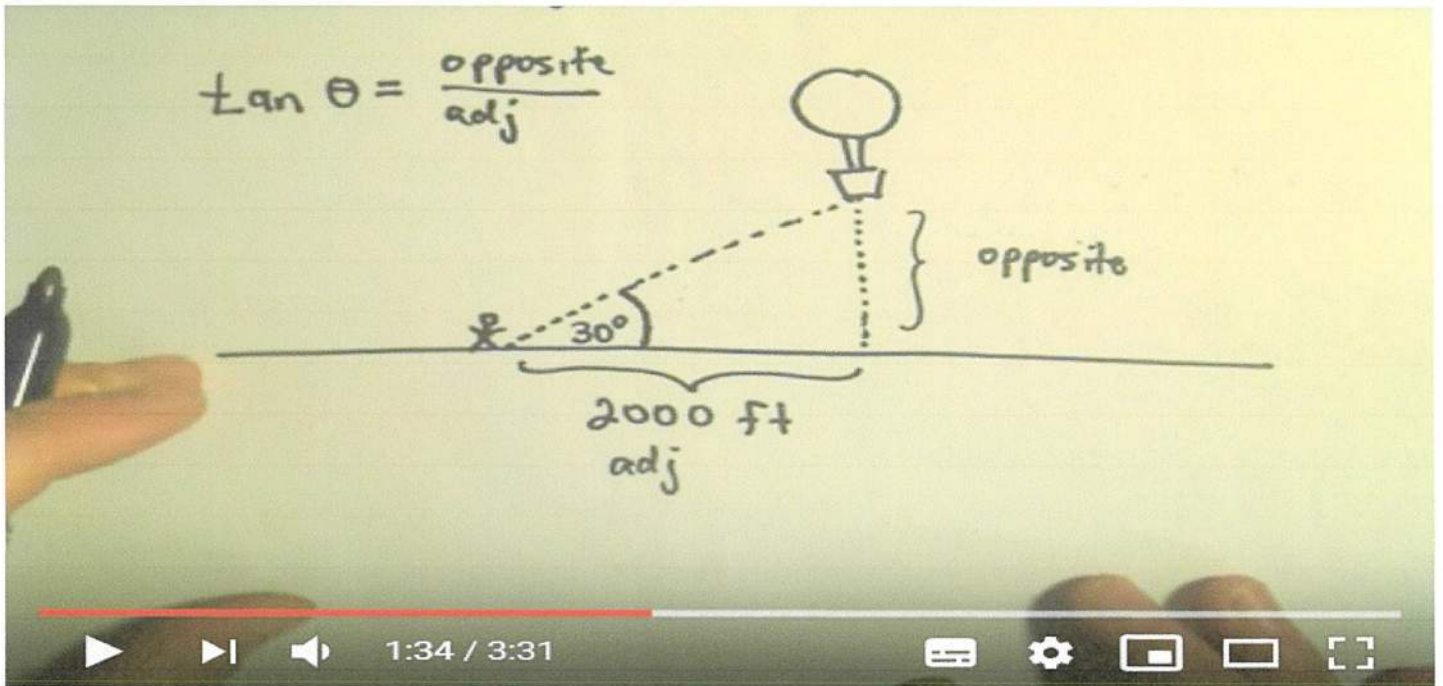
Finding the Height of an Object Using Trigonometry, Example 1



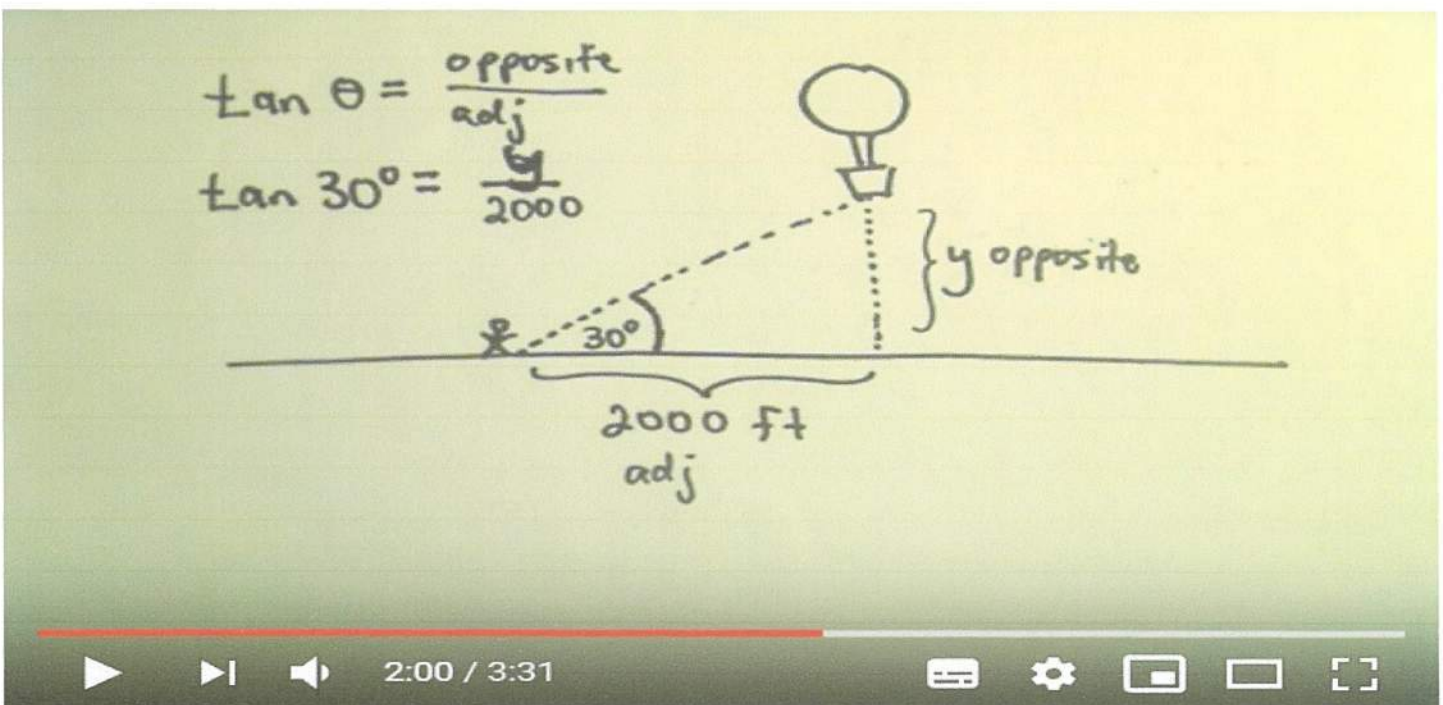


Which trigonometric function encompasses the opposite and adjacent sides.

Remember the tangent of an angle is the length of the opposite side divided by the distance from the viewer.



Putting in the known values we can determine the unknown height. Here the unknown height is given a y.



Using simple maths operations we divide both sides by 2000 feet in this eg to obtain an equation which we can use to determine the height.

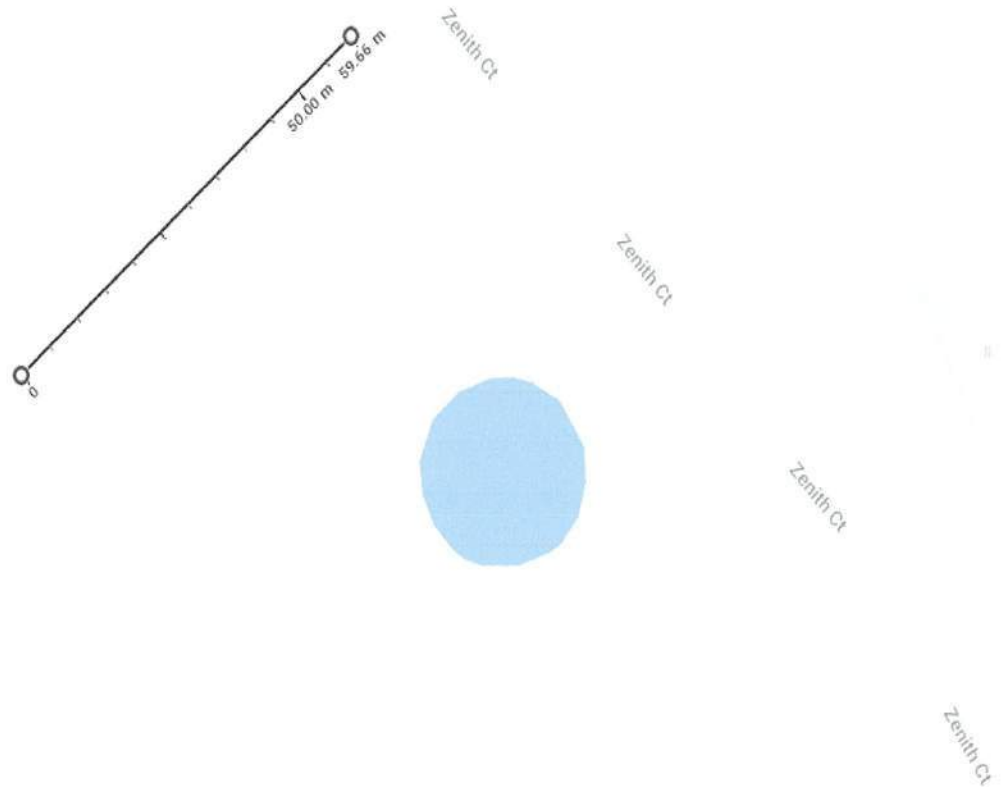
$$\text{ft} \quad 2000 \cdot \tan 30^\circ = \frac{y}{2000} \cdot 2000$$
$$2000 \tan 30^\circ = y$$

$$\begin{array}{l} 2000 \text{ ft} \\ \text{adj} \end{array} \quad 2000 \cdot \tan 30^\circ = \frac{y}{2000} \cdot 2000$$
$$2000 \tan 30^\circ = y$$
$$2000 (.577) \approx y$$
$$1154 \approx y$$

Consequently, using meters and values roughly similar to our own.

And using the following values

- 1) Distance from fence as say 60 metres
- 2)



- 3)
- 4) And the height of the proposed tower is 27 meters which is the monopole and its antennae.
- 5) So from the point on the road we have tan angle equals 27 meters /60 meters. which gives a tan of .45. or looking at the tower from a 45-degree angle. And tan 45 degrees is 1.
- 6) Keeping the value of tan constant and decreasing the value of the distance from the road by 1 meter as mr nothey states we observe a decrease in height of the tower from this fixed point as 27- 26.55 or .45 of a meter. Or in percentage terms its .45 / 27 which is .0166 or 1.66 per cent in the visual height from the fixed point on the road.

And. decreasing the height by .45 meter in real terms makes hardly worthwhile.

DA OBJECTION 3) for steven mcghee (for full contact details see below)

Lack of fire plan or precautions in the DA

The DA (development Application) has no fire or lightening plan.

This again shows Telstra's lack of understanding of the area.

Phone towers are prone to lightning strikes. And this proposed tower will be triple the height of any existing trees making it much more likely the only place for a lightning strike in the area.

Having lived in the area for almost 8 years we can confirm regular lightning strikes do occur. We can also personally attest to this having suffered electrical damage from one of these strikes.

In fact, the lady down the street says there have been 2 lightening strikes on the transformer near her house recently. I'm sure this information can be verified independently by Hydro Tasmania.

Also, the proposed compound is a large electrical facility with an associated fire potential. There is no doubt the possibility of a fire from the associated electrical equipment also makes it necessary to have a fire plan which the DA does not address.

Part of this fire plan will have to involve better ground maintenance than has previously occurred. About 2 years ago there was a large fire on the site involving tas fire and helicopters. Its effects were made worse by poor ground maintenance.

Telstra need to have a comprehensive fire plan or the DA should be rejected by council.

This objection to the proposed mobile phone tower at 5 Zenith court DA:

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PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

4 Visual amenity submission

It's the quiet bushland environment that people love at Blackstone Heights. It has the unique characteristic of being close to town but miles away in amenity. You can come home after a hard day's work and get away from the world relaxing in a beautiful bush setting.

Visual amenity is difficult to define. It can mean different things to different people. The simplest definition of visual amenity is that "the look of something is in step with the beauty of the area as it presently is."

What one person finds visually attractive another will hate. But what is unquestionable from the Blackstone Heights is it's the natural environment which gives it and its inhabitants their most enjoyment and identity.

Words such as greenery, big sky's and rolling hills spring to mind when describing the Blackstone area. Its why we brought and live here. The absence of built form and development in the rural areas accentuates the scale of the landscape. Such dramatic visual contrast between mountains and the sky is the main visual perception which visitors identify as "Blackstone "

This view is reinforced and quantified by looking at the prospect vale Blackstone heights structure plan. (the PLAN) (Jan 2015)

Prospect Vale-Blackstone Heights Structure Plan

Prepared for
Meander Valley Council

Prepared by
Geografia, David Lock Associates, Arup

January 2015



At page 4 under the banner “The Planning Context” are listed key strategic land use objectives. Which include interalia 1) “Maintenance of the scenic vistas that define the area”. And further 2) Maintain the low-density character and environment in Black stone Heights”.

And at page 6 we see under the banner “community priorities” that **Value of the natural environment** is listed.

Under this heading is written “There is a strong value of local natural amenity and environment, including open space, lake Trevallyn, views and hills in the area. “

ON page 7 these values are better quantified for us with Figure 5 showing us what values the community embraces.

Out of the top 3 values first and second relate to the scenery and environment. Over 50 % consider Natural environment and greenery are important and coming in 3rd is Views and hills in the area, also considered by just under 50% of respondents to be important.

Whilst the area in question is not under the scenic management plan, we residents would argue that there is an implication it should be.

As an aside Telstra also cite parts of this plan in an attempt to justify their proposal. In the DA they say that residents raised the issue of communications.

You never take anything Telstra says on face value and you always have to look at the facts behind what they say.

This view of the communications issue is further reinforced by looking at the basis of why it was actually raised on page 6 under community priorities.

Community Priorities

Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities:

Internet access

Poor Internet speeds throughout the study area were commonly cited as an impediment to both home businesses and entertainment.

In response to this issue raised by Telstra I would like to point out that this concern over communications was made over 3 years ago back in 2015. It obviously resulted from resident's frustration with the existing internet access. Back then even we would have complained about communications. But not now.

Since then the NBN (National Broadband Network) has been rolled out to every house in Blackstone Heights. With the NBN we have consistent

reliable and fast internet connection to the rest of the world. And even back then it was well down the list of residents' concerns as shown on page 7. And it certainly didn't rate higher than 1) natural environment and greenery. And 3) views and hills in the area.

Figure 5: Community values about the local area



Whilst the communications situation has dramatically changed the other values of natural environment and greenery as well as “maintenance of the scenic vistas that define the area” still and always will remain.

Telstra's own words.

And finally, and for me the clinching argument for dismissing the DA purely on visual amenity grounds are Telstra's own words.

They have publicly stated that a site can be rejected purely on the ground of visual amenity. See page 11 of their DA.

At page 11 of the DA they state the following

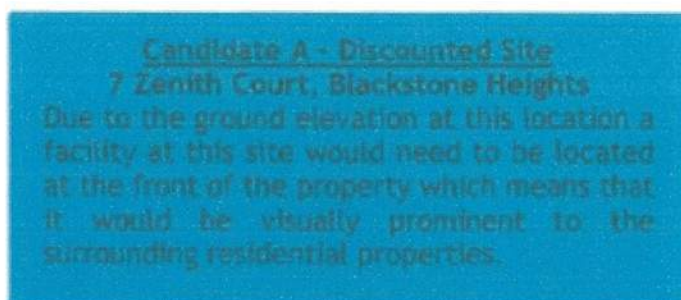
Candidate A: 7 Zenith Court, Blackstone Heights TAS 7250

Candidate A is positioned on a ridgeline at the end of Zenith Court and on land that is zoned 'Low Density Residential' under the Meander Valley Interim Planning Scheme.

The ground elevation at this location would require Telstra to provide a facility at the front of the property, as the land slopes significantly to the west. The facility at this location would therefore be highly prominent, exposed and would have a high level of impact on surrounding residential properties, despite providing a high level of coverage.

This candidate was discounted due to potential visual impacts on surrounding dwellings in all directions.

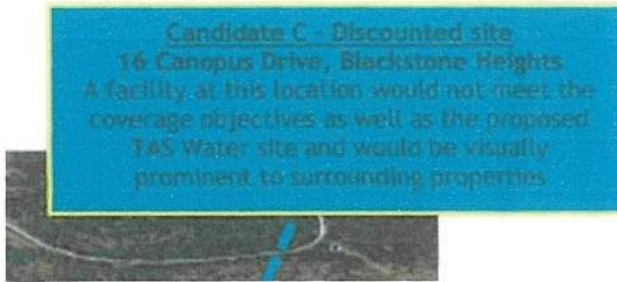
At page 11 of the DA its again stated



And yet they say by moving the proposed tower 150 meters to the left as you look at the rejected site and a few meters forward the whole situation has changed.

They also rejected candidate C on visual grounds.

At page 11 of the DA they state



And at page 13 of the DA

Candidate C: 16 Canopus Drive, Blackstone Heights TAS 7250

Candidate C is land associated with an existing residential property and is zoned Low Density Residential.

Any facility here would be highly prominent given the close proximity to residential dwellings and the coverage objectives could not be achieved here given the lower level of the land than Candidate B.

This candidate was discounted due to inferior coverage from this location.

It is impossible to find any major difference between the proposed site and the rejected sites.

Clearly on the visual amenity criteria Telstra themselves adopt the proposed tower has to be rejected.

Or in Telstra's own words "The candidate" must "be discounted due to potential visual impacts on surrounding dwellings in all directions. "

TELSTRA PHOTOGRAPHIC PORTRAYL OF THE SITE.

Looking at Telstra's photos of the area one could be forgiven for thinking the location is an industrial site in the middle of the bush. All their photographs have been taken to portray the worst possible angles and the worst possible views.

There are also factual inaccuracies in their photos.

What they haven't and can't portray is the beauty of the area when you look up. It is impossible to capture the areas beauty with photographs and I invite all councillors to come and see the beauty for themselves.

Placing a tower at the proposed site would be like putting a big black spot the size of a 50cent piece on the Mona Lisa or placing advertising on the opera house.

Also, the sequence of Telstra's photos is out of step with the land descriptions. So, for e.g. at page 12 of the DA the verbal description of the zenith court candidate B has an accompanying photo of another completely different site. That of candidate A that being Canopus drive. This gives the wrong impression as to what the site looks like.

I am not a very poetic person but you can't appreciate the beauty of the views until you have witnessed them for yourself. We call our property "BIG SKY" for a reason. Anyone who visits enjoys the 360-degree views on top of the hill. I have never lived anywhere else that has such spectacular views. I often stand at a point on the property and just turn through 360 degrees to enjoy the view. And that includes our picnic area we had specially made just 10 metres from where the proposed tower is to go.

**Following is what the tower will
look like**

You will notice 3 things

- 1) Melissa at the base and**
- 2) How wide the tower is and**
- 3) There is no 10meter by 10-
meter compound at the base**



It's pretty big isn't it !!!!!!!

Now add a further 10
meters to it to get the
actual size the proposed
tower will be at zenith
court

Below is a copy of a Telstra upgrade notice from Saturdays examiner.

It shows examples of what Telstra can do without council approval.

Public Notices

ENERGY RATINGS
Residential
Commercial
Ph. 0430 180 188
consulting-plus.com.au

WATER BORES
NO WATER, NO CHARGE
300 gallons per hour
MOORE DRILLING
Ph. 0419 504 789

PROMOTE YOUR BAND
DA
GO
3 AD

PROPOSAL TO UPGRADE MOBILE PHONE IN TASMANIA

Telstra proposes the upgrade of the following Mobile Base Station Sites:

1. Invermay Site no. 25060 NSA no. 7248001 (LOT 2 Plan 5030 Gilmore St, INVERMAY TAS 7248)
2. Juliana St Site no. 27055 NSA no. 7250014 (No.14 Juliana Street, WEST LAUNCESTON TAS 7250)
3. Norwood Site no. 98051 NSA no. 7249001 (36 Watchorn Street, SOUTH LAUNCESTON TAS 7249)
4. Silverdome Site no. 213895 NSA no. 7250010 (Oakdem Rd, PROSPECT TAS 7250)
5. Elphin Site no. 15578 NSA no. 7250007 (LOT 1 Plan 53960 Dowling St, LAUNCESTON TAS 72500)

Telstra proposes to upgrade the facilities at the above addresses including and not limited to addition of AIR antennas, panel antennas, Remote Radio Units (RRU's), Tower Mounted Amplifiers (TMAs) and associated ancillary equipment. Additional equipment to be installed in the existing Telstra shelter. The works will improve the LTE900, LTE2100, LTE2600 and NR3500 network in the area.

Telstra regards each of the proposed installations as a Low-impact Facility under the Telecommunications (Low-impact Facilities) Determination 2018 ("The Determination") based on the description above. Further information can be obtained from Charlotte Phillips at Aurecon (on behalf of Telstra) on 03 9975 3054 or email: charlotte.phillips@aurecongroup.com www.RFNSA.com.au/

Written submissions should be sent to: PO Box 23061, Docklands, VI, 8012 by **5pm on the 11th October 2018.**

TA5431640

Miche
Slim, busy, apartment L Area, passion
Ph: 041

New
Ph
NE
Stun
se
048

And below is a picture of Melissa standing next to a new antennae array telstra is putting up at prospectvale market place.

All without council approval as its deemed “ a low impact structure”

This madness has to stop.



This objection to the proposed mobile phone tower at 5
zenith court DA:

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My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

Submission on why Telstra's photographic portrayal in the DA should be disregarded.

Previously I have stated that Telstra's portrayal of the sight has been to make it look like an industrial site. In their DA they have made no obvious reference to the inescapable beauty of the area. Beauty that cannot be captured by photographs. And I again invite any and all councillors to come and view the scenery for themselves.

Below is one of Telstra's photos of what the proposed tower would look like from panorama rd. It portrays the tower as just rising over the existing trees. This totally misleading and deceptive. Why because you can just see the outline of the Taswater tank. This tank is at least 6 meters high. I say 6 meters because in reality it is sunk into the ground. But let's assume it is 6 meters.

If its 6 meters then the actual tower at 27 meters will be almost 5 times higher. And the shown tower is nowhere near that.

Consequently, we should view with Telstra's photos of the area with distrust.



- a) The proposed tower as portrayed by Telstra
- b) The outline of the existing tank which is well screened by existing vegetation.
- c) The water tank cannot be greater than 6 meters high. In fact, we argue it is set into the ground such that the view seen is less than 6 meters high. But for arguments sake we will assume it is 6 meters high.
- d) The proposed tower will be almost 27 meters high.
- e) 27 meter's is almost 5 times the height of the tank. Visual inspection reveals the tower is not represented as more than four times the tanks height.



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Please feel free to contact me for any clarification or further details.

Screening and height

There are two designated development zones in Zenith Court 1) Low Density Residential – (the Acceptable Solution for height here is 8m) and 2) Utilities (the Acceptable Solution for height here is 6m).

However, an applicant can apply for a greater height as a Discretionary application. The Discretionary process includes advertising and assessment, with the end result being either a planning permit (with or without conditions) or it could be refused.

The proposed tower will be almost 27 meters. Telstra keep saying that it will be 25 meters but that does not include the antennae at the top which will make the tower look like a giraffe.

And Telstra can add to the tower's height in future with and without council approval. They can also add new antennae and infrastructure. Their answer to this is they have no plans to do so at the moment. Which means they will. And to prove this point I point to the supposed upgrades they are undertaking at the

prospect vale market place. And all within 18 months of the tower's installation.

To put the towers height in perspective an average person in Australia is about 175.6cm according to the Australian bureau of statistics.

How tall is the average Australian man? ^

I live in Australia and according to the Australian Bureau of Statistics the average Australian man (18 years and over) is **175.6 cm** or 5'76" tall and weighs 85.9 kg.

This would make the tower $2700/175 = 15.48$ time higher.

Or 5-6 times taller than a tyrannosaurus rex.

Tyrannosaurus / Height

4.6 – 6.1 m



People also search for





and another person on top of this.



Personal perspective

Being the residence closest to the tower it will affect us the most. It will be like a huge monster looming over our property obviously destroying the value of the property.

Any views to the south of the property will be completely destroyed. I have included photos for your perusal.

Of particular note are 2 recreational areas we use regularly.

The first area is one previously mentioned in my setback submission. We spent a lot of time and money installing it. Presently it is a picnic area which eventually was to be grassed and a gazebo placed on it.

The second area is a small flat area outside our back door which we call the "bowling green". We want an area which is flat and well grassed near the back of the house for recreational purposes.

Presently it is a work in process. Eventually, as we save the money, we will build a stone wall along the

western side and back fill the area with soil to allow green lush grass to thrive.

Both these areas will have their aspects completely destroyed by the proposed tower. And why, because people can't wait a bit to upload a photo or a video.

Screening

There is no way that Telstra can screen or mitigate the proposed towers appearance.

Their portrayal of the tower from panorama is completely inaccurate on page 29 of the DA.



Figure 13 – Indicative view from Panorama Road, approximately 440m south of the proposed site. Please note that this is showing a tower height of 30m rather than 25m as proposed.

On the next page it is clear that their representation is inaccurate. This calls into question the accuracy of all they're other photographic representations.

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Figure 13 – Indicative view from Panorama Road, approximately 440m south of the proposed site. Please note that this is showing a tower height of 30m rather than 25m as proposed.

Please see submission on why Telstra's photographic portrayal of the area is erroneous. And why this calls into question its visual portrayal of the area.

The nearest trees are about 8-10 meters high and cover the existing water tank to such an extent you have to actually look for it. These trees are to the side and not in front of the proposed tower.

The proposed tower will be an ugly running sore on the landscape. In fact, as seen above, it is completely out of step with the visual amenity of the area. This means anyone who looks from across the valley will be drawn instantaneously to its unnatural shape, destroying the view.

There is no doubt it completely disrupts the visual amenity of the area. And it will be impossible to screen its appearance. There is no adequate screening at the moment and given the advocated setback distances no trees of a screening nature would be able to grow high enough to screen it.

Also given the time frames involved it would be well past the use by date of the tower before any trees grew big enough to screen it. As well, I doubt the soil would be able to safely secure and sustain trees big enough to screen the tower.

Conclusion

Telstra's portrayal of the area is obviously misleading and deceptive.

The proposed tower will be a massive structure at close range let alone at a distance.

Its unnaturalness will immediately draw anyone's eye to it as they scan the horizon. There is no way it can possibly be screened from view. It will be a blot on the landscape.

Local residents are subjected rightly to strict council regulations with respect planning to ensure the integrity of an area. Otherwise we would have a hotchpotch of development across the area destroying its uniqueness.

Since we are subjected to the regulations so should Telstra be. And we all know that if it was a flagpole, we would not be even having this discussion.

I often stand somewhere on our property and do a 360 degree turn to take in the view as well as the sky's. That's why we unofficially call our property "Big Sky". If the proposed tower goes in it will destroy our

southerly aspect completely. And destroy any enjoyment of the 2 recreational areas mentioned above.

Consequently, we ask council to reject the proposed tower.

This objection to the proposed mobile phone tower at 5 Zenith Court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

Is the proposed tower of significant benefit to the community?

Opening remarks

It is clear that the proposed tower will substantially breach the meander valley planning scheme regulations. It is also clear that it will be a blot visually on the land scape, even Telstra admits that.

Whilst it will have some positives it will also have a lot of negatives associated with it.

All we ever asked throughout this process was for the truth. The mobile tower placement code calls for open and frank discussions. And even Telstra's and vison streams corporate standards call for openness and honesty.

The reality is far from this. From the time we were told the DA was going in, in 2 weeks, to the DA actually going in we still don't have answers to the majority of our questions. This despite being continually being told by Telstra and vsionstream "if you have any questions please don't hesitate to ask".

Sounds good and fair until you ask for honest answers. See my submission on Telstra's behavior and why anything they say should be independently verifiable.

Telstra's behavior is to pretend to be nice and helpful bur deny obfuscate and ignore serious issues. Much the same as the conduct of the banks exposed by the present royal commission into the financial sector.

Please don't trust what they say or let them behave in any other way than a reasonable person should.

My partner Melissa has spoken to the new lady who recently brought in zenith court. She knew nothing about the proposed tower and was very upset when she found out.

She also said that she had had to go through a lot of planning issues to establish a residence on her block. And rightly so. But the salient point she made was that she has to adhere to the regulations so was doesn't a company like Telstra have to as well.

Section 28.4 Development standards

This section objectives are to ensure that the sitting and design of a development

- a) considers the impacts to adjoining lots; and
- b) furthers the local area objectives and desired future character statements if any.

There will obviously be dramatic impacts on the adjoining properties in the form of loss of visual amenity and reduction in house prices.

Also given the local area objectives as stated in the prospect Vale - Blackstone heights Structure Plan 2015 (see copy of part of my submission on visual amenity below) the development is completely contrary to these objectives.

I also argue that the definition of adjoining blocks should be widened to include residences within 500 meters. Telstra's own EMR (electromagnetic radiation) report offers this distance as encompassing the relevant residences.

Prospect Vale-Blackstone Heights Structure Plan

Prepared for
Meander Valley Council

Prepared by
Geografia, David Lock Associates, Arup

January 2015



At page 4 under the banner “The Planning Context” are listed key strategic land use objectives. Which include interalia 1) “Maintenance of the scenic vistas that define the area”. And further 2) Maintain the low-density character and environment in Black stone Heights”.

And at page 6 we see under the banner “community priorities” that **Value of the natural environment** is listed.

Under this heading is written “There is a strong value of local natural amenity and environment, including open space, lake Trevallyn, views and hills in the area. “

ON page 7 these values are better quantified for us with Figure 5 showing us what values the community embraces.

It is clear that both objectives are very important to the area and will be dramatically breached.

Out of the top 3 values first and second relate to the scenery and environment. Over 50 % consider Natural environment and greenery are important and coming in 3rd is Views and hills in the area, also considered by just under 50% of respondents to be important.

Whilst the area in question is not under the scenic management plan, we residents would argue that there is an implication it should be.

Also, obviously under the performance criteria listed at pages 28-3 with respect to height there is no way it can satisfy any of the performance criteria. Please see my submissions on height and screening.

But

At page 28-3 of the meander valley interim planning scheme under P1.2 it states that “where a development is unavoidably prominent in the landscape, it must provide a significant community benefit.

As I understand it this means that council can't override the relevant planning regulations unless they find there is **significant** benefit to the community from the project. Not just benefit but **significant** benefit.

Consequently, to make such a determination council needs to weigh up **all the pros and cons for the community based on facts**. And then decide whether the proposal gives **significant** benefit to the community.

To this end I believe that this section gives council wide ranging powers to be able to access the necessary information to be in a position to make such a determination.

I apologize to council in advance for some of the assumptions I have based my questions on. This is because of incomplete information.

Numerous requests to Telstra and vision stream to supply the information have been ignored. They have deliberately created an information vacuum. The logical inference from this is that they are hiding something.

We were initially told by northey of vison stream that we would have access to all the relevant information. When this was not forthcoming, I repeatedly asked for written assurances of this commitment. None has or ever has been forthcoming. I highlight the letter written by ex-councilor Ian Mackenzie where he eloquently writes of the frustrations we continue to endure with vison stream and Telstra.

Dear David, Jonathon, Richard and Eric

I write on behalf of the number of community members at Blackstone Heights Tasmania in regards to proposed Telstra Tower under blackspot funding. I attended a community consultation session held by Vision Stream on behalf of Telstra on Thursday 20th September. I was invited by a number of the residents of Zenith Court Blackstone as they has concerns in regards to a) the location of the tower and b) the black spot locations. What I witnessed there was disgraceful a Telstra representative had a resident in tears as the resident was asking why the tower had to go within 10 metres of her boundary (on a Taswater water reservoir site). He asked her for a number of alternative locations but would not state or provide her with the black spot locations, he repeatedly asked for alternative sites, but would not provide the information, when she stated a site, he said "would that address the black spot area" she said "she did know because she didn't know where they were" he "then stated how could she offer that alternative? This continued for some time. He actually stopped when I intervene and asked how was that fare how could she offer and alternative if she didn't know where the black spots were and if he wasn't going to share that information. He looked at me, I then introduced myself and all conversation stopped. I went back a little later and asked him his name Ishram I believe (I will find out if you need this).

Another councillor had a lengthy discussion with Kate, I believe she is a project officer with Telstra, an invitation was proposed for Telstra to attend a closed council workshop so we could a look at the black spot areas (as this was not public information) and b look at whether there were or are alternative sites as a number of us (councillors believe on the western side of Trevallyn Dam could be a far better site, this is just looking a topography and where the tower would/could sit) Telstra were keen to meet and discuss this at the community consultation session, however, now Telstra has refused this offer of a meeting and are unwilling to even discuss the location, they are adamant (this is in writing) that the tower is to be erected at the proposed site well before the consultation period has lapsed (5th November).

We are not saying that this is not the best site, it may be, all we ask if for the opportunity for Telstra to be open and transparent with the blackspots and the other locations that could have or have been considered as these towers are funded by the taxes of the people that Telstra are showing absolute disrespect to and arrogance towards.

I ask for your intervention, as this is government funding on behalf of the community, as there are very little or limited controls within our planning scheme for our intervention to provide a positive outcome for all.

***Kind regards
Councillor Ian Mackenzie
Meander Valley Council.***

And this in the context of the code they voluntarily signed calling for full and open and frank discussions. A code they only adhere to at their convenience.

Issues for council to consider

To objectively answer the question before council of whether the proposed DA significantly benefits the community, I believe council needs answer to the following questions. We have only ever asked for the truth which Telstra has denied us. We hope council in their position can get closer to the truth if not the truth.

Basic issues

- 1) Telstra keeps pushing “enhanced experience” as a benefit for residents. I don’t even know what that means and doubt whether it really qualifies as a benefit to be considered by council in its deliberations.
- 2) In any event, when weighing up any benefits to the community it must be remembered that **only Telstra customers** will benefit from any “enhanced experience” not others.
- 3) Consequently, this narrows the number of people who may benefit to probably 30% of the people in the area if that.
- 4) It is a federally funded blackspot program designed specifically to fix blackspots in the meander valley area only.
- 5) The terrain in Blackstone is not conducive to fixing all blackspots by the proposed tower. Something that even Telstra acknowledges.

Suggested criteria council could consider

- 6) The government funding is specifically for fixing blackspots. It is also the stated project objective for Telstra. It is therefore necessary that council has a complete understanding of the blackspot situation to be able to make an informed decision.
- 7) I believe also that this is the only criteria the council can base its assessment of any significant community benefit on.

- 8) To do this I believe council has to know the following 1) where are the blackspots? 2) how many blackspots are there? 3) can they be addressed with cheaper less invasive methods, as advertised on the Telstra website, without resorting to the use of a tower? 4) what areas will still have black spots if the tower goes in? and 5) are they blackspots for all customers or just Telstra customers.
- 9) And I believe this determination cannot include any promises of enhanced experiences, faster speeds or greater data capacity. These are all commercial aspects of the proposed tower. In weighing up any benefit to the community it should be strictly on how it addresses the blackspots at Blackstone heights.

Where are the blackspots?

- 10) The federal government blackspot program states it is over near panorama. And the Telstra website says there are no actual blackspots rather there are areas where 3g or 4g wont work.
- 11) Telstra has never answered this enquiry directly. And when asked simply ignores any questions. **Telstra's continual refusal to answer such a basic question makes me think something dodgy is going on.**
- 12) Without knowing the extent of the problem, you can't understand whether the proposed solution is appropriate or not.
- 13) Given my past experiences with Telstra and vision stream I urge the council not to take anything they say on face value. And suggest they always ask for **independently verifiable information.**
- 14) The reason I believe there are few blackspots in the area is based on Telstra's refusal to divulge any information on the issue.
- 15) Or it indicates that if there are any they could be easily fixed by other cheaper means.

- 16) Even the information on the blackspot problem that established the basis for the federal funding would be helpful.
- 17) Blackstone is very hilly, it's one of its attractions. And Phone towers work on line of sight. I believe, the physical terrain of Blackstone heights is not conducive to fixing all blackspot issues by the placement of this one proposed tower. I.e. there will be large areas that will continue to experience bad reception AND WONT BENEFIT FROM THE TOWER. Consequently, it won't fix, blackspots at the base of the zenith court ridgeline towards lake Trevallyan. Or will it will fix any Blackstone blackspots around at the base of Stephensdale farm. There is no mention in the DA of dealing with this. And Telstra won't confirm the extent of this though they acknowledge any tower won't fix all blackspots.
- 18) This failure to acknowledge or plan to fix all area blackspots in the DA puts paid to their insistence the proposal is about community safety.**
- 19) Also, there reticence to supply such information, makes me think that what spots there are could be easily fixed by 1 of the numerous suggestions to fix black spots, as highlighted on the Telstra webpage.
- 20) I believe a lot of the problems with reception are to do with residents not being with Telstra as well as the physical terrain of the area. Without proper verifiable information it is impossible to determine the extent of any blackspot issues.
- 21) Consequently, Telstra refusal to define the blackspots issue makes it impossible for council to ascertain any benefit. And for this reason alone, it should lead to council rejecting the DA.

other resident suffering through loss of visual amenity and reduced house prices. Its unaustralian.

Necessity for Tower

- 44) I also don't know Why is it necessary to have such a tower especially when every residence in the area has the NBN (national broadband network) connected. It has resulted in stable and fast broadband connection to the world. In fact, this supplies speeds much faster than any tower.
- 45) Also, what role did the connection of the NBN have on Telstra's capacity to service the residents of Blackstone heights? From speaking to other residents and technical support people there was a diminishing of Telstra's capacity when the NBN went in.
- 46) Residents inform me that when the NBN went in they lost service and lost reception strength. Telstra has never answered this question when it was put directly to them. (see submission on Telstra's behavior). And in their pamphlet even Telstra admits its about capacity. A capacity that doubles every 18 months. Its not about safety or anything else its purely about commerce.
- 47) What increased capacity could they achieve by simply upgrading existing towers such as the one at traveler's rest.

Other sites

- 48) We don't believe that Telstra have properly investigated all possible sites or taken into account existing infrastructure.
- 49) For example. A) Could the blackspots be fixed by increasing the height of the 25-meter tower above the casino by 10-15 meters with added fiberoptic capacity added. B) could the site on Canopus now be utilized as instead of being 20 meters short it now is only 15 meters short. C) or could any black spots be fixed by a combination

Reduced house prices

- 22) Intuitively we all know it will affect house prices except Telstra. From speaking to people whilst getting the petition signed, the majority agreed it will affect house prices. (see submission re house prices) the issue is to what extent it will affect prices.
- 23) We have studies and evidence from local real estate agents that the depreciation could be up to 25%.
- 24) The average price of a house at Blackstone in the area in question would be between 500 and 800 thousand dollars. Say you take it as 500 thousand dollars. And there is a depreciation of 10%. That would be a \$50,000 loss on every house. And for 4 houses this would be the cost of Telstra putting the tower in. On my rough calculations there would be at least 50 houses affected. That is a 2.5 -million-dollar loss in property values.
- 25) Remember it is a civil matter so the standard of proof is that this fact is more likely than not.
- 26) This means that whilst Telstra profits others that the council represents would suffer greatly.**
- 27) Officially Telstra denies any effects on house prices. In response to such a question they state in VAGUE terms, TO AVOID ANY LEGAL RESPONSIBILITY, that they are not aware of any ill effects on house prices.
- 28) I find it hard to believe that any big company engaged in due diligence would not look at the effects of such developments on house prices.
- 29) A simple google search shows there are issues. Firstly, that the majority of people hate such developments and secondly that there are studies that show house prices are affected.
- 30) It is simple supply and demand. The less demand you have the lower prices are as a result of this reduced demand

- 31) Consequently, I believe any reduction in house prices must be taken into account when weighing up significant benefit to the community.
- 32) At the drop-in session a Telstra representative know as sarah emblar sympathized with me and said “she understood our concerns about house prices” But when asked to put this in writing she ignored such requests.
- 33) Reinforcing this idea, I have a text from her where she suggests I should contact local real-estate agents with my concerns in respect house prices.
- 34) I believe reduced house prices to be the most relevant issue in weighing up significant benefit to the community. I believe all affected residents have to do is to be able to reasonably point out any relevant issue exists. It is then incumbent on Telstra to prove that any tower won't affect house prices. I say it is incumbent on them as they are the ones proposing the tower.
- 35) Also, I believe that because of this council has the right to ask Telstra to conduct an independent study on the effects of house prices in the area. An independent study, all those affected are happy with.

Commercial nature of the DA

- 36) Telstra's failure to answer this basic question on where there are any blackspots also makes me think that the development is more of a commercial nature than humanitarian.
- 37) In their pamphlet on the proposed tower and in the DA they write more about the commercial aspects of the proposal such as enhanced experiences and being able to download movies more

quickly. They also talk a lot about being able to **increase capacity on the network** for such “enhanced experiences”

- 38) This would tie in with locals who say the real reason for the tower is for Telstra to regain and increase capacity it lost when the NBN (National Broadband Network) went in. see pts 45 and 46 below.
- 39) Also, mr northey at the drop-in session was heard saying that since it was only for Telstra customers their hope was other customers would have to come across. This sentiment was also echoed by the other vision stream representative a female at the drop-in session. This reinforces what mr northey said to me verbally on the phone but refused to put in writing. It is purely a commercial venture.
- 40) I also don't believe the commercial aspects should not be part of the councils weighing up of any benefit to the community. Remember it is a blackspot program and not a commercial venture.
- 41) But as with any commercial venture a cost benefit analysis is required. One which weighs up the pros and cons of any suggested proposal. Any cost benefit analysis should include costs to the community in its evaluation. On a commercial cost benefit analysis, the proposal should still be rejected. Telstra is the only party set to benefit greatly from this proposal, no one else.
- 42) I also ask why it is so important for people to have the instant gratification of being able to upload information instantaneously. Surely it detracts from the moment and prevents deeper analysis at a later date when what is being uploaded could be reflected on more deeply. I don't understand why Telstra pushes the need for instant gratification especially when it's at the expense of others
- 43) Consequently, I don't think any reasonable person would want to be able to have “an enhanced experience” at the expense of

of these measures. Or D) the obvious answer is placing a tower on the hill opposite Blackstone heights, across the river called Stephens dale farm. Or e) use other methods to address blackspots such as booster boxes. We still don't know because despite the code calling for full and frank discussions. Telstra continues to withhold this information, if it exists at all.

- 50) In fact, Telstra has been evasive from the start through its agent vision stream and then Telstra itself. We would never take any information they give us on face value now. In fact, we would want anything they say independently verified.
- 51) We have answers from Telstra that say they considered other sites and answers that say they didn't. We just want the truth.
- 52) We ask that Telstra supply us with independently verifiable information of where the blackspots are and whether they can be fixed more cheaply than a tower.
- 53) Placing a tower on stephensdale hill will service not only Blackstone residents but other meander valley residents at Biralee Rosevale and Selbourne. On the Telstra blackspot map these 3 suburbs have very large white areas indicating huge blackspots.
- 54) Every one knows that farming these days with the increased use of machinery is very dangerous. Any danger from using large farm machinery is made worse by the fact that they are often used in isolated places. We have friends who live at Rosevale. Her husband had his leg trapped by a log from a skidder. Luckily, he was able to use his mobile phone to get assistance. But I dread what would have happened if he wasn't able to get reception. There need is more pressing than any need at Blackstone for an "enhanced experience"
- 55) By siting the tower at stephensdale the meander VALLEY community will obtain a Significant benefit.

Public support

- 56) Council are the democratically elected representatives of the residents of meander valley. They are elected to present the views of the community.
- 57) We have over 350 signatures and objections to the tower and if the council wants more we can get more. We can get as many as council wants. Why because the majority of the residents of Blackstone heights are good people. And they understand the issues. And they would not want a tower so close to them either.
- 58) In canvassing for the petition initially I was concerned that I would be hounded and abused. But I was proven greatly wrong. I found out a number of things. A) police can't sign petitions but they can make their husbands sign b) government officials can't sign when they work high up in a department though they wanted to. And the vast majority of people support us, I would say over 95% were approachable and helpful towards our cause. In fact, we had a number of Telstra customers sign our petition. And D) the other thing I found out was not many people like Telstra.

Health effects

- 59) There is also the issue of protection from EMR despite Telstra's denial of any ill health effects they won't categorically state there are no ill effects. Just not to their knowledge which when it comes to resident's health is not good enough. And the WHO says EMR is a probable carcinogen. The issue is they can't say it isn't going to cause health affects just that there are no known issue at the

moment. But as soon as they become aware of any, they will stop irradiating people. By then it will be too late.

- 60) Like it is for the united states resident with non-Hodgkin's lymphoma as a result of exposure to "roundup". Who wants \$200 million US with 6 months to live. **And who would want such a payment for a child who has 6 months to live.**
- 61) In their literature they say "don't say it doesn't cause health effects". I have read the literature. There are 100s of studies that say there are issues with EMR.
- 62) As well over the years Telstra has spent and made billions of dollars from the industry. Even northey boasts of Telstra's association with the mobile phone industry since its inception 20myears ago.
- 63) And given all the angst they cause on this issue and their acknowledgment of this surely, they would have done the required independent research by now.
- 64) Yet they have never funded a definitive study to prove it is safe. And they don't make the process any easier by being deceptive and misleading in their behavior towards stakeholders.
- 65) Look at the public outcry over 5G testing in Launceston.
- 66) In fact, their attitude is dismissive of concerned residents and of councils. I understand they are trying to get legislation past so that they no longer need council approval for such developments.
- 67) If you look at the studies there is something going on with EMR irradiation. The recent us dept of toxicology study showed a clear link between rats and cancers. And it was peer reviewed. And yet Telstra ignores it.

EMR free zone

There will be an increasing demand for EMR (microwave free zones). This will lead to the area having a premium placed on living here much like the organic status of Tasmanian food demands higher prices.

By creating such an area where everyone has the NBN each individual can choose how much or how little EMR they are exposed to.

Consequently, this will be a significant benefit for the Blackstone area by rejecting the DA.

And to people who really want the technology I say go and live in Launceston.

Safety issues

An issue raised by Telstra is that of being able to dial for help in emergencies. I believe this is a desperate argument put up by Telstra to try and appeal to the emotions of people not the facts.

I believe the actual facts are as follows:

Firstly, they have no plans to address the black spots not serviced by the tower.

Secondly, though they have been aware of blackspots for some time they have never shown any interest in fixing them previously.

I believe these first 2 points alone show Telstra's raising of the safety issue is only for expediency. And they have no real interest in it in reality.

Thirdly in Blackstone there is sufficient coverage to not make this such a huge issue. And any areas not covered could be easily remedied by cheaper methods than a tower.

Fourthly the proposal is all about money and profit. And if Telstra has their DA rejected, they will not pursue the safety matter as it isn't profitable for them.

Fifthly there is a pressing need for mobile coverage at Selbourne Biralee and Rosevale. Out there are huge known areas of blackspots. But Telstra has shown no interest in serving the needs of these people nor indeed the people of meander valley. In fact, the proposed coverage from the Hadspen tower has not eventuated as promised.

And sixthly Telstra has never shown any interest in safety issue in the area. In fact, they reduced coverage when the NBN went in and never informed anyone.

The reality is if they were really serious about safety, they would have done something about it years ago.

And seventh and lastly the international firefighter's association has unanimously endorsed a ban on mobile phone towers being placed on or near firefighting stations.

Telstra will offer safety as a reason for the tower. But the reality is that all of Blackstone has either mobile or landline access. People in Blackstone don't have to go far to get help.

Whereas residents at Biralee, Rosevale and Selbourne are often isolated with large distances from help. They don't have the NBN coverage we do at Blackstone heights.

Telstra have had the opportunity to place emergency communications in the area for the last 20 years but have declined to do so. If the tower is rejected Telstra will not place an emergency phone call tower anywhere to receive just emergency calls. Here or in Rosevale Biralee or Selbourne. And if they were serious, they would fix the problems with the Hadspen tower which has not fixed despite requests for them to do so.

In fact, more than safety Telstra spruik what can only be described as the commercial benefits of such a proposal. Fast movie downloads being able to upload instantaneously “enhanced user experience” whatever that means. It is obvious that the proposal is about money and nothing more. Therefore, since the proposal is purely a commercial one which Telstra don't deny it should be rejected on a commercial basis.

The proposal is all about money. Telstra would not be here unless it was about money. Clinton Northey admitted as much at the drop in in session. He was heard saying that Telstra wanted other carriers' customers to come across to them. And I don't remember safety ever being mentioned at the drop in by Mr. Northey or anyone else.

Conclusion

In summary the costs to the community are too high and Telstra has not made any substantive arguments for the tower.

The most relevant issue is that of blackspots. And Council still has no idea of the extent of the blackspot issue. Consequently, they have no way to measure any possible community benefit. Or whether it can be achieved any other way.

It's been shown by their behavior you can't rely on Telstra's word. And Telstra wont supply independently verifiable information on these issues. For all we know no blackspots will be fixed.

It's also obvious that there will be areas which will continue to receive poor reception even if the tower goes in. Telstra's failure to deal with the continuing black spots as well as their ignoring the blackspots at Biralee Selbourne and Rosevale shows their safety arguments are not sincere.

It is obvious any superficial benefits i.e. "enhanced experience" or increased data capacity are of a commercial nature and not relevant to the issue. It will also only be for Telstra customers SO WILL ONLY AFFECT A very small section of Blackstone.

But on the negative side of the equation, we have the quantifiable negatives of loss of visual amenity and reduction in house prices.

Council has 2 sides to look at in balancing the scales for possible benefits to the community.

On one side we have the vague unmeasurable benefit of fixing blackspots.

And on the other it has the quantifiable and destructive negative aspects of the proposal such as loss of visual amenity and house price reductions.

I don't believe that on any objective measure that any benefits outweigh the negatives of the proposal.

And remember the standard is not just benefit to the community but significant benefit a much higher standard. Consequently, I believe no significant benefit to the community can be demonstrated. And as a result, we ask council to reject the DA on this basis.

This objection to the proposed mobile phone tower at 5 Zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

SUBMISSION RE HOUSE PRICES

Would you live near a tower

If you ask anyone you know whether they would live near a phone tower the overwhelming response would be a resounding no. This reinforces what we all intuitively know. That is that very very few people want to live near a tower.

We found the same attitude was reflected in the reactions from local residents when they were approached to sign our petition.

This is also reflected in the many newspaper articles across the nation rejecting towers. A US study shows 95% of respondents when asked if they would want to live near a tower said no!

This overwhelming response by people not to live near a tower will affect house prices. How, by decreasing demand for such houses.

The economics of supply and demand

Using a simple supply and demand model it can be shown that with decreased demand for an item prices for that item will drop. The decreased demand comes from less people wanting to buy such properties. We all know what happens at auctions when 2 people really want an item. The price goes up dramatically. But if no one wants to bid and it has to be sold then the price will reduce until it gets to a price someone will pay usually substantially less than its worth.

With less people buying near towers, i.e. less demand, prices will fall. If we had seen a tower on the site next to our house 8 years ago. We would have simply turned around without looking at the house.

When questioned on this issue Telstra's official response is vague and includes responses like "all prices rise over time". Responses done in vague language to avoid legal responsibility.

Yet again when the code calls for openness and frank discussions re mobile tower placement Telstra has been found wanting.

And yet using their own words even Telstra admit that demand will be affected when in their Blackstone heights

If you feel you've heard this all before your right. It's the same argument they use re EMR safety ie Telstra isn't aware of any health issues associated with phone towers. I find it hard to understand their position on house prices when they admit publicly that people have "genuine concerns about the levels of EMR fields..."

Base Stations and Health

Telstra understands that some people have genuine concerns about the levels of Electromagnetic Fields

At the drop-in session I spoke to Sarah Ebbelaar and another Telstra female rep. They both tried to console me as I was upset about the fact no real answers were being given to our questions. I remember ms ebbelaar saying that she would be worried about prices too.

She also says in a text that we should contact local estate agents re any possible price reductions which we have done.

Also, Telstra would say that we have to prove any house price depreciation.

I say this is not so. It is reasonably foreseeable that they have a duty of care to the local residents and that their actions will/have lead to loss.

And the standard of proof for such matters is the civilian one of “ is it more likely or not,”

This standard is obviously breached. And because of this I believe the onus is on Telstra as the party prosecuting the development, as part of their DA, to prove that there will be no reduction in house prices.

At the drop-in session any mention of house prices to northey, his female assistant or councilor connor were scoffed at.

I can understand the vision stream representatives being that way. In fact, after weeks of dealings with them it didn't surprise me at all.

But what I was disappointed at was councilor Connors inability to be impartial on such matters. Not to be able to at least listen and argue sensibly against such notions. But to actually to dismiss a resident 's concerns out of hand before hearing what I had to say.

This dismissive attitude and failure to represent all residents' interests is reflected in his Facebook responses when he was initially approached about the mobile phone placement.

Put see his face book responses on this.

I believe any reasonable person not pushing their own agenda would agree that house price depreciation is a real issue.

Councils possible response to the issue

I believe council needs to take this negative aspect of the proposal into account as part of the balancing act of determining whether there is "*significant community benefit*".

To this end I believe council is in a position to request from Telstra an independent study of the possible effects on house prices near mobile phone towers in our area. This under their powers granted by sp2-1 in determining significant benefit.

Legal Liability

I ALSO BELIVE COUNCIL NEEDS TO BE AWARE OF POSSIBLE LEGAL LAIBILITY, ALONG WITH TELSTRA, FOR ANY DEPRECIATION OF PRICES DUE TO THE TOWER INSTALLATION.

IT IS OBVIOUS TELSTRA AS WELL AS COUNCIL HAVE A DUTY OF CARE TO LOCAL HOMEOWNERS. AND THAT IT IS BREASONABLY FORSEEABLE THAT THEIR ACTIONS WILL LEAD TO FINANCAIL LOSS.

An independent study on this would remove any possible liability council might face if they approved the tower.

The evidence for house price depreciation.

Below and attached are numerous articles on the effects on house prices of mobile phone towers.

I have also attached the Reponses from a number of local real estate agents with their views on what effect a mobile tower would have on prices.

I also have the name and address of a lady who lived at port sorrel. She believed the carriers representations that

the tower would not affect prices. After 18 months she says she lost about \$70000 on the eventual sale.

All this evidence points to a depreciation in prices of at least 20%. And for those houses closest to the tower a drop of up to 25%.

For privacy reason we have withheld the name of the lady in question and the real-estate agents. But we are prepared to give them to an independent 3rd party such as the meander valley general manager Mr Gill upon request.

We always supply verifiable information and are prepared to justify what we say.

There is also a lot of research on the matter. Below I attach some of the many studies done. The most relevant one being in Brisbane and done about 12 months ago.it shows price reductions of 20%.

The only study I found supporting Telstra's contention of no price changes was a New Zealand study done back in 2002.

Back then we had 1-2g phones and the understanding of such matters was limited. Now all you have to do is google mobile tower fights to get a huge amount of newspaper articles on the subject to show how much more informed people are these days. And googling house prices and

mobile phone towers will also return a wealth in information on the subject.

The evidence

- 1) I have limited my research to recent evidence from at least the last 5 years.**
- 2) I believe research before that is outdated since the telecommunications industry has dramatically changed since then. 5 years ago, we didn't even have 4g and 3g was an emerging technology.**
- 3) Also education and the media social and otherwise have dramatically increased public awareness of the issue.**
- 4) Look at the outcry over Telstra testing 5G in Launceston.**
- 5) A 2014 survey conducted by the National Institute for science, law and public policy in Washington DC, showed similar response to our on the ground research whilst petitioning re living near mobile phone towers.**
- 6) The survey showed the following results**

It shows home buyers and renters are less interested in properties located near cell towers and antennas, as well as

in properties where a cell tower or group of antennas are placed on top of or attached to a building.

- 94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.
- 94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.
- 95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.
- 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.
- 88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.
- 89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.

7) Numerous articles such as the one below by a new York real estate agent are available on the web

Examining invisible urban pollution and its effect on real estate value in New York City - by William Gati

September 19, 2017 - Spotlights

Understanding EMF values of business and residential locations is relatively new for the real estate industry. Cell phone towers bring extra tax revenue and better reception to a section of the city, but many are skeptical because of potential health risks and the impact on property values. Increasing numbers of people don't want to live near cell towers. In some areas with new towers, property values have decreased by up to 20%.

8) Or the following

9) The most recent study was done in Brisbane Queensland Australia in 2017

10) Below I present the abstract for the study

The impact of cell phone towers on house prices: evidence from Brisbane, Australia

- Authors
- [Authors and affiliations](#)
- Darshana Rajapaksa Wasantha Athukorala Shunsuke Managi Prasad Neelawala
- Boon Lee Viet-Ngu Hoang and Clevo Wilson

Research Article

First Online: 27 June 2017

• [5](#) Shares

• 257 Downloads

• [2](#) Citations

Abstract

The growing public pressure against the spread of cell phone towers in urban areas has created a need to understand their impact on adjacent house prices. A few existing studies are, however,

controversial in their methodology and inconclusive in their results. Therefore, our study on the effect of cell phone towers on house prices is designed to avoid these deficiencies.

Property transaction data collected from two suburbs within the Brisbane City Council were analyzed adopting the spatial hedonic property valuation model. The estimated models were statistically significant and were largely in line with theoretical expectations. The results revealed that proximity to cell phone towers negatively affects house values, decreasing as the distance from the tower increases. A suitable compensation programme for nearby property owners is, therefore, suggested as being an appropriate policy response.

Effects on house prices

THE AVERAGE HOUSE PRICE OF PROPERTIES SURROUNDING THE TOWER WOULD BE AT LEAST \$500000. AND MOST HOUSES LIKE OURS WOULD BE WORTH A LOT MORE.

AND THERE ARE AT LEAST 50 HOUSES IN A 100 METER RADIUS OF THE TOWER.

GIVEN THIS THERE IS A MINIMUM VALUATION OF 500000 BY 50 WHICH IS 25 MILLION DOLLARS WORTH OF REAL ESTATE AND IN REALITY PROBABLY CLOSER TO \$ 30 MILLION. BUT LET'S SAY \$25 MILLION.

IF THERE IS A HOUSE DEPRECIATION OF SAY 10% THIS WOULD LEAD TO FINANCIAL LOSSES OF 2.5 MILLION DOLLARS. AND IF IT WAS ONLY A 5% DEPRCIATION THIS WOULD BE 1.25 MILLION.

AND AT THE MOMENT TELSTRA IS PAYING \$200000 AND GETTING A FURTURE GUARANTEED INCOME.

I BELIEVE THE LOSS ALONE FROM THE 2 CLOSEST HOUSE WILL BE GREATER THAN TELSTRAS COSTS FOR THE PROPOSAL.

This objection to the proposed mobile phone tower at 5 Zenith Court DA:

APPLICANT: Telstra Corporation C/- Visionstream - PA\19\0083

PROPERTY ADDRESS: Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)

My contact details are as follows

Steven mcghee

5 Zenith Court

Blackstone Heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

Submissions re Mistakes on Telstra Development

Application

Telstra Corporation C/- Visionstream - PA\19\0083

- 1) On application form the stated height is 25 metres. that is without the antennae which will make the structure in reality 28 metres. So, you might as well say 30 metres. But the height is not 25 metres.

Letter dated 25th October 2018

- 2) In the letter dated 25th October 2018 there are a number of mistakes.
- 3) A) The letter refers to the blackspot program. But to date we have seen no verifiable evidence of any blackspots. No one trusts Telstra and we certainly don't when they tell us there are blackspots. The only map we glimpsed was one that was supposedly made 3 months after a local was approached and rejected having the tower on their land. We have asked to see the original blackspot information that this proposal was based on. And to this date after multiple enquiries we have heard nothing. IN FACT, IM BEGINNING TO BELIVE THAT THERE ARE NO BLACKSPOTS.
- 4) The only map we have on blackspots of which we have a copy places a blackspot 3 kms away on panorama. And they have had numerous and ample opportunities to show them to us.
- 5) It is therefore disingenuous to claim the proposal has anything to

- 6) B) They talk about reliable coverage. As I understand it when the NBN went in a lot of people lot coverage and signal strength. This contradicts Telstra's claims of safety as since the NBN has gone in they have done nothing about safety.
- 7) They state they have complied with the code. This is not true. The code calls for full and frank disclosure, openness and transparency in the process which has not occurred. To wit when I summarised any conversations with mr northey the next day in emails he just ignored them. In fact, I gave up until Telstra became involved after public pressure mounted on the proposal. The height of the folly is illustrated by a series of emails I have in which when contacted for information mr northey told me to contact ACMA (AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY) who told me to contact mr northey who told me to contact ACMA. IT WAS LIKE SOMETHINK OUT OF MONTH PYTHON.
- 8) The code is quite clear about what is required by the carrier and they have not complied with the code.
- 9) The code is also clear about the carriers contact with affected parties. Initially there was no contact. And a lot of people were surprised that a tower was proposed. Under the code they have an obligation to do this and we only have northeys word that he sent letters to people within 500 metres of the site. Unfortunately, again I would like to see verifiable evidence of this. Also just because you send a letter doesn't mean you read it. A lot of people we petitioned said they simply threw away the letter sent by the local member brian Mitchell. Also saying you put a notice in the examiner as vision stream knows is old technology which many people don't read. There were people who were unaware of the proposed tower 3 weeks ago. This is contrary to northeys aspersions of informing people.

- 10) Re there so called application of the precautionary approach. They again are completely disingenuous in their answer. Whilst there are no static community places apart from houses, I calculate that there are at least 20 children under 10 in a 100-metre radius of the proposed tower. Also, whilst they say they looked at other sites we have seen no verifiable evidence of this. Siting of the tower at stephensdale would satisfy not only the codes precautionary criteria but also the community.
- 11) **COMMUNITY CONSULTATION:** this again is another lie. We have an email that says that the DA was going in back in September. With no community consultation. Planned.
- 12) And it was only under pressure that they convened a community consultation. Also, we asked for a number of possible times and days so all who wanted could attend. In the end we were given a take it or leave it date. This date was during the week and during work times.
- 13) **I was told all my questions would be answered at the drop in session on numerous occasions. The reality was this was a lie.**
- 14) In fact, I ended up explaining the ARPANSA standard to the female vision stream representative. We also had the comical issue of being shown a map of what was supposed to be black spots but it wasn't. And again we weren't able to independently verify what we were shown.
- 15) **This consultation was seen as many who attended as purely a flag waving exercise for the proposal.** Any genuine questions were ignored. Also no one was allowed to speak to those present. This is where the strange incident with the blackspot map made by Ramesh the Telstra tech occurred.

- 16) **I point to ex councillor mackenzies letter on his experience at the drop in session as proof of the face it was.** This letter can be found in my submission on Telstra's behaviour.
- 17) They say they have received submissions but they have not answered them honestly and openly as required by the code. In fact, we still don't know where the blackspots are and why they did not seriously consider a site on Hillwood, the large uninhabited mountain opposite Blackstone heights. A site that would reach 2 areas which are crying out for mobile coverage, those of Birralee and Rosevale.
- 18) We also don't know how coverage was affected after the NBN (national broadband) went in despite request. One tech informed me that a lot of coverage issues could be fixed by simply increasing the tower near the casino and boosting its power.
- 19) We also made a submission about whether any blackspots could be fixed by booster boxes. And again, we are arrogantly ignored.
- 20) Whilst there was an RFNSA website I doubt if many people knew where this was or how to access it.
- 21) They say feedback was received at this drop-in session but they did not respond truthfully to it.
- 22) In fact, Telstra and mainly vision stream created an information vacuum which has only added to the angst of the community.
- 23) There seems to be the bottom of the page missing stated as Document Set ID: 1133612.
- 24) On page 5 of the DA they state the program is about blackspots. But can we get any verifiable information on this NO!

- 25) On page 5 they boast about how much money is being spent by Telstra. But there is no mention of any spent-on research or lessening community angst on such matters.
- 26) In stating a need for emergency calls they don't say that Blackstone is relatively well serviced re this with complete NBN coverage. Nor do they mention the substantial black spots just over the hill in Biralee, Rosevale and Selbourne.
- 27) On page 6 they openly admit that the proposal is more about commerce than anything else. And they further reinforce this by stating the proposal is about increasing data capacity. But they don't mention the costs of the proposal to the community.
- 28) And finally, they talk about the commercial aspects again but they don't state that we already have faster better more reliable NBN to all houses in the area. If we didn't have the NBN I could understand their argument. And to not mention the NBN is misleading and deceptive.

Site selection process

Here they say they have carefully weighed up the selection criteria and include consideration of the parameters set out in the black spot program. This again is misleading and deceptive. Telstra has chosen the site because it is a heap solution. They are not prepared to spend more money to alleviate the negative aspects of the tower. Nor will they consider the meander resident's with genuine blackspot areas,

Again, we ask for verifiable information that Telstra has done hat it says it has done.

I also don't understand why we need so many towers so close. Especially when 1 tower can cover an area of 45 miles in any direction.

- 29) At 9.3 they state that the commonwealth environment protection and biodiversity conservation act 1999 won't apply. This shows a complete disregard for the environment for the following reasons 1) the proposed development will impact on the local endangered wedge tail eagles as they now recognise by agreeing to a permit re this if the tower is approved. But it had to be brought to their attention. 2) there is no study on the endangered green and gold frog. Ie the eme levels are for humans and not such animals as frogs or birds. On my calculations the frogs will receive over 6,666 times a lethal dose of EMR. 3) this applies to the birds as well. We all know that going in front of the array is dangerous. All the signs say as much. We also know that the birds will alight on the tower as it will be the highest point in the area. Will this kill the birds. We need more study on it. 4) Telstra's complete disregard for this after they were informed of the eagles months ago yet again shows their contempt for not only the eagles but also the local residents.
- 30) For my response to their description of the various sites on pages 11- 17 please see my other submissions on Telstra's misleading portrayal of the area and on visual amenity.

Community consultation

As stated above the community consultation was a farce. Despite assurances our questions would be answered this has still not occurred.

On page 15 they say they considered stephensdale and other areas not listed specifically on the DA. This is contrary to official correspondence from Telstra which asks where these areas are.

We want verifiable evidence that these areas were properly considered.

On page 15 they state Blackstone is a known blackspot area. We want to know on what basis he makes this statement.

- 31) In 9.4 the DA cites the code. I might add the code of which northey of vison stream denied any knowledge of in earlier conversations.
- 32) Telstra only pay lip service to it. And they use it only when it is convenient. The code calls for full and frank discussions of which there have been none.
- 33) The cite use of the precautionary approach in their DA. I want to see documentary evidence of this as I do not trust them. T
- 34) In 9.5 mr northey has cherry picked what he wants out of the community strategic plan 2014 to 2024. document. in fact, I am glad he raises it.
- 35) What I find of most interest from northeys referring to the community strategic plan is the values they aspire to.

Values

To guide our choices and behaviour

In all that we do we will:

- Respect, listen and care for one another
- Be trustworthy, honest and tolerant
- Be positive and receptive to new ideas
- Be innovative, creative and learn
- Take a fair, balanced and long term approach
- Use sound business practices
- Work together

We have not been respected in the process listened to or cared for.

Telstra has not been trustworthy honest. They have been misleading and deceptive right from the start. And their treatment of council's requests for further information illustrate this.

They have not been receptive of the idea of resitting the tower. Nor have they shown evidence of them seriously considering this site. They have treated us with disdain and have not genuinely engaged with us.

36) They also state under the title 6 future directions. The most important being a sustainable natural and built environment.

37) We agree and argue this could be better achieved by placing the tower at stephensdale. as well at 2 it talks about a thriving local economy.

38) Blackstone is not a commercial hub. It is largely semi rural allotments. It is not a centre of commerce. It is a cul da sac where people commune with nature. And for northey to characterise it any other way is misleading and deceptive.

39) Whilst petitioning we discovered that many businesses are being carried out at home. And they find that the NBN is more than adequate for their business.

40) At page 3 it refers to the following plan

The Community Strategic Plan and the Council Delivery Plan are linked at the Strategic Outcome level.

I have mentioned this in my visual amenity submission. It clearly states that the community wants the integrity of Blackstone upheld and that the views and greenery are of the upmost importance.

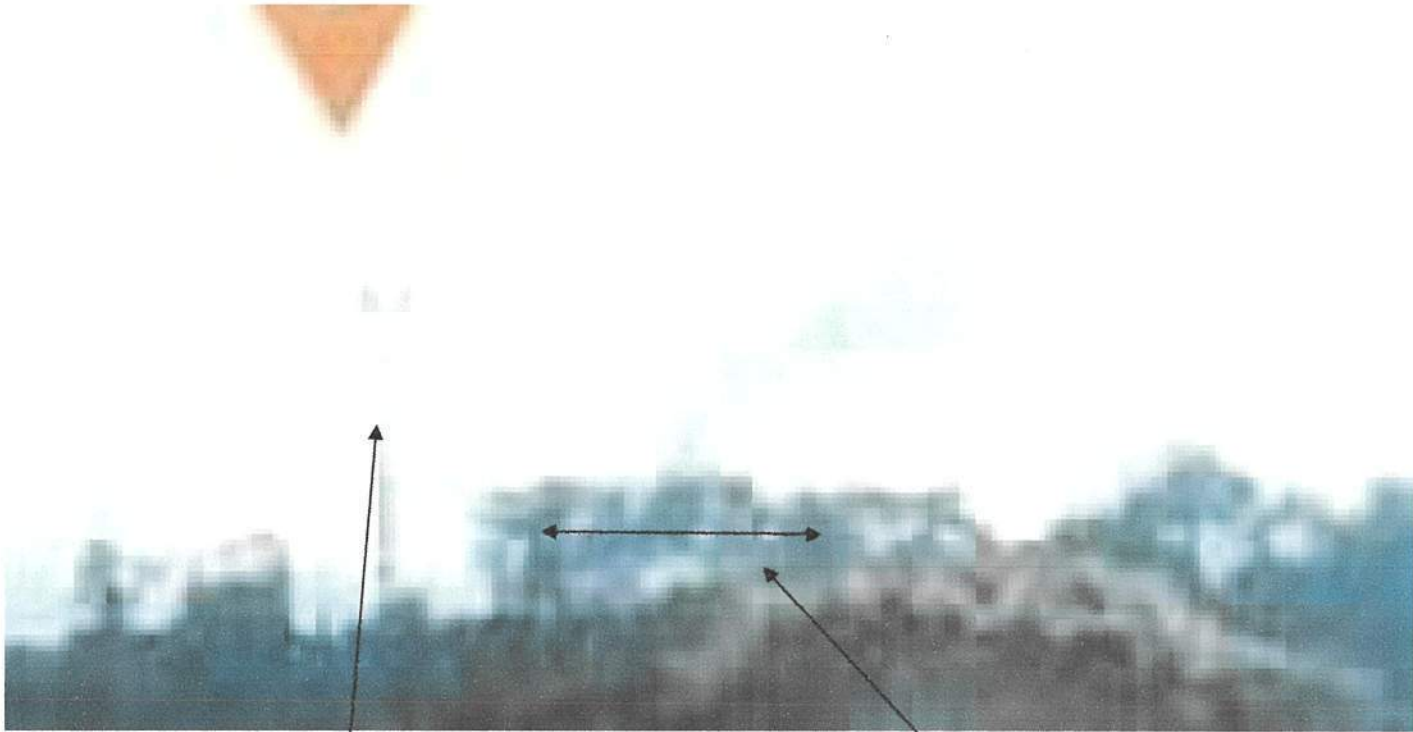
41) With respect to the use of current and emerging technology's he fails to mention that we have an existing NBN service to every home in Blackstone that gives faster speeds than any mobile phone tower.

42) He points out that mobile coverage is an issue. But he goes into no details. Is this the whole of meander as stated with respect to Selbourne, Biralee and Rosevale or Blackstone specifically

- 43) I believe the inference is this relates to Blackstone. But they do not give any information so that the issue of mobile coverage can be properly defined. Also he does not address the black spot issues at Selbourne, Biralee and Rosevale. Which I believe only highlights his insincerity.
- 44) The main objective of the proposal is to alleviate blackspots. Telstra has shown enough evidence of this to show significant benefit to the community. The proposed “enhanced experience” they offer via mobiles is a purely commercial one. The area has a perfectly adequate and faster NBN connection which many avail themselves of for business purposes.
- 45) I completely disagree with his assertions that the site considers the “impact on amenity and character of the Blackstone area.) this is simple propaganda on Telstra’s part. Please refer to my submission on visual amenity.

I completely disagree with northeys conclusion. It is based not on facts. He has shown no factual basis for the assumptions he makes. The DA is all smoke and mirrors. And I ask the councillors to see through it and reject it.

All their photographs should be initially considered as misleading and deceptive. I base this on the following photograph they offer as the proposal viewed from panorama. At page 29 of the DA.



- a) The proposed tower
- b) The outline of the existing tank which is well screened by existing vegetation.
- c) The water tank cannot be greater than 3 meters high. In fact we argue it is set into the ground such that the view seen is less than 6 meters high. But for arguments sake we will assume it is 6 meters high.
- d) The proposed tower will be almost 27 metres high.
- e) 27 metres is almost 5 times the height of the tank. Visual inspection reveals the tower is not represented as more than double the tanks height.
- f) It will in fact be over double the representation shown by telstra.

Re health I ask councillors to look at my submission on it. But I will say this. Telstra's admits there is a perception of ill health. A perception they have not addressed in over 20 years. The standards are 16 years old and do not take into account nonthermal effects. They also do not take into account recent studies showing ill effects of EMR. And where else in Australia are people allowed to experiment on the Australian population without proper prior testing. The only reason Telstra is doing it is for the money!

With respect his assertions re the performance criteria I make the following comments.

- 1) Re 4.1.3 they have not properly considered community submissions. And I again ask for verifiable proof they have done this.
- 2) 4.1.5(a) its arguable what enhancement it will achieve to mobile services. It has not provided an adequate case for them to say this. We want verifiable facts.
- 3) At 4.2.5(c) they say it applies ARPANSA standards. But nowhere does it address the issue of safety to animals especially endangered ones such as frogs and eagles.
- 4) 4.1.5 (d) is addressed in my other submissions
- 5) 4.1.5(f) I completely disagree with this assertion. I also argue that affected properties should include those with in 500 meters as the EMR affect study does. I don't believe them when they say they sent letters to 500 residents. I want proof. And also sending a letter doesn't mean that people are automatically aware. I met a man on the bottom of panorama who wasn't aware of the tower till 3weeks ago.
- 6) Under 4.1.5 (n) re costs. They do not take into account the cost to the community.
- 7) At 4.2.3(a) again they talk more about the commercial aspects of the proposal. By providing "enhanced experience." This again clearly shows the proposal is more about commerce than anything else.
- 8) At 4.2.3(d) it talks says there are areas which will exceed public exposure limits. What of the birds which will use the tower.
- 9) With respect the EMR report it is clear that the report is only predicted values. Given all the mistakes they have made in the DA

process how can we trust this without verifiable real time monitoring.

- 10) We could have a mistake occur and we would never know. Again, we don't trust Telstra. Nor have they made an effort to placate these fears

Re the draft plans.

On the property description sheet there are way too many trees. And certainly, none on the Taswater site.

They say the nearest residence is 50 metres away. I completely disagree and say it would be closer to 20 metres to the residence and only 10 to the picnic area.

This objection to the proposed mobile phone tower at 5 zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63101177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

Submission re HEALTH effects of EMR.

In a Telstra's letter northey from vision stream boasts about Telstra's involvement with mobile phones. And that they Telstra were there at the beginning of mobile phones 20 years ago.

And yet after all this time health is still an issue. In fact, Telstra in their Blackstone Heights proposal pamphlet **admit** that there is a perception about the ill effects of EMR (Electro Magnetic Radiation)

This is also acknowledged in their 2018 broad picture statement. Here they also admit they have problems with people trusting them and that they have to do better re EMR and people's concerns.

A simple google search shows that up and down the country Telstra's association with mobile tower placement has created a huge amount of angst in the public.

And yet after 20 years and billion and billions of dollars profit, they have done nothing to alleviate these concerns.

They have not commissioned any independent research which would finally and forever put this issue to rest.

Why because they don't care about people which I believe they have a duty of care towards. For them it is all about profits.

The other reason they don't pursue this issue to a conclusion is that they are afraid of what such research will reveal.

There is a wealth of research which shows issues with EMR. In fact, the WHO classifies EMR as a possible carcinogen. And years ago, in response to this Telstra sent all customers a warning to this effect. And

ITS CLEAR FROM THE CONTINUING ANGST CAUSED BY EMR THAT THE PUBLIC DON'T TRUST THE POLITICIANS OR THE AUTHORITIES. AND FOR GOOD REASON. SO WHY SHOULD WE TRUST THEM HERE. ESPECIALLY WHEN THERE IS A LOT OF EVIDENCE ABOUT THE DANGERS OF EMR.

Look at the recent US court case where a man received over 200 US dollars in compensation for the damage caused by roundup. Yes, he has money but only 6 months to live. No amount of money can buy your health.

Also look at the recent 4 corners program on Monsanto's , the makers of round up, behaviour with respect the safety of roundup. Its disgusting.

I REMEMBER BACK IN 1964 A GROUP OF SCIENTISTS TALKING ABOUT THEIR RESEARCH WHICH SHOWED SMOKING CAUSED CANCER. IT WAS AT THE SAME TIME THERE WAS A POSTER WHICH HAD A PICTURE OF A MAN SMOKING A CIGARETTE. THE CAPTION WAS "MORE DRUGS SMOKE CAMEL THAN ANY OTHER BRAND."

AND THEY WONDER WHY WE DON'T TRUST THEM. NO RATIONAL SANE PERSON WOULD TRUST THEM.

TO GAIN THE PUBLICS TRUST THEY HAVE PERFORM ABOVE REPROACH. THEY HAVE TO BE HONEST ALL THE TIME AND NEVER MISLEAD OR BE DECEPTIVE IN DEALINGS WITH PEOPLE. AND OVER TIME THEY WILL GAIN PEOPLES TRUST.

BUT EBEN TELSTRA ADMITS THEY HAVE A PROBLEM WITH TRUST. AND THEIR BEHAVIOUR WITH THE DA MEANS THAT I WOULD NEVER TRUST WHAT THEY SAY AND ALWAYS ASK FOR INDEPENDENTLY VERIFIABLE INFORMATION.

SOME BASIC FACTS

WE ARE EMR CREATURES BY THAT I MEAN THIS IS HOW OUR BODIES FUNCTION AT THE CELLULAR LEVEL. IE VIA SMALL AMOUNTS OF ELECTROMAGNETIC ENERGY.

THE BEST EG OF THIS IS TAKE YOUR CAR'S REMOTE AND STEP BACK FROM YOUR CAR UNTIL THE KEY WILL DEFINITELY NOT WORK. THEN PLACE IT AT YOUR HEAD AND PUSH THE BUTTON. I WAS AMAZED AS I COULD NOW REMOTELY ACCESS MY CAR FROM A GREATER DISTANCE.

WHY BECAUSE WE ARE TRANSMITTERS WHO FOCUS AND TRANSMIT **EMR**.

ON A BASIC LEVEL WE EVOLVED ON AN EARTH WHERE EMR WAS AT VERY LOW LEVELS. WITH MOBILE PHONES AND TOWERS, WE ARE BEING SUBJECTED TO LEVELS OF EMR THOUSANDS AND MILLIONS OF TIMES THIS. AND IN MY OPINION, THIS IS COURTING TROUBLE.

I HAVE NEVER USED ROUNDUP FREELY AT ZENITH COURT EXCEPT FOR TREE STUMPS AND BLACKBERRY STUMPS. AND THEN WITH ALL THE PROPER PROTECTION. I DIDN'T NEED TO BE TOLD IT WAS UNSAFE.

AND I BELIEVE IT IS THE SAME WITH EMR. BEING EXPOSED TO EMR LEVELS THOUSANDS AND MILLIONS OF TIMES GREATER THAN WE EVOLVED IN IS ASKING FOR TROUBLE.

BUT HERE WE HAVE A LOT OF STUDIES THAT SHOW THERE ARE ISSUES WITH EMR. STUDIES DONE BY REPUTABLE PEOPLE. AND PEER REVIEWED.

THE ARPANSA STANDARD

THE ARPANSA STANDARD OF SAFETY IS BASED ON WHAT ARE CALLED THE THERMAL EFFECTS OF MICROWAVES.

THEY REFLECT TESTS WHERE IT WAS SHOWN AT WHAT LEVEL THEY WOULD CAUSE DAMAGE TO THE HUMAN BODY THROUGH ONLY THE HEATING EFFECTS OF MICROWAVES.

SO WHE YOU READ AN EMR RADIATION REPORT ITS TELLING YOU THAT YOU ARE RECEIVING SAY 1% OF A KNOWN LETHAL DOSE. THEY ARE DETREMINED BY HEATING A KG OF WATER.

WHAT THE STANDARD DOENT PROTECT AGAINST IS WHAT IS KNOWN AS ATHERMAL EFFCETS. IE EFFCETS ON THE HUMAN BODY THAT RESULT AT LEVELS LOWER THAN LETHAL HEATING EFFECTS.

IT IS THES EEFFECTS THAT CONCERN ME ESPECIALLY WITH RESPECT TO CHILDREN.

EMHS (electro magnetic hypersensitivity)

Many people suffer from what is known as EMHS (electromagnetic hypersensitivity). This is a condition where they suffer many symptoms from exposure to EMR. They are non-lethal but not nice.

Below are some of the symptoms.

- sleep problems
- headaches/head pressure
- stress
- memory/concentration problems
- heart problems/palpitations
- depression
- fatigue
- irritability
- anxiety
- skin problems
- nausea/digestive problems
- low immunity
- pain
- flu-like symptoms
- behaviour problems
- reduced libido
- numbness
- vertigo

This condition is recognized by ARPANSA. And their advice is to seek medical help from your doctor.

It is also recognized as a condition by the WHO. The World Health Organization.

Some people say that these people are the canaries in the coal mine warning us of future dangers.

Health Effects of EMR Radiation

There is an enormous amount of scientific evidence showing EMR to be harmful to human health.

As you may have already discovered, however, few people have any knowledge of the subject.

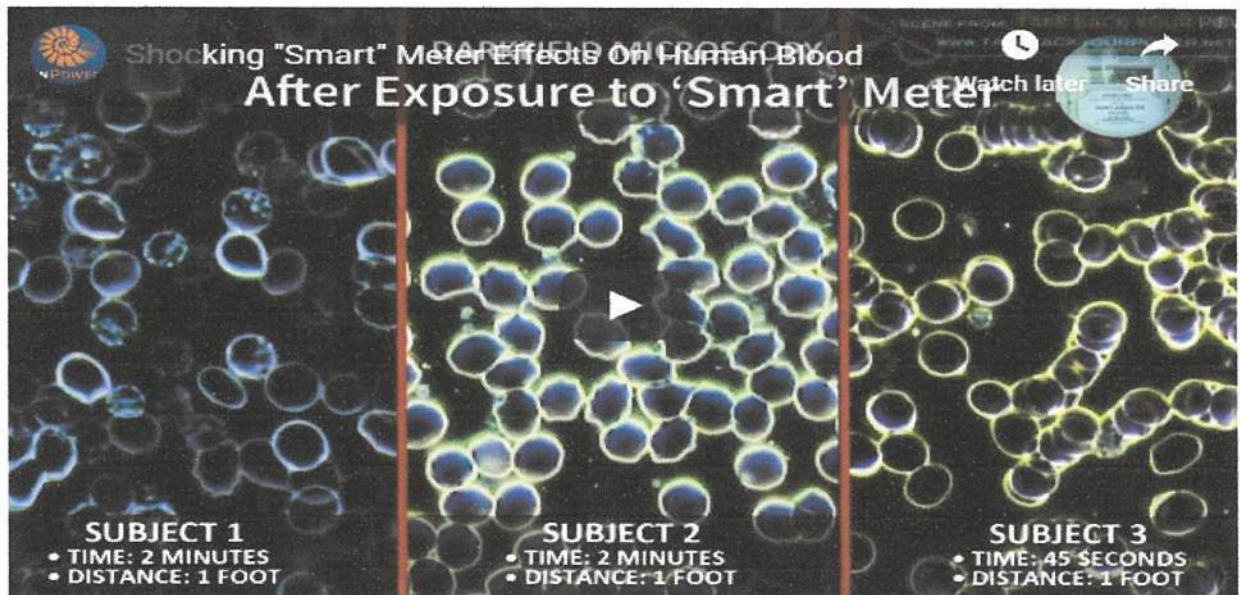
Don't let that stop you from taking care of your health.

EMR health effects are a new paradigm. To recognize the evidence we literally have to undergo a transformation of belief

Some will accept this much easier than others. It is common for our clients to make this shift before their friends or family.

We do everything we can to help make this transition as easy as possible.

Wireless Radiation: Effects on Live Blood



The research

I have included the research on the health effects of EMR separately. It is not for the faint hearted.

I don't include it for you to read rather to show the amount of research done showing ill effects of EMR. Sufficient to say that there is a growing body of evidence as to its harmful effects at athermal levels. There are non-disputed studies that show damage to sperm from emr exposure. These were done in Italy Russia and Israel.

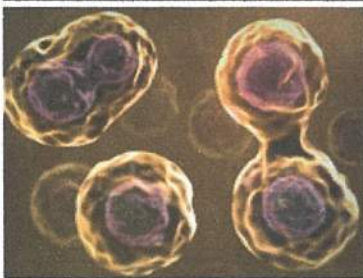
Telstra acknowledges the dangers in their small print. Despite all this angst they haven't proven it is safe. We shouldn't have to prove its safe they should. And for this reason, I urge the council to take a precautionary approach with respect to health as mandated by the legislation.

And what of children

Children Are Especially Vulnerable to EMR Radiation

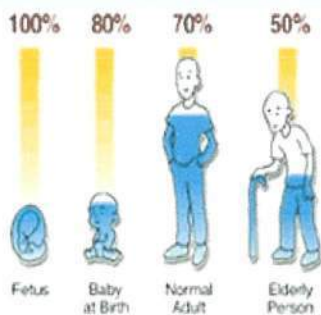


Their Immune Systems Are Still Undeveloped



Their Cells Are Rapidly Dividing

Percent of Water in the Human Body



They Have a High Water Content
and Are Thus **More Conductive to the Radiation**



Their Nervous Systems Are Still Developing

Their Skulls Are Thinner - Radiation Is Absorbed Much More Deeply

We have a 2-and-a-half-year-old son. I was lucky to get him so late in my life. I never knew what unconditional love was until I had a child.

If the tower goes in, I have no choice but to move him. Through no fault of my own he will have to be moved. This will cost me a lot of money. Again, through no fault other than protecting my child. I don't want to be in the position of having a 200 million dollar payout and with my son only having 6 months to live.

Telstras position.

Telstra goes to great pains to give the responsibility to ARPANSA without taking their own due diligence. They take no time to explain or alleviate the angst created by such matters. Even when they admit they are the problem.

Recent relevant local evidence

Here I include the paper presented to Hobart city council recently by DR DON MAISCH a local resident of Hobart. He recently gave a presentation to the Hobart city council on the dangers of the proposed 5g rollout there. I also include a chilli FM new article which was prompted by the out cry over recent 5g testing in Launceston.

Please see attachment Hobarts Smart City Strategy_ by Dr Don Maisch

Pause urged for 5G rollout

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23 November 2018



There are concerns Australia's 5G rollout will see antennas proliferate due to different radio wavelengths employed by the superfast wireless technology, but Telstra remains bullish about the new technology.

Swinburne University academic Andrew Wood isn't convinced high background levels of 5G radiation are safe for skin and eyes.

Dr Wood presented at an Australian Radiation Protection and Nuclear Safety Agency conference this year, urging a pause in the rapid rollout of 5G millimetre waves.

It mirrors the findings of an Italian study which has called for more due diligence on possible health effects of millimetre waves.

"Preliminary observations showed that MMW increase skin temperature, alter gene expression, promote cellular proliferation and synthesis of proteins linked with oxidative stress, inflammatory and metabolic processes, could generate ocular damages, affect neuro-muscular dynamics," says an abstract for a paper by Dr. Agostino Di Ciaula, from the Division of Internal Medicine at Bisceglie Hospital.

The technology has been switched on in Launceston this week as Telstra conducts tests with two towers at Invermay and Norwood.

"With the switch-on of the two sites in Launceston, Telstra now has more than 60 5G-enabled base stations across Australia, at locations including Perth, Adelaide, Canberra, the Gold Coast, Brisbane and Toowoomba," said a Telstra statement.

"Telstra is on track to deploy 200 5G-enabled mobile base stations by the end of 2018.

"5G technology will transform the mobile landscape, delivering ultra-low latency and high-data speeds while supporting massive machine-type communications."

But Hobart-based EMF consultant Dr Don Maisch says 5G has a big drawback: it needs far more antennas compared to existing technology, potentially increasing exposure for the public.

"In America now, communities are getting up in arms because they're finding antennas being placed all over the place," he said.

"I saw one picture, I think it was every third power pole had a small 5G antenna."

Dr Maisch says strict electromagnetic frequency standards in other countries could also hamper 5G's adoption worldwide.

"With 5G, nations that have stricter standards, like Switzerland for instance, the 5G system may not be compatible with the standard...the background levels go up significantly."

Image: Telstra

TELSTRA HA SAID THEY HAVE NO PLANS AT THE MOMENT FOR PLACING 5G ON THE TOWER. BUT I SAY IT WONT BE LONG. AS AN EXAMPLE I POINT TO THE 20 METRE MONOPOLE AT THE PROSPECT VALE MARKET PLACE. THERE AFTER ABOUT 18 MONTHS WITH LITTLE NOTICE AND NO OVERSIGHT BUT THEY ARE UPGRADING THE TOWER. PLEAS REJECT THE TOWER AND STOP THIS MADNESS.

Conclusion

I have been told we cannot win on the issue of health and I shouldn't raise it. I honestly believe that the DA will be rejected on the grounds of Visual amenity and house price effects alone.

DESPITE THIS I feel I HAVE A DUTY AND OBLIGATION TO SPEAK OUT ON THE ISSUE NOW THAT I AM AWARE OF IT.

WHEN WE STARTED THIS JOURNEY RE THE PROPOSED TOWER, I KNEW ABSOLUTELY NOTHING ABOUT MOBILE PHONE TOWERS EXCEPT THAT THE WHO (WORLD HEALTH ORGANISATION) CLASSIFYS MOBILE PHONES A POSSIBLE CARCINOGEN. AND AS A RESULT, I USE IT ON HANDS FREE ALL THE TIMES.

I LOVE MY TECH I HAVE 2 DESKTOPS, 2 LAPTOPS AND 1 TABLET. BUT I AM AWARE OF THE SAFETY ISSUES AS PER DEAKIN UNIVERSITYS EMR USAGE GUIDELINES. SEE APPENDIX 3

I HAVE ALWAYS BEEN CAUTIOUS WITH REPECT THE COST BENEFITS OF MODERN LIVING. EG WITH MONSANTO I NEVER NEEDE TO BE TOLD IT WOULD BE HARMFUL TO HUMANS AND CONSEQUENTLY EACH YEAR IN THE 8 YEARS WE HAVE LIVED AT ZENITH COURT I DECLINE THE USE OF ROUNDUP IN A GENERAL SENSE AND GET DOWN ON MY HANDS AND KNEES AND REMOVE WEEDS.

BUT HAVING SAID THAT I DO USE ROUNDUP SAFELY AND IN THE VERY LIMITED CIRCUMSTANCES OF TREE ROOT DESTRUCTION AND BLACKBERRY DESTRUCTION. AND ALWAYS WITH GLOVES, FULL CLOTHING COVERAGE AND GLASSES.

CONSEQUENTLY, IN OUR HOUSE WHILST WE LOVE AND EMBRACE TECHNOLOGY, WE DO SO WITH BEST PRACTISES IN MIND. BUT WITH THE MOBILE TOWER WE WILL NOT BE ABLE TO TURN IT OFF AT NIGHT NOR WILL WE BE ABLE TO LIMIT OUR 2-AND-A-HALF-YEAR-OLD SON from CONTINUOUS EXPOSURE.

PEOPLE NEED TO BE MADE AWARE OF THE DANGERS OF EMR. AND WE SHOULDN'T HAVE TO PROVE ITS DNAGEROUS. THEY BTHROUGH VIGOROUS TESTING SHOULD HAVE TO SHOW ITS SAFE.

* MODIFIED QUOTE FROM Abraham Lincoln quote "All it takes for evil to triumph is for good men to do nothing.

I note a sense of arrogance in telstras DA with respect to EMR exposure. Ie don't bother to mention it

They go on about how the standard is set by ARPANSA and how they by law adhere to it. They also say that numerous submissions have been made to various tribunals re the possible health effects which have been rejected oiut of hand.

And yet these health concerns persist. IS that because they are real concerns or are they created by telecommunications companies bad behaviour re this issue. By bad behaviour I mena not being truthfull about their intentions and creating a situation of mistrust and angst where anything they say is disregarded. They admit that this situation exista as they directly address it.

Or is because they are a big company who cares more about profits than people and people intuitively understand this.

What ever the reason it is real and it exists. So much so that Telstra has specifically mentioned it in its DA.

They don't mention house prices but they do mention EMR.

But they still don't do anything to mitigate community concerns.

I realise that health is an issue that will not result in the DA being rejected. But I still feel the need to mention it.

My partner and I are absolutely terrified of being exposed to constant EMR. We have had many sleepless nights as a result of the whole process. It has also ben exacerbated by Clinton northeys behaviour and the creation of an information vacuum.

Telstra has done this process many times and to them it is just another spot to make money out of as shown by their constant mistakes re the submission as to the address , details etc.

They don't care and this makes the process more uncomfortable for the peole engaginh with them.

This objection to the proposed mobile phone tower at 5 zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

02 63401177

Submission re flora and fauna

It is obvious from Telstra's submission in the DA that they don't care about the environmental consequences of their actions. This despite their corporate objectives of being sensitive to environmental issues. We are aware of a number of mistakes they have made in their environmental submission. Being at the cutting edge of environmental protection it is council's duty under the environmental law to protect the environment. Telstra's DA is incomplete on this matter. It begs the question what else have they missed. Consequently I request that Telstra's DA be referred to Primary Industries Parks Water and Environment. (DPIPWE) so that a proper and through independent study can be done on the effects of the DA on local flora and fauna.

Telstra's stated objectives with respect the environment sound good on paper but the reality is they do not live up to them without being held accountable. Below is their environmental policy as of 20th august 2018



Environment Policy

Overview: This Policy sets out how we meet our environmental responsibilities and empower people and organisations to improve their environmental performance.

Scope: This Policy applies to all employees and contractors of Telstra and its controlled entities (collectively "Telstra Group") and to any other person notified that this Policy applies to them. This Policy is supported by the [Minimum Environmental Requirements Document](#). You are expected to read, understand and follow both of these documents.

Policy Principles

01. At Telstra Group, our goal is to prevent environmental harm and use our technology, expertise and scale to minimise our own environmental impact and that of our customers. We are committed to safeguarding and facilitating environmental improvement, and we do this by:
- Implementing and maintaining a global environment management system that focuses on addressing significant environmental risks across our supply chain, and avoiding environmental harm.
 - Applying continuous environmental improvement in conserving resource use, demonstrating electronics stewardship, preventing pollution and protecting cultural heritage and biodiversity.
 - Minimising our carbon emissions by improving the energy efficiency and emissions intensity of our networks, including through the use of renewable energy.
 - Understanding the risks posed by climate change to our network infrastructure and people, and identifying action to adapt and strengthen the climate change resilience of our business.
 - Encouraging innovation in digital products and services that create environmental solutions to monitor, protect and improve the environment.
 - Meeting or exceeding all applicable laws, regulations and standards relating to the environment.
 - Providing clear performance expectations through setting environmental objectives and targets, and demonstrating active environmental leadership in striving to achieve them.
 - Providing environmental training, information and supervision to employees, contractors and suppliers.
 - Seeking to use suppliers who share our commitment to continuous environmental improvement.
02. What we expect of all employees, contractors or anyone working on behalf of Telstra Group:
- Take all reasonable and practicable measures in incorporating environmental considerations into our daily work activities, products and services.
 - Identify resource saving opportunities in our office buildings, data centres, network sites and products. This may comprise reducing energy consumption, increasing reuse and recycling, or reducing environmental impacts from product packaging.
 - Consider and manage climate change risks associated with key business activities including mergers and acquisitions, network design and operation and customer service delivery.
 - Obtain required environmental approvals, licenses and permits before commencing work. Discharge of pollutants and waste should not be undertaken unless prior approval is granted from relevant authorities.
 - Prepare for, identify and proactively respond to environmental incidents. This may include ceasing work, and responding to and reporting pollution via incident reporting processes.
 - Secure opportunities to create digital environmental solutions and promote the environmental benefits of our products and services.
 - Proactively engage and collaborate with customers, governments and other stakeholders to address key environmental issues that affect our business, employees, and the communities we serve.

Breach of Policy

Compliance with this Policy will be monitored. If you don't comply with this Policy you could face disciplinary action. This may include termination of your employment or engagement. If you break the law you may also be personally liable.

Andrew Penn
Chief Executive Officer
20 August 2018



Policy Definitions

Term	Definition
Pollutants	Pollutants are substances that are introduced into water, land or the atmosphere that will have a detrimental effect on its current or future use. Or substances that could harm the health or welfare of humans, plants or animals.

Of note are the following issues .

Policy Principles

01. At Telstra Group, our goal is to prevent environmental harm and use our technology, expertise and scale to minimise our own environmental impact and that of our customers. We are committed to safeguarding and facilitating environmental improvement, and we do this by:

- 1)
- 2) Here they state that their goal is to prevent environmental harm.
- 3)
 - Meeting or exceeding all applicable laws, regulations and standards relating to the environment.
 - Providing clear performance expectations through setting environmental objectives and targets, and
- 4) Here as good corporate citizens the expectation is that not only will they meet but exceed all applicable laws regulations and standards relating to the environment
- 5)
 - Providing environmental training, information and supervision to employees, contractors and suppliers.
- 6) Here they say they state they have a duty to provide environmental training not only to employees but to contractors such as vision stream.
- 7)
 - 02. What we expect of all employees, contractors or anyone working on behalf of Telstra Group:
 - Take all reasonable and practicable measures in incorporating environmental considerations into our daily work activities, products and services.
- 8) Here they clearly define what is required of employees contractors or anyone working on behalf of telstra. Ie to take all reasonable measures in incorporating

environmental considerations into our daily work activities.

- 9) Obtain required environmental approvals, licenses and permits before commencing work. Discharge of pollutants and wastes should not be undertaken unless prior approval is granted from relevant authorities. Prepare for, identify and proactively respond to environmental incidents. This may include ceasing work, and responding to and reporting pollution via incident reporting processes.
- 10) Here it says that they must obtain all environmental approvals, licenses and permits before commencing work.
- 11) Proactively engage and collaborate with customers, governments and other stakeholders to address key environmental issues that affect our business, employees, and the communities we serve.
- 12) Proactively engage and collaborate with customers, governments and other stakeholders to address key environmental issues that affect our business, employees and the communities we serve.

Breach of Policy

Compliance with this Policy will be monitored. If you don't comply with this Policy you could face disciplinary action. This may include termination of your employment or engagement. If you break the law you may also be personally liable.



Andrew Penn
Chief Executive Officer
20 August 2018

- 13)
- 14) And finally, it talks about the fact that if these policies aren't complied with then there will be disciplinary action.

I was gob smacked when I read this for the first time because I find it very hard to rationalize these statements with reality.

This philosophy is further supported by their environmental statement in their big picture statement 2018.

Environmental risk and compliance

Approach

The nature, scale and geographical spread of our activities bring inherent environmental challenges. Protecting the environment is our priority, and we seek to achieve this by cultivating a strong risk management culture and maintaining our environmental management system which is accredited to ISO 14001:2015.

Our most important environmental issues are defined by our global Health, Safety and Environment (HSE) management system. Telstra has outlined a number of minimum performance requirements to manage compliance for these issues, including:

- Resource use
- Pollution
- Waste
- Biodiversity
- Land management, heritage and access.

Telstra's Executive Leadership team maintains strong governance over our environmental compliance activities, ensuring that our key environmental compliance risks and controls are understood and promoted across the organisation.

For more information on our approach to sustainability governance, please refer the [Climate change governance](#) section of this report.

Progress

Telstra, as a minimum, seeks to be compliant with all applicable environmental laws and regulatory permissions relevant to our operations. We also comply with notices issued by government authorities. We have not been prosecuted for, or convicted of, any significant breaches of environmental regulation during the financial year.

Each year we conduct an enterprise-wide review of our environment program and plan compliance activities for the coming period. This year, we digitised and strengthened our existing environment compliance program to better drive business unit accountability for best practice environmental compliance. Awareness training and procedural updates continue to be rolled out across the company in response to current and emerging environmental requirements.

Here again they publicly state that protecting the environment is their priority.

Telstra's behavior

Again, and again with anything Telstra does you can not take anything they say or do at face value.

They are acutely aware that they behave badly, enough so to make a statement about this.



Increasing stakeholder expectations, coupled with a declining trust in business means the relationship between business and society is changing.

Responsible business: We will be a sustainable, globally trusted company that people want to work for and with.

This acknowledges they are not there yet.

The reality of the flora and fauna study

I'm no environmental expert. But to me the environmental report is not thorough nor does it use local Tasmanian resources to ascertain the effects of their DA (development application)

Despite all their high aspirations about maintaining and going beyond accepted environmental issues they have put together what looks like a copied and pasted environmental submission. A report which has had no genuine thought gone into it. This after they espouse such high environmental ideals.

Blackstone is a bush environment. People who live here embrace and protect their environment. This include the local wildlife.

Below are listed the known or suspected animals that inhabit the area.

We are aware of the Tasmanian wedge tailed eagles, the owls, the quolls, the tassie devils the green frogs as well as egrets. Below are the species listed as known to be in the area.

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
<u>Aquila audax fleayi</u> Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
<u>Numenius madaascariensis</u>		

We have a number of parrots in the area. I am not sure if they are swift parrots or not. But surely proper investigation is required to protect this critically endangered species.

<u>Tyto novaehollandiae castanops (Tasmanian population)</u> Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area
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Frogs		
<u>Litoria raniformis</u> Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
<u>(Tasmanian population) [75183]</u>		habitat known to occur within area
<u>Dasyurus viverrinus</u> Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area
<u>Perameles gunnii gunnii</u> Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
<u>Sarcophilus harrisi</u> Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
<u>Ardea alba</u> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area

I have also seen a grey egret that regularly feeds at our fishpond as well as the wedgetail eagles. And I am reliably assured that the green and gold frog lives at the bottom of the street some 60 meters from the proposed tower.

No mention has been made about the effects of the proposed tower on these animals. When this was drawn to Telstra's attention, they casually dismissed it out of hand as being irrelevant.

This behavior doesn't indicate compliance with Telstra's objectives about meeting and exceeding environmental standards.

With respect these animals my concern is what will the effect be of EMR (electromagnetic radiation) on these animals.

Telstra rejects any effects.

But say a green and gold frog weighs 15 grams and an average 100 kg human weighs 100000 grams. Given this $100000 / 15 = 6,666$. Does this mean that the green and gold frog an endangered species will receive 6,666

times the does of EMR a human would? If so, surely that will kill them.

The same applies to the birds which will receive relatively much higher doses than humans.

Also, there is the issue of the Tasmanian wedge tailed eagle. There is at least 1 registered nest within 1km line of sight of the proposed tower.

They are endangered. The closeness of the proposed tower is acknowledged as an issue with respect their breeding.

1. Introduction

Tasmanian wedge-tailed eagles are sensitive to disturbance, particularly during the breeding season. Eagle nest management in Tasmania focuses on limiting the proximity and timing of disturbance around known nest sites, and research has shown that buffering nests from logging operations improves breeding success (Mooney & Holdsworth 1991).

Technical guidelines for FPOs and planners state that nest searches should be conducted in areas with a high probability of containing a nest, as determined by forest type, topography (slope, aspect and relief) and nearest neighbour distance (FPA 2006). Spatial models can be used to help practitioners identify areas likely to contain an eagle nest which should be searched prior to any forest operation commencing. Modelling of wedge-tailed eagle nest site characteristics started before the species was listed as threatened and has undergone steady improvement as new information has become available (Mooney 1988; Brown & Mooney 1997).

In fact, on the way homyesterday, 24/11/2018 we observed one flying over the waste management site on panorama rd.

Their situation was mentioned to Telstra months ago. And though they were aware they made no

commitments with respect protecting these birds in their DA.

In fact, it was only after local intervention that they agreed to a commitment of not building the tower or maintaining the tower during the birds breeding season.

This again shows their lack of commitment to the environment despite their corporate statements to the contrary.

Also Given recent research findings on local wildlife effects at Mount Nardi (see link below) and other research undertaken overseas which appears to indicate adverse wildlife impacts arising from EME radiation. This has not been addressed

<https://ehtrust.org/science/bees-butterflies-wildlife-research-electromagnetic-fields-environment/>

Telstra dismisses this research as irrelevant. I disagree. As the proposer of the development there is a legal obligation on Telstra to address all reasonable issues raised with respect the DA.

I believe council has state and federal legal rights as well as rights under P2-1, (ie councils' requirement to weigh up significant benefit to the community), to ask Telstra to do a comprehensive study that shows there are no effects on animals such as stated in the mt nardi study.

I have admitted that I am no environmental expert. But I believe we need a more comprehensive and thorough study of the effects of the proposed tower on the environment. And this can only come from the intervention of the department of Primary Industries Parks Water and Environment. (DPIPWE)



Councils legal obligation to call on DPIPWE.

Below is directly copied excerpts from the threatened Tasmanian eagles recovery plan

DEPARTMENT OF PRIMARY INDUSTRIES AND WATER

Threatened Tasmanian Eagles

Recovery Plan 2006 - 2010

Threatened Tasmanian Eagles Recovery Plan: 2006-2010



8

The Project Officer regularly provides advice to the forest industry, developers and councils on the management of eagles. Three training seminars have been developed and presented to the forest industry on general eagle ecology, nest searching techniques and nest activity assessment.

Local councils

As the bodies responsible for local area planning and development approvals, Local Councils have an obligation to implement planning provisions for threatened species management. Measures such as the requirement for surveys for threatened species and the implementation of management prescriptions will directly affect Local Government.

The first part talks specifically about advice on the management of eagle to councils.

Then it talks about council's duty or legal obligation with respect implementing planning provisions for threatened species.

I argue that council has been given this duty with respect threatened species in the area of the proposed tower. And to discharge its duty properly it has to gain the necessary advice from the department of Primary Industries Parks Water and Environment. (DPIPWE)

I believe this can only come from a proper study of the area being conducted by (DPIPWE). And I ask that council formally request such a study.

I note also in the council meeting of Tuesday 8th may 2018 that council now has a policy on covenants with respect threatened species. This again highlights the importance of conservation at the council level.

4. Policy

Council recognises that conservation covenants:

- play a role in protecting habitats for a wide range of native species, including threatened plants and animals, from wedge-tailed eagles to native grasses. They also help to maintain the scenic values of Tasmanian landscapes that benefit tourism, can be a direct tourism venture asset, and contribute to the maintenance of water quality by preventing soil erosion and salinity problems.

Telstra commitment to conservation

As shown by their shoddy submission on the environment Telstra has shown no real commitment to the environment.

Also, as they themselves state in their bigger picture sustainability report 2018 the following:

Increasing stakeholder expectations, coupled with a declining trust in business means the relationship between business and society is changing.

I have advocated that council never take what Telstra says or does on face value. Their attitudes and actions towards stakeholders does not promote any trust.

To that end if council approves the tower and I hope they don't. But if they do, they should consider serious sanctions for Telstra if they breach any permits associated with any approval.

These sanctions should be made clear before the granting of any approval. And they should be of a nature to ensure Telstra's compliance.

I am unsure of council's powers with respect to this. But to this end council should attach to any permit a sanction of \$100000 payable to council for breaches. Or any such sanctions which will ensure Telstra's compliance such as complete removal of the tower if any permit is breached.

After all, they state publicly that they that not only uphold environmental laws they go well beyond what is expected. I ask council that they ensure Telstra ensures it maintains these high standards.

Addendum

I forgot to mention the following issue.

We all know that going in front of the array is dangerous.

All the signs say as much.

We also know that the birds will alight on the tower as it will be the highest point in the area.

Will this kill the birds. We need more study on it.

This objection to the proposed mobile phone tower at 5 Zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

Submission 12 on Telstra's behavior

As mentioned previously Telstra publicly admits it has a trust problem with the community. In their own publications they admit they have trust and image problems.

To regain that trust they have to act well above the minimum standard expected by the public.

To that end they have to be open and frank in all their dealings with stakeholders. Not only to show honesty and sincerity but to show they are living up to the standards they espouse in the mobile phone base station placement code. A code they voluntarily signed in 2002.

Telstra's and vision streams behavior throughout this process has been well below standard.

Initially we trusted them. What other choice did we have.

But very quickly we learnt otherwise. We learnt that they would not commit to writing what they said verbally. We learnt what they said privately they would not state publicly. We learnt what they promised they never delivered.

You can only imagine our treatment as public citizens after the dismissive way they have treated council.

Below and throughout my submissions are examples of behavior that wouldn't lead anyone to trust Telstra. In fact, the lack of trust

Examples of Telstra's behavior

Telstra's behavior with respect the 2meter setback. It was only after they were caught by diligent meander valley planners that they addressed the issue. And their excuse was woefully inadequate.

Telstra's attitude with respect the development being classified as a subdivision. In response to this they have satisfied the bare minimum to comply. And in response Telstra said it was just a 10-year lease and nothing more. Once the Taswater lease is obtained well see it is for 10 plus 5 plus 5 as offered to other residents. This breaching s80 by being a term capable of exceeding 10 years.

Telstra's photographic portrayal of the area is misleading and deceptive. Th highlight of this is their failure to truly represent the height of the tower when viewed from panorama.

Numerous requests to Telstra and vision stream to supply the information have been ignored. They have deliberately created an information vacuum. The logical inference from this is that they are hiding something.

We were initially told by northey of vison stream that we would have access to all the relevant information. When this was not forthcoming, I repeatedly asked for written assurances of this commitment. None has or ever has been forthcoming. I highlight the letter written by ex-councilor Ian Mackenzie where he eloquently writes of the frustrations, we continue to endure with vison stream and Telstra.

Dear David, Jonathon, Richard and Eric

I write on behalf of the number of community members at Blackstone Heights

Tasmania in regards to proposed Telstra Tower under blackspot funding. I attended a community consultation session held by Vision Stream on behalf of Telstra on Thursday 20th September. I was invited by a number of the residents of Zenith Court Blackstone as they has concerns in regards to a) the location of the tower and b) the black spot locations. What I witnessed there was disgraceful a Telstra representative had a resident in tears as the resident was asking why the tower had to go within 10 metres of her boundary (on a Taswater water reservoir site). He asked her for a number of alternative locations but would not state or provide her with the black spot locations, he repeatedly asked for alternative sites, but would not provide the information, when she stated a site, he said "would that address the black spot area" she said "she did know because she didn't know where they were" he "then stated how could she offer that alternative? This continued for some time. He actually stopped when I intervene and asked how was that fare how could she offer and alternative if she didn't know where the black spots were and if he wasn't going to share that information. He looked at me, I then introduced myself and all conversation stopped. I went back a little later and asked him his name Ishram I believe (I will find out if you need this).

Another councillor had a lengthy discussion with Kate, I believe she is a project officer with Telstra, an invitation was proposed for Telstra to attend a closed council workshop so we could a look at the black spot areas (as this was not public information) and b look at whether there were or are alternative sites as a number of us (councillors believe on the western side of Trevallyn Dam could be a far better site, this is just looking a topography and where the tower would/could sit) Telstra were keen to meet and discuss this at the community consultation session, however, now Telstra has refused this offer of a meeting and are unwilling to even discuss the location, they are adamant (this is in writing) that the tower is to be erected at the proposed site well before the consultation period has lapsed (5th November).

We are not saying that this is not the best site, it may be, all we ask if for the opportunity for Telstra to be open and transparent with the blackspots and the other locations that could have or have been considered as these towers are

funded by the taxes of the people that Telstra are showing absolute disrespect to and arrogance towards.

I ask for your intervention, as this is government funding on behalf of the community, as there are very little or limited controls within our planning scheme for our intervention to provide a positive outcome for all.

Kind regards

Councillor Ian Mackenzie

Meander Valley Council.

And this in the context of the code they voluntarily signed calling for full and open and frank discussions. A code they only adhere to at their convenience.

Given my past experiences with Telstra and vision stream I urge the council not to take anything they say on face value. And suggest they always ask for independently verifiable information.

I also point to Telstra's attitude to council. Councillors are the elected representatives of the people who make up meander valley.

They represent the views of the people with respect to the wishes of meander valley residents.

To do this they have to have access to the necessary information to weigh the pros and cons of any proposal properly.

I think Telstra has acted offensively towards council. Firstly, in cancelling an information session especially for councilors. And secondly in their failure to answer reasonable questions councilors have with respect the DA. In fact, dismissing them as not relevant.

It's been almost 20 years since mobile phones were introduced. And yet there is still a lot of community angst re their installation.

One would think that such a big corporation as Telstra would have a duty of care to people to inform and be honest and frank re such installations and not create information vacuums.

With all their power and information at their fingertips they have acted completely dishonestly creating more angst and suffering than necessary.

All we have ever wanted was the truth.

Right from the start Telstra through its agent vision stream has acted dishonestly.

- 1) Despite vision streams claim they are more than a name as per corporate site they have acted in a misleading and deceptive manner.
- 2) Mr Northey promised us information on the black spots verbally and never did.
- 3) Whenever he was asked to confirm in writing what was spoken about, he would simply ignore such requests see email
- 4) I have a series of emails where he says contact ACMA and they say contact him.

- 5) Mr Northey promised us information on criteria for siting of towers in the area and never did.
- 6) We were never allowed to get access to a supposed blackspot map supplied by the Telstra technician “ remesh” one that came into existence 6 months after they had made a submission to the government for blackspot funding on the basis of existing blackspots.
- 7) We were never able to get a clear understanding of that map or were we able to independently verify it.
- 8) The drop in was a farce. It was on short notice and at inconvenient times. The pictures were taken with the most flattering aspects and were clearly inaccurate as the water tower is 5 meters high but the tower is shown as only being twice its height when it should be almost 5 times the water tanks height.
- 9) I had to explain to the vision stream female representative what the thermal basis of the ARPANSA standards were based on.

I have other examples of their misleading and deceptive conduct which will be the basis of a formal complaint to the relevant authorities about their behavior.

If this behavior reminds us of something it's the conduct of the banks being exposed by the royal commission into the financial sector. I believe Telstra is exhibiting similar behavior and I look forward to the day they have to answer to a royal commission on their conduct.

This objection to the proposed mobile phone tower at 5
zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream -
PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS
(CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

Hobart's Smart City Strategy perhaps not too Smart

Commentary by Don Maisch, August 26, 2018

On 22 August, the Hobart city council put on the second of three public forums explaining to the audience Hobart's Smart City Strategy which the council hopes will enable Hobart to fully enjoy the advantages of the coming 5G communications network and the Internet of Things (IoT). To quote from their website:

The City of Hobart is currently developing its first Smart City Strategy. The strategy will provide a roadmap for how the City of Hobart uses technology and data to better service the community's needs, improve liveability, manage resources, drive economic activity and foster innovation. Hobart will face many challenges in the future and the strategy will look at ways to:

*Manage growth;
Manage digital and social divides;
Protect our best qualities as we build a future city;
Build safer and inclusive communities; and
Share stakeholder data and learning through innovation.
Join the conversation*

*Attend a Smart City Public Forum at the Hobart Town Hall from 6pm-8pm.
15 August: Smart Cities: The art of possible
22 August: Smart Cities: What you need to know
29 August: Smart Cities: Building a contemporary Australian City.*

The presenters for the forum, *Smart Cities: What you need to know*, all gave a positive vision of the planned smart future for Hobart, one even suggesting that Hobart's qualities as a pleasant city to live in was best protected by building a smart city. The Internet of Things (IoT) was mentioned as an integral part of Hobart's future life. The only risk factors mentioned were in relation to people's privacy, data collection, how data was used and the possibility of misuse such as by hacking, etc. The 'take-home' message for the audience at the forum was that the smart cities concept was a necessary future if the city wished to stay in tune the technology and the coming IoT future. Other than the issue of data security and privacy concerns, it seemed that the smart city concept had a relatively unproblematical and bright future.¹

The forum was very interesting but, for a public meeting claiming to inform the attendees what they "needed to know", it was woefully inadequate in relation to other unmentioned "risk factors" and how the technology works, or doesn't.

Consider:

* **No mention** was made that the smart city strategy necessitates the roll-out of 5G, using millimetre waves which will require the erection of many hundreds of special 5G antennas needed both externally and internally in buildings throughout the city.

¹ https://yoursay.hobartcity.com.au/smart-city?fb_page_type=project&fb_tool_id=38006

* **No mention** was made on whether or not the public has any say in where these antennas are placed.

* **No mention** was made that these antennas have the potential to significantly increase exposure levels and antenna exclusion zones. According to a senior expert from Ericsson Research, Stockholm, Sweden, an increased size of the exclusion zone for 5G antennas makes the "5G network roll-out a major problem or impossible" for nations that have exposure limits lower than the industry favoured standard set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).² What this means is that 5G antennas, especially roof top mounted ones, have the potential for significantly higher emission levels. This can be an issue of concern for multi-story buildings with floors at similar heights as nearby towers equipped with 5G antennas.

* **No mention** was made that smart city 5G millimetre waves can be disrupted or blocked by trees and foliage especially after rain. This creates a problem for tree lined streets where residents may have to decide which is more important to them. Having a pleasant green environment or being able to download movies in seconds. Will the Hobart city council have to start removing offending trees in order to have a future smart city?^{3,4,5}

In a recent New Zealand court case the judge ruled that a property owner's trees had to be removed as they were blocking the neighbours Wi-Fi reception.⁶ What would be the case if someone's trees were blocking 5G reception in New Zealand and could similar happen in Australia?

The problem of trees has not escaped Telstra's notice. To quote:

*"Telstra is also funding research into whether uniquely Australian obstacles - including flora - will disrupt 5G signals, which occupy a higher frequency and don't travel as far as other mobile signals. "Something that seems to be unique to Australia, and we found with earlier standards, is how gumtrees impact those radio signals and the way they get from the radio tower to the end user, Mr Wright said."*⁷

* **No mention** was made of the many concerns by scientists on the possible adverse biological effects on millimeter waves. Consider:

In a recent scientific conference by the Australian Radiation Protection and Nuclear Safety Agency two expert presentations gave reason to pause in the rapid roll out of 5G millimetre waves. The first was by Dr. Dariusz Leszczynski, adjunct professor of biochemistry, University of Helsinki, Finland and chief editor of Frontiers in Radiation & Health, Lausanne, Switzerland. In his presentation, titled: 5G Millimetre-Waves Health & Environment, Leszczynski examined the serious

² https://www.itu.int/en/ITU-T/Workshops-and-Seminars/20171205/Documents/S3_Christer_Tornevik.pdf

³ <https://www.thesun.co.uk/news/5838497/5g-phone-system-reception-problems-trees/>

⁴ <https://www.youtube.com/watch?v=5S-KPQ3TDxs>

⁵ https://www.youtube.com/watch?v=03QPqz_LkX0

⁶ https://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=12127228

⁷ <https://www.smh.com.au/business/telstra-pushes-for-5g-that-works-in-australia-20170109-gto0gz.html>

limitations of biomedical research on millimetre waves but from what studies that are available, it should cause great concern. He specifically called for the urgent need for research on 5G millimetre waves because of the rapidly ongoing deployment of 5G technology.^{8,9,10}

Another presentation was by Dr. Andrew Wood, School of Health Sciences, Swinburne University of Technology, Melbourne. Titled, What is the current status of research on mm-Wave frequencies, Wood summarised his presentation (in part) as thus:

* *Skin and eyes are regions of concern in regard to 5G frequencies (6-60 GHz) and beyond*
* *Could be resonant enhancement absorption due to skin structures.*¹¹

These concerns are reflected in a published review paper: *Towards 5G communication systems: Are there health implications?* by Dr. Agostino Di Ciaula, from the Division of Internal Medicine, Hospital of Bisceglie (ASL BAT), Bisceglie, Italy, and member of the International Society of Doctors for Environment (ISDE), Arezzo, Italy. Abstract:

*The spread of radiofrequency electromagnetic fields (RF-EMF) is rising and health effects are still under investigation. RF-EMF promote oxidative stress, a condition involved in cancer onset, in several acute and chronic diseases and in vascular homeostasis. Although some evidences are still controversial, the WHO IARC classified RF-EMF as "possible carcinogenic to humans", and more recent studies suggested reproductive, metabolic and neurologic effects of RF-EMF, which are also able to alter bacterial antibiotic resistance. In this evolving scenario, although the biological effects of 5G communication systems are very scarcely investigated, an international action plan for the development of 5G networks has started, with a forthcoming increment in devices and density of small cells, and with the future use of millimeter waves (MMW). Preliminary observations showed that MMW increase skin temperature, alter gene expression, promote cellular proliferation and synthesis of proteins linked with oxidative stress, inflammatory and metabolic processes, could generate ocular damages, affect neuro-muscular dynamics. Further studies are needed to better and independently explore the health effects of RF-EMF in general and of MMW in particular. However, available findings seem sufficient to demonstrate the existence of biomedical effects, to invoke the precautionary principle, to define exposed subjects as potentially vulnerable and to revise existing limits. An adequate knowledge of pathophysiological mechanisms linking RF-EMF exposure to health risk should also be useful in the current clinical practice, in particular in consideration of evidences pointing to extrinsic factors as heavy contributors to cancer risk and to the progressive epidemiological growth of noncommunicable diseases.*¹²

Another analysis of potential 5G biological effects has been written by Dr. Martn Pall, Professor Emeritus of Biochemistry and Basic Medical Sciences, Washington State University, Portland Oregon, USA. Titled: *5G: Great risk for EU, U.S. and International Health! Compelling Evidence for Eight Distinct Types of Great Harm Caused by Electromagnetic Field (EMF) Exposures and the Mechanism that Causes Them.*¹³

⁸ <https://betweenrockandhardplace.files.wordpress.com/2018/05/leszczynski-emerg-at-arpansa-may-8-2018.jpg>

⁹ <https://betweenrockandhardplace.files.wordpress.com/2018/05/leszczynski-5g-mmw-at-aocrp5-may-22-2018.jpg>

¹⁰ <https://betweenrockandhardplace.files.wordpress.com/2018/07/leszczynski-report-from-the-aocrp-5.pdf>

¹¹ https://betweenrockandhardplace.files.wordpress.com/2018/06/emerg_may18_wood_wide_no-pics.pptx

¹² <https://www.sciencedirect.com/science/article/pii/S1438463917308143#!>

¹³ <http://peaceinspace.blogs.com/files/5g-emf-hazards--dr-martin-l.-pall--eu-emf2018-6-11us3.pdf>

Conclusion:

So, what are the Hobart city councillors to make of all this? Are they even aware of the scientific concerns? What will their Telstra advisors say in regard to these concerns when they speak at the next public forum on 29 August? Are these concerns just the worries of uninformed academic Luddites afraid of new technology? - Or is it that very valid scientific concerns are being ignored by hired experts promoting a new and inadequately researched technology?

An unfortunate scenario is now being played out throughout Australia. Local governments, understandably wishing to keep abreast of technological innovations, are hiring expert advisors to inform them of the facts. Is it really smart that they are turning to industry advisors who are promoting the technology and ignoring inconvenient evidence because it is a risk for the roll-out of their favoured technology?

Is that really a wise strategy?

Don Maisch PhD

<https://www.emfacts.com/papers/>

The research

The RESEARCH

The most recent study was conducted by the United States department of toxicology. They are a government body who oversees all research and makes the safety recommendations that government eventually makes into with respect all toxins in the environment.

They just completed a 2-year study where rats in the US were exposed to EMR equivalent to levels experienced by mobile phone use. They also in ramanzzi in Italy exposed their rats to EMR levels equivalent to that of mobile base stations.

The results that were peer reviewed showed an increase in an unusual cancer in rats. Similar to association between round up and a rare form on non-Hodgkin's lymphoma.



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Wi-Fi is an important threat to human health ☆

Martin L. Pall 

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Highlights

- 7 effects have each been repeatedly reported following Wi-Fi & other EMF exposures.
- Established Wi-Fi effects, include apoptosis, oxidat. stress &:
- testis/sperm dysfunct; Neuropsych; DNA impact; hormone change; Ca²⁺ rise.
- Wi-Fi is thought to act via voltage-gated calcium channel activation.
- One claim of no Wi-Fi effects was found to be deeply flawed.

Abstract

Repeated Wi-Fi studies show that Wi-Fi causes oxidative stress, sperm/testicular damage, neuropsychiatric effects including EEG changes, apoptosis, cellular DNA damage, endocrine changes, and calcium overload. Each of these effects are also caused by exposures to other microwave frequency EMFs, with each such effect being documented in from 10 to 16 reviews. Therefore, each of these seven EMF effects are established effects of Wi-Fi and of other microwave frequency EMFs. Each of these seven is also produced by downstream effects of the main action of such EMFs, voltage-gated calcium channel (VGCC) activation. While VGCC activation via EMF interaction with the VGCC voltage sensor seems to be the predominant mechanism of action of EMFs, other mechanisms appear to have minor roles. Minor roles include activation of other voltage-gated ion channels, calcium cyclotron resonance and the geomagnetic magnetoreception mechanism. Five properties of non-thermal EMF effects are discussed. These are that pulsed EMFs are, in most cases, more active than are non-pulsed EMFs; artificial EMFs are polarized and such polarized EMFs are much more active than non-polarized EMFs; dose-response curves are non-linear and non-monotone; EMF effects are often cumulative; and EMFs may impact young people more than adults. These general findings and data presented earlier on Wi-Fi effects were used to assess the Foster and Moulder (F&M) review of Wi-Fi. The F&M study claimed that there were seven important studies of Wi-Fi that each showed no effect. However, none of these were Wi-Fi studies, with each differing from genuine Wi-Fi in three distinct ways. F&M could, at most conclude that there was no statistically significant evidence of an effect. The tiny numbers studied in each of these seven F&M-linked studies show that each of them lack power to make any substantive conclusions. In conclusion, there are seven repeatedly found Wi-Fi effects which have also been shown to be caused by other similar EMF exposures. Each of the seven should be considered, therefore, as established effects of Wi-Fi.

Peer Reviewed Research Studies On Wi-Fi Radiation

Peer Reviewed Published Research Studies On Wi-Fi And 2.4 GHz Wireless Frequencies

Many people ask “What research has been done on Wi-Fi frequencies? Do we know that they are as harmful as cell phone radiation frequencies?”

In response, we would state that all wireless frequencies currently used by the public are categorized as radiofrequency radiation. People have not been using Wi-Fi for as long as they

have been using cell phones, so the research that has looked at long term use of cell phones is very important in considering the long term health risks from wireless and Wi-Fi specifically.

The World Health Organization [International Agency for the Research on Cancer's classification](#) of wireless radiofrequency frequencies a Class 2B carcinogen includes wireless radiation from any transmitting source such as cellphones, baby monitors, tablets, cell towers, radar, other wifi, etc. The radiofrequency classification applies to RF-EMF in the range of 30 KHz to 300 GHz emitted from any device. Cell phone frequencies commonly start at 900 MHz (with some cell phones having up to 7 antennas all at different frequencies) and Wi-Fi device frequencies are at 2.45 GHz and 5GHz.

While cell phones localize the highest microwave exposure to the brain, Wi-Fi exposures are often localized to the abdomen, leg and chest area. However this is not always the case as some people sleep in rooms with Wi-Fi baby monitors, Wi-Fi routers or Wi-Fi gaming devices near their pillow. Wi-Fi printers may be in offices next to a person's desk and most people are unaware that they transmit continuously. All in all, for some people- especially children- the Wi-Fi exposure is quite significant to overall cumulative exposure.

Wi-Fi devices emit continuous radiation bursts, just like cell phones, as they always stay in contact with their router or base station. The Wi-Fi radiation patterns can be quite erratic when the device is in use and this can further impact biological effects.

See below a short list of some research studies on Wi-Fi and 2.4 GHz Wireless Frequencies specifically. Read more about [studies showing effects from radiofrequency radiation frequencies at this link.](#)

Research Studies on Wi-Fi

Pall M., [Wi-Fi is an important threat to human health](#), Environmental Research Volume 164, July 2018, Pages 405-416

- 7 effects have each been repeatedly reported following Wi-Fi & other EMF exposures. Established Wi-Fi effects, include apoptosis, oxidat. stress & testis/sperm dysfunct; Neuropsych; DNA impact; hormone change; Ca²⁺ rise. Wi-Fi is thought to act via voltage-gated calcium channel activation.

Hedendahl, Lena K., et al. ["Measurements of Radiofrequency Radiation with a body-borne exposimeter in Swedish schools with Wi-Fi."](#) *Frontiers in Public Health* 5 (2017): 279.

- The environmental exposure to RF radiation in some schools is higher than reported levels for non-thermal biological effects. In order to reduce children's exposure to RF radiation, schools should prefer wired network connections, allow laptop, tablets, and mobile phone usage only in flight mode and deactivate Wi-Fi access points when internet is not needed for learning purposes.
- All values were far below International Commission on Non-Ionizing Radiation Protection's (ICNIRP) reference values, but most mean levels measured were above the precautionary target level of 3–6 $\mu\text{W}/\text{m}^2$ as proposed by the Bioinitiative Reporthowever the ICNIRP guidelines are based on short-term heating (thermal) effects, and are therefore not relevant to decide on the appropriateness of long-term exposure.

Shahin, Saba, et al. ["2.45 GHz Microwave radiation impairs hippocampal learning and spatial memory: Involvement of local stress mechanism induced suppression of iGluR/ERK/CREB signaling."](#) *Toxicological Sciences* (2017).

This study elucidates the effect of short (15 days) and long-term (30 and 60 days) low level 2.45 GHz MW radiation induced local stress on the hippocampal spatial memory formation pathway in adult male mice. Researchers observed that 2.45 GHz MW irradiated mice showed slow learning and significantly increased number of working and reference memory errors in RAM task. Further, 2.45 GHz MW radiation exposure increases serum corticosterone level and the expression of CRH, CRH-R1 and i-NOS, while the expression of iGluRs, n-NOS, PSD-95, PKC ϵ , PKA, ERK-p-ERK, CREB and p-CREB decreases in above mentioned hippocampal subregions in a duration dependent manner. "Our findings led us to conclude that 2.45 GHz MW radiation exposure induced local stress suppresses signaling mechanism(s) of hippocampal memory formation."

Hassanshahi, A., et al. "The effect of Wi-Fi electromagnetic waves in unimodal and multimodal object recognition tasks in male rats." *Neurological Sciences*, 2017, pp. 1-8.

This study aimed to investigate the effect of 2.4 GHz Wi-Fi radiation (12 h/day for 30 days) on multisensory integration in male rats. Results demonstrated that rats in Wi-Fi exposure groups could not discriminate significantly between the novel and familiar objects in any of the standard SOR, tactile SOR, visual SOR, and CMOR tests and the expression of M1 receptors increased following Wi-Fi exposure. In conclusion, results of this study showed that chronic exposure to Wi-Fi electromagnetic waves might impair both unimodal and cross-modal encoding of information.

Akdag, M.Z., et al. "Does prolonged radiofrequency radiation emitted from Wi-Fi devices induce DNA damage in various tissues of rats?" *Journal of Chemical Neuroanatomy*, vol. 75, pt. B, 2016, pp. 116-22.

The purpose of this study was to reveal whether long term exposure (over a year) of 2.4GHz frequency RF radiation will cause DNA damage of different tissues such as brain, kidney, liver, and skin tissue and testicular tissues of rats. Based on the DNA damage results determined by the single cell gel electrophoresis (Comet) method, it was found that the % tail DNA values of the brain, kidney, liver, and skin tissues of the rats in the experimental group increased more than those in the control group. The increase of the DNA damage in all tissues was not significant ($p > 0.05$), however the increase of the DNA damage in rat testes tissue was significant ($p < 0.01$). In conclusion, long-term exposure to 2.4GHz RF radiation (Wi-Fi) does not cause DNA damage of the organs investigated in this study except testes indicating that testes are more sensitive organ to RF radiation.

Kuybulu, A.E., et al. "Effects of long-term pre- and post-natal exposure to 2.45GHz wireless devices on developing male rat kidney." *Renal Failure*, vol. 38, no. 4, 2016, pp. 571-80.

The aim of the present study was to investigate oxidative stress and apoptosis in kidney tissues of male Wistar rats that pre- and postnatally exposed to 2.45 GHz wireless electromagnetic field (EMF) for 1 h/day until puberty. Based on this study, it is thought that chronic pre- and post-natal period exposure to wireless internet frequency of EMF may cause chronic kidney damages; staying away from EMF source in especially pregnancy and early childhood period may reduce negative effects of exposure on kidney.

Celik, O., M.C. Kahya and M. Naziroglu. "Oxidative stress of brain and liver is increased by Wi-Fi (2.45GHz) exposure of rats during pregnancy and the development of newborns." *Journal of Chemical Neuroanatomy*, vol. 75, pt. B, 2015, pp. 134-9.

An excessive production of reactive oxygen substances (ROS) and reduced antioxidant defence systems resulting from electromagnetic radiation (EMR) exposure may lead to oxidative brain and liver damage and degradation of membranes during pregnancy and development of rat pups. In the EMR groups, lipid peroxidation levels in the brain and liver were increased following EMR exposure; however, the glutathione peroxidase (GSH-Px) activity, and vitamin A, vitamin E and β -carotene concentrations were decreased in the brain and liver. Glutathione (GSH) and vitamin C concentrations in the brain were also lower in the EMR groups than in the controls; however, their concentrations did not change in the liver. In conclusion, Wi-Fi-induced oxidative stress in the brain and liver of developing rats was the result of reduced GSH-Px, GSH and antioxidant vitamin concentrations. Moreover, the brain seemed to be more sensitive to oxidative injury compared to the liver in the development of newborns.

Ciftci, Z.Z., et al. "Effects of prenatal and postnatal exposure of Wi-Fi on development of teeth and changes in teeth element concentration in rats." *Biological Trace Element Research*, vol.163, no. 1-2, 2015, pp. 193-201.

The present study determined the effects of prenatal and postnatal exposure to 2.45 GHz Wi-Fi-induced electromagnetic radiation (2h/day for 21 days during pregnancy and 21 days during lactation) on tooth and surrounding tissue development as well as the element levels in growing rats. Histological and immunohistochemical examinations between the experimental and control groups showed that exposure to 2.45 GHz EMR for 2 h per day does not interfere with the development of teeth and surrounding tissues. However, there were alterations in the elemental composition of the teeth, especially affecting such oxidative stress-related elements as copper, zinc, and iron, suggesting that short-term exposure to Wi-Fi-induced EMR may cause an imbalance in the oxidative stress condition in the teeth of growing rats.

Cig, B. and M. Naziroglu. "Investigation of the effects of distance from sources on apoptosis, oxidative stress and cytosolic calcium accumulation via TRPV1 channels induced by mobile phones and Wi-Fi in breast cancer cells." *Biochimica et Physica Acta*, vol. 1848, pt B, 2015, pp. 2756-65.

We aimed to investigate the effects of distance from sources on calcium signaling, cytosolic ROS production, cell viability, apoptosis, plus caspase-3 and -9 values induced by mobile phones and Wi-Fi in breast cancer cells. The cytosolic ROS production, Ca²⁺ concentrations, apoptosis, caspase-3 and caspase-9 values were higher in groups exposed to 900 MHz, 1800 MHz and 2450 MHz compared to controls at 0 cm, 1 cm and 5 cm distances although cell viability (MTT) values were increased by the distances. There was no statistically significant difference in the values between control, 20 and 25 cm. Wi-Fi and mobile phone EMR placed within 10 cm of the cells induced excessive oxidative responses and apoptosis via TRPV1-induced cytosolic Ca²⁺ accumulation in the cancer cells. Using cell phones and Wi-Fi sources which are farther away than 10 cm may provide useful protection against oxidative stress, apoptosis and overload of intracellular Ca²⁺.

Dasdag, S., et al. "Effect of long-term exposure of 2.4 GHz radiofrequency radiation emitted from Wi-Fi equipment on testes functions." *Electromagnetic Biology and Medicine*, vol. 34, no. 1, 2015, pp. 37-42.

The aim of this study was to investigate long-term effects of 2.4 GHz radiofrequency radiation (24 h/day for 1 year) emitted from a Wireless Fidelity (Wi-Fi) system on the testes of male rats. Results showed that sperm head defects increased in the exposure group ($p < 0.05$) while weight of the epididymis and seminal vesicles, seminiferous tubules diameter and tunica albuginea thickness were decreased in the exposure group ($p < 0.01$, $p < 0.001$, $p < 0.0001$). However, other alterations of other parameters were not found significant ($p > 0.05$). We suggest Wi-Fi users to avoid long-term exposure of RF emissions from Wi-Fi equipment.

Dasdag, S., et al. "Effects of 2.4 GHz radiofrequency radiation emitted from Wi-Fi equipment on microRNA expression in brain tissue." *International Journal of Radiation Biology*, vol 91, no. 7, 2015, pp. 555-61.

The aim of this study was to investigate the long-term effects of 2.4 GHz radiofrequency radiation (24h/day for 12 months) emitted from a Wireless Fidelity (Wi-Fi) system on some of the miRNA in brain tissue in male rats. The results revealed that long-term exposure of RFR radiation can alter expression of some of the miRNAs, indicating that this type of exposure may lead to adverse effects such as neurodegenerative diseases originated from the alteration of some miRNA expression and more studies should be devoted to the effects of RF radiation on miRNA expression levels.

Deshmukh, P.S., et al. "Cognitive impairment and neurogenotoxic effects in rats exposed to low-intensity microwave radiation." *International Journal of Toxicology*, vol. 34, no. 3, 2015, pp. 284-90.

The present study aimed to investigate the effects of chronic low-intensity microwave exposure (900, 1800 or 2450 MHz for 180 days) on cognitive function, heat shock protein 70 (HSP70), and DNA damage in the rat brain. The results showed declined cognitive function, elevated HSP70 level, and DNA damage in the brain of microwave-exposed animals. The results indicated that, chronic low-intensity microwave exposure in the frequency range of 900 to 2450 MHz may cause hazardous effects on the brain.

Shahin, S., et al. "Microwave irradiation adversely affects reproductive function in male mouse, *Mus musculus*, by inducing oxidative and nitrosative stress." *Free Radical Research*, vol 48, no. 5, 2014, pp. 511- 25.

This study investigated the long-term effects of low-level 2.45GHz MW irradiation (2h/day for 30 days) on the reproductive function of male mice and its mechanism of action. Researchers observed that MW irradiation induced a significant decrease in sperm count and sperm viability along with the decrease in seminiferous tubule diameter, degeneration of seminiferous tubules, reduction in testicular 3 β HSD activity and reduction in plasma testosterone levels. Increased expression of testicular i-NOS was observed in the MW-irradiated group of mice. These adverse reproductive effects suggest that chronic exposure to nonionizing MW radiation may lead to infertility via free radical species-mediated pathway.

Soran, M.-L., et al. "Influence of microwave frequency electromagnetic radiation on terpene emission and content in aromatic plants." *Journal of Plant Physiology*, vol 171, no. 15, 2014, pp. 1436-43.

Here we studied the influence of microwave irradiation at bands corresponding to wireless router (WLAN) and mobile devices (GSM) on leaf anatomy, essential oil content and volatile emissions in *Petroselinum crispum*, *Apium graveolens* and *Anethum graveolens*. Microwave irradiation resulted in thinner cell walls, smaller chloroplasts and mitochondria, and enhanced emissions of volatile compounds, in particular, monoterpenes and green leaf volatiles. There was a direct relationship between microwave-induced structural and chemical modifications of the three plant species studied. These data collectively demonstrate that human-generated microwave pollution can potentially constitute a stress to the plants.

Tök, L., et al. "Effects of melatonin on Wi-Fi-induced oxidative stress in lens of rats." *Indian Journal of Ophthalmology*, vol. 62, no. 1, 2014, pp. 12-15.

The present study was designed to determine the effects of 2.45 GHz Wi-Fi exposure (60min/day for 30 days) on the lens oxidant and antioxidant redox systems of rats, as well as the possible protective effects of melatonin on the lens injury induced by electromagnetic radiation (EMR). Results showed poor oxidative toxic effects of one hour of Wi-Fi exposure on the lens in the animals. However, melatonin supplementation in the lens seems to have protective effects on the oxidant system by modulation of GSH-Px activity.

Aynali, G., et al. "Modulation of wireless (2.45 GHz)-induced oxidative toxicity in laryngotracheal mucosa of rat by melatonin." *European Archives of Otorhinolaryngol*, vol. 270, no. 5, 2013, pp. 1695-700.

The aim of this study was to investigate the possible protective role of melatonin on oxidative stress induced by Wi-Fi (2.45 GHz, 60min/day for 28 days) EMR in laryngotracheal mucosa of rat. In comparison to control and sham groups, RFR-exposed animals had higher lipid peroxidation levels and lower glutathione peroxidase levels, while the RFR-exposed animals treated with melatonin had significantly lower lipid peroxidation levels and increased glutathione peroxidase activity compared with controls. Results show that there is an apparent protective effect of melatonin on the Wi-Fi-induced oxidative stress in the laryngotracheal mucosa of rats by inhibition of free radical formation and support of the glutathione peroxidase antioxidant system.

Desmunkh, P.S., et al. "Detection of Low Level Microwave Radiation Induced Deoxyribonucleic Acid Damage Vis-a-vis Genotoxicity in Brain of Fischer Rats." *Toxicology International*, vol. 20, no. 1, 2013, pp. 19-24.

The present study was designed to investigate the possible DNA damaging effects of low-level microwave radiation (900, 1800, or 2450 MHz for 30 days) in brain of Fischer rats. Researchers demonstrated DNA damaging effects of low level microwave radiation in brain and concluded that low SAR microwave radiation exposure at these frequencies may induce DNA strand breaks in brain tissue.

Eser, O. "The effect of electromagnetic radiation on the rat brain: an experimental study." *Turkish Neurosurgery*, vol. 23, no. 6, 2013, pp. 707-15.

The aim of this study was to determine the structural changes in the frontal cortex, brainstem and cerebellum in the male rat brain due to electromagnetic wave exposure (900, 1800, 2450 MHz, 1h/day for 2 months). While the histopathological changes in the frontal cortex and brainstem were normal in the control group, there were

Megha, K., et al. "Low intensity microwave radiation induced oxidative stress, inflammatory response and DNA damage in rat brain." *Neurotoxicology*, vol. 51, 2015, pp. 158-65.

The present study was undertaken to determine the influence of low intensity microwave radiation (900, 1800, or 2450 MHz for 2h/day, 5days/week, for 60 days) on oxidative stress, inflammatory response and DNA damage in rat brain. Low intensity microwave exposure resulted in a frequency dependent significant increase in oxidative stress markers, reduced levels of GSH and SOD, increased levels of pro-inflammatory cytokines, and significant DNA damage in microwave exposed groups compared to controls. In conclusion, the present study suggests that low intensity microwave radiation induces oxidative stress, inflammatory response and DNA damage in brain by exerting a frequency dependent effect. The study also indicates that increased oxidative stress and inflammatory response might be the factors involved in DNA damage following low intensity microwave exposure.

Misa-Agustiño, M.J. et al. "Exposure to non-ionizing radiation provokes changes in rat thyroid morphology and expression of HSP-90." *Experimental Biology and Medicine*, vol. 240, no. 9, 2015, pp. 1123-35.

Non-ionizing radiation at 2.45 GHz may modify the morphology and expression of genes that codify heat shock proteins (HSP) in the thyroid gland. The present study used a diathermy model – the therapeutic application of non-ionizing radiation – on laboratory rats subjected to maximum exposure non-ionizing radiation (30 min, 10 times in two weeks) in the left front leg, in order to study the effects of radiation on the nearby thyroid tissue. Ninety minutes after radiation with the highest SAR, the central and peripheral follicles presented increased size and the thickness of the peripheral septa had decreased. Twenty-four hours after radiation, only peripheral follicles radiated at 12 W were found to be smaller. Morphological changes in the thyroid tissue may indicate a glandular response to acute or repeated stress from radiation in the hypothalamic-pituitary-thyroid axis.

Misa-Augustiño, M.J., et al. "EMF radiation at 2450 MHz triggers changes in the morphology and expression of heat shock proteins and glucocorticoid receptors in rat thymus." *Life Sciences*, vol. 127, 2015, pp. 1-11.

This study analyzed cellular stress levels in rat thymus after exposure to a 2.45 GHz radio frequency (RF) using an experimental diathermic model in a Gigahertz Transverse Electromagnetic (GTEM) chamber. The thymus tissue presented several morphological changes, including increased distribution of blood vessels along with the appearance of red blood cells and hemorrhagic reticuloepithelial cells, while the glucocorticoid receptors presented greater immunomarking on the thymic cortex in exposed animals. These results indicate that non-ionizing sub-thermal radiation causes changes in the endothelial permeability and vascularization of the thymus, and is a tissue-modulating agent for Hsp90 and GR.

Saili, L., et al. "Effects of acute exposure to WIFI signals (2.45GHz) on heart variability and blood pressure in Albinos rabbit." *Environmental Toxicology and Pharmacology*, vol. 40, no. 2, 2015, pp. 600-5.

Electrocardiogram and arterial pressure measurements were studied under acute exposures to WIFI (2.45GHz) during one hour in adult male rabbits. Acute exposure of rabbits to WIFI increased heart frequency (+22%) and arterial blood pressure (+14%). Moreover, analysis of ECG revealed that WIFI induced a combined increase of PR and QT intervals, but failed to alter maximum amplitude and P waves. After intravenously injection of dopamine (0.50ml/kg) and epinephrine (0.50ml/kg) under acute exposure to RF we found that, WIFI alter catecholamines (dopamine, epinephrine) action on heart variability and blood pressure compared to control. These results suggest for the first time, as far as we know, that exposure to WIFI affect heart rhythm, blood pressure, and catecholamines efficacy on cardiovascular system; indicating that radiofrequency can act directly and/or indirectly on cardiovascular system.

Sangun, O., et al. 2015. "The effects of long-term exposure to a 2450 MHz electromagnetic field on growth and pubertal development in female Wistar rats." *Electromagnetic Biology and Medicine*, vol. 34, no. 1, 2015, pp. 63-7.

The aim of this study was to investigate the effects of prenatal and postnatal 2450 MHz electromagnetic field exposure (1h/day from intruterine or postnatal period) on the growth and development of female Wistar rats.

Birth masses of the groups were similar ($p > 0.05$), however mass gain per day was significantly lower and the puberty was significantly later in the prenatal group. Brain and ovary TOS and OSI values in the prenatal group were significantly increased ($p < 0.05$) compared to the control group and serum LH levels of the prenatal and postnatal groups were increased, although serum FSH, and E2 values did not differ among the groups ($p > 0.05$). Histological examinations of the specimens revealed no statistically significant difference between the groups ($p > 0.05$). Exposure to 2450 MHz EMF, particularly in the prenatal period, resulted in postnatal growth restriction and delayed puberty in female Wistar rats. Increased TOS and OSI values in the brain and ovary tissues can be interpreted as a sign of chronic stress induced by EMF.

Saygin, M., et al. "Impact of L-carnitine and selenium treatment on testicular apoptosis in rats exposed to 2.45GHz microwave energy." West Indian Medicine Journal, vol 64, no. 2, 2015, pp. 55-61.

This study investigated if supplemental selenium (Se) and L-carnitine may reduce the adverse effect 2.45 GHz electromagnetic radiation can have on testicular apoptosis using rats as a study animal. Electromagnetic radiation exposure resulted in testicular apoptosis in rats, mainly by the intrinsic pathways by down-regulated expression of caspase-8. Reduction in the activation of the intrinsic pathway of apoptosis was found higher with selenium administration compared with L-carnitine administration.

Saygin, M. et al. "Impact of 2.45GHz microwave radiation on the testicular inflammatory pathway biomarkers in young rats: The role of gallic acid." Environmental Toxicology, 2015.

The aim of this study was to investigate electromagnetic radiation (EMR) transmitted by wireless devices (2.45 GHz, 3h/day for 30 days), which may cause physiopathological or ultrastructural changes, in the testes of rats and address if the supplemental gallic acid (GA) may reduce these adverse effects. EMR only group was shown to have higher oxidative stress, decreased testosterone and VEGF levels, increased prostaglandin E2 and CGRP, as well as decreased numbers of spermatozoa. Long term EMR exposure resulted in testicular physiopathology via oxidative damage and inflammation. GA may have ameliorative effects on the prepubertal rat testes physiopathology.

Shahin, S., et al. "2.45GHz microwave radiation impairs learning and spatial memory via oxidative/nitrosative stress induced p53 dependent/independent hippocampal apoptosis: molecular basis and underlying mechanism." Toxicology Science, vol. 148, no. 2, 2015, pp. 380-99.

This study was performed to understand the effect of short (15 days) and long-term (30 and 60 days) low-level 2.45 GHz MW radiation exposure on hippocampus with special reference to spatial learning and memory and its underlying mechanism in Swiss strain male mice, *Mus musculus*. We observed that, short-term as well as long-term 2.45 GHz MW radiation exposure increases the oxidative/nitrosative stress leading to enhanced apoptosis in hippocampal subfield neuronal and nonneuronal cells. Present findings also suggest that learning and spatial memory deficit which increases with the increased duration of MW exposure (15 < 30 < 60 days) is correlated with a decrease in hippocampal subfield neuronal arborization and dendritic spines. These findings led us to conclude that exposure to CW MW radiation leads to oxidative/nitrosative stress induced p53-dependent/independent activation of hippocampal neuronal and nonneuronal apoptosis associated with spatial memory loss.

Shokri, S., et al. "Effects of Wi-Fi (2.45 GHz) exposure on apoptosis, sperm parameters and testicular histomorphometry in rats: a time course study." Cell Journal, vol. 17, no. 2, 2015, pp. 322-31.

This study aimed to investigate the major cause of male infertility during short- (1h/day for 2 months) and long-term (7h/day for 2 months) exposure of 2.45 GHz Wi-Fi radiation. Both 1-hour and 7-hour groups showed a decrease in sperm parameters in a time dependent pattern and the number of apoptosis-positive cells and caspase-3 activity increased in the seminiferous tubules of exposed rats. The seminal vesicle weight reduced significantly in both 1-hour or 7-hour groups in comparison to the control group. Researchers concluded that there should be a major concern regarding the time dependent exposure of whole-body to the higher frequencies of Wi-Fi networks existing in the vicinity of our living places.

Taheri, M., et al. “[Klebsiella pneumonia, a Microorganism that Approves the Non-linear Responses to Antibiotics and Window Theory after Exposure to Wi-Fi 2.4 GHz Electromagnetic Radiofrequency Radiation.](#)” *Journal of Biomedical and Physical Engineering*, vol. 5, no. 3, 2015, pp. 115–20.

This study was aimed at investigating the alteration of antibiotic resistance of *Klebsiella pneumoniae*, after exposure to Wi-Fi 2.4 GHz electromagnetic radiofrequency radiation from a Wi-Fi router for 3, 4.5 or 8 hours. The findings of this study show a statistically significant rise in the sensitivity of *Klebsiella pneumoniae* to different antibiotics after 4.5 hours of exposure to 2.4 GHz Wi-Fi radiation, followed by a fall after 8 hours of exposure. These observations can be interpreted by the concept of non-linearity in the responses of *Klebsiella pneumoniae* to different antibiotics after exposure to electromagnetic radiofrequency radiation.

Yildirim, M.E., et al. “[What is harmful for male fertility: Cell phone or the wireless internet?](#)” *Kaohsiung Journal of Medical Science*, vol 31, no. 9, 2015, pp. 480-4.

This study aimed to assess the potential harmful effects of radiofrequency-electromagnetic radiation on sperm parameters. There was no significant difference between sperm counts and sperm morphology excluding sperm motility, due to mobile phone usage period, however total motile sperm count and the progressive motile sperm count decreased due to the increase of internet usage and progressive motile sperm count also decreased with wireless Internet usage compared with the wired Internet connection usage.

Yüksel, M. et al. “[Long-term exposure to electromagnetic radiation from mobile phones and Wi-Fi devices decreases plasma prolactin, progesterone, and estrogen levels but increases uterine oxidative stress in pregnant rats and their offspring.](#)” *Endocrine*, vol. 52, no. 2, 2015, pp. 352-62.

This study investigated the effects of mobile phone (900 and 1800 MHz)- and Wi-Fi (2450 MHz)-induced electromagnetic radiation (EMR) exposure (60 min/day during pregnancy and growth periods) on uterine oxidative stress and plasma hormone levels in pregnant rats and their offspring. Although EMR exposure decreased the prolactin, estrogen, and progesterone levels in the plasma of maternal rats and their offspring, EMR-induced oxidative stress in the uteri of maternal rats increased during the development of offspring. Mobile phone- and Wi-Fi-induced EMR may be one cause of increased oxidative uterine injury in growing rats and decreased hormone levels in maternal rats.

Ghazizadeh, V. and M. Naziroglu. “[Electromagnetic radiation \(Wi-Fi\) and epilepsy induce calcium entry and apoptosis through activation of TRPV1 channel in hippocampus and dorsal root ganglion of rats.](#)” *Metabolic Brain Disease*, vol. 29, no. 3, 2014, pp. 787-99.

The present study tested the effects of Wi-Fi (2.45 GHz for 1h) exposure on Ca^{2+} influx, oxidative stress and apoptosis through TRPV1 channel in the murine dorsal root ganglion (DRG) and hippocampus of pentylenetetrazol (PTZ)-induced epileptic rats. The cytosolic free Ca^{2+} , reactive oxygen species production, apoptosis, mitochondrial membrane depolarization, caspase-3 and -9 values in hippocampus were higher in the PTZ group than in the control although cell viability values decreased. The Wi-Fi exposure induced additional effects on the cytosolic Ca^{2+} increase. However, pretreatment of the neurons with CPZ, results in a protection against epilepsy-induced Ca^{2+} influx, apoptosis and oxidative damages. In conclusion, epilepsy and Wi-Fi in our experimental model is involved in Ca^{2+} influx and oxidative stress-induced hippocampal and DRG death through activation of TRPV1 channels, and negative modulation of this channel activity by CPZ pretreatment may account for the neuroprotective activity against oxidative stress.

Gürler, H.S. et al, 2014. “[Increased DNA oxidation \(8-OHdG\) and protein oxidation \(AOPP\) by Low level electromagnetic field \(2.45 GHz\) in rat brain and protective effect of garlic.](#)” *International Journal of Radiation Biology*, vol 90, no. 10, 2014, pp. 892-6.

The Purpose Of This Study Was To Investigate The Oxidative Damage And Protective Effect Of Garlic (Daily 500 Mg/Kg During Study Period) On Rats Exposed To Low Level Of Electromagnetic Fields (EMF) At 2.45

GHz Microwave Radiation (MWR) For 1 H/Day For 30 Consecutive Days. Researchers Concluded That Low Level EMF At 2.45 GHz MWR Increases The DNA Damage In Both Brain Tissues And Plasma Of The Rats Whereas It Increases Protein Oxidation Only In Plasma. They Also Be Argued That The Use Of Garlic Decreases These Effects.

Margaritis, L.H. et al. “[Drosophila oogenesis as a bio-marker responding to EMF sources.](#)” Electromagnetic Biology and Medicine, vol. 33, no. 3, 2014, pp. 165-89.

This study used *Drosophila* as model organisms to assess the effects of various EMF sources (short time daily for 3-7 days) on apoptotic cell death of follicles during oogenesis and reproductive capacity (fecundity) decline. Sources included: 900/1800 MHz mobile phone, 1880-1900 MHz wireless base, wireless handset, mobile phone-handset combination, 2.44 GHz wireless network (Wi-Fi), 2.44 GHz bluetooth, 92.8 MHz FM generator, 27.15 MHz baby monitor, 900 MHz CW RF generator and microwave oven's 2.44 GHz RF and magnetic field components. All EMF sources used created statistically significant effects regarding fecundity and cell death-apoptosis induction, even at very low intensity levels well below ICNIRP's guidelines, suggesting that *Drosophila* oogenesis system is suitable to be used as a biomarker for exploring potential EMF bioactivity.

Meena, R., et al. “[Therapeutic approaches of melatonin in microwave radiations-induced oxidative stress-mediated toxicity on male fertility pattern of Wistar rats.](#)” Electromagnetic Biology and Medicine, vol. 33, no. 2, 2014, pp. 81-91.

The present study aimed to investigate the protective effects of melatonin against oxidative stress-mediated testicular impairment due to long-term exposure (2 h/day for 45 days) of 2.45 GHz Microwave Radiation. Result shows that melatonin prevented oxidative damage biochemically by significant increase ($p < 0.001$) in the levels of testicular LDH-X, decreased ($p < 0.001$) levels of MDA and ROS in testis ($p < 0.01$). Meanwhile, it reversed the effects of MWs on XO, protein carbonyl content, sperm count, testosterone level and DNA fragmentation in testicular cells. These results concluded that the melatonin has strong antioxidative potential against MW induced oxidative stress mediated DNA damage in testicular cells.

Oksay, T., et al. “[Protective effects of melatonin against oxidative injury in rat testis induced by wireless \(2.45 GHz\) devices.](#)” Andrologia, vol. 46, no. 1 2014, pp. 65-72.

The present study was designed to determine the possible protective effects of melatonin on oxidative stress-dependent testis injury induced by 2.45-GHz electromagnetic radiation exposure (60 min/day for 30 days). Lipid peroxidation levels were shown to be higher in melatonin-supplemented group compared to EMR only and controls, as well as reduced glutathione and glutathione peroxidase levels. Vitamin A and E concentrations decreased in exposure group, and melatonin prevented the decrease in vitamin E levels. In conclusion, wireless (2.45 GHz) EMR caused oxidative damage in testis by increasing the levels of lipid peroxidation and decreasing in vitamin A and E levels. Melatonin supplementation prevented oxidative damage induced by EMR and also supported the antioxidant redox system in the testis.

Senavirathna, M.D., et al. “[Nanometer-scale elongation rate fluctuations in the *Myriophyllum aquaticum* \(Parrot feather\) stem were altered by radio-frequency electromagnetic radiation.](#)” Plant Signal

Behavior, vol. 9, no. 4, 2014.

This study investigated the effect of 2GHz EMR (1h) on the growth dynamics of *Myriophyllum aquaticum* (Parrot feather) by measuring the nanometric elongation rate fluctuation (NERF) using a statistical interferometry technique. After continuous exposure to EMR, *M. aquaticum* plants exhibited a statistically significant reduction in NERF standard deviation, therefore, the reduced NERF was due to a non-thermal effect caused by EMR exposure. The alteration in NERF continued for at least 2.5 h after EMR exposure and no significant recovery was found in post-EMR NERF during the experimental period.

Biochemical analysis demonstrated that the Total Antioxidative Capacity level was significantly decreased in the EMR groups and also Total Oxidative Capacity and Oxidative Stress Index levels were significantly increased in the frontal cortex, brainstem and cerebellum. Researchers concluded that EMR causes structural changes in the frontal cortex, brainstem and cerebellum and impairs the oxidative stress and inflammatory cytokine system. This deterioration can cause to disease including loss of these areas function and cancer development.

Ozorak, A., et al. "Wi-Fi (2.45 GHz)- and mobile phone (900 and 1800 MHz)- induced risks on oxidative stress and elements in kidney and testis of rats during pregnancy and the development of offspring." *Biological Trace Elements Research*, vol. 156, no. 103, 2013, pp. 221-9.

The present study was designed to determine the effects of both Wi-Fi (2.45 GHz)- and mobile phone (900 and 1800 MHz)-induced electromagnetic radiation (60 min/day during pregnancy and growth) on oxidative stress and trace element levels in the kidney and testis of growing rats from pregnancy to 6 weeks of age. In conclusion, Wi-Fi- and mobile phone-induced EMR caused oxidative damage by increasing the extent of lipid peroxidation and the iron level, while decreasing total antioxidant status, copper, and GSH values. Wi-Fi- and mobile phone-induced EMR may cause precocious puberty and oxidative kidney and testis injury in growing rats.

Salah, M.B., et al. "Effects of olive leaf extract on metabolic disorders and oxidative stress induced by 2.45 GHz WIFI signals." *Environmental Toxicology and Pharmacology*, vol. 36, no. 3, 2013, pp. 826-34.

We investigated the effect of olive leaves extract administration on glucose metabolism and oxidative response in liver and kidneys of rats exposed to 2.45 GHz radiofrequency radiation (1h/day for 21 days). This exposure was shown to induce a diabetes-like status and also decreased the activities of glutathione peroxidase, catalase, superoxide dismutase, and groups thiol amount in liver and kidneys. Olive leaves extract administration (100 mg/kg, ip) in RF-exposed rats prevented glucose metabolism disruption and restored the activities of GPx, CAT and SOD and thiol group amount in liver and kidneys and was able to bring down the elevated levels of MDA in liver but not in kidneys. Our investigations suggested that RF exposure induced a diabetes-like status through alteration of oxidative response, while olive leaves extract was able to correct glucose metabolism disorder by minimizing oxidative stress induced by RF in rat tissues.

Shahin, S., et al. "2.45 GHz Microwave Irradiation-Induced Oxidative Stress Affects Implantation or Pregnancy in Mice, *Mus musculus*." *Applied Biochemistry and Biotechnology*, vol. 169, 2013, pp. 1727–51.

The present experiment was designed to study the 2.45 GHz low-level microwave irradiation-induced stress response (continuous wave exposure for 2h/day for 45 days) and its effect on implantation or pregnancy in female mice. Researchers observed that implantation sites were affected significantly in MW-irradiated mice as compared to control and in addition to a significant increase in ROS, hemoglobin, RBC and WBC counts, N/L ratio, DNA damage in brain cells, and plasma estradiol concentration, a significant decrease was observed in NO level and antioxidant enzyme activities of MW-exposed mice. Our findings led us to conclude that a low level of MW irradiation-induced oxidative stress not only suppresses implantation, but it may also lead to deformity of the embryo in case pregnancy continues. We also suggest that MW radiation-induced oxidative stress by increasing ROS production in the body may lead to DNA strand breakage in the brain cells and implantation failure/resorption or abnormal pregnancy in mice.

Akar A., et al. "Effects of low level electromagnetic field exposure at 2.45 GHz on rat cornea." *International Journal of Radiation Biology*, vol. 89, no. 4, 2012, pp. 243-9.

The purpose of this study was to investigate the effects of low level electromagnetic field (low level-EMF) exposure, as frequently encountered in daily life (2.45 GHz, 2h/day for 21 days), on the normal adult male rat cornea using histological and stereological method. There was no statistically significant difference in mean corneal thicknesses between the groups ($p > 0.05$), however there were statistically differences between the groups with regard to the thickness of anterior epithelium ($p < 0.05$). Results of this preliminary study show that exposure to MW radiation might cause alterations in the rat cornea.

Atasoy H.I. et al. "Immunohistopathologic demonstration of deleterious effects on growing rat testes of radiofrequency waves emitted from conventional Wi-Fi devices." *Journal of Pediatric Urology*, vol. 9, no. 2, 2012, pp. 223-9.

The objective of this study was to investigate effects of 2.437 GHz radiofrequency radiation (24h/day for 20 weeks) emitted from indoor Wi-Fi Internet access devices on rat testes using histological and immunohistochemical methods. Researchers observed significant increases in serum 8-hydroxy-2'-deoxyguanosine levels and 8-hydroxyguanosine staining in the testes of the experimental group indicating DNA damage due to exposure ($p < 0.05$) as well as decreased levels of catalase and glutathione peroxidase activity in the experimental group, which may have been due to radiofrequency effects on enzyme activity ($p < 0.05$). These findings raise questions about the safety of radiofrequency exposure from Wi-Fi Internet access devices for growing organisms of reproductive age, with a potential effect on both fertility and the integrity of germ cells.

Avendaño, C., et al. "Use of laptop computers connected to internet through Wi-Fi decreases human sperm motility and increases sperm DNA fragmentation." *Fertility and Sterility*, vol. 97, no. 1, 2012, pp. 39-45.

The objective of this study was to evaluate the effects of radiofrequency radiation emitted from an internet-connected laptop via Wi-Fi for 4 hours on human sperm motility, viability, and DNA fragmentation. Donor sperm samples, mostly normozoospermic, exposed to a wireless internet-connected laptop showed a significant decrease in progressive sperm motility and an increase in sperm DNA fragmentation. We speculate that keeping a laptop connected wirelessly to the internet on the lap near the testes may result in decreased male fertility.

Ceyhan, A.M., et al. "Protective effects of β -glucan against oxidative injury induced by 2.45-GHz electromagnetic radiation in the skin tissue of rats." *Archives of Dermatological Research*, vol. 304, no. 7, 2012, 521-527.

The aim of the present study was to investigate the effect of 2.45-GHz electromagnetic radiation (60min/day for 4 weeks) on the oxidant and antioxidant status of skin and to examine the possible protective effects of β -glucans (50 mg/kg/day before each EMR exposure) against the oxidative injury in male rats. EMR exposure caused a significant increase in malondialdehyde levels and catalase activity, while the activities of superoxide dismutase and glutathione peroxidase decreased in skin tissues. Systemic β -glucan significantly reversed the elevation of MDA levels and the reduction of SOD activities. β -glucan treatment also slightly enhanced the activity of CAT and prevented the depletion of GSH-Px activity caused by EMR, but not statistically significantly. The present study demonstrated the role of oxidative mechanisms in EMR-induced skin tissue damages and that β -glucan could ameliorate oxidative skin injury via its antioxidant properties.

Kesari, K.K., et al. "Pathophysiology of microwave radiation: effect on rat brain." *Applied Biochemistry and Biotechnology*, vol. 166, no. 2, 2012, pp. 379-88.

This study investigated the effect of 2.45 GHz microwave radiation (2 h/day for 45 days) on biomarkers within Wistar rats. A significant decrease ($P < 0.05$) was recorded in the level of pineal melatonin of exposed group as compared with sham exposed, while a significant increase ($P < 0.05$) in creatine kinase, caspase 3, and calcium ion concentration was observed in whole brain of exposed group of animals as compared to sham exposed. The study concludes that a reduction in melatonin or an increase in caspase-3, creatine kinase, and calcium ion may cause significant damage in brain due to chronic exposure of these radiations. These biomarkers clearly indicate possible health implications of such exposures.

Misa-Augustiño, M.J., et al. "Electromagnetic fields at 2.45 GHz trigger changes in heat shock proteins 90 and 70 without altering apoptotic activity in rat thyroid gland." *Biology Open*, vol. 1, no. 9, 2012, pp. 831-39.

This study examined the possible ability of 2.45 GHz microwave radiation exposure (30 min) to modify the expression of genes that codify heat shock proteins (HSP) in the thyroid gland. Ninety minutes after radiation, HSP-90 and HSP-70 had decreased significantly ($P < 0.01$); Twenty-four hours after radiation, HSP-90 had partially recovered and HSP-70 had recovered completely. There were few indications of lesions in the glandular structure and signs of apoptosis were negative in all radiated animals. The results suggest that acute

sub-thermal radiation at 2.45 GHz may alter levels of cellular stress in rat thyroid gland without initially altering their anti-apoptotic capacity.

Nazıroğlu, M., et al. "2.45-Gz wireless devices induce oxidative stress and proliferation through cytosolic Ca²⁺ influx in human leukemia cancer cells." *International Journal of Radiation Biology*, vol. 88, no. 6, 2012, pp. 449–56.

The present study was designed to determine the effects of 2.45 GHz radiation (1, 2, 12, or 24 hours) on the antioxidant redox system, calcium ion signaling, cell count and viability in human leukemia 60 cells. The extent of lipid peroxidation, cytosolic free Ca²⁺ and cell numbers were higher in 2.45 GHz groups than in the controls and was time-dependent. 2.45 GHz electromagnetic radiation appears to induce proliferative effects through oxidative stress and Ca²⁺ influx although blocking of transient receptor potential melastatin 2 channels by 2-aminoethyl diphenylborinate seems to counteract the effects on Ca²⁺ ions influx.

Nazıroğlu, M., et al. "Melatonin modulates wireless (2.45 GHz)-induced oxidative injury through TRPM2 and voltage gated Ca(2+) channels in brain and dorsal root ganglion in rat." *Physiology & Behavior*, vol. 105, no. 3, 2012, pp. 683-92.

We aimed to investigate the protective effects of melatonin and 2.45 GHz electromagnetic radiation (60 min/day for 30 days) on brain and dorsal root ganglion (DRG) neuron antioxidant redox system, Ca(2+) influx, cell viability and electroencephalography (EEG) records in the rat. Lipid peroxidation (LP), cell viability and cytosolic Ca(2+) values in DRG neurons were higher in EMR-exposed groups than in controls, although their concentrations were increased by melatonin, 2-aminoethyldiphenyl borinate (2-APB), diltiazem and verapamil supplementation. Lower numbers of EEG spikes were recorded in EMR+melatonin groups than in EMR only, while brain cortex vitamin E concentrations were higher in the melatonin-supplemented group. In conclusion, Melatonin supplementation in DRG neurons and brain seems to have protective effects on the 2.45 GHz-induced increase Ca(2+) influx, EEG records and cell viability of the hormone through TRPM2 and voltage gated Ca(2+) channels.

Chaturvedi, C.M., et al. "2.45GHz (CW) microwave irradiation alters circadian organization, spatial memory, DNA structure in the brain cells and blood cell counts of male mice, *Mus musculus*." *Progress in Electromagnetics Research B*, vol. 29, 2011, pp. 23-42.

The present study examined the biological effects of continuous wave 2.45 GHz microwave radiation (2h/day for 30 days) in Parkes strain mice. The results show that microwave radiation caused an increase in erythrocyte and leukocyte counts, a significant DNA strand break in brain cells and the loss of spatial memory in mice. This report for the first time provides experimental evidence that continuous exposure to low intensity microwave radiation may have an adverse effect on the brain function by altering circadian system and rate of DNA damage.

Jorge-Mora, T., et al. "The effects of single and repeated exposure to 2.45 GHz radiofrequency fields on c-Fos protein expression in the paraventricular nucleus of rat hypothalamus." *Neurochemical Research*, vol. 36, no. 12, 2011, pp. 2322-32.

This study investigated the effects of 2.45 GHz microwave radiation (exposed once or repeatedly – ten times in two weeks) on the cellular activation within the paraventricular nucleus of the hypothalamus, extracted from rat brains. High SAR triggered an increase of the c-Fos marker 90 min or 24 h after radiation, and low SAR resulted in c-Fos counts higher than in control rats after 24 h. Repeated irradiation at 3 W increased cellular activation of PVN by more than 100% compared to animals subjected to acute irradiation and to repeated non-irradiated repeated session control animals. The results suggest that PVN is sensitive to 2.45 GHz microwave radiation at non-thermal SAR levels.

Kumar, S., K.K. Kesari and J. Behari. "The therapeutic effect of a pulsed electromagnetic field on the reproductive patterns of male Wistar rats exposed to a 2.45-GHz microwave field." *Clinics (Sao Paulo)*, vol. 66, no. 7, 2011, pp. 1237-45.

This study aimed to examine the therapeutic effects of a 100 Hz pulsed electromagnetic field (2 h/day for 60 days) on the reproductive systems of male Wistar rats (70 days old). The results showed significant increases in caspase and creatine kinase and significant decreases in testosterone and melatonin in the exposed groups. This finding emphasizes that reactive oxygen species (a potential inducer of cancer) are the primary cause of DNA damage. However, pulsed electromagnetic field exposure relieves the effect of microwave exposure by inducing Faraday currents.

Oni, M.O., D.B. Amuda and C.E. Gilbert. "Effects of radiofrequency radiation from WiFi devices on human ejaculated semen." *International Journal of Recent Research and Applied Studies*, vol. 9, no. 2, 2011, pp. 292-4.

This study was an in-vitro pilot study which established the effect of radiofrequency radiation from 2.4 GHz laptop antenna on human semen. A test of significance between results of semen parameters using Mann-Whitney U- test at 0.05 level of significance showed a significant effect of RFR exposure on sperm concentration, motility and morphology grading.

Papageorgio, C.C., et al. "Effects of Wi-Fi signals on the p300 component of event-related potentials during an auditory hayling task." *Journal of Integrative Neuroscience*, vol. 10, no. 2, 2011, pp. 189-202.

The present study focused on the possible gender-related effects of Wi-Fi electromagnetic fields on these processes in human males and females. P300 amplitude values at 18 electrodes were found to be significantly lower in the response inhibition condition than in the response initiation and baseline conditions and independent of this effect, within the response inhibition condition there was also a significant gender X radiation interaction effect of males in comparison to female subjects only at the presence of EMF. In conclusion, the present findings suggest that Wi-Fi exposure may exert gender-related alterations on neural activity associated with the amount of attentional resources engaged during a linguistic test adjusted to induce WM.

Türker, Y., et al. "Selenium and L-carnitine reduce oxidative stress in the heart of rat induced by 2.45-GHz radiation from wireless devices." *Biological Trace Element Research*, vol 143, no. 3, 2011, pp. 1640-50.

The aim of this study was to investigate the possible protective role of selenium and L-carnitine on oxidative stress induced by 2.45-GHz radiation (60min/day for 28 days) in heart of rat. Electromagnetic radiation exposure was found to cause oxidative stress in the heart of rats. There is also an apparent protective effect of selenium and L-carnitine by inhibition of free radical formation and support of the antioxidant redox system.

Grigoriev, Y.G., et al. "Confirmation studies of Soviet research on immunological effects of microwaves: Russian immunology results." *Bioelectromagnetics*, vol. 31, no. 8, 2010, pp. 589-602.

This paper presents the results of a replication study performed to investigate earlier Soviet studies conducted between 1974 and 1991 that showed immunological and reproductive effects of long-term low-level exposure of rats to radiofrequency electromagnetic fields (continuous wave 2450 MHz for 7h/day, 5days/week for 30 days). The RF exposure resulted in minor increases in formation of antibodies in brain tissue extract and the exposure did not appear to be pathological. In addition, a study was conducted to replicate a previous Soviet study on effects from the injection of blood serum from RF-exposed rats on pregnancy and foetal and offspring development of rats, using a similar animal model and protocol. Our results showed the same general trends as the earlier study, suggesting possible adverse effects of the blood serum from exposed rats on pregnancy and foetal development of intact rats, however, application of these results in developing exposure standards is limited.

Kesari, K.K., et al. "Mutagenic response of 2.45 GHz radiation exposure on rat brain." *International Journal of Radiation Biology*, vol. 86, no. 4, 2010, pp. 334-43.

The purpose of the study was to investigate the effect of 2.45 GHz microwave radiation (2 h/day for 35 days) on the male rat brain. MWR-exposed rats showed significantly increased comet head, tail length and tail movement, as well as decrease of antioxidant enzymes. Researchers conclude that the chronic exposure to these radiations may cause significant damage to brain, which may be an indication of possible tumour promotion.

Kesari, K.K. and J. Behari. "Effects of microwave at 2.45 GHz radiations on reproductive system of male rats." *Toxicological and Environmental Chemistry*, vol. 92, no. 6, 2010, pp. 1135-47.

The present study was performed to investigate the effect of 2.45 GHz microwave radiation (2 h/day for 35 days) on reproductive pattern of male Wistar rats. Chronic exposure to these radiations produced formation of apoptotic cells in testis. In addition, a significant decrease in the levels of antioxidant enzymes glutathione and superoxide dismutase activities as well as an increase in catalase activity was observed in the exposed group. These results indicate that a low level exposure of microwave radiations exerts a negative impact on male reproductive system function.

Maganioti, A. E., et al. "Wi-Fi electromagnetic fields exert gender related alterations on EEG." 6th International Workshop on Biological Effects of Electromagnetic fields, 2010.

The present study investigated the influence of 2.4GHz electromagnetic fields, similar to that emitted by Wi-Fi system, on human brain activity. The presence of radiation had no effect on the energies of alpha and beta band of male subjects, while it reduced these energies of female subjects, resulting in significantly lower energies, as compared to those of males. Delta and theta band energies did not experience any noteworthy effect from gender, radiation condition and their interaction. Conversely, there was a significant interaction effect (gender x radiation) on the energies of alpha and beta rhythms. The present data support the idea that Wi-Fi signal may influence normal physiology through changes in gender related cortical excitability, as reflected by alpha and beta EEG frequencies.

Gumral, N., et al. "Effects of selenium and L-carnitine on oxidative stress in blood of rat induced by 2.45-GHz radiation from wireless devices." *Biological Trace Elements Research*, vol. 132, no. 1-3, 2009, pp. 153-63.

This study measured the levels of blood lipid peroxidation, glutathione peroxidase, reduced glutathione, and vitamin C to follow the level of oxidative damage caused by 2.45 GHz electromagnetic radiation exposure (60 min/day for 28 days) in rats. The possible protective effects of selenium and L-carnitine were also tested and compared to untreated controls. Researchers found that 2.45 GHz electromagnetic radiation caused oxidative stress in blood of rat. L-carnitine seems to have protective effects on the 2.45-GHz-induced blood toxicity by inhibiting free radical supporting antioxidant redox system although selenium has no effect on the investigated values.

Naziroğlu, M. and N. Gumral. "Modulator effects of L-carnitine and selenium on wireless devices (2.45 GHz)-induced oxidative stress and electroencephalography records in brain of rat." *International Journal of Radiation Biology*, vol 85, no. 8, 2009, pp. 680-9.

The present study was designed to determine the effects of 2.45 GHz EMR (60 min/day for 28 days) on the brain antioxidant redox system and electroencephalography (EEG) records in rat, as well as examine the possible protective effects of selenium and L-carnitine. EMR-exposed animals showed lower concentration of vitamins A, C, and E than controls, although their concentrations were increased by selenium and L-carnitine supplementation. Animals which received selenium and L-carnitine in addition to EMR also showed lower levels of lipid peroxidation. Results indicate that L-carnitine and selenium seem to have protective effects on the 2.45 GHz-induced decrease of the vitamins by supporting antioxidant redox system.

Sinha, R.K. "Chronic non-thermal exposure of modulated 2450 MHz microwave radiation alters thyroid hormones and behavior of male rats." *International Journal of Radiation Biology*, vol. 84, no. 6, 2008, pp. 505-13.

The purpose of this investigation was to analyze the effects of chronic 2.45 GHz leakage microwave irradiation on thyroid hormones and behavior of male rats. Behavioral changes were found to be significantly changed from controls for immobilization, rearing and ambulation behavior. Changes in behavioral parameters are also correlated with the trend of changes, compared to control animals, in hormonal blood levels of T3 and T4. Researchers concluded that low energy microwave irradiation may be harmful as it is sufficient to alter the levels of thyroid hormones as well as the emotional reactivity of the irradiated compared to control animals.

Paulraj R. and J. Behari. "Single strand DNA breaks in rat brain cells exposed to microwave radiation." Mutation Research, vol 596, no. 1-2, 2006, pp. 76-80.

This investigation concerns with the effect of low intensity microwave (2.45 and 16.5 GHz, SAR 1.0 and 2.01 W/kg, respectively) radiation on developing rat brain when exposed for 35 days. Results showed that the chronic exposure to these radiations caused statistically significant ($p < 0.001$) increase in DNA single strand breaks in brain cells of rat.

Paulraj R. and Behari J. "Protein kinase C activity in developing rat brain cells exposed to 2.45 GHz radiation." Electromagnetic Biology and Medicine, vol. 25, no. 1, 2006, pp. 61-70.

This experiment investigated the effects of 2.45 GHz microwave radiation exposure (2h/day for 35 days) on the developing rat brain. The study revealed a statistically significant ($p < 0.05$) decrease in protein kinase C activity in hippocampus as compared to the remaining portion of the whole brain and the control group, while a similar experiment conducted on hippocampus and the whole brain gave a similar result. Electron microscopic study shows an increase in the glial cell population in the exposed group as compared to the control group. This present study is indicative of a significant change after exposure to the above-mentioned field intensity, which suggests that chronic exposures may affect brain growth and development.

Chou, C.K., et al. "Long-term, low-level microwave irradiation of rats." Bioelectromagnetics, vol. 13, no. 6, 1992, pp. 469-96.

This study investigated the effects of long-term exposure to 2.45 GHz pulsed microwave radiation. The major emphasis was to expose a large sample of experimental animals throughout their lifetimes (21.5h/day for 25 months, starting at 8 weeks) and to monitor them for effects on general health and longevity. Results showed negative overall effects of RFR on general health, longevity, cause of death, or lesions associated with aging and benign neoplasia. Positive findings of effects were found on corticosterone levels and immune system. A statistically significant increase in primary malignancies in exposed rats vs. incidence in control was also found.

Somosy, Z., et al. "Effects of modulated and continuous microwave irradiation on the morphology and cell surface negative charge of 3T3 fibroblasts." Scanning Microscope, vol. 5, no. 4, 1991, pp. 1145-55.

Mouse embryo 3T3 cells were irradiated with 2450 MHz continuous and low frequency (16 Hz) square modulated waves of absorbed energy. The low frequency modulated microwave irradiation yielded more morphological cell changes than did the continuous microwave fields of the same intensity. The amount of free negative charges (cationized ferritin binding) on cell surfaces decreased following irradiation by modulated waves but remained unchanged under the effect of a continuous field of the same dose. Modulated waves of 0.024 mW/g dose increased the ruffling activity of the cells, and caused ultrastructural alteration in the cytoplasm. Similar effects were experienced by continuous waves at higher (0.24 and 2.4 mW/g) doses.

And from the website physicians for safe technology

Telecommunications Industry: Sources of Funding and Scientific Bias

Reviews of the literature on cell phones and brain cancer have demonstrated that the mostly industry-funded research found no increase in brain tumors, while almost all of the independent studies found a significant increase in brain tumors from cell phones and cordless phones. Despite that, inconsistent findings are still cited in the literature and the press.

These studies indicate the funding source appears to have an influence. (20, 21, 22) Research to define effects of radiofrequency EMR on causation of brain cancer are complicated by shifts in phone usage, changes in device use, latency for brain cancer development and need for robust brain tumor registries with robust data questionnaires as well as funding bias. The weight of evidence may appear to be equal on both sides, however, taking into account inherent bias may shift the "weight of evidence" into a more precautionary perspective.

Oncologist, Dr. Lennart Hardell et al, wrote a revealing article in 2007 [Secret Ties to Industry and Conflicting Interests in Cancer Research](#). He notes that a Swedish professor in environmental health worked as a consultant for Philip Morris for decades without reporting his employment or conflict of interest to the university he worked for. Dr. Hardell gives examples in Sweden, UK and the USA of similar conflicts of interest that need to be guarded against. He states ***"there is reason to suspect that editors and journal staff may suppress publication of scientific results that are adverse to industry owing to internal conflict of interest between editorial integrity and business needs."*** He calls for greater transparency and regulations *"that will help curb abuses as well as instruments for control and enforcement against abuses."*

The Interphone Study was initiated in 2000 as an international set of case-controlled studies in 13 countries to assess the relationship between brain cancer risk and phone use. Many use this study to state there is no increase in brain cancer with cell phone use. A closer look indicates that with the highest user group there is an association.

The World Health Organization (WHO) commented on the study, **"the largest ever international study of mobile phone safety has concluded that the devices do not raise the risk of brain cancer, except for a possible slight increase in tumours among the most intensive users. Biases and errors limit the strength of the conclusions that can be drawn from these analyses and prevent a causal interpretation."** (17)

The WHO also notes that at the time of the study cell phone use was not prevalent. They state, **"The majority of subjects were not heavy mobile phone users by today's standards.** The median lifetime cumulative call time was around 100 hours, with a median of 2 to 2 1/2 hours of reported use per month. The cut-point for the heaviest 10% of users (1640 hours lifetime), spread out over 10 years, corresponds to about a half-hour per day." (17)

Sources of Funding and Positive Findings

In 2007, Dr. Anke Huss, a researcher with the Institute of Social and Preventive Medicine, University of Bern, Switzerland, examined the source of funding and results regarding the association of cell phone use and brain tumors with a large systematic review. He found that "Studies funded exclusively by industry reported the largest number of outcomes, but were least likely to report a statistically significant result." They used only 59 high quality studies out of the 222 that were potentially relevant. For industry studies, 33% of the time an effect was found whereas non-industry studies showed an 82% association. In addition, they found that none of the 31 peer reviewed journals listed conflicts of interest for the authors. (20)

A 2009 Meta-Analysis of mobile phone use and brain cancer was led by Dr. Seung-Kwon Myung, of the National Cancer Center in Korea. (21) They found that there was a mild increase in the risk of tumors with cell phone use. The most significant effects were seen in the highest quality studies, where phone use was 10 years or longer and with ipsilateral phone use. They state "all of the studies by Hardell et al used blinding to the status of patient

cases or controls at the interview and were categorized as having a high methodologic quality when assessed based on the NOS, whereas most of the INTERPHONE-related studies and studies by other groups did not use blinding and were thus categorized as having low methodologic quality.”

They also noted the Hardell group was supported by grants from independent sources while most of the INTERPHONE-related studies were mainly supported by funds originally derived from industry, i.e. the Mobile Manufacturers Forum and the Global System for Mobile Communication Association. Myung concludes that an increased risk of tumors is linked to mobile phone use when low-biased studies are used and more prospective cohort studies are needed to provide a higher level of evidence.

In 2017 Dr. Prasad , an Indian neurologist, medical researcher and head of the department of Neurology at the All India Institute of Medical Sciences, Delhi (AIIMS), also discovered an interesting pattern looking at risk of brain tumors and cell phone use. His team analyzed results of 22 case-controlled studies conducted globally on 48,452 participants from 1966 to 2016 that reported the results for the risk of brain tumour. He found that government-funded studies show increased risk of brain tumor on long-term exposure to mobile phone radiation while industry-funded research tended to underestimate the risk.

He stated, **“Our aim is not to denigrate the technology that has revolutionized the way we communicate. We want people to avoid non-essential use to reduce the risk of health hazards such as brain tumour,”**. (27)

Cell Phone Russian Roulette

In 2001 research engineer and product designer for portable phones, Robert Kane, published an important but not well known book called **“Cellular Telephone Russian Roulette: A Historical and Scientific Perspective.”** (25) The book summarizes the history and science of the cell phone industry and tactics used to minimize or ignore warnings from scientists who found radiofrequency radiation could be harmful. As an executive designer at Motorola, he worked on radiofrequency mobile radios, microwave telecommunications systems, video display systems, and research on the biological effects of radiofrequencies. Dr. Kane developed a brain tumor in 1992 and blamed his work on cellular antennas for his cancer. (26) He died of his brain tumor several years after his book was published.

He states **“Many of the problems of the industry could have been avoided had the influences of the scientific researchers superseded those of the product marketers. But the industry chose to ignore researchers who were providing unfavorable answers. The industry instead organized a broad and comprehensive public relations campaign to persuade users of portable cellular telephones that the operation was safe. The cellular telephone industry engaged in the business of preaching a ‘belief system’.”**

Is the Tech Industry the New Tobacco?

Psychiatrist **Dr. Victoria Dunckley** in her article [Is the Tech Industry the New Big Tobacco?](#) discusses the similarities between Tobacco and Technology encouraging us to view technology in a different light. She reminds us that 1) technology is an industry beholden to shareholders 2) Industry is motivated by profit not scientific truth 3) Early warnings of harm were dismissed and undermined 4) Industry fought regulation as a violation of personal freedom but with data from internet use, especially for children, being “mined” individual freedom is being eroded 5) Industry funded studies to counteract independent research showing harm 6) Industry “spins” healthy education technology just as tobacco spins “safe cigarettes”

MY PARTNER MELISSA AND I HAVE A GENUINE FEAR ABOUT THE HEALTH EFFECTS OF EMR ASSOCIATED WITH THE PROPOSED MOBILE TOWER NEXT TO OUR HOUSE IN ZENITH COURT.

WE HAVE HAD THIS FEAR AND ANGST MADE WORSE BY TELSTRAS BEHAVIOUR IN THIS MATTER.

ATTACHED IS A COPY OF THE LEGAL ADVICE THAT HOBART BARRISTER GAVE THE BYRON COUNCIL RE A SIMILAR TOWER DEVELOPMENT BY TELSTRA AT WILSONS CREEK IN NEW SOUTH WALES.

IN THE ADVICE HE ADVOCATES THE USE OF THE PRECAUTIONARY PRINCIPLE BY COUNCIL IN MAKING THEIR DELIBERATIONS.

CLEARLY ARPANSA HOLDS MEDICAL ADVICE ABOVE THEIR OWN STANDARD WHEN IT COMES TO EMR.

I HAVE SPOKEN TO RAY AND HE IS HAPPY FOR US TO INCLUDE HIS ADVICE TO WILSON CREEK IN OUR SUBMISSION.

WE HAVE A SIMILAR PRECAUTIONARY PRINCIPLE ENshrined IN STATE LEGISLATION

Environmental Management and Pollution Control Act 1994

PART 2 - Objectives of the Environmental Management and Pollution Control System Established by this Act

(h) to adopt a precautionary approach when assessing environmental risk to ensure that all aspects of environmental quality, including ecosystem sustainability and integrity and beneficial uses of the environment, are considered in assessing, and making decisions in relation to, the environment; and

HERE the precautionary approach as discussed in mr broomhalls advice is relevant.

Also, as the basis for my medical advice on this matter I refer council to the following lecture on the dangers of EMR by DR Russel Cooper.

I have attached a copy of his presentation to my emailed submission to council with respect to legal advice.



Electromagnetic Hypersensitivity

The scientific evidence does not establish that EHS symptoms are caused by exposure to low-level electromagnetic fields.

What is Electromagnetic Hypersensitivity?

Some individuals have reported a wide range of non-specific health problems that they attribute to low-level exposure of electromagnetic fields (EMF). The symptoms most commonly reported include headaches, body pain, lethargy, tinnitus (ringing in the ear), nausea, burning sensation, heart arrhythmia and anxiety. The collection of these symptoms is not part of any medically recognised syndrome.

This presumed sensitivity to EMF is termed 'Electromagnetic Hypersensitivity' or EHS, which in medical literature is also known as *idiopathic environmental intolerance attributed to electromagnetic fields* (IEI-EMF).

Are the symptoms related to EHS caused by exposure to low-level EMF?

While the symptoms are real and can have disabling effect for the affected individual, EHS has no clear diagnostic criteria and the science so far has not provided evidence that EMF exposure is the cause.

The majority of scientific studies published to date have found that under controlled laboratory conditions, EHS individuals cannot detect the presence of EMF sources any more accurately than non-EHS individuals. Several studies have indicated a nocebo effect i.e. an adverse effect due to the belief that something is harmful.

It has been suggested that environmental factors unrelated to EMF may be responsible for the symptoms, such as poor indoor air quality, excessive noise, flickering fluorescent lights and glare from visual display units (VDUs).

What does ARPANSA advise?

On the basis of current scientific information, there is no established evidence that EHS is caused by EMF at levels below exposure guidelines. ARPANSA acknowledges that the health symptoms experienced by the affected individuals are real and can be a disabling problem, and advise those affected to seek medical advice from a qualified medical specialist.

ARPANSA remains actively engaged with the EHS community, researchers and medical specialists in this area. It has established the Electromagnetic Energy Reference Group (EMERG) which includes representatives from the community, the Chief Medical Officer of Australia, various academic and government organisations and other stakeholders.

ARPANSA will continue to review the research into potential health effects of exposure to EMF in order to provide accurate and up-to-date advice.

Useful Links

- World Health Organization (WHO) fact sheet on Electromagnetic Hypersensitivity
<http://www.who.int/peh-emf/publications/facts/fs296/en/>
- Information on EMERG
<http://www.arpansa.gov.au/AboutUs/collaboration/emerg.cfm>

RAYMOND J. BROOMHALL
BARRISTER

Michael Kirby Chambers

49 Davey Street
HOBART TAS 7000
Telephone: 0447 725 254
Email: rjbroomhall@hotmail.com
ABN: 19 811 830 629

Our Ref: ECSFR/12
Your Ref:

23 August 2018

ENVIRONMENT AND COMMUNITY SAFE FROM RADIATION INC.



Dear 

ADVICE: MEDICAL EVIDENCE & THE PRECAUTIONARY PRINCIPLE

I thank you for requesting an 'urgent' advice in regards to the above matter.

My advice is as follows;

The precautionary principle is a relevant consideration to be made by Council of its evaluation of the development under s 4.15 of the *Environmental Planning and Assessment Act 1979* given the reference to ecologically sustainable development in that Act's objectives as found in section 1.3(b). The objective being to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment.

'On the basis of current scientific information, there is no established evidence that EHS is caused by EMF at levels below exposure guidelines. ARPANSA acknowledges that the health symptoms experienced by the effected individuals are real and can be a disabling problem, and advise those affected to seek medical advice from a qualified medical specialist'.

The advice of ARPANSA infers with clarity that an opinion from a qualified medical specialist reigns supreme over any information provided or adopted by ARPANSA under ARPANS Act. The advice rightly infers that a medical specialist's can interpreting the science collated by ARPANSA at the medical specialist's sole discretion to assist in consulting, diagnosing and treating his/her patients who present with symptoms associated with exposure to electromagnetic radiation.

If the Council were to be presented with a medical specialist's opinion as to harm or potential harm caused by exposure to electromagnetic radiation then the 'objective test' would be satisfied.

Letters to Council armed with a medical specialists opinion would provide decision makers in Council with the necessary tools to make an informed and objective decision. A developer would be hard pressed to appeal a 'rejection' decision based on medical opinion of harm to members of the public.

That concludes my opinion of the matter, please contact me if you require further clarification or assistance.

Yours faithfully,



RAYMOND J. BROOMHALL

The *Protection of the Environment Operations Act 1997*, amongst other sources, can provide assistance on what ecologically sustainable development and the numerous principles incorporated in it mean. I consider these matters can be taken into account under s 4.15.

This approach was taken by Lloyd J in *Carstens v Pittwater Council* (1999) 111 LGERA 1 and in *Hutchison Telecommunications (Australia) Pty Ltd v Baulkan Hills Shire Council* [2004] NSWLEC 104..

The absence of a definition of ecologically sustainable development in the *Environmental Planning and Assessment Act 1979* and the ARPANSA approach to the precautionary principle is not the only relevant consideration. The Land and Environmental Court is not limited on a merits assessment by the ARPANSA approach to the precautionary principle.

The Council must have a legally valid basis under which the principles of ecologically sustainable development and the precautionary principle can be applied by the said Court.

Developers who intend to emit electromagnetic radiation have appealed many decisions made by other Local Governments who have rejected DA's in the past.

Councils have lost appeals based on unsupported 'subjective' evidence. Subjective evidence usually comes in the form of letters submissions by individuals and community organisations. These letters usually raise personal unsupported opinion that their residences, persons and businesses will be affected and/or harmed by electromagnetic radiation.

Unfortunately, this subjective, unsupported evidence will have little credibility and be of little weight to enable Councils to make an informed decision. If a Council relied on this evidence to reject a development the decision can easily be overturned by appeal.

To remedy I suggest the 'objective' test needs to be applied in order for the Council to have the tools it requires to make a solid and informed decision in order to enable the precautionary principle to be enacted if needed to reject a development.

What is the objective test?

The Australian Government under the Australian Radiation Protection and Nuclear Safety Authority (ARPANSA) published a fact sheet in June 2015 headed 'Electromagnetic Sensitivity'. In that fact sheet ARPANSA advise the following;

From: Steve MCGhee <smcghee1@dodo.com.au>
Sent: Monday, 26 November 2018 8:47 AM
To: Planning @ Meander Valley Council
Subject: DA objections telstra tower
Attachments: 1 fina black not red submission.docx; 2 DA OBJECTION 2 Screening and setback.docx; 2a appendix 1 maths re setback.docx; 3 Lack of fire plan or precautions in the DA.docx; 4 INTRODUCTION final visual amenity submission.docx; 4a DA OBJECTION 4a why telstras photos should be ignored.docx; 5 a Screening and height.docx; 7 SUBMISSION RE HOUSE PRICES.docx; 11 submission re flora and fauna.docx

Hi planning please find attached part of my submission against the proposed mobile tower at zenith court Blackstone heights.

There will be more and hopefully I will be able to deliver a hard copy before 1700 today.

Can you please confirm receipt of this.

Regards steven mcghee

DA OBJECTION 1) for steven mcghee (for full contact details see below)

WHY THE PROPOSED MOBILE TOWER @ ZENITH COURT SHOULD BE CLASSIFIED AS A SUBDIVISION.

- 1) Section 80 of the “Local Government (Building and Miscellaneous Provisions) Act 1993 clearly says the following
- 2) Subdivide: means to divide the surface of a block of land by creating estates or interests giving separate rights of occupation. It goes on to say in subsection c Otherwise than by a): a lease of a term not exceeding 10 years or b) for a term not capable of exceeding 10 years.
- 3) Mr. northey was specifically asked about the length of the lease of the tower. His terse simple response was “the lease is a single 10-year term.” Why was he not forthcoming with the actual timeframe of the lease, surely it would be relevant to the DA.
- 4) He has led the reader to believe that the lease is only for 10 years. But I believe he has not told you the whole truth.
- 5) In the “Local Government (Building and Miscellaneous Provisions) Act 1993. Sub section c of s80 says such a development is to be classified as a subdivision unless a) there is a lease

of a term not exceeding 10 years or for a term not capable of exceeding 10 years;

- 6) We argue that this section is breached by the implication of the facts associated with the development which clearly point to any reasonable person's conclusion of a lease of more than 10 years.
- 7) Also, when the full facts of the actual lease become known it is clear that the term is clearly capable of exceeding the 10-year limit and therefore breaches the act in s80 subsection c i.e. "or for a term not capable of exceeding 10 years."
- 8) Mr. Northey has not stated the true facts of the actual lease in his answer so as to avoid drawing attention to the fact they will in fact be breaching the act.
- 9) Firstly, with any project there will be a cost benefit analysis. It is inconceivable that the costs of installing and removing the tower after 10 years would recoup the amounts of money involved.
- 10) Secondly, we have information from other residents who rejected tower proposals on their land that their leases were for 10 years with further options of 5 and 5 years.
- 11) We have no reason to believe such arrangements weren't offered to Taswater.

- 12) It is obvious their intention through their statements and actions is to subvert the law by contriving a lease that attempts to avoid the project being classified as a subdivision. And the fact he has not mentioned the further 5-year leases is disingenuous and, in my opinion, proves this.
- 13) Also, it could be characterized as a subdivision purely on the physical characteristics of the project alone.
- 14) It is a very specialized facility built by Telstra for a specific purpose. It can be used for 1 function only. A function completely alien to Taswater's objectives of supplying clean drinking water.
- 15) As well the compound is to be established completely separately from Taswater facilities. It will in effect be an island on the land. It will be completely self-sufficient and separate on the site. It will have its own power and be surrounded by a 2.4-meter chain link fence with no access allowable to Taswater staff. Nor do Taswater have the proper training to access the site.
- 16) On the physical evidence alone, it is clear Telstra intends to create a separate estate or interest giving it separate rights of occupation.

17) We say if it looks like a subdivision, smells and sounds like a subdivision then obviously it's a subdivision. And it is obvious to any reasonable person what they have done to avoid the DA being classified as a subdivision which it clearly is.

18) We therefore ask that the DA be classified as a subdivision and the extra requirements of a subdivision be applied to the DA.

Below is the correspondence between Leanne Rabojohns and Telstra's agent vision streams Clinton northey.



From: Leanne Rabjohns <Leanne.Rabjohns@mvc.tas.gov.au>
Sent: Thursday, 1 November 2018 11:48 AM
To: Clinton Northey <Clinton.Northey@visionstream.com.au>
Subject: PA\19\0083 - Zenith Court, Blackstone Heights - telecommunication facility

Good morning Clinton

Following on from our phone call, could you please let me know:

1. Time frame for the lease arrangement – section 80 of the Local Government (Building and Miscellaneous Provisions) Act 1993 determines that a lease which exceeds a term of 10 years becomes a subdivision. **The lease is a single 10 year term.**
2. Colour of the tower and shelter building – **The tower is concrete (basically the standard tower colour) with the shelter being a 'pale eucalypt' colour.**
3. Present vehicle usage for the site – **Tas water have advised that on average they make 4 trips to the site per week. Telstra contractors are infrequent approx. 2 to 4 per year.**
4. The rear setback is 2m and the Acceptable Solution is 3m. Is there a reason why you choose 2m instead of 3m?

Document Set ID: 1134071
Version: 1, Version Date: 01/11/2018

The setback of 2m is to place the site as far as possible to the western boundary. This reduces the visual impact when travelling along Zenith Court and for adjoining residents (although of course it will be seen).

Hope this helps.

Thanks for your assistance.

Kind Regards

This objection to the proposed mobile phone tower at 5 Zenith Court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith Court

Blackstone Heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

Screening and setback

I object to Telstra's request for a 2-meter setback. The reasoning for such a request is flawed. In fact, for safety and visual reasons I advocate a 7-meter setback would be more appropriate.

Telstra's setback reasoning.

Telstra's plans for the proposed mobile phone tower indicate the setback from the boundary that connects with our property and the property next door will be only 2 meters.

In the DA they made no specific mention of this and it was only picked by the diligent town planners at Meander Valley council.

The 2-meter setback is contrary to councils' regulations which at clause 28.4.1 (building design and siting) of the meander valley planning scheme at A2 state it must be setback **3 meters**.

When specifically asked about this, Telstra's response was it was to do with improving the visual amenity of the tower. It is the only reason they have given for council to overturn the prescribed limit. A limit that applies to all Blackstone residents.

4. The rear setback is 2m and the Acceptable Solution is 3m. Is there a reason why you choose 2m instead of 3m?

14071
Date: 01/11/2018

The setback of 2m is to place the site as far as possible to the western boundary. This reduces the visual impact when travelling along Zenith Court and for adjoining residents (although of course it will be seen).

Hope this helps.

(for full correspondence see below)

This answer from Telstra tells me 2 things.

- 1) Telstra is very worried about the visual impact of the proposed tower. As they should be (please see visual impact submission) and
- 2) And they are so desperate they will come up with absurd reasoning in an attempt to justify it. I am no planner but this reasoning seems ridiculous to me.

Let's look more closely at their assertion that by moving the tower back 1 meter will reduce its visual impact. (for detailed explanation of what follows please refer to the attached paper where the appropriate math's and calculations are explained.

I include my conclusions for your convenience. This is based on my workings as set out on the accompanying submission re setback.

- 4) And the height of the proposed tower is 27 meters which is the monopole and its antennae.
- 5) So from the point on the road we have tan angle equals 27 meters /60 meters. which gives a tan of .45. or looking at the tower from a 45-degree angle.
- 3) Keeping the value of tan constant and decreasing the value of the distance from the road by 1 meter as mr nothey states we observe a decrease in height of the tower from this fixed point as 27- 26.55 or .45 of a meter. Or in percentage terms its .45 / 27 which is .0166 or putting it in emr terms .000166 per cent in the visual height from the fixed point on the road.

And. decreasing the height by 000166 per cent in real terms makes hardly worthwhile. |

Given a constant angle of view of 45° we can see the effect of moving the tower will achieve very little. Certainly not enough to reduce the visual impact of the proposed tower.

Honestly, I do not understand or support their reasoning. They claim it is to reduce the visual impact of the structure. In fact, on my calculations moving the structure back 1 meter will result in a decrease in the height from the fence of .45 meter at a view of 45 degrees.

This equates to a reduction in its height from the road in percentage terms of $.45/27$ or 1.66 percent. It is an argument so flawed I do not understand why they are attempting to argue it.

I can only deduce from this that Telstra is rightly concerned about the impact of the proposed tower on the visual amenity of the area. And as a consequence, they are desperate to find ways to mitigate its impact.

The improvement in visual amenity would be the equivalent of trimming one sixteenth of the top lip of a man with a moustache and beard i.e. hardly noticeable.

Consequently, Telstra's request should be rejected and in fact given the nature of the construction the setback should be at least over 7 meters.

Safety:

The DA (development Application) has no fire or lightning plan which shows Telstra's lack of understanding of the area. See my submission 3 on this.

Basically, the tower is a potential fire hazard from the associated electrical equipment and lightning strikes. And yet there is no plan in the DA for this eventuality.

Any fires will require the relevant authorities to attend. They will need a setback of greater than 5 meters without screening to attend safely. I suggest they be consulted re what potential dangers exist and what sort of access they would require to attend such incidents.

Also given the probability of fire hazards it will be important that the area between the compound and the fence be of a distance that any fires will be less likely to spread to adjoining properties. I believe a distance of 5 meters where the space is regularly maintained is the only solution.

These safety issues are addressed by Taswater with their existing water tank. They have a setback of over 7 meters which properly addresses all safety issues.

Mitigation of fire risks can only occur with a clear setback of 5 meters with the associated screening area of 2 meter's on top of this making at least 7 meters.

Screening:

Within 10 meters of the base of the tower we have a picnic area. Initially it was 30 to 40-degree sloping land. We spent a lot of money to have it raised substantially off the ground to a height of almost 4 meters and flattened for the envisaged use. It also had to have a substantial rock wall placed in front to support the amount of soil used to make the area. The area would roughly be 20 meters by 12 meters or large enough to put a small house on.

It was placed there specifically to gain access to the unique views from that standpoint. Presently it is used as a bar b que area. We have plans in the future to place a gazebo and garden on it.

The view behind is simply the wire fence of the Taswater site with clear blue sky's overhead. It is a beautiful spot to spend a summer evening with friends and family.

But by placing the proposed tower where it is suggested will affect our quiet enjoyment of the land as well as decreasing its amenity.

Proper screening if possible, will block only the compounds view from the area but not the proposed tower.

But in any event, I do not see how proper screening can be achieved for any compound when the ground has no soil and is so rocky. This ground will not support the planting of the necessary vegetation to allow proper screening. I believe they will need a lot more space to effect adequate screening.

This obviously again is something Telstra has not thought through.

Conclusion and Reasoning for a setback of at least 7 meters'

There is no good reason to reduce the regulated setback from the back fence. Nor has Telstra made any sensible argument as to why this should occur.

This construction is not a simple residential wall. It is a complex electrical structure that will act as a lightning rod to the frequent lightning strikes in the area. A setback of 2 meters will make it impossible for emergency services to safely attend any fire along the 10metre backwall of the compound.

Also given the probability of fire hazards a larger distance between property's which is regularly maintained is the only solution.

It is noted that for safety and access Taswater has set back its tanks from the back fence by over 7 meters'.

Also, I understand that any screening must have a space of 2 metres around the proposed compound. But I do not understand how any proper screening can occur on the existing barren rocky soil within such distances.

I do not understand how anything less than 7 meters can achieve both safety and screening objectives.

Residents are subjected to strict enforcement of building regulations. This should also apply to Telstra's DA.

Consequently, the required 3-meter setback at a minimum must be enforced and we argue increased to 7 meters for safety reasons. Only then can any associated risks be mitigated to an acceptable level.

visionstream 
Visionstream Australia Pty Ltd ABN 85 093 384 680
20 Corporate Drive, Heatherton VIC 3202
M 0414 367 361
E clinton.northey@visionstream.com.au
W www.visionstream.com.au

 Please consider the environment before printing this e-mail

From: Leanne Rabjohns <Leanne.Rabjohns@mvc.tas.gov.au>
Sent: Thursday, 1 November 2018 11:48 AM
To: Clinton Northey <Clinton.Northey@visionstream.com.au>
Subject: PA\19\0083 - Zenith Court, Blackstone Heights - telecommunication facility

Good morning Clinton

Following on from our phone call, could you please let me know:

1. Time frame for the lease arrangement – section 80 of the Local Government (Building and Miscellaneous Provisions) Act 1993 determines that a lease which exceeds a term of 10 years becomes a subdivision. **The lease is a single 10 year term.**
2. Colour of the tower and shelter building – **The tower is concrete (basically the standard tower colour) with the shelter being a 'pale eucalypt' colour.**
3. Present vehicle usage for the site – **Tas water have advised that on average they make 4 trips to the site per week. Telstra contractors are infrequent approx. 2 to 4 per year.**
4. The rear setback is 2m and the Acceptable Solution is 3m. Is there a reason why you choose 2m instead of 3m?

Document Set ID: 1134071
Version: 1, Version Date: 01/11/2018

The setback of 2m is to place the site as far as possible to the western boundary. This reduces the visual impact when travelling along Zenith Court and for adjoining residents (although of course it will be seen).

Hope this helps.

Thanks for your assistance.

Kind Regards

This objection to the proposed mobile phone tower at 5
zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream -
PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS
(CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

Submission re mathematical assertions with respect the setback proposal

I haven't done high school math's on this for a while BUT using basic trigonometry I has worked out the following.



Health & Fitness

House & Home

Parenting

Relationships

Pets

Educ

How to Use Trigonometry to Measure the Height of a Tree

Real World Trigonometry

As we learned when talking about [sine, cosine, and tangent](#), the tangent of an angle in a right triangle is the ratio of the length of the side of the triangle "opposite" the angle to the length of the side "adjacent" to it.

If you think about it, you'll see that the side "opposite" the angle formed between the ground and the line running from me to the top of the tree is the height of the palm tree. And the length of the side "adjacent" this angle is simply the distance from me to the base of the tree. Which means that:

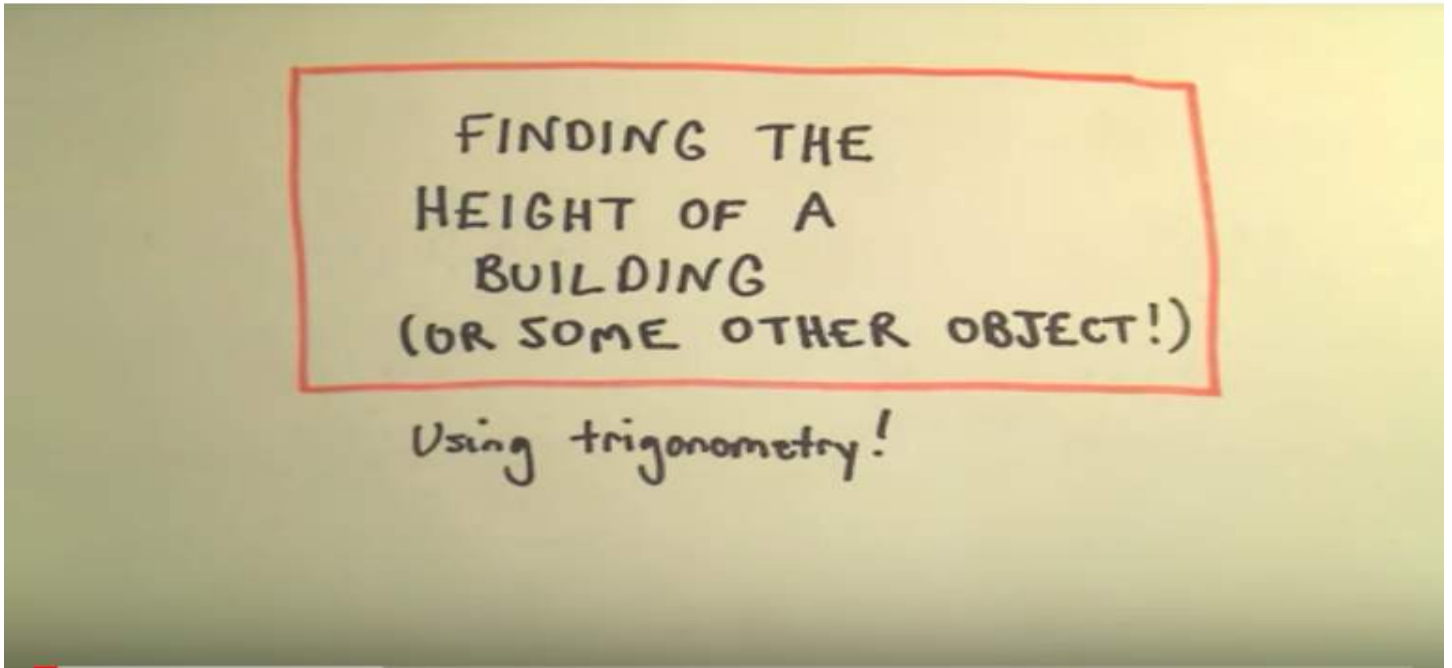
$$\tan(\text{angle}) = \text{height} / \text{distance}$$

If we turn this equation around, we can solve for the height of the tree in terms of the tangent of the angle and the distance to the tree:

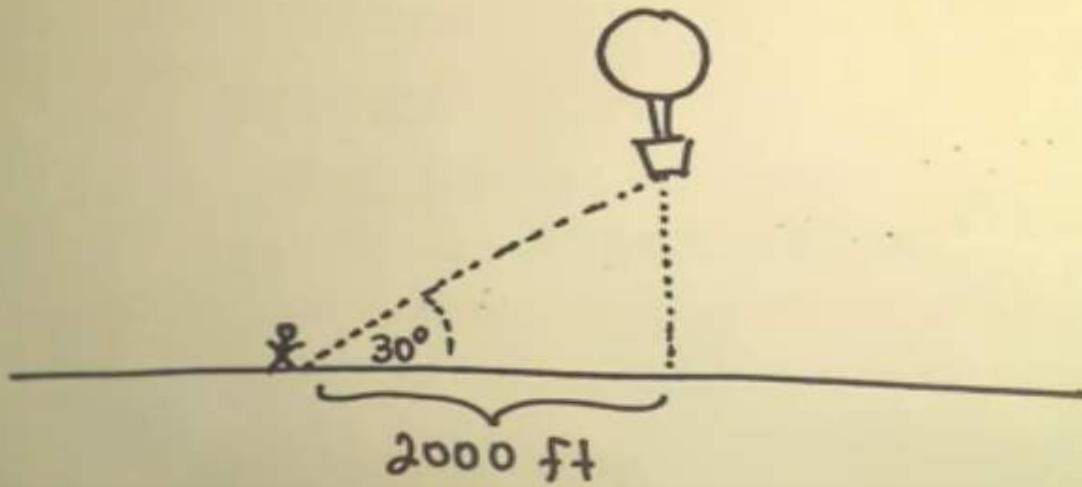
$$\text{height} = \tan(\text{angle}) \times \text{distance}$$

Acknowledgements to the following you tube video titled

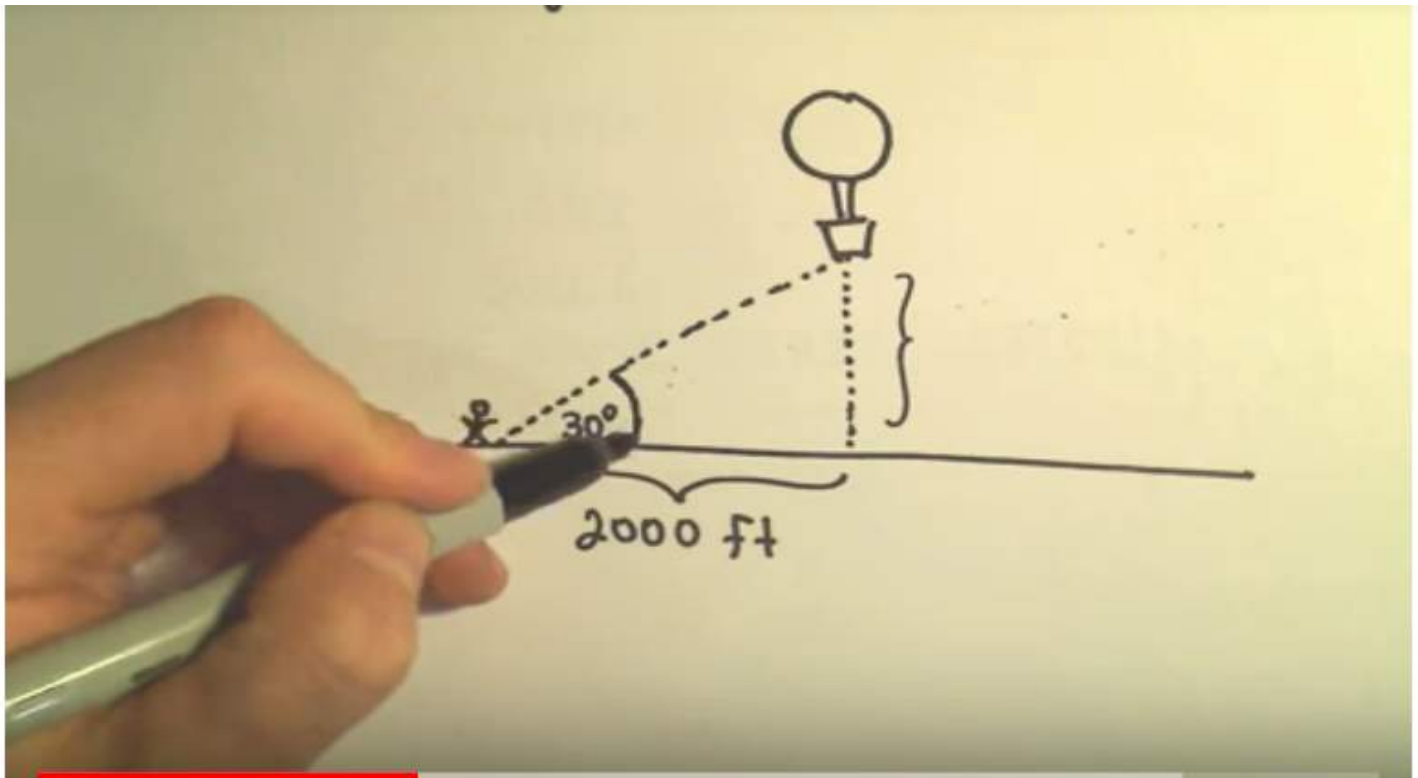
Finding the Height of an Object Using Trigonometry, Example 1

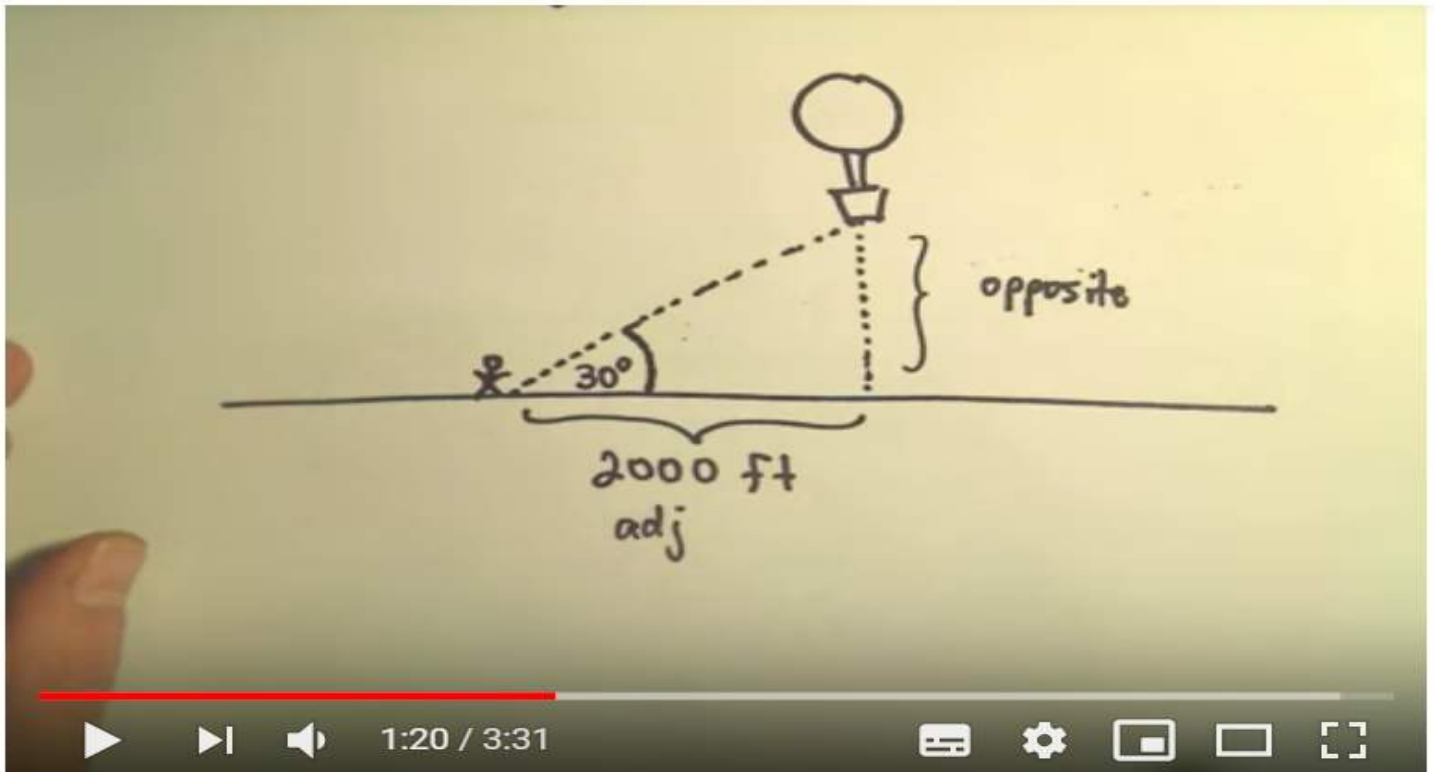


Find the height of the balloon:



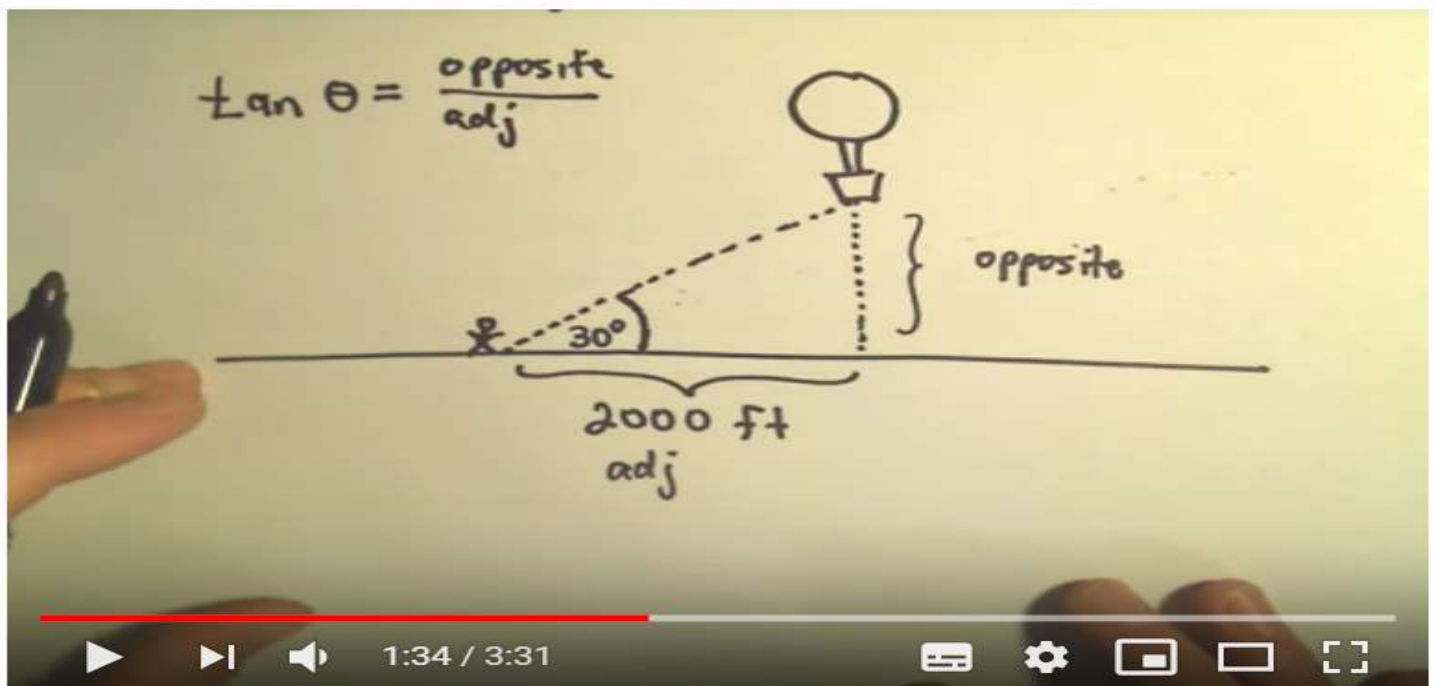
0:15 / 3:31



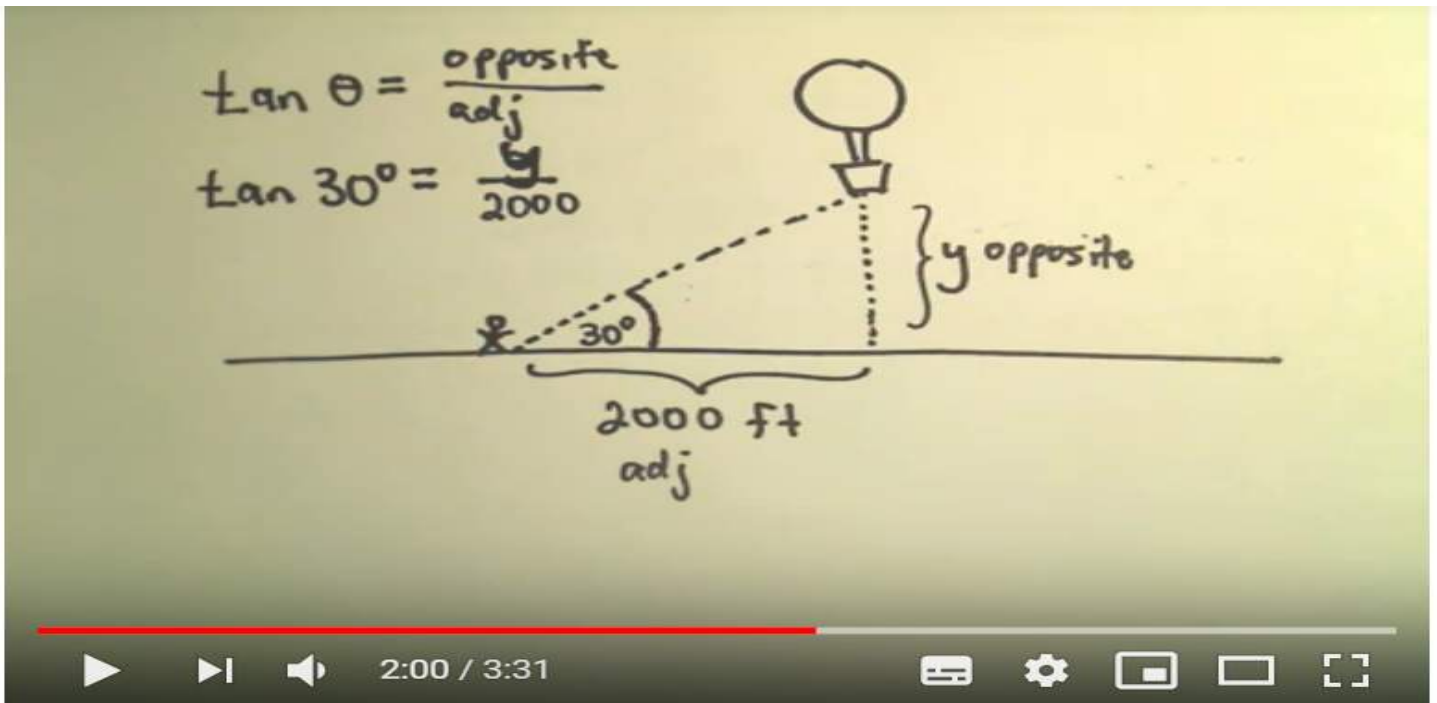


Which trigonometric function encompasses the opposite and adjacent sides.

Remember the tangent of an angle is the length of the opposite side divided by the distance from the viewer.



Putting in the known values we can determine the unknown height. Here the unknown height is given a y.



Using simple maths operations we divide both sides by 2000 feet in this eg to obtain an equation which we can use to determine the height.

$$\text{ft} \quad 2000 \cdot \tan 30^\circ = \frac{y}{2000} \cdot 2000$$
$$2000 \tan 30^\circ = y$$

2000 ft
adj

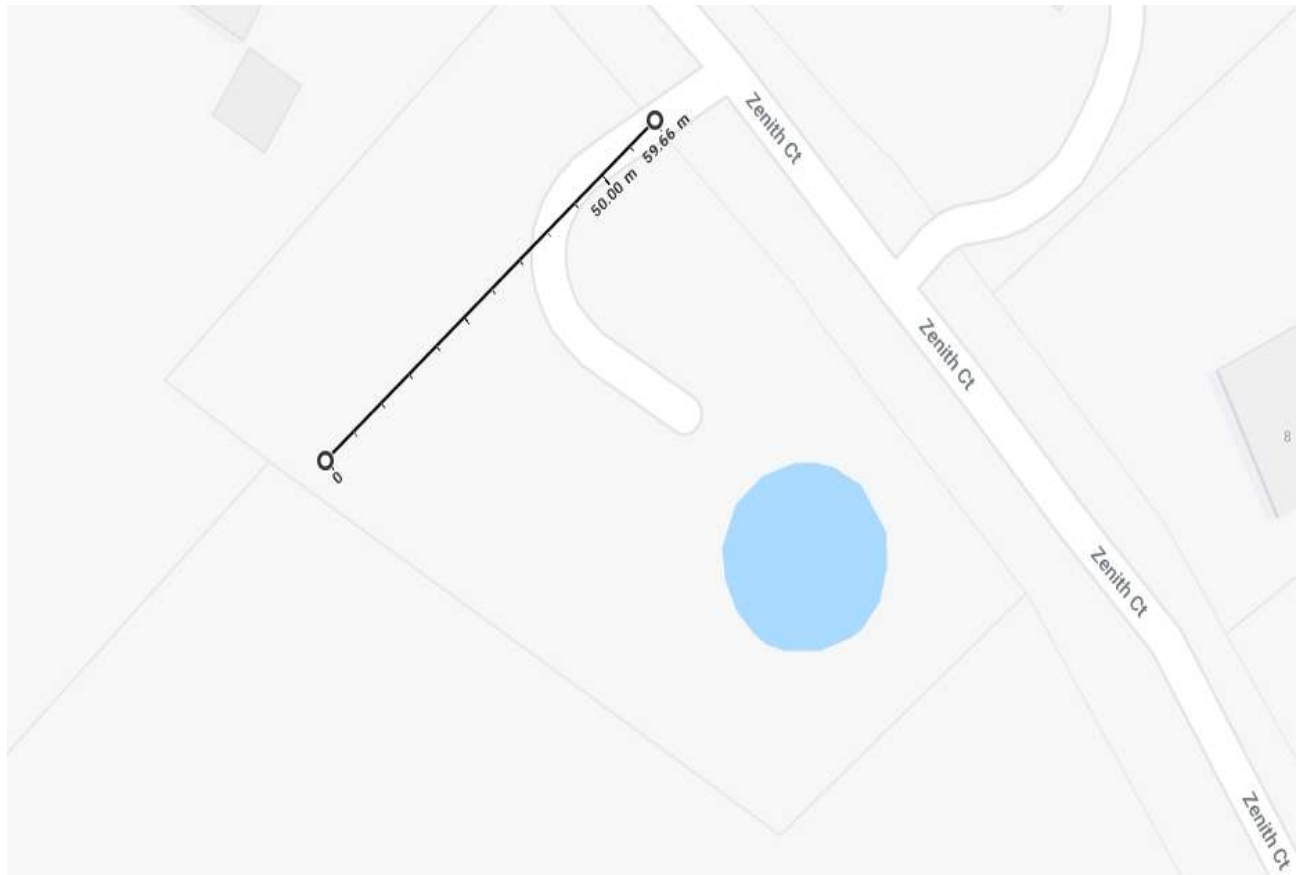
$$2000 \cdot \tan 30^\circ = \frac{y}{2000} \cdot 2000$$
$$2000 \tan 30^\circ = y$$
$$2000 (.577) \approx y$$
$$1154 \approx y$$

3:31

Consequently, using meters and values roughly similar to our own.

And using the following values

- 1) Distance from fence as say 60 metres
- 2)



- 3)
- 4) And the height of the proposed tower is 27 meters which is the monopole and its antennae.
- 5) So from the point on the road we have $\tan \text{ angle} = \frac{27 \text{ meters}}{60 \text{ meters}}$. which gives a \tan of .45. or looking at the tower from a 45-degree angle. And $\tan 45 \text{ degrees}$ is 1.
- 6) Keeping the value of \tan constant and decreasing the value of the distance from the road by 1 meter as mr nothey states we observe a decrease in height of the tower from this fixed point as $27 - 26.55$ or .45 of a meter. Or in percentage terms its $\frac{.45}{27}$ which is .0166 or 1.66 per cent in the visual height from the fixed point on the road.

And. decreasing the height by .45 meter in real terms makes hardly worthwhile.

Lack of fire plan or precautions in the DA

The DA (development Application) has no fire or lightning plan.

This again shows Telstra's lack of understanding of the area.

Phone towers are prone to lightning strikes. And this proposed tower will be triple the height of any existing trees making it much more likely the only place for a lightning strike in the area.

Having lived in the area for almost 8 years we can confirm regular lightning strikes do occur. We can also personally attest to this having suffered electrical damage from one of these strikes.

In fact, the lady down the street says there have been 2 lightning strikes on the transformer near her house recently. I'm sure this information can be verified independently by Hydro Tasmania.

Also, the proposed compound is a large electrical facility with an associated fire potential. There is no doubt the possibility of a fire from the associated electrical equipment also makes it necessary to have a fire plan which the DA does not address.

Part of this fire plan will have to involve better ground maintenance than has previously occurred. About 2 years ago there was a large fire on the site involving tas fire and helicopters. Its effects were made worse by poor ground maintenance.

Telstra need to have a comprehensive fire plan or the DA should be rejected by council.

This objection to the proposed mobile phone tower at 5
zenith court DA:

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PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS
(CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

4 Visual amenity submission

It's the quiet bushland environment that people love at Blackstone Heights. It has the unique characteristic of being close to town but miles away in amenity. You can come home after a hard day's work and get away from the world relaxing in a beautiful bush setting.

Visual amenity is difficult to define. It can mean different things to different people. The simplest definition of visual amenity is that "the look of something is in step with the beauty of the area as it presently is."

What one person finds visually attractive another will hate. But what is unquestionable from the Blackstone Heights is it's the natural environment which gives it and its inhabitants their most enjoyment and identity.

Words such as greenery, big sky's and rolling hills spring to mind when describing the Blackstone area. Its why we brought and live here. The absence of built form and development in the rural areas accentuates the scale of the landscape. Such dramatic visual contrast between mountains and the sky is the main visual perception which visitors identify as "Blackstone "

This view is reinforced and quantified by looking at the prospect vale Blackstone heights structure plan. (the PLAN) (Jan 2015)

Prospect Vale-Blackstone Heights Structure Plan

Prepared for
Meander Valley Council

Prepared by
Geografia, David Lock Associates, Arup

January 2015



At page 4 under the banner “The Planning Context” are listed key strategic land use objectives. Which include interalia 1) “Maintenance of the scenic vistas that define the area”. And further 2) Maintain the low-density character and environment in Black stone Heights”.

And at page 6 we see under the banner “community priorities” that **Value of the natural environment** is listed.

Under this heading is written “There is a strong value of local natural amenity and environment, including open space, lake Trevallyn, views and hills in the area. “

ON page 7 these values are better quantified for us with Figure 5 showing us what values the community embraces.

Out of the top 3 values first and second relate to the scenery and environment. Over 50 % consider Natural environment and greenery are important and coming in 3rd is Views and hills in the area, also considered by just under 50% of respondents to be important.

Whilst the area in question is not under the scenic management plan, we residents would argue that there is an implication it should be.

As an aside Telstra also cite parts of this plan in an attempt to justify their proposal. In the DA they say that residents raised the issue of communications.

You never take anything Telstra says on face value and you always have to look at the facts behind what they say.

This view of the communications issue is further reinforced by looking at the basis of why it was actually raised on page 6 under community priorities.

Community Priorities

Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities:

Internet access

Poor Internet speeds throughout the study area were commonly cited as an impediment to both home businesses and entertainment.

In response to this issue raised by Telstra I would like to point out that this concern over communications was made over 3 years ago back in 2015. It obviously resulted from resident's frustration with the existing internet access. Back then even we would have complained about communications. But not now.

Since then the NBN (National Broadband Network) has been rolled out to every house in Blackstone Heights. With the NBN we have consistent

reliable and fast internet connection to the rest of the world. And even back then it was well down the list of residents' concerns as shown on page 7. And it certainly didn't rate higher than 1) natural environment and greenery. And 3) views and hills in the area.

Figure 5: Community values about the local area



Whilst the communications situation has dramatically changed the other values of natural environment and greenery as well as “maintenance of the scenic vistas that define the area” still and always will remain.

Telstra's own words.

And finally, and for me the clinching argument for dismissing the DA purely on visual amenity grounds are Telstra's own words.

They have publicly stated that a site can be rejected purely on the ground of visual amenity. See page 11 of their DA.

At page 11 of the DA they state the following

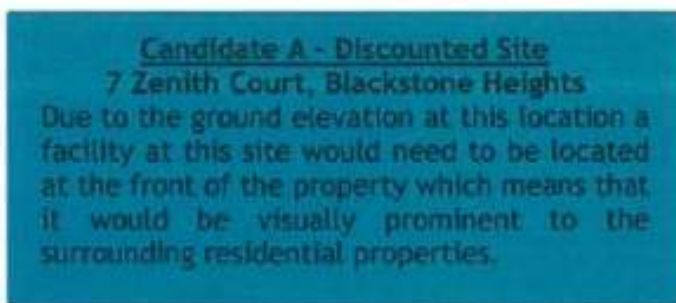
Candidate A: 7 Zenith Court, Blackstone Heights TAS 7250

Candidate A is positioned on a ridgeline at the end of Zenith Court and on land that is zoned 'Low Density Residential' under the Meander Valley Interim Planning Scheme.

The ground elevation at this location would require Telstra to provide a facility at the front of the property, as the land slopes significantly to the west. The facility at this location would therefore be highly prominent, exposed and would have a high level of impact on surrounding residential properties, despite providing a high level of coverage.

This candidate was discounted due to potential visual impacts on surrounding dwellings in all directions.

At page 11 of the DA its again stated

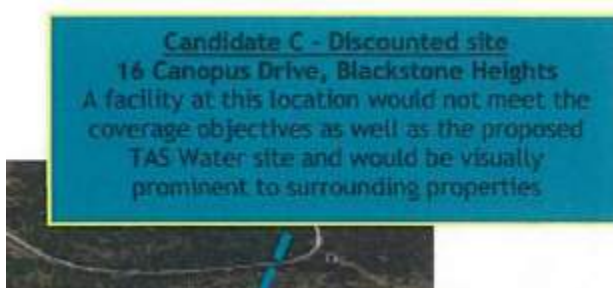


Candidate A - Discounted Site
7 Zenith Court, Blackstone Heights
Due to the ground elevation at this location a facility at this site would need to be located at the front of the property which means that it would be visually prominent to the surrounding residential properties.

And yet they say by moving the proposed tower 150 meters to the left as you look at the rejected site and a few meters forward the whole situation has changed.

They also rejected candidate C on visual grounds.

At page 11 of the DA they state



And at page 13 of the DA

Candidate C: 16 Canopus Drive, Blackstone Heights TAS 7250

Candidate C is land associated with an existing residential property and is zoned Low Density Residential.

Any facility here would be highly prominent given the close proximity to residential dwellings and the coverage objectives could not be achieved here given the lower level of the land than Candidate B.

This candidate was discounted due to inferior coverage from this location.

It is impossible to find any major difference between the proposed site and the rejected sites.

Clearly on the visual amenity criteria Telstra themselves adopt the proposed tower has to be rejected.

Or in Telstra's own words "The candidate" must "be discounted due to potential visual impacts on surrounding dwellings in all directions. "

TELSTRA PHOTOGRAPHIC PORTRAYL OF THE SITE.

Looking at Telstra's photos of the area one could be forgiven for thinking the location is an industrial site in the middle of the bush. All their photographs have been taken to portray the worst possible angles and the worst possible views.

There are also factual inaccuracies in their photos.

What they haven't and can't portray is the beauty of the area when you look up. It is impossible to capture the areas beauty with photographs and I invite all councillors to come and see the beauty for themselves.

Placing a tower at the proposed site would be like putting a big black spot the size of a 50cent piece on the Mona Lisa or placing advertising on the opera house.

Also, the sequence of Telstra's photos is out of step with the land descriptions. So, for e.g. at page 12 of the DA the verbal description of the zenith court candidate B has an accompanying photo of another completely different site. That of candidate A that being Canopus drive. This gives the wrong impression as to what the site looks like.

I am not a very poetic person but you can't appreciate the beauty of the views until you have witnessed them for yourself. We call our property "BIG SKY" for a reason. Anyone who visits enjoys the 360-degree views on top of the hill. I have never lived anywhere else that has such spectacular views. I often stand at a point on the property and just turn through 360 degrees to enjoy the view. And that includes our picnic area we had specially made just 10 metres from where the proposed tower is to go.

**Following is what the tower will
look like**

You will notice 3 things

- 1) Melissa at the base and**
- 2) How wide the tower is and**
- 3) There is no 10meter by 10-
meter compound at the base**



It's pretty big isn't it !!!!!!!

Now add a further 10
meters to it to get the
actual size the proposed
tower will be at zenith
court

Below is a copy of a Telstra upgrade notice from Saturdays examiner.

It shows examples of what Telstra can do without council approval.

Public Notices

ENERGY RATINGS
Residential
Commercial
Ph. 0430 180 188.
consulting@elisa.com.au

WATER BORES
NO WATER, NO CHARGE
300 gallons per hour
MOORE DRILLING
Ph. 0419 504 789

PROMOTE YOUR BAND TO A GO R AD

PROPOSAL TO UPGRADE MOBILE PHONE IN TASMANIA

Telstra proposes the upgrade of the following Mobile Base Station Sites:

1. Invermay Site no. 25060 NSA no. 7248001 (LOT 2 Plan 5030 Gilmore St, INVERMAY TAS 7248)
2. Juliana St Site no. 27055 NSA no. 7250014 (No. 14 Juliana Street, WEST LAUNCESTON TAS 7250)
3. Norwood Site no. 98051 NSA no. 7249001 (36 Watchorn Street, SOUTH LAUNCESTON TAS 7249)
4. Silverdome Site no. 213895 NSA no. 7250010 (Oakdem Rd, PROSPECT TAS 7250)
5. Elphin Site no. 15578 NSA no. 7250007 (LOT 1 Plan 53960 Dowling St, LAUNCESTON TAS 72500)

Telstra proposes to upgrade the facilities at the above addresses including and not limited to addition of AIR antennas, panel antennas, Remote Radio Units (RRU's), Tower Mounted Amplifiers (TMA's) and associated ancillary equipment. Additional equipment to be installed in the existing Telstra shelter. The works will improve the LTE900, LTE2100, LTE2600 and NR3500 network in the area.

Telstra regards each of the proposed installations as a Low-impact Facility under the Telecommunications (Low-impact Facilities) Determination 2018 ("The Determination") based on the description above. Further information can be obtained from Charlotte Phillips at Aurecon (on behalf of Telstra) on 03 9975 3054 or email: charlotte.phillips@aurecongroup.com www.RFNSA.com.au/

Written submissions should be sent to: PO Box 23061, Docklands, VI, 8012 by **5pm on the 11th October 2018.**

TA5431640

Michelle
Slim, busty, apartment Launceston Area, passionate.
Ph: 0416 9...

New 1
Ph. 04...

NEW
Stunning serv
0487 6...

And below is a picture of Melissa standing next to a new antennae array telstra is putting up at prospectvale market place.

All without council approval as its deemed “ a low impact structure”

This madness has to stop.



This objection to the proposed mobile phone tower at 5
zenith court DA:

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PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS
(CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

DA OBJECTION 4a) for steven mcghee (for full contact details see below)

Submission on why Telstra's photographic portrayal in the DA should be disregarded.

Previously I have stated that Telstra's portrayal of the sight has been to make it look like an industrial site. In their DA they have made no obvious reference to the inescapable beauty of the area. Beauty that cannot be captured by photographs. And I again invite any and all councilors to come and view the scenery for themselves.

Below is one of Telstra's photos of what the proposed tower would look like from panorama rd.

It portrays the tower as just rising over the existing trees. This is totally misleading and deceptive. Why because you can just see the outline of the Taswater tank. This tank is at least 6 meters high. I say 6 meters because in reality it is sunk into the ground. But let's assume it is 6 meters.

If its 6 meters then the actual tower at 27 meters will be almost 5 times higher. And the shown tower is nowhere near that.

Consequently, we should view Telstra's photos of the area with distrust.



- a) The proposed tower as portrayed by Telstra
- b) The outline of the existing tank which is well screened by existing vegetation.
- c) The water tank cannot be greater than 6 meters high. In fact, we argue it is set into the ground such that the view seen is less than 6 meters high. But for arguments sake we will assume it is 6 meters high.
- d) The proposed tower will be almost 27 meters high.
- e) 27 meter's is almost 5 times the height of the tank. Visual inspection reveals the tower is not represented as more than four times the tanks height.



This objection to the proposed mobile phone tower at 5 zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream -
PA\19\0083**

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Please feel free to contact me for any clarification or further details.

Screening and height

There are two designated development zones in Zenith Court 1) Low Density Residential – (the Acceptable Solution for height here is 8m) and 2) Utilities (the Acceptable Solution for height here is 6m).

However, an applicant can apply for a greater height as a Discretionary application. The Discretionary process includes advertising and assessment, with the end result being either a planning permit (with or without conditions) or it could be refused.

The proposed tower will be almost 27 meters. Telstra keep saying that it will be 25 meters but that does not include the antennae at the top which will make the tower look like a giraffe.

And Telstra can add to the tower's height in future with and without council approval. They can also add new antennae and infrastructure. Their answer to this is they have no plans to do so at the moment. Which means they will. And to prove this point I point to the supposed upgrades they are undertaking at the

prospect vale market place. And all within 18 months of the tower's installation.

To put the towers height in perspective an average person in Australia is about 175.6cm according to the Australian bureau of statistics.

How tall is the average Australian man? ^


I live in Australia and according to the Australian Bureau of Statistics the average Australian man (18 years and over) is **175.6 cm** or 5'76" tall and weighs 85.9 kg.

This would make the tower $2700/175 = 15.48$ time higher.

Or 5-6 times taller than a tyrannosaurus rex.

Tyrannosaurus / Height

4.6 – 6.1 m



People also search for





and another person on top of this.





Personal perspective

Being the residence closest to the tower it will affect us the most. It will be like a huge monster looming over our property obviously destroying the value of the property.

Any views to the south of the property will be completely destroyed. I have included photos for your perusal.

Of particular note are 2 recreational areas we use regularly.

The first area is one previously mentioned in my setback submission. We spent a lot of time and money installing it. Presently it is a picnic area which eventually was to be grassed and a gazebo placed on it.

The second area is a small flat area outside our back door which we call the “bowling green”. We want an area which is flat and well grassed near the back of the house for recreational purposes.

Presently it is a work in process. Eventually, as we save the money, we will build a stone wall along the western side and back fill the area with soil to allow green lush grass to thrive.

Both these areas will have their aspects completely destroyed by the proposed tower. And why, because people can't wait a bit to upload a photo or a video.

Screening

There is no way that Telstra can screen or mitigate the proposed towers appearance.

Their portrayal of the tower from panorama is completely inaccurate on page 29 of the DA.



Figure 13 – Indicative view from Panorama Road, approximately 440m south of the proposed site. Please note that this is showing a tower height of 30m rather than 25m as proposed.

Please see submission on why Telstra's photographic portrayal of the area is erroneous. And why this calls into question its visual portrayal of the area.

The nearest trees are about 8-10 meters high and cover the existing water tank to such an extent you have to actually look for it. These trees are to the side and not in front of the proposed tower.

The proposed tower will be an ugly running sore on the landscape. In fact, as seen above, it is completely out of step with the visual amenity of the area. This means anyone who looks from across the valley will be drawn instantaneously to its unnatural shape, destroying the view.

There is no doubt it completely disrupts the visual amenity of the area. And it will be impossible to screen its appearance. There is no adequate screening at the moment and given the advocated setback distances no trees of a screening nature would be able to grow high enough to screen it.

Also given the time frames involved it would be well past the use by date of the tower before any trees grew big enough to screen it. As well, I doubt the soil

would be able to safely secure and sustain trees big enough to screen the tower.

Conclusion

Telstra's portrayal of the area is obviously misleading and deceptive.

The proposed tower will be a massive structure at close range let alone at a distance.

Its unnaturalness will immediately draw anyone's eye to it as they scan the horizon. There is no way it can possibly be screened from view. It will be a blot on the landscape.

Local residents are subjected rightly to strict council regulations with respect planning to ensure the integrity of an area. Otherwise we would have a hotchpotch of development across the area destroying its uniqueness.

Since we are subjected to the regulations so should Telstra be. And we all know that if it was a flagpole, we would not be even having this discussion.

I often stand somewhere on our property and do a 360 degree turn to take in the view as well as the sky's.

That's why we unofficially call our property "Big Sky". If the proposed tower goes in it will destroy our southerly aspect completely. And destroy any enjoyment of the 2 recreational areas mentioned above.

Consequently, we ask council to reject the proposed tower.

This objection to the proposed mobile phone tower at 5 Zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream - PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS (CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further details.

SUBMISSION RE HOUSE PRICES

Would you live near a tower

If you ask anyone you know whether they would live near a phone tower the overwhelming response would be a resounding no. This reinforces what we all intuitively know. That is that very very few people want to live near a tower.

We found the same attitude was reflected in the reactions from local residents when they were approached to sign our petition.

This is also reflected in the many newspaper articles across the nation rejecting towers. A US study shows 95% of respondents when asked if they would want to live near a tower said no!

This overwhelming response by people not to live near a tower will affect house prices. How, by decreasing demand for such houses.

The economics of supply and demand

Using a simple supply and demand model it can be shown that with decreased demand for an item prices for that item will drop. The decreased demand comes from less people wanting to buy such properties. We all know what happens at auctions when 2 people really want an item. The price goes up dramatically. But if no one wants to bid and it has to be sold then the price will reduce until it gets to a price someone will pay usually substantially less than its worth.

With less people buying near towers, i.e. less demand, prices will fall. If we had seen a tower on the site next to our house 8 years ago. We would have simply turned around without looking at the house.

When questioned on this issue Telstra's official response is vague and includes responses like "all prices rise over time". Responses done in vague language to avoid legal responsibility.

Yet again when the code calls for openness and frank discussions re mobile tower placement Telstra has been found wanting.

And yet using their own words even Telstra admit that demand will be affected when in their Blackstone heights

pamphlet, they state at page 3 that there is a negative public perception about mobile phone towers.

Base Stations and Health

Telstra understands that some people have genuine concerns about the levels of Electromagnetic Fields

They even say it in their 2018 broad statement brochure. There they admit openly its an issue they haven't addressed.

The reason its relevant is that such perceptions as admitted by Telstra lead to less buyers which means less demand. And yet wont admit any effect on house prices.

Telstra's position

Even Telstra wont openly deny effects on house prices. As they won't tell you EMR is 100% safe.

All their answers are couched in vague legal terms to avoid any legal liability. This after they have voluntarily signed the code which calls for open and frank discussions on all issues related to phone tower placement.

Their official responses are that "Telstra isn't aware of any effects of mobile phone placement on the prices of houses." And further vague answers such as "all prices rise over time."

If you feel you've heard this all before your right. It's the same argument they use re EMR safety ie Telstra isn't aware of any health issues associated with phone towers.

I find it hard to understand their position on house prices when they admit publicly that people have "genuine concerns about the levels of EMR fields..."

Base Stations and Health

Telstra understands that some people have genuine concerns about the levels of Electromagnetic Fields

At the drop-in session I spoke to Sarah Ebbelaar and another Telstra female rep. They both tried to console me as I was upset about the fact no real answers were being given to our questions. I remember ms ebbelaar saying that she would be worried about prices too.

She also says in a text that we should contact local estate agents re any possible price reductions which we have done.

Also, Telstra would say that we have to prove any house price depreciation.

I say this is not so. It is reasonably foreseeable that they have a duty of care to the local residents and that their actions will/have lead to loss.

And the standard of proof for such matters is the civilian one of “ is it more likely or not,”

This standard is obviously breached. And because of this I believe the onus is on Telstra as the party prosecuting the development, as part of their DA, to prove that there will be no reduction in house prices.

At the drop-in session any mention of house prices to northey, his female assistant or councilor connor were scoffed at.

I can understand the vision stream representatives being that way. In fact, after weeks of dealings with them it didn't surprise me at all.

But what I was disappointed at was councilor Connors inability to be impartial on such matters. Not to be able to at least listen and argue sensibly against such notions. But to actually to dismiss a resident 's concerns out of hand before hearing what I had to say.

This dismissive attitude and failure to represent all residents' interests is reflected in his Facebook reposts when he was initially approached about the mobile phone placement.

Put see his face book responses on this.

I believe any reasonable person not pushing their own agenda would agree that house price depreciation is a real issue.

Councils possible response to the issue

I believe council needs to take this negative aspect of the proposal into account as part of the balancing act of determining whether there is *“significant community benefit”*.

To this end I believe council is in a position to request from Telstra an independent study of the possible effects on house prices near mobile phone towers in our area. This under their powers granted by sp2-1 in determining significant benefit.

Legal Liability

I ALSO BELIVE COUNCIL NEEDS TO BE AWARE OF POSSIBLE LEGAL LAIBILITY, ALONG WITH TELSTRA, FOR ANY DEPRECIATION OF PRICES DUE TO THE TOWER INSTALLATION.

IT IS OBVIOUS TELSTRA AS WELL AS COUNCIL HAVE A DUTY OF CARE TO LOCAL HOMEOWNERS. AND THAT IT IS BREASONABLY FORSEEABLE THAT THEIR ACTIONS WILL LEAD TO FINANCAIL LOSS.

An independent study on this would remove any possible liability council might face if they approved the tower.

The evidence for house price depreciation.

Below and attached are numerous articles on the effects on house prices of mobile phone towers.

I have also attached the Reponses from a number of local real estate agents with their views on what effect a mobile tower would have on prices.

I also have the name and address of a lady who lived at port sorrel. She believed the carriers representations that

the tower would not affect prices. After 18 months she says she lost about \$70000 on the eventual sale.

All this evidence points to a depreciation in prices of at least 20%. And for those houses closest to the tower a drop of up to 25%.

For privacy reason we have withheld the name of the lady in question and the real-estate agents. But we are prepared to give them to an independent 3rd party such as the meander valley general manager Mr Gill upon request. We always supply verifiable information and are prepared to justify what we say.

There is also a lot of research on the matter. Below I attach some of the many studies done. The most relevant one being in Brisbane and done about 12 months ago.it shows price reductions of 20%.

The only study I found supporting Telstra's contention of no price changes was a New Zealand study done back in 2002.

Back then we had 1-2g phones and the understanding of such matters was limited. Now all you have to do is google mobile tower fights to get a huge amount of newspaper articles on the subject to show how much more informed people are these days. And googling house prices and

mobile phone towers will also return a wealth in information on the subject.

The evidence

- 1) I have limited my research to recent evidence from at least the last 5 years.**
- 2) I believe research before that is outdated since the telecommunications industry has dramatically changed since then. 5 years ago, we didn't even have 4g and 3g was an emerging technology.**
- 3) Also education and the media social and otherwise have dramatically increased public awareness of the issue.**
- 4) Look at the outcry over Telstra testing 5G in Launceston.**
- 5) A 2014 survey conducted by the National Institute for science, law and public policy in Washington DC, showed similar response to our on the ground research whilst petitioning re living near mobile phone towers.**
- 6) The survey showed the following results**

It shows home buyers and renters are less interested in properties located near cell towers and antennas, as well as

in properties where a cell tower or group of antennas are placed on top of or attached to a building.

- 94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.
- 94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.
- 95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.
- 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.
- 88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.
- 89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.

•

7) Numerous articles such as the one below by a new York real estate agent are available on the web

Examining invisible urban pollution and its effect on real estate value in New York City - by William Gati

September 19, 2017 - Spotlights

Understanding EMF values of business and residential locations is relatively new for the real estate industry. Cell phone towers bring extra tax revenue and better reception to a section of the city, but many are skeptical because of potential health risks and the impact on property values. Increasing numbers of people don't want to live near cell towers. In some areas with new towers, property values have decreased by up to 20%.

8) Or the following

9) The most recent study was done in Brisbane Queensland Australia in 2017

10) Below I present the abstract for the study

The impact of cell phone towers on house prices: evidence from Brisbane, Australia

- Authors
- [Authors and affiliations](#)
- Darshana Rajapaksa Wasantha Athukorala Shunsuke Managi Prasad Neelawala
- Boon Lee Viet-Ngu Hoang and Clevo Wilson

Research Article

First Online: 27 June 2017

• [5](#) Shares

• [257](#) Downloads

• [2](#) Citations

Abstract

The growing public pressure against the spread of cell phone towers in urban areas has created a need to understand their impact on adjacent house prices. A few existing studies are, however, controversial in their methodology and inconclusive in their

results. Therefore, our study on the effect of cell phone towers on house prices is designed to avoid these deficiencies.

Property transaction data collected from two suburbs within the Brisbane City Council were analyzed adopting the spatial hedonic property valuation model. The estimated models were statistically significant and were largely in line with theoretical expectations. The results revealed that proximity to cell phone towers negatively affects house values, decreasing as the distance from the tower increases. A suitable compensation programme for nearby property owners is, therefore, suggested as being an appropriate policy response.

Effects on house prices

THE AVERAGE HOUSE PRICE OF PROPERTIES SURROUNDING THE TOWER WOULD BE AT LEAST \$500000. AND MOST HOUSES LIKE OURS WOULD BE WORTH A LOT MORE.

AND THERE ARE AT LEAST 50 HOUSES IN A 100 METER RADIUS OF THE TOWER.

GIVEN THIS THERE IS A MINIMUM VALUATION OF 500000 BY 50 WHICH IS 25 MILLION DOLLARS WORTH OF REAL ESTATE AND IN REALITY PROBABLY CLOSER TO \$ 30 MILLION. BUT LET'S SAY \$25 MILLION.

IF THERE IS A HOUSE DEPRECIATION OF SAY 10% THIS WOULD LEAD TO FINANCIAL LOSSES OF 2.5 MILLION DOLLARS. AND IF IT WAS ONLY A 5% DEPRCIATION THIS WOULD BE 1.25 MILLION.

AND AT THE MOMENT TELSTRA IS PAYING \$200000 AND GETTING A FURTURE GUARANTEED INCOME.

I BELIEVE THE LOSS ALONE FROM THE 2 CLOSEST HOUSE WILL BE GREATER THAN TELSTRAS COSTS FOR THE PROPOSAL.

This objection to the proposed mobile phone tower at 5
zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream -
PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS
(CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

Submission re flora and fauna

It is obvious from Telstra's submission in the DA that they don't care about the environmental consequences of their actions. This despite their corporate objectives of being sensitive to environmental issues. We are aware of a number of mistakes they have made in their environmental submission. Being at the cutting edge of environmental protection it is council's duty under the environmental law to protect the environment. Telstra's DA is incomplete on this matter. It begs the question what else have they missed. Consequently I request that Telstra's DA be referred to Primary Industries Parks Water and Environment. (DPIPWE) so that a proper and through independent study can be done on the effects of the DA on local flora and fauna.

Telstra's stated objectives with respect the environment sound good on paper but the reality is they do not live up to them without being held accountable. Below is their environmental policy as of 20th august 2018



Environment Policy

Overview: This Policy sets out how we meet our environmental responsibilities and empower people and organisations to improve their environmental performance.

Scope: This Policy applies to all employees and contractors of Telstra and its controlled entities (collectively "Telstra Group") and to any other person notified that this Policy applies to them. This Policy is supported by the [Minimum Environmental Requirements Document](#). You are expected to read, understand and follow both of these documents.

Policy Principles

01. At Telstra Group, our goal is to prevent environmental harm and use our technology, expertise and scale to minimise our own environmental impact and that of our customers. We are committed to safeguarding and facilitating environmental improvement, and we do this by:
- Implementing and maintaining a global environment management system that focuses on addressing significant environmental risks across our supply chain, and avoiding environmental harm.
 - Applying continuous environmental improvement in conserving resource use, demonstrating electronics stewardship, preventing pollution and protecting cultural heritage and biodiversity.
 - Minimising our carbon emissions by improving the energy efficiency and emissions intensity of our networks, including through the use of renewable energy.
 - Understanding the risks posed by climate change to our network infrastructure and people, and identifying action to adapt and strengthen the climate change resilience of our business.
 - Encouraging innovation in digital products and services that create environmental solutions to monitor, protect and improve the environment.
 - Meeting or exceeding all applicable laws, regulations and standards relating to the environment.
 - Providing clear performance expectations through setting environmental objectives and targets, and demonstrating active environmental leadership in striving to achieve them.
 - Providing environmental training, information and supervision to employees, contractors and suppliers.
 - Seeking to use suppliers who share our commitment to continuous environmental improvement.
-
02. What we expect of all employees, contractors or anyone working on behalf of Telstra Group:
- Take all reasonable and practicable measures in incorporating environmental considerations into our daily work activities, products and services.
 - Identify resource saving opportunities in our office buildings, data centres, network sites and products. This may comprise reducing energy consumption, increasing reuse and recycling, or reducing environmental impacts from product packaging.
 - Consider and manage climate change risks associated with key business activities including mergers and acquisitions, network design and operation and customer service delivery.
 - Obtain required environmental approvals, licenses and permits before commencing work. Discharge of pollutants and waste should not be undertaken unless prior approval is granted from relevant authorities.
 - Prepare for, identify and proactively respond to environmental incidents. This may include ceasing work, and responding to and reporting pollution via incident reporting processes.
 - Secure opportunities to create digital environmental solutions and promote the environmental benefits of our products and services.
 - Proactively engage and collaborate with customers, governments and other stakeholders to address key environmental issues that affect our business, employees, and the communities we serve.

Breach of Policy

Compliance with this Policy will be monitored. If you don't comply with this Policy you could face disciplinary action. This may include termination of your employment or engagement. If you break the law you may also be personally liable.

Andrew Penn
Chief Executive Officer
20 August 2018



Policy Definitions

Term	Definition
Pollutants	Pollutants are substances that are introduced into water, land or the atmosphere that will have a detrimental effect on its current or future use. Or substances that could harm the health or welfare of humans, plants or animals.

Of note are the following issues .

Policy Principles

01. At Telstra Group, our goal is to prevent environmental harm and use our technology, expertise and scale to minimise our own environmental impact and that of our customers. We are committed to safeguarding and facilitating environmental improvement, and we do this by:

1)

2) Here they state that their goal is to prevent environmental harm.

3)

- Meeting or exceeding all applicable laws, regulations and standards relating to the environment.
- Providing clear performance expectations through setting environmental objectives and targets, and

4) Here as good corporate citizens the expectation is that not only will they meet but exceed all applicable laws regulations and standards relating to the environment

5)

- Providing environmental training, information and supervision to employees, contractors and suppliers.

6) Here they say they state they have a duty to provide environmental training not only to employees but to contractors such as vision stream.

7)

02. What we expect of all employees, contractors or anyone working on behalf of Telstra Group:
- Take all reasonable and practicable measures in incorporating environmental considerations into our daily work activities, products and services.

8) Here they clearly define what is required of employees contractors or anyone working on behalf of telstra. Ie to take all reasonable measures in incorporating

environmental considerations into our daily work activities.

- Obtain required environmental approvals, licenses and permits before commencing work. Discharge of pollutants and waste should not be undertaken unless prior approval is granted from relevant authorities.
- 9) Prepare for, identify and proactively respond to environmental incidents. This may include ceasing work, and responding to and reporting pollution via incident reporting processes.

10) Here it says that they must obtain all environmental approvals, licenses and permits before commencing work.

Proactively engage and collaborate with customers, governments and other stakeholders to address key environmental issues that affect our business, employees, and the communities we serve.

11)

12) Proactively engage and collaborate with customers, governments and other stakeholders to address key environmental issues that affect our business, employees and the communities we serve.

Breach of Policy

Compliance with this Policy will be monitored. If you don't comply with this Policy you could face disciplinary action. This may include termination of your employment or engagement. If you break the law you may also be personally liable.



Andrew Penn
Chief Executive Officer
20 August 2018

13)

14) And finally, it talks about the fact that if these policies aren't complied with then there will be disciplinary action.

I was gob smacked when I read this for the first time because I find it very hard to rationalize these statements with reality.

This philosophy is further supported by their environmental statement in their big picture statement 2018.

Environmental risk and compliance

Approach

The nature, scale and geographical spread of our activities bring inherent environmental challenges. Protecting the environment is our priority, and we seek to achieve this by cultivating a strong risk management culture and maintaining our environmental management system which is accredited to ISO 14001:2015.

Our most important environmental issues are defined by our global Health, Safety and Environment (HSE) management system. Telstra has outlined a number of minimum performance requirements to manage compliance for these issues, including:

- Resource use
- Pollution
- Waste
- Biodiversity
- Land management, heritage and access.

Telstra's Executive Leadership team maintains strong governance over our environmental compliance activities, ensuring that our key environmental compliance risks and controls are understood and promoted across the organisation.

For more information on our approach to sustainability governance, please refer the [Climate change governance](#) section of this report.

Progress

Telstra, as a minimum, seeks to be compliant with all applicable environmental laws and regulatory permissions relevant to our operations. We also comply with notices issued by government authorities. We have not been prosecuted for, or convicted of, any significant breaches of environmental regulation during the financial year.

Each year we conduct an enterprise-wide review of our environment program and plan compliance activities for the coming period. This year, we digitised and strengthened our existing environment compliance program to better drive business unit accountability for best practice environmental compliance. Awareness training and procedural updates continue to be rolled out across the company in response to current and emerging environmental requirements.

Here again they publicly state that protecting the environment is their priority.

Telstra's behavior

Again, and again with anything Telstra does you can not take anything they say or do at face value.

They are acutely aware that they behave badly, enough so to make a statement about this.



Increasing stakeholder expectations, coupled with a declining trust in business means the relationship between business and society is changing.

Responsible business: We **will be** a sustainable, globally trusted company that people want to work for and with.

This acknowledges they are not there yet.

The reality of the flora and fauna study

I'm no environmental expert. But to me the environmental report is not thorough nor does it use local Tasmanian resources to ascertain the effects of their DA (development application)

Despite all their high aspirations about maintaining and going beyond accepted environmental issues they have put together what looks like a copied and pasted environmental submission. A report which has had no genuine thought gone into it. This after they espouse such high environmental ideals.

Blackstone is a bush environment. People who live here embrace and protect their environment. This include the local wildlife.

Below are listed the known or suspected animals that inhabit the area.

We are aware of the Tasmanian wedge tailed eagles, the owls, the quolls, the tassie devils the green frogs as well as egrets. Below are the species listed as known to be in the area.

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
<u>Aquila audax fleayi</u>		
Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area
<u>Lathamus discolor</u>		
Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
<u>Numenius madaascariensis</u>		

We have a number of parrots in the area. I am not sure if they are swift parrots or not. But surely proper investigation is required to protect this critically endangered species.

<u>Tyto novaehollandiae castanops (Tasmanian population)</u>		
Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area

Frogs		
<u>Litoria raniformis</u>		
Growing Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat likely to occur within area

Name	Status	Type of Presence
(Tasmanian population) [75183]		habitat known to occur within area
<u>Dasyurus viverrinus</u>		
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area
<u>Perameles gunnii gunnii</u>		
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
<u>Sarcophilus harrisii</u>		
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
<u>Ardea alba</u>		
Great Egret, White Egret [59541]		Species or species habitat likely to occur within area

I have also seen a grey egret that regularly feeds at our fishpond as well as the wedgetail eagles. And I am reliably assured that the green and gold frog lives at the bottom of the street some 60 meters from the proposed tower.

No mention has been made about the effects of the proposed tower on these animals. When this was drawn to Telstra's attention, they casually dismissed it out of hand as being irrelevant.

This behavior doesn't indicate compliance with Telstra's objectives about meeting and exceeding environmental standards.

With respect these animals my concern is what will the effect be of EMR (electromagnetic radiation) on these animals.

Telstra rejects any effects.

But say a green and gold frog weighs 15 grams and an average 100 kg human weighs 100000 grams. Given this $100000 / 15 = 6,666$. Does this mean that the green and gold frog an endangered species will receive 6,666

times the does of EMR a human would? If so, surely that will kill them.

The same applies to the birds which will receive relatively much higher doses than humans.

Also, there is the issue of the Tasmanian wedge tailed eagle. There is at least 1 registered nest within 1km line of sight of the proposed tower.

They are endangered. The closeness of the proposed tower is acknowledged as an issue with respect their breeding.

1. Introduction

Tasmanian wedge-tailed eagles are sensitive to disturbance, particularly during the breeding season. Eagle nest management in Tasmania focuses on limiting the proximity and timing of disturbance around known nest sites, and research has shown that buffering nests from logging operations improves breeding success (Mooney & Holdsworth 1991).

Technical guidelines for FPOs and planners state that nest searches should be conducted in areas with a high probability of containing a nest, as determined by forest type, topography (slope, aspect and relief) and nearest neighbour distance (FPA 2006). Spatial models can be used to help practitioners identify areas likely to contain an eagle nest which should be searched prior to any forest operation commencing. Modelling of wedge-tailed eagle nest site characteristics started before the species was listed as threatened and has undergone steady improvement as new information has become available (Mooney 1988; Brown & Mooney 1997).

In fact, on the way homyesterday, 24/11/2018 we observed one flying over the waste management site on panorama rd.

Their situation was mentioned to Telstra months ago. And though they were aware they made no commitments with respect protecting these birds in their DA.

In fact, it was only after local intervention that they agreed to a commitment of not building the tower or maintaining the tower during the birds breeding season.

This again shows their lack of commitment to the environment despite their corporate statements to the contrary.

Also Given recent research findings on local wildlife effects at Mount Nardi (see link below) and other research undertaken overseas which appears to indicate adverse wildlife impacts arising from EME radiation. This has not been addressed

<https://ehtrust.org/science/bees-butterflies-wildlife-research-electromagnetic-fields-environment/>

Telstra dismisses this research as irrelevant. I disagree. As the proposer of the development there is a legal

obligation on Telstra to address all reasonable issues raised with respect the DA.

I believe council has state and federal legal rights as well as rights under P2-1, (ie councils' requirement to weigh up significant benefit to the community), to ask Telstra to do a comprehensive study that shows there are no effects on animals such as stated in the mt nardi study.

I have admitted that I am no environmental expert. But I believe we need a more comprehensive and thorough study of the effects of the proposed tower on the environment. And this can only come from the intervention of the department of Primary Industries Parks Water and Environment. (DPIPWE)



Councils legal obligation to call on DPIPWE.

Below is directly copied excerpts from the threatened Tasmanian eagles recovery plan

DEPARTMENT OF PRIMARY INDUSTRIES AND WATER

Threatened Tasmanian Eagles

Recovery Plan 2006 - 2010

Threatened Tasmanian Eagles Recovery Plan: 2006-2010



The Project Officer regularly provides advice to the forest industry, developers and councils on the management of eagles. Three training seminars have been developed and presented to the forest industry on general eagle ecology, nest searching techniques and nest activity assessment.

Local councils

As the bodies responsible for local area planning and development approvals, Local Councils have an obligation to implement planning provisions for threatened species management. Measures such as the requirement for surveys for threatened species and the implementation of management prescriptions will directly affect Local Government.

The first part talks specifically about advice on the management of eagle to councils.

Then it talks about council's duty or legal obligation with respect implementing planning provisions for threatened species.

I argue that council has been given this duty with respect threatened species in the area of the proposed tower. And to discharge its duty properly it has to gain the necessary advice from the department of Primary Industries Parks Water and Environment. (DPIPWE)

I believe this can only come from a proper study of the area being conducted by (DPIPWE). And I ask that council formally request such a study.

I note also in the council meeting of Tuesday 8th may 2018 that council now has a policy on covenants with respect threatened species. This again highlights the importance of conservation at the council level.

4. Policy

Council recognises that conservation covenants:

- play a role in protecting habitats for a wide range of native species, including threatened plants and animals, from wedge-tailed eagles to native grasses. They also help to maintain the scenic values of Tasmanian landscapes that benefit tourism, can be a direct tourism venture asset, and contribute to the maintenance of water quality by preventing soil erosion and salinity problems.

Telstra commitment to conservation

As shown by their shoddy submission on the environment Telstra has shown no real commitment to the environment.

Also, as they themselves state in their bigger picture sustainability report 2018 the following:

Increasing stakeholder expectations, coupled with a declining trust in business means the relationship between business and society is changing.

I have advocated that council never take what Telstra says or does on face value. Their attitudes and actions towards stakeholders does not promote any trust.

To that end if council approves the tower and I hope they don't. But if they do, they should consider serious sanctions for Telstra if they breach any permits associated with any approval.

These sanctions should be made clear before the granting of any approval. And they should be of a nature to ensure Telstra's compliance.

I am unsure of council's powers with respect to this. But to this end council should attach to any permit a sanction of \$100000 payable to council for breaches. Or any such sanctions which will ensure Telstra's compliance such as complete removal of the tower if any permit is breached.

After all, they state publicly that they that not only uphold environmental laws they go well beyond what is expected. I ask council that they ensure Telstra ensures it maintains these high standards.

This objection to the proposed mobile phone tower at 5
zenith court DA:

APPLICANT: **Telstra Corporation C/- Visionstream -
PA\19\0083**

PROPERTY ADDRESS: **Zenith Court, BLACKSTONE HEIGHTS
(CT: 34448/29)**

My contact details are as follows

Steven mcghee

5 Zenith court

Blackstone heights

03 63401177

Or 04782847 86

Please feel free to contact me for any clarification or further
details.

Addendum

I forgot to mention the following issue.

We all know that going in front of the array is dangerous.

All the signs say as much.

We also know that the birds will alight on the tower as it will be the highest point in the area.

Will this kill the birds. We need more study on it.

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCVD	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

I the undersigned resident of Blackstone Heights hereby request that the Meander Valley Council **do not** approve the above application for any one of the following reasons;

With a total height of 26.3 metres and a base footprint of 10m x 10m, this proposed installation of a new telecommunications monopole with 6 new panel antennas on a triangular headframe, plus 3 twin mounted amplifiers behind the panel antennas, and at ground level a new 3.0m x 2.5m equipment shelter, and the installation of ancillary equipment all surrounded by a 2.4m high security fence with chain wire, will cause significant loss of visual amenity to the residents of Zenith Court and surrounding streets.

Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high and this proposed tower will be nearly 5 times higher than that.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

We have never been against a mobile phone tower, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in their DA. The obvious spot for consideration is the mountains across the river above Stevensdale farm this also will give much needed access to Rosevale, Selbourne, Birralee and surrounds whilst still servicing Blackstone Heights. Zenith Court is the cheapest option for Telstra, not the best option.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: STEVEN MULLIGAN

DATE

19/11/18

ADDRESS: 4 ZENITH COURT, BLACKSTONE HEIGHTS TAS.

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571		Doc No.	
RCVD	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

I the undersigned resident of Blackstone Heights hereby request that the Meander Valley Council **do not** approve the above application for any one of the following reasons;

With a total height of 26.3 metres and a base footprint of 10m x 10m, this proposed installation of a new telecommunications monopole with 6 new panel antennas on a triangular headframe, plus 3 twin mounted amplifiers behind the panel antennas, and at ground level a new 3.0m x 2.5m equipment shelter, and the installation of ancillary equipment all surrounded by a 2.4m high security fence with chain wire, will cause significant loss of visual amenity to the residents of Zenith Court and surrounding streets.

Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high and this proposed tower will be nearly 5 times higher than that.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

We have never been against a mobile phone tower, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in their DA. The obvious spot for consideration is the mountains across the river above Stevensdale farm this also will give much needed access to Rosevale, Selbourne, Birralee and surrounds whilst still servicing Blackstone Heights. Zenith Court is the cheapest option for Telstra, not the best option.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: *Steve Nielsen* DATE *19/11/18*
ADDRESS: *83 Panorama Rd Blackstone Vt*
SIGN: *[Signature]*

Meander Valley Council
PO Box 102
Westbury

Index No. 12571			
Doc No.			
RCVD	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

To The General Manager,

We are writing to object to the proposed development of a 25-metre mobile phone tower in Zenith Court, Blackstone Heights (Reference PA\19\0083).

We speak for ourselves, but we also believe that many fellow residents within the surrounding area share similar concerns to us, as evidenced by the petition my neighbourhood group has created. We are deeply concerned about the proposal of this tower in our residential street, and we are strongly opposed to it for multiple reasons. We are hopeful that the elected members of Meander Valley Council will listen to our concerns and will stand up for residents when Council makes a decision on this development application.

We have been pitted against the multi-billion dollar company Telstra, who have so far ignored our concerns and have gone ahead with their application, despite clear and significant community feedback that residents do not want this tower built near their homes.

We have been advised that there are mobile phone reception issues for some residents within Blackstone Heights (although when queried about how many residents were affected, neither Visionstream nor Telstra could answer this). We accept that perhaps a new mobile phone tower is indeed required to service the whole suburb, however we propose that the tower be built away from all residential areas. We do not believe that the proposed site at Zenith Court, placed in the middle of a residential street, is the only viable site in the local area. We have asked Visionstream to provide us with evidence of any other site investigations, which they have not done.

We reside at the property adjacent to the proposed site at Zenith Court. We are a young couple who recently purchased this land and built a house here. After one year of living here, we are deeply disappointed and concerned that a large 25-metre tower is proposed to be built right next to our new home.

For sustainability reasons, we purposefully designed our house to have large north-facing windows and a deck on the northern side to gain the benefits of sunlight and warmth. From our indoor living space, kitchen and deck, we would stare directly at this proposed tower. This tower would also dominate views from multiple points within our 4.5 acre block of land, which we love to spend time in and enjoy. There is no amount of natural screening or fencing that can hide a 25-metre tower from view.

Two months ago, we were shocked to learn that the planning of this tower was in the final stages, and were very upset when we observed markings on site and witnessed soil testing being completed prior to any community consultation about the proposal. If my neighbour had not heard about this proposal by mere chance, we

would never have known until it was too late to ask for information and respond with informed concerns.

Our four major concerns are detailed below:

1 - Our first major concern is visual amenity. We chose to build a life in this area because of its natural beauty, its connection to nature and its distance away from the hustle and bustle of city life. We chose to live on acreage and keep our land as natural as possible because we value and enjoy native flora and fauna. We chose this area because we wanted to be away from other buildings and towers. We appreciate trees, plants, boulders and native grasses. We do not want to stare at large, unattractive, concrete and steel towers.

We also appreciate the surrounding area and enjoy the views of the local landscape from many angles within Blackstone Heights. We believe that because of the positioning on top of a hill in Zenith Court, the proposed tower would dominate the skyline and take so much away from the natural visual amenity of the area.

2 - Our second major concern is property value. Experts within the real estate market have informed us, that if the tower were to be built at the proposed site, the value of our property would decrease significantly (even up to 25%). We have been informed that it would be very challenging and tedious to attempt to sell our property as many potential buyers would be deterred by the overwhelming visual aspect of the tower. We are also afraid that many people in the general population would perceive the mobile phone tower to be harmful to human health regardless of evidence, and would immediately dismiss our property for a potential purchase.

We have been informed that Tas Water, the landowners of the proposed site, would be compensated for having the proposed tower built on their land, however Telstra have also confirmed that there will be absolutely no compensation for surrounding residents. We believe our family and other surrounding residents could potentially suffer significantly financial losses from the effects of having this proposed tower within close range of our properties.

What is even more troubling is that by allowing Telstra to build a tower in this area, other telecommunications companies may come along in the future and want to build their own towers here as well. Telstra cannot give me any guarantee that this will not happen. So, by approving this one tower, we may end up with a sea of multiple towers at this location, which would impact even further on the visual amenity of the area.

3 – Our third major concern is for local native wildlife, particularly for the endangered wedged-tail eagles. Two out of three known nests identified by Parks and Wildlife in the greater Launceston area are located less than 700m away from the proposed tower site on neighbouring Canopus Drive. We have grave concerns for their health and safety. Eagles use these nests over decades to breed, and will likely be disturbed by the construction and existence of this 25-30 metre high tower. We believe it could potentially disrupt their breeding processes, could drive them

away from their territory and could potentially scare parent birds away and force them to abandon their young.

According to the Tasmanian DPIPWE information on threatened species "If a nesting eagle perceives a disturbance as a threat, even from hundreds of metres away, it may leave its eggs or chicks at risk of cold, heat and predation. It may desert its nest site for years and long after the disturbance has ceased. Threats and disturbances include; people or loud machinery too near the nest during the breeding season ('too near' can be many hundreds of metres if in direct line of sight of the nest) or residential development near nesting habitat. There is also a risk of collisions with tall structures where the structure is difficult for an eagle to perceive in flight (e.g. power lines, horizontal axis wind turbines, guy wires)." (Threatened Species Management Profile – DPIPWE website).

It further saddens us that Visionstream on behalf of Telstra have completely ignored any impacts to wildlife in their development application. It is largely accepted that humans are solely responsible for the decline in the wedged-tail eagle population in Tasmania, and we feel outraged that Telstra so blatantly ignores their existence and has little regard for the future growth of this species.

4 - Our final concern is unknown long-term health effects. Whilst we have been assured by Telstra that this technology is safe, and we do sincerely want to trust them, we do have some underlying concerns about the long-term safety of this tower being so close to homes. We are concerned that this 5G technology is relatively new and that the long-term effects are unknown. There are many examples of substances or technologies that were previously thought safe and harmless, and have now been identified to cause health effects including cancer.

As stated, we want to trust the research, but we still do not feel 100% confident living so close to a tower that is constantly emitting and receiving a significant amount of radio waves. We hope to live on our property for a long period of time, but we do not want to look back with hindsight in 20 or 30 years and realise that we put ourselves and our future family at risk of cancer, or another disease, because the long-term effects of this tower were not fully known at the time of construction.

We clearly and firmly object to this development proposal in its entirety, and do not want the proposed Telstra mobile phone tower to be approved for this site in any form, at Zenith Court, Blackstone Heights.

Thank you very much for considering our concerns.

Yours sincerely,

Lucy O'Brien and David Allen



3 Zenith Court,
Blackstone Heights
Tasmania 7250

General Manager
 MEANDER VALLEY COUNCIL
 P.O Box 102
 Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
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Dear Mr. Gill,

**RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION
 C/- VISIONSTREAM - PA\19\0083
 PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)**

I, Melissa Page of 5 Zenith Court Blackstone Heights hereby request that the Meander Valley Council **DO NOT** approve the above application for any one of the following reasons;

With a total height of 26.3 metres and a base footprint of 10m x 10m, this proposed installation of a new telecommunications monopole with 6 new panel antennas on a triangular headframe, plus 3 twin mounted amplifiers behind the panel antennas, and at ground level a new 3.0m x 2.5m equipment shelter, and the installation of ancillary equipment all surrounded by a 2.4m high security fence with chain wire, will cause significant loss of visual amenity to the residents of Blackstone Heights especially those whose homes are situated so closely to the proposed site.

It is a significantly imposing structure overlooking homes that people have purchased to enjoy the stunning views. Even the residents of properties who do not face directly onto the facility will be impacted by its appearance every time they drive out their driveways or enjoy time outside in their own yards, it will be seen.

Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high (that has then been sunken 2 m below the height of the road) and this proposed tower will be **nearly 5 times higher** than that! There is a **15m limit on that site for telecommunications** for good reason, this towers appearance will cause a significant loss of scenic amenity to both residents and visitors. Telstra say they have dropped the height from 30 meters to 25 meters when really it is **26.3m** as they don't count the huge array at the top in the height. Plus if it is approved at 26.3m there is nothing to stop them from upgrading it in both height and output in the future as they have done and continue to do all around Australia.

The site is located in a residential cul-de-sac with surrounding residential streets and because of the close proximity to well established homes that have been here for 25+ years and newer homes, four of which are either right next door to or directly below the proposed facility but **not even shown on the outdated photos or even the current blueprints contained in the DA**. The facility will destroy the visual amenity which those residents currently enjoy.

If approved this facility will be seen from every angle and from every point of our property, overlooking and looming above every home in our area and the properties below us especially if the proposed 2 metre setback is allowed as the screening vegetation and trees the DA keeps mentioning are nonexistent!

As the Tas Water site is cleared (despite the blueprints showing 7 trees located on the site when there are none) and the vegetation on properties at the back and the side of the site consist of mostly dead, fallen or crumbling wattle trees and low scrub which drops away down a steep embankment, and with a setback of only 2 metres proposed from residents boundaries there will be no possibility to screen the structure. Even in the DA where the Tas Water site in Zenith Court is discussed in depth the photo accompanying the description is that of the Canopus Drive Tas Water site with lots of tall trees.....deceptive!

It also said the nearest dwelling was 50 meters away and the photo that accompanies that is a photo of our neighbours house which is hundreds of metres away! I asked Clinton at the drop in session how far away it was from our house as I had no way of measuring from the secure site and I guessed it to be around 20m and he said it was 30m.

Noticeably there are no artist impressions of the facility in relation to our home, that would be too damning.

The DA said "it achieves an adequate separation from surrounding Dwellings" honestly how anyone can pick out on a map and come up to this site and mark out that area and not think for a second that it would be unacceptable to the surrounding homes, especially our home at 30 metres from the house and our neighbours and our back boundaries at 2 metres is distressing at best.

The reasoning for the 2m setback is not mentioned in the DA. It clearly states **the setback is a minimum distance of 3m** and that is completely ignored.

It is only mentioned in an email at the end between Clinton Northey and Leanne Rabjohns where Leanne asks "The rear setback is 2m and the acceptable solution is 3m is there a reason why you choose 2m instead of 3m?"

Clintons answer is "The setback of 2m is to place the site as far back as possible to the western boundary. This reduces the visual impact when travelling along Zenith Court and for adjoining residents (although of course it will be seen)."

I just cannot understand the reasoning for this. If it is to 'seem' to be trying to help with the visual amenity because they know it is such a huge issue for this site it not convincing anyone. Not only will a difference of 1 metre make a miniscule if no amount of difference in how the structure is seen from the road, bringing the compound 1m closer to our properties will make it MORE visually prominent to the outside entertainment areas at the back of our house and to an area we spent a substantial amount of money on excavating and landscaping for a future bbq and picnic area that takes in views up the whole valley.

We enjoy spending summers down there and if this development goes ahead it will literally be right above us just a few metres away and instead of looking at beautiful mountains and sky while listening to birds and nature we will see the tower and auxiliary buildings overlooking us with the 24hr a day sound of its air conditioning units humming away.

They keep saying in their DA it is only a 10m x 10m footprint on a 5400m² allotment at only 1.85% of the total land mass, then why a 2m setback!. With no room for trees or shrubs to grow and being a rock landscape with no or little soil that is why the surrounding scrub struggles to survive, so no hope of anything becoming a screen in the future.

Blackstone Heights is a uniquely beautiful suburb and that is the reason people like ourselves choose to live here. We have beautiful 360 views from our property of all of the surrounding mountains and beyond, that is why this property is called Big Sky Farm.

There is minimal infrastructure at Blackstone Heights apart from water tanks at a maximum height of 6m. It is not a concrete jungle like some suburbs with bricks and mortar businesses and built out land.

We don't even have guttering on most of the streets and none of the roads, it is a quiet, scenic place where people can live in a bush and rural setting so close to town.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties according to advice from local real-estate agents for various reasons, its sheer dominance of the area, perceived health effects, resale of the properties etc. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first. Telstra state in a letter to Ross Hart MP that "they are **not aware** of any credible evidence that directly links the siting of telecommunications facilities to a decrease in property prices." This is another play on words to get around issues they don't want to admit.

We would NEVER have bought here if we knew this tower was going in or if there was already a tower at the Tas Water site and because the site had a **height limit of 6m** we never expected anything like this, we thought as it was a water site it was for water tanks.

The negative impact on surrounding home values in this area cannot be compared to suburbs in metropolitan areas as many people including my family have located here to be free of excessive contamination such as EMR and urban infrastructure.

The lease arrangement was also not mentioned in the DA. Instead it was also just mentioned in the email between Clinton Northey and Leanne Rabjohns, Leanne asks how long the lease is for and also states "Timeframe for the lease agreement- section 80 of the local Govt. (Building and Misc. Provisions) Act 1993 determines that a lease which exceeds a term of 10 years becomes a subdivision." Clintons reply was "The lease is a single 10 year term."

We have the letters Visionstream sent residents on site A and site C clearly stating the lease was for a **20 year period**. This is the sort of word play we have had to endure through this whole process and it continues throughout the DA.

The DA has a Precautionary Approach Checklist in which it states "The objective of avoiding community sensitive locations".

In that section it states there are no community sensitive locations in close proximity to the subject site (i.e. Schools or Childcare Centres) this statement constitutes an admission of potential harm.

It then goes on to state "**There are however a number of dwellings within close proximity**"

There are many children living in Zenith Court and the surrounding streets, 3 of the homes directly neighbouring the site have multiple children under 5 living in them 24 hours a day in extremely close proximity (It is around 30m from my 2 year olds bedroom!) how is that any different when they live and sleep next to this facility?

The statement then ends with "As mentioned above however, there is no location in the area that can provide an acceptable level of coverage." (So according to Telstra that means no matter what

the consequences they will initiate their actions anyway.) it goes on to say "Furthermore the land surrounding the subject site is zoned low density residential"

However the land may be zoned all of the houses in Zenith Court are situated closely to the road (like any other normal residential street) with any acreage they may have further down the hill behind the residences. So this illusion that this area doesn't have many homes near this facility is false.

Site A in the DA was discounted solely on the fact **"the facility would be visually prominent to the surrounding residential properties."** and Site C was also mentioned as having the facility visually prominent to surrounding residents as well. How can it be discounted from those sites for being visually prominent and not from the Tas Water site in Zenith Court when it is fact more prominent here to many more residents both at the sides, in front and from below.

Telstra has already indicated additional telecommunications services will inevitably be co-located upon the proposed tower. 5G and other new technologies can be added and the height extended without the public's approval. There are hundreds of upgrades happening all the time. They even state that in the DA that they are continuously upgrading and expanding sites.

The EME report does not address the impacts of accumulated infrastructure nor its contribution to overall radiation levels and frankly the response of "there are no known health effects" is not acceptable when we are dealing with a technology that has not been around long enough or had enough recent studies to understand the accumulative effect on humans especially babies and children's growing bodies.

Unfortunately time is the only thing that reveals all, in the past lead was used in make-up and petrol, doctors advertised smoking as good for your health, homes were built with asbestos and you could buy Roundup weedkiller at the supermarket. With all of these and more big companies fought all the way to deny all claims, ignore all studies or take any responsibility.

Persons including a large amount of children living in proximity to the proposed tower would be constantly exposed without consent to a form of electromagnetic radiation classified as a "possible carcinogen" by the World Health Organisation.

Considering the very low research collected to date and the fact this is a relatively new technology that is developing continuously, there cannot be enough data to establish long term health effects of increasing levels of EMR.

All of the EMR suggestions are estimated, are Telstra going to monitor and measure real readings from this Tower on a regular basis?

Antennas need to have direct line of sight to the area they are servicing, given the terrain of the area just how far will this line of sight extend? Telstra's own engineer told one resident who lived along Blackstone Road that he **will not** get coverage from the Tower at Zenith Court. The same would apply for all of the other houses in that part of the suburb plus residences in all of the dips and gullies and around all of the corners with no line of sight. He also stated he cannot guarantee how much this tower will improve coverage for the area.

Telstra advertises their own booster boxes that are specifically designed for "Dense and hilly Terrain". When it was suggested to them that they just supply the few households who needed better reception with booster boxes (thus saving a fortune) we were told they were funded to construct a tower not booster boxes. Again it's more about money than solutions.

Telstra will not even state where the black spots are, how many residents are affected or how many of those are Telstra customers. We have been asking those three questions continuously right from the very start. We now have it **in writing** they do not know how many people are affected or how many are Telstra customers, as for the black spots, only that the area was nominated by a member of the public to the Black spot program, and who knows what carrier they have! How can Telstra prove **significant community benefit** without even knowing how many residents even need this tower or how many residents will significantly benefit from this tower and I don't mean live streaming, or latest sports results because that can be done by the NBN.

I ask that council request Telstra to **provide factual evidence, written reports and PROOF** of the need for this tower at THIS location as I state again we are not against the tower JUST NOT AT THIS SITE.

I do not know how they can access funding for this project without being able to answer these three simple questions to prove the facility is even needed.

It is funding for BLACKSPOTS yet all Telstra are interested in (and they make this quite clear themselves in numerous emails and at the information session) is "enhancing the customers experience" when I asked what that was I was told social media, video streaming, news, finance and sports highlights etc, it even states that in the DA, it's all about lucrative data usage not voice calls to cover black spots in emergencies.

In the DA they go from saying the tower will provide "reasonable coverage" then "an acceptable level of coverage" then "optimal coverage". Which is it? and they have already stated that **some areas will still not be covered by this site.**

Blackstone Heights is a dead-end suburb, there is one road in and out, there are no roads through Blackstone no one "travels through" here. This is not a regional or remote town or location, no agriculture, no tourism, no transport, no mining, no brick and mortar businesses. This is a suburb of homes, the newly installed NBN provides connectivity for any home businesses in the suburb and a home phone line or booster box if needed along with NBN would be all you would need to run a business from home.

The same applies for safety or emergencies, again this is a suburb with the majority of homes located next to each other along the main roads and streets just like in any other suburb, even the homes with land are located next to each other close to the roads with the land mainly at the back of the properties. If there were any kind of emergency whether it be a house fire, bush fire, medical, accident etc. there are numerous ways to find help.

Home phone lines, mobiles (as most of Blackstones coverage is fine) next door neighbours, and social media through our fast and reliable fibre optic to the home NBN.

We also have two face book Blackstone Heights community pages and one Blackstone Residents page. These are regularly used to keep residents updated on everything from neighbourhood watch issues, smoke reportings, animals loose, missing or found pets and if needed emergencies, all done through the NBN.

Emergency services would have specialised communication equipment as they attend incidents all over the state in regional and remote areas and have done long before the use of mobile phones. Plus there would be very few spots here that mobile coverage would be an issue anyway. Also as I have said before the areas around the corners of hills along Blackstone Road and hilly areas which do not have line of sight to the tower would need to rely on other conventional methods anyway for emergencies. Unless of course a tower is placed across the river facing back towards Blackstone which would be ideal.

In many other sites around Australia where residents refused to have these structures on their land and there were no convenient cheap sites like Tas Water or like Blackstone where there were a limited amount of homes that had poor coverage, they put in booster boxes or they boosted other towers in the vicinity (the one behind the casino can be seen from most of Blackstone, or West Launceston and Prospect towers are seen by the higher residences including our own, even as I write this I noticed a large array in the car park at the Prospect tower location I can only assume this tower is about to be upgraded both in height and output despite only being there for a short amount of time). I must also add the tower at Prospect is just metres away from a childcare centre so once again Telstra stating in its DA that it follows the precautionary approach with the objective of avoiding community sensitive locations such as childcare centres and schools is not true.

Put a huge Tower on the numerous unpopulated mountains completely away from all residents that are everywhere around this area and boost it all they want, it will also be facing back towards Blackstone in line of sight to those houses the Zenith court one will not service plus it will service other areas as well saving money. Or put in a small cell tower in the exact locations where people want it where ever that may be.

The fact is when the DA states on numerous occasions that the Zenith Court location is the only viable site that fits the mobile black spot program **they mean the site has existing power, existing road access and can be constructed within a set funding amount.** This has been repeated by The Mobile Black spot Team, Telstra and Visionstream on many occasions. That is why the Tas Water site was chosen, again with money as the main objective with no regard for the community it was affecting. The DA repeats over and over the reasons for site selection "The cost of developing the site and maximum value for money"

The fact that in glossy brochures presented at the drop in session, on the website and even in the DA they have in some instances referred to Zenith Court as Zenith Parade just shows if they don't think the name of the street they are affecting is important how do we expect they will care about the people that live in that street.

The first coordinates a resident was sent when asking where the tower was to be located was for an area an hour and a half away, the second coordinates were for the area now marked out but Clinton stated also in the same email that the tower was directly behind the water tank when it is nowhere near it, they have the Tas Water site in Canopus Drive listed as low density residential when it is utilities. They simply don't care enough to even get their information right. This is just another contract for them and they will stream roll over anyone to tick off the box.

The DA does not include a fire plan to deal with electrical faults or lightning strikes posing a threat to life, property, and the natural environment. These incidents are common in Zenith Court striking transformers in the past.

The proposed development is within an environmentally sensitive area and likely to impact on protected wildlife. There is **no mention of Wedged Tailed Eagles in the DA** and measures to protect their presence in the area. Two of only three registered nests in the greater Launceston area are located at the end of Canopus Drive, which Telstra and Vision stream are well aware of and have chosen to ignore. We have had many voice and email discussions with the Wildlife Biologist at the Threatened species section of DPIPWE about this matter as those nests fall well within the protected 1000m zone and are line of site with the proposed tower and therefore have rules that must be followed.

The latest email I received from DPIPWE stated after reading Telstras DA and the environmental section in it that DPIPWE were going to contact Council in a formal manner to discuss the inadequacy of the DA and why the Wedge Tailed Eagles were not included. I ask that councillors please ensure this matter is followed up.

Many residents often speak of the Eagles, taking photos and video of them and mention how lucky we are to have registered nests so close to our suburb. There are other protected wildlife species in our street because of the abundant reserve area both across the river and on either side, Tasmanian devils, many quolls but also an abundance of birdlife, frogs and bees.

We accept the need and want for new technology but only if the burden is shared equally and not placed on one group. Tas Water will be the only ones benefiting from this deal with none of the burden. We have emailed Tas Water on many occasions asking if they have signed a letter of intent or agreement to lease or contract with Telstra/Visionstream for the property they own in Zenith Court to build a mobile phone tower and if yes what date was the letter of intent or agreement or lease signed. The only answer we get from them is "Thank you for your email. Given the commercial nature of these discussions we will not be providing comment publicly." Forcing us now to have to apply for a Right for information application which of course won't be available until after this issue is over.

We have never been against a mobile phone tower if one is needed, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in the DA. **I strongly urge council and anyone deciding on this matter to ask for detailed written reports and findings from the investigations Telstra say they have done into the alternative sites mentioned (Stephensdale farm, Strahans hill and all of the other mountains and areas suggested) and not to just accept when it when Telstra says it "considered alternative sites." ask for detailed proof.**

Zenith Court by their own admission is the cheapest option not the best option.

I ask, **Where would Telstra have put this tower if there was no Tas Water Site in Zenith Court.**

Finally COMMUNITY CONSULTATION, I of all people as the spokes person for the affected residents am possibly best to address the issue of community consultation as I have had to deal with the issue right from the start.

Telstra and visionstream continuously claim to be transparent and cooperative with their community consultation and although not something that council can rule on, Telstra and Visionstream are the ones who brought it up in their DA.

In fact it is the first agenda item addressed in their letter to Statutory Planning dept at the Meander Valley Council and is mentioned at least 3 times at length throughout the DA. Including in the Precautionary Approach section that states once a preferred option has been selected the carrier must make available to the public on request the summary of the sites considered and reasons for the selection of the preferred option.

Telstra and Visionstream continuously claim to be fully transparent and suggest they are the ones that determined that a drop in session and extended consultation was the most appropriate form of engaging the public.

As all of the original Meander Valley councillors, former councillors, former mayor, and most of the new councillors or anyone who reads the Examiner or Meander Valley Gazette would know this is **absolutely not the case.**

To cut and extremely long story short. Back on July 10 the then mayor Craig Perkins announced at our Blackstone committee that the new Black spot tower was coming soon but did not know where it would be situated. I asked him if he could provide me with a contact for Telstra so I could discuss where they were thinking of placing it. Craig gave me the contact details of Sarah from Telstra the Community Engagement Specialist.

I emailed her on July 26th with all of our concerns, she told me she would look into it further tomorrow.

On Aug 2nd Sarah emailed me saying she had some information and to give her a call, I called her on Aug 3rd and was told because the contract was with Visionstream I would need to directly liaise with them regarding my requests for information as **Telstra were contractually unable to assist.**

I asked her for that in writing as I needed to report back to the other residents which she did also including the contact details for Andrew Dunn, site acquisition manager for Visionstream. I emailed Mr. Dunn on Aug 4 with exactly the same concerns.

By the end of Aug 15th neither that email or follow up phone calls leaving messages were answered so I emailed Sarah again asking her for another contact as 12 days had past and Mr. Dunn was not replying. Sarah emailed back saying she had escalated my email and would chase it up.

On 16th Aug Clinton Northey senior town planner at visionstream emailed me, he never acknowledged any of our concerns or requests for community consultation just simply a paragraph about the black spot program, a paragraph about the site being Zenith Court Tas water site, and a paragraph saying they acknowledge the facility will be seen from the road at Zenith Court, however it will be on the far side of the site almost behind the existing water tank which will ensure the greater benefit of the facility will outweigh any visual impacts.

He then went on to say **"in terms of the approval process, a Development application will need to be lodged to council for assessment and approval, this is expected to occur in the next fortnight."**

It continued with "any further questions on this matter please let me know," as soon as I got the email I immediately replied saying we were told the site had not yet been chosen and I asked for him to please tell us the process to follow to get community consultation and how we can voice our concerns and ask questions.

I never heard another word.

That week the site was surveyed and pegged out nowhere near the water tank, instead on the opposite side of the tank 30m from the side of our house.

By 21 Aug, 5 days later I had still not heard anything from Clinton so I emailed Sarah again explaining the whole situation telling her how we had been treated and sending her the correspondence with Visionstream.

I also asked for a complaints phone number for Visionstream, she again asked me to call her which I did.

After a lengthy discussion I told her I was going to go public with our concerns and requests for community consultation she asked that I give her 24 hours to sort something out so I did, she also told me to CC her into all correspondence with Clinton from now on.

3 days later on the 24th August I did a letter drop to all of the houses in the surrounding streets informing them of Telstra's plans. I had many residents contact me concerned and that's when I found out way back in May, Visionstream had sent some residents letters wanting to lease their land.

On 28th Aug I went public on our Blackstone Community News face book page and contacted any councillors who had face book pages.

On the 30th Aug I contacted the Examiner newspaper and they ran a whole story just on the lack of community consultation. I was then contacted by the Meander Valley Gazette who then also ran a similar story.

Sarah then contacted me stating she and other Telstra personnel further up the line had seen the reports in the media and told me now Clinton was organising a community consultation.

After still hearing nothing I contacted Clinton on Sep 5th stating that I emailed him on the 16th Aug with no reply and asked him was consultation going to happen now?

He confirmed saying a date and time was being organised. I also asked before the consultation session could he please supply me with the following information, **where were black spots in Blackstone? which streets and how many people affected? which other sites have been considered? and what was the criteria for choosing a site?** so I could discuss these topics with other residents and make a informed constructive contribution.

I heard nothing.

On the 19th Sep, **the day before the drop in session** I emailed him again asking for the exact same thing.

He responded, but still not answering key questions and saying to ask at drop in session.

The drop in session was held between 4pm and 6pm on a Thursday unfortunately a lot of residents could not attend because they were at work but that was probably the point.

We were there for the entire time and could still not get answers to our key questions of where are the black spots, how many people affected and how many are Telstra customers.

I have included at the end of this letter my email to one of the politicians I contacted about our experience at the drop in session plus an email from one of the councillors who attended the session and what his experience was that he sent to various politicians.

The whole point being that back on August 16th when I finally received that first email from Visionstream it stated that the tower was proposed for Zenith Court and the Development Application was going in within the next fortnight.

There would have been **NO community consultation at all** if we had not intervened and fought so hard, we just would have received a letter in the mail from the council about the DA going in and would have had 2 weeks to respond.

So all the talk of being transparent with community consultation throughout the DA, in media and in correspondence with various politicians is simply offensive.

There must be a balance between meeting coverage needs and the residents rights and wishes as to what happens in their communities.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

Melissa Page
5 Zenith Court
Blackstone Heights 7250
0439364704





To Go with

Melissa Page letter

Melissa Page <mellipage73@gmail.com>

Second email blackstone tower

Melissa Page <mellipage73@gmail.com>
To: Ross.Hart.MP@aph.gov.au

Tue, Sep 25, 2018 at 9:54 PM

This is the lastest email I have sent.....

This is the experience of how the information session was to the residents I have spoken to.

None of our important questions answered and just going around and around in circles so a very frustrating experience.

The blue print of the tower and auxiliary buildings makes it look even worse and more imposing than we even imagined.

Visionstream are saying the two residents properties in Zenith Court and Canopus Drive were discounted because the tower would be visably prominent to surrounding residences but it is even worse on the Tas Water site but not discounted?

I know from speaking to the residents that were contacted by Visionstream about leasing their land that they all told visionstream absolutely not! They did not want a tower anywhere near their family homes but are now faced with that prospect anyway!

The few artist impressions provided of how the tower would look were taken from strategic angles away from the site and it still dominated the area, none were from the surrounding properties and of course definitely none from from our property, they would look too damming.

I explained Blackstone is a unique suburb with beautiful views no commercial buildings and minimal roads and infrastructure. That's why people buy here. No one will want to buy our houses with that monstrosity looming above the skyline especially our home just metres from the site.

One rep suggested the water tank on Tas water site was an eyesore I told her that structure is only 6 metres high and blasted around 2 metres below the natural height of the ground and can be completely screened from our place by vegetation growing on the security fence. The tower will be 30 metres (that's just for the pole not including the panels at the top) so that's over 4 times higher than the water tank and there is no way that could ever be screened.

They offered to lower it to 25 metres but no lower as even losing 5 metres would mean the range would be lowered.

Even at 30 metres they admitted there would be areas not reached from this site and could not guarantee improved service to all their customers anyway.

If there was no Tas Water site in Zenith Court they would have had to find an alternate site they agreed.

The Tas water site has power and road access making it the cheapest option that is why it was chosen instead of other elevated unpopulated areas despite it being in a residential area.

Tas water will be benefiting financially from this with none of the burden.

I repeatedly asked the following questions to every representative there...

Where are the blackspots?

How many people are affected?

How many of those people affected are Telstra customers?

As residents with other carriers will not benefit all.

I was told by all of the reps. they did not know the answer to these questions. Eventually a visionstream rep said the Federal Govt. know the numbers so I asked for the contact details of the person who knows and she said she didn't know the contact details. When I asked again she told me to Google it.

When I suggested the amount of residences without mobile reception was minimal I was told it wasn't just to provide coverage to blackspots but also to enhance the Telstra customers experience to which I asked do you mean streaming videos and facebook etc? She said yes and I said you don't need mobile data to do that as Blackstone Heights now has NBN to the home. She agreed.

They then suggested people passing through the area need to have the enhanced customer experience I said Blackstone Heights is a dead end suburb there is no where to travel to. The majority of people traveling into the area live here.

The radio-frequency engineer drove around in his car using his mobile phone to check for blackspots?!

After the sites were chosen?

I asked him how many residences were affected and he said all of them? I said all 479 or so houses in Blackstone? He said yes I said I find that hard to believe as the majority of people I have spoken to say their reception is fine.

When I said that all the residents not with Telstra won't benefit at all, I was told once the tower goes in they were hoping those people will come across to Telstra.

Yes, I am sure they do.

I was told Visionstream was not lodging a DA as they underestimated the amount of community opposition so they would be taking this info back to Telstra and seeing where to go from here.

Thankyou for your time once again to listen to our concerns.

Yours sincerely

Mel Page

To go with Melissa Page letter



Melissa Page <mellipage73@gmail.com>

FW: Telstra Tower Zenith Court Blackstone Heights

Macca <Macca@mvc.tas.gov.au>
To: Melissa Page <mellipage73@gmail.com>

Wed, Sep 26, 2018 at 11:50 PM

FYI email sent tonight

Regards Ian (Macca) Mackenzie Councillor MVC

From: Macca**Sent:** Wednesday, 26 September 2018 11:48 PM

To: 'senator.bushby@aph.gov.au' <senator.bushby@aph.gov.au>; 'senator.abetz@aph.gov.au' <senator.abetz@aph.gov.au>; 'Senator.Duniam@aph.gov.au' <Senator.Duniam@aph.gov.au>; 'contact@richardcolbeck.com.au' <contact@richardcolbeck.com.au>; 'senator.bushby@aph.gov.au' <senator.bushby@aph.gov.au>; 'senator.abetz@aph.gov.au' <senator.abetz@aph.gov.au>; 'Senator.Duniam@aph.gov.au' <Senator.Duniam@aph.gov.au>; 'contact@richardcolbeck.com.au' <contact@richardcolbeck.com.au>

Subject: Telstra Tower Zenith Court Blackstone Heights

Dear David, Jonathon, Richard and Eric

I write on behalf of the number of community members at Blackstone Heights Tasmania in regards to proposed Telstra Tower under blackspot funding. I attended a community consultation session held by Vision Stream on behalf of Telstra on Thursday 20th September. I was invited by a number of the residents of Zenith Court Blackstone as they have concerns in regards to a) the location of the tower and b) the black spot locations. What I witnessed there was disgraceful a Telstra representative had a resident in tears as the resident was asking why the tower had to go within 10 metres of her boundary (on a Taswater water reservoir site). He asked her for a number of alternative locations but would not state or provide her with the black spot locations, he repeatedly asked for alternative sites, but would not provide the information, when she stated a site, he said "would that address the black spot area" she said "she did know because she didn't know where they were" he "then stated how could she offer that alternative? This continued for some time. He actually stopped when I intervened and asked how was that fare how could she offer an alternative if she didn't know where the black spots were and if he wasn't going to share that information. He looked at me, I then introduced myself and all conversation stopped. I went back a little later and asked him his name Ishram I believe (I will find out if you need this).

Another councillor had a lengthy discussion with Kate, I believe she is a project officer with Telstra, an invitation was proposed for Telstra to attend a closed council workshop so we could look at the black spot areas (as this was not public information) and b) look at whether there were or are alternative sites as a number of us (councillors believe on the western side of Trevallyn Dam could be a far better site, this is just looking at topography and where the tower would/could sit) Telstra were keen to meet and discuss this at the community consultation session, however, now Telstra has refused this offer of a meeting and are unwilling to even discuss the location, they are adamant (this is in writing) that the tower is to be erected at the proposed site well before the consultation period has lapsed (5th November).

We are not saying that this is not the best site, it may be, all we ask if for the opportunity for Telstra to be open and transparent with the blackspots and the other locations that could have or have been considered as these towers are funded by the taxes of the people that Telstra are showing absolute disrespect to and arrogance towards.

I ask for your intervention, as this is government funding on behalf of the community, as there are very little or limited controls within our planning scheme for our intervention to provide a positive outcome for all.

Kind regards

Councillor Ian Mackenzie

Meander Valley Council.

Krista Palfreyman

From: Patsy1943 <dkandpw1@bigpond.com>
Sent: Friday, 16 November 2018 4:26 PM
To: Meander Valley Council Email
Subject: Objection Telstra tower Zenith Court Blackstone heights

I have lived at 2 Zenith Court to 28 years and enjoy the beauty and lifestyle of the area and wish to object to the position Telstra have chosen to erect a tower particularly because of the closeness to residents who live close by. These families have small children and are concerned about the exposure to radiation. I am also concerned about the visual effect this high tower will have on our landscape. It is common knowledge that our house prices will be affected because people consider towers dangerous and don't want to buy near them.

I have been personally affected by at least four close friends passing from cancer who lived very close to the towers in Julianna Street so the health of residents close by concern me greatly.

I would like to ask that consideration be given to the tower being erected in another area away from residents.

Yours sincerely,

Patricia Wells
Phones me 0408401154.

Sent from Patricia Wells

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCVD	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

I the undersigned resident of Blackstone Heights hereby request that the Meander Valley Council **do not** approve the above application for any one of the following reasons;

With a total height of 26.3 metres and a base footprint of 10m x 10m, this proposed installation of a new telecommunications monopole with 6 new panel antennas on a triangular headframe, plus 3 twin mounted amplifiers behind the panel antennas, and at ground level a new 3.0m x 2.5m equipment shelter, and the installation of ancillary equipment all surrounded by a 2.4m high security fence with chain wire, will cause significant loss of visual amenity to the residents of Zenith Court and surrounding streets.

Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high and this proposed tower will be nearly 5 times higher than that.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

We have never been against a mobile phone tower, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in their DA. The obvious spot for consideration is the mountains across the river above Stevensdale farm this also will give much needed access to Rosevale, Selbourne, Birralee and surrounds whilst still servicing Blackstone Heights. Zenith Court is the cheapest option for Telstra, not the best option.

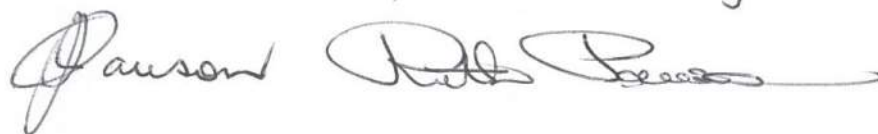
I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: **JAMES & RUTH PAWSON**

DATE **21-11-2018**

ADDRESS: **97 Panorama Rd, Blackstone Heights**

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
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EO		OD	✓

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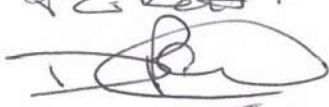
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NAME: *Ms and Doug Perrett*

DATE *20/11/18*

ADDRESS: *82 Panorama Rd*

SIGN: *Blackstone Heights*

Perrett


General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: George + Ananda Rutt DATE 12/11/18
ADDRESS: 22 Canopus Dr. Blackstone Heights
SIGN: 

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571		
Doc No.		
RCV'D	23 NOV 2018	MVC
Action Officer	NW	Dept. CDS
EO		OD ✓

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

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NAME: **DANNY POOLE**

DATE **21-11-2018**

ADDRESS: **96 PANORAMA ROAD**

SIGN: **Danny Poole**

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No.	12571		
Doc No.			
RCV'D	27 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

Dear Sir,

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NAME:

Luigi & Deb Spangaro

DATE

21/11/18

ADDRESS:

81 Panorama Road Blackstone Heights

SIGN:



General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
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NAME: K. TAYLOR
ADDRESS: 70 PANORAMA ROAD
SIGN: 

DATE 19/11/2018

From: teresa.d.vermaak@gmail.com
Sent: Sunday, 25 November 2018 9:10 AM
To: Planning @ Meander Valley Council
Subject: FW: CT 34448/29 Zenith Court, Blackstone Heights
Attachments: Planning Notice - Zenith Court Blackstone Heights.pdf

From: teresa.d.vermaak@gmail.com <teresa.d.vermaak@gmail.com>
Sent: Friday, 23 November 2018 2:13 PM
To: mail@mvc.tas.gov.au
Subject: CT 34448/29 Zenith Court, Blackstone Heights

Attention Mr Martin Gill

Attached please find letter concerning the above.

Kind regards

Residents of 7 Canopus Drive Blackstone Heights

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

I the undersigned resident of Blackstone Heights hereby request that the Meander Valley Council **do not** approve the above application for any one of the following reasons;

With a total height of 26.3 metres and a base footprint of 10m x 10m, this proposed installation of a new telecommunications monopole with 6 new panel antennas on a triangular headframe, plus 3 twin mounted amplifiers behind the panel antennas, and at ground level a new 3.0m x 2.5m equipment shelter, and the installation of ancillary equipment all surrounded by a 2.4m high security fence with chain wire, will cause significant loss of visual amenity to the residents of Zenith Court and surrounding streets.

Because this facility is proposed on a fully cleared, flattened site on the highest point of the surrounding area there will be no possibility of screening to preserve the amenity and rural character of the area. Even the existing water tank is only 6m high and this proposed tower will be nearly 5 times higher than that.

The installation of this proposed facility would significantly reduce the value and saleability of surrounding properties. This in effect imposes a financial loss upon the owners of the properties without fair and just compensation and through no fault of their own as they were here first.

The DA does not include a fire plan to deal with electrical faults or lightning strikes which are common in Zenith Court striking transformers in the past.

There are 2 registered nests of the endangered Tasmanian Wedged Tailed Eagle at the end of Canopus Drive. Despite being made aware of this Telstra and Vision stream have made no measures to protect their presence in the area or even acknowledged them in their DA.

We have never been against a mobile phone tower, we just do not want it located in such close proximity to family homes in a residential street. There are so many other sites in the area that Telstra say they have considered but fail to provide any detailed evidence of that in their DA. The obvious spot for consideration is the mountains across the river above Stevensdale farm this also will give much needed access to Rosevale, Selbourne, Birralee and surrounds whilst still servicing Blackstone Heights. Zenith Court is the cheapest option for Telstra, not the best option.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: STEPHANUS & TERESA VERMAAK DATE 23/11/18

ADDRESS: 7 CANOPUS DR BLACKSTONE HEIGHTS TAS

SIGN: 

From: teresa.d.vermaak@gmail.com
Sent: Friday, 23 November 2018 2:13 PM
To: Meander Valley Council Email
Subject: CT 34448/29 Zenith Court, Blackstone Heights
Attachments: Planning Notice - Zenith Court Blackstone Heights.pdf

Attention Mr Martin Gill

Attached please find letter concerning the above.

Kind regards

Residents of 7 Canopus Drive Blackstone Heights

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: STEPHANUS & TERESA VERMAAK DATE 23/11/18

ADDRESS: 7 CANOPUS DR BLACKSTONE HEIGHTS TAS

SIGN: 

From: SM <bottlebrushfarm@gmail.com>
Sent: Wednesday, 21 November 2018 6:58 PM
To: Planning @ Meander Valley Council
Subject: Zenith court planning application
Attachments: Zenith court phone tower .pdf

To the general manager.

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Dear Sir,

**RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/-
VISIONSTREAM - PA\19\0083
PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)**

I Jessica white, the undersigned resident/s of Blackstone Heights hereby request that the Meander Valley Council **do not** approve the above application for any one of the following reasons;

We choose to live in Zenith court because of a number of reasons one being the natural beauty and outlook of the surrounding hills. To have been informed about the phone tower that is planned to be built on the TAS water site being 25+ meters high and on our back door step is not what we had in mind when we bought 24 Zenith court this tower will change the aesthetics of Zenith court forever. Scientific factual information about radiofrequency radiation is not the issue here it's about perception. Perception will lower house prices in the area that is a fact. If the phone tower had been here first then we all would have a choice to live next to the tower. This proposal gives us no choice at all. I suggest to build it on one of the many sites around the area that we can see where there are no residential dwellings. As a rate payer I can only trust that the Meander valley council will do what it is elected to do and look out for the residents of the Meander valley.

I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

Yours sincerely
Jessica white
24 Zenith court Blackstone heights



SIGNED:

DATE: 21/11/2018

General Manager
MEANDER VALLEY COUNCIL
P.O Box 102
Westbury Tasmania 7303

Index No. 12571			
Doc No.			
RCV'D	23 NOV 2018	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

Dear Sir,

RE: APPLICATION FOR NEW TELECOMMUNICATIONS FACILITY TELSTRA CORPORATION C/- VISIONSTREAM - PA\19\0083. PROPERTY ADDRESS: ZENITH COURT, BLACKSTONE HEIGHTS (CT: 34448/29)

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I am sure the reasons above will be sufficient to ensure the Meander Valley Council **DO NOT** approve this application.

NAME: JASON WONG

DATE 20/11/2018

ADDRESS: 93 PANORAMA ROAD, BLACKSTONE HEIGHT

SIGN:



From: Clinton Northey <Clinton.Northey@visionstream.com.au>
Sent: Thursday, 8 November 2018 2:22 PM
To: Leanne Rabjohns
Subject: Zenith Court, Blackstone Heights
Attachments: T110993_BLACKSTONE HEIGHTS_FC (1)-5-5.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Leanne,

Please find attached the site plan that should replace the existing one that was sent through with the application.

Basically the only change is the house at 3 Zenith Court (property to the south) is actually shown on this drawing. The original plan did not show this house.

Also in relation to the Eagles breeding season and holding off construction until March (should it be approved), Telstra will have to approve this. It might take a couple of days unfortunately for a decisions. I would just tell anyone that asks about this that it's being looked into.

Thanks

Clinton Northey
Senior Town Planner | Visionstream



Visionstream Australia Pty Ltd ABN 85 093 384 680

20 Corporate Drive, Heatherton VIC 3202
M 0414 367 361

E clinton.northey@visionstream.com.au

W www.visionstream.com.au

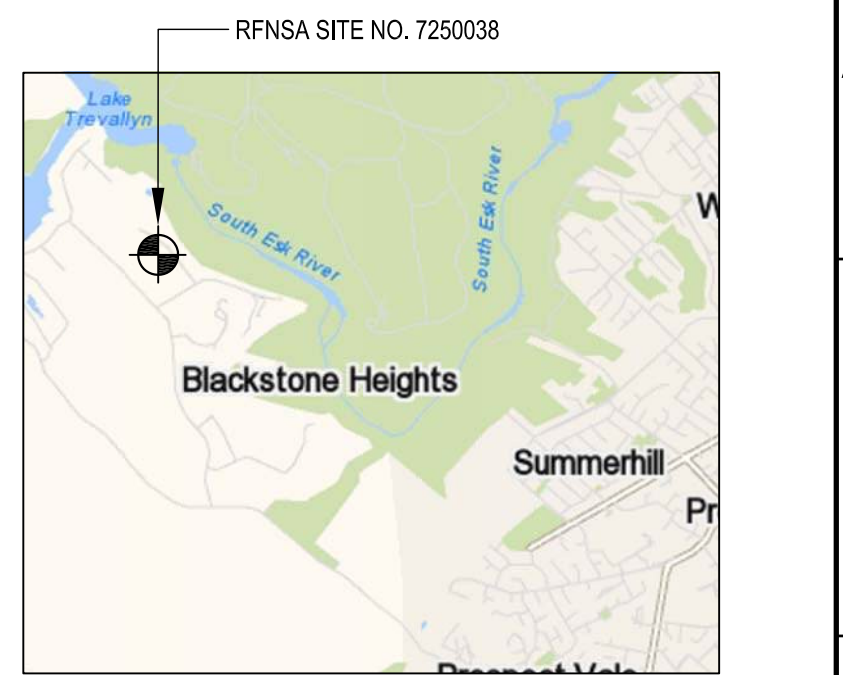
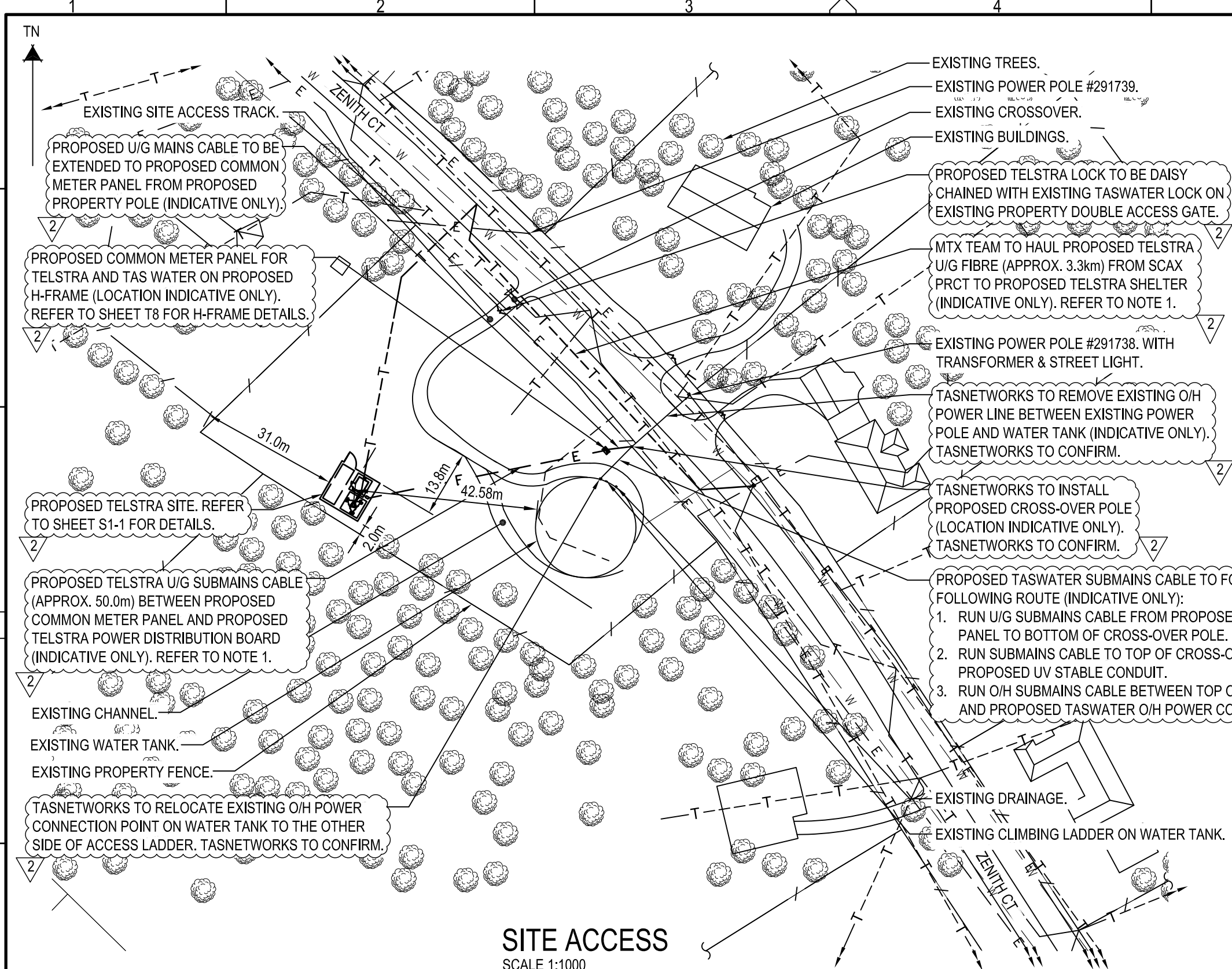


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Plot date: 27 October 2018 - 12:05 PM
Telstra Networks Wireless Program Delivery Template - 017668P02 Issue 12 11/04/2016



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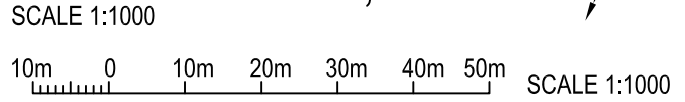
LOCALITY PLAN
NOT TO SCALE

UNAPPROVED DRAWING

SERVICES LEGEND

- T---T---T---T--- OPTICAL FIBRE BELOW GROUND
- E---E---E---E--- BELOW GROUND ELECTRICAL SUPPLY
- E---E---E---E--- ABOVE GROUND ELECTRICAL SUPPLY
- W---W---W---W--- WATER SUPPLY BELOW GROUND

SITE ACCESS



NOTES :

1. SMR CONTRACTOR TO LOCATE U/G SERVICES PRIOR EXCAVATION.

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S3 & S3-1.

PROPERTY DESCRIPTION		SITE STRUCTURE CO-ORDINATES (GDA94)	
PART OF LOT 29 ON SP 34448 PARISH OF LAUNCESTON LAND DISTRICT OF CORNWALL		GPS READING ACCURACY: ±10m CENTRE OF MONOPOLE	
LATITUDE	-41.45435° (GDA94)	LONGITUDE	147.08519° (GDA94)

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



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT19023.01	AH	TR	PRELIMINARY - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.07.18	1
VT19023.01	IU	MT	FOR CONSTRUCTION - 30075528W0079 VPL - LTE700 / WCDMA850	BW	AD	24.09.18	2

FOR CONSTRUCTION

MOBILE NETWORK SITE 320824
BLACKSTONE HEIGHTS
SITE ACCESS AND LOCALITY PLAN
29 PLAN 34448 ZENITH CT, BLACKSTONE HEIGHTS, TAS 7250

DWG NO.	T110993	SHT NO.	S1
---------	----------------	---------	----

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C&DS 1

Krista Palfreyman

From: Hill, Katie <Katie.Hill@team.telstra.com>
Sent: Monday, 3 December 2018 12:53 PM
To: Krista Palfreyman; Clinton Northey
Cc: Heidi Goess <heidi@landuseplanning.com.au> (heidi@landuseplanning.com.au)
Subject: RE: Blackstone Heights telecommunications tower

Follow Up Flag: Follow up
Flag Status: Completed

Hi Krista,

Thank you for your time on the phone today.

Telstra confirms this information is to be used for the development application assessment understanding that this will become public information.

I have reworded though the percentage of market share. I am happy to comment on this at the council meeting if brought up.

*If we assume that 2/3 of the population fits into this area we could assume that roughly 846 people are going to benefit. **Based on Telstra's market share** then we could say the 592 (say 600 = 46%) people are going to benefit.*

Any problems let me know

Thanks and regards

Katie Hill Acquisition Senior Specialist
Design & Acquisition | Wireless Access | Network Engineering | Network & IT

M [0409398294](tel:0409398294)
E Katie.hill@team.telstra.com
W www.telstra.com

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If I've sent it to you by accident, please delete it immediately



From: Krista Palfreyman [mailto:Krista.Palfreyman@mvc.tas.gov.au]
Sent: Monday, 3 December 2018 12:45 PM
To: Hill, Katie <Katie.Hill@team.telstra.com>; Clinton Northey <Clinton.Northey@visionstream.com.au>
Cc: Heidi Goess <heidi@landuseplanning.com.au> (heidi@landuseplanning.com.au)
<heidi@landuseplanning.com.au>
Subject: RE: Blackstone Heights telecommunications tower

Hi Clinton & Katie,

Could you please confirm if Council is able to use this information as part of the development application assessment report which will be available for public information due to the previous comment about this information provided is confidential.

Kind Regards,

Krista Palfreyman | Development Services Coordinator/Permit Authority
Meander Valley Council
working together

T: 03 6393 5322 | **F:** 03 6393 1474 | **E:** krista.palfreyman@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303

Please note that our Westbury Office will be closed from 12pm on Friday 21 December 2018 and will re-open at 8.30am on Wednesday 2 January 2019. We wish you a very Merry Christmas and a Happy New Year.



Please consider the environment before printing this email.

From: Hill, Katie [<mailto:Katie.Hill@team.telstra.com>]
Sent: Monday, 3 December 2018 12:31 PM
To: Clinton Northey; Krista Palfreyman
Subject: RE: Blackstone Heights telecommunications tower

Hi Clinton and Krista,

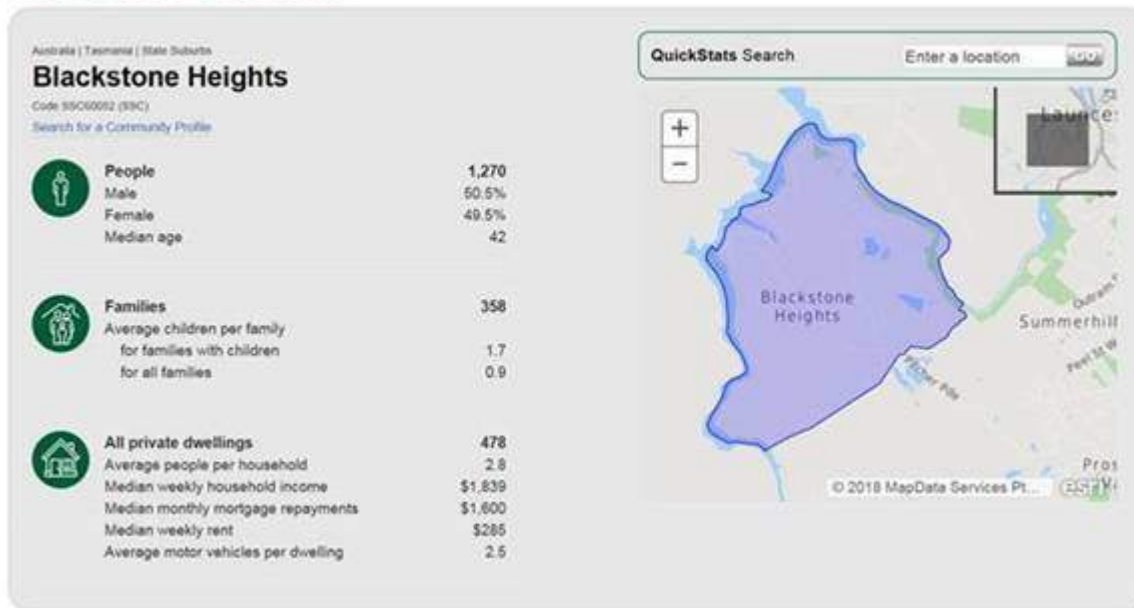
Following on from my previous email and as highlighted in question 2, I have just had a response from RF in regards to our calculations.

Given the difficulties, the calculations have been based on the following methods:-

The Pupal area is the 3db Improvement. If we assume that 2/3 of the population fits into this area we could assume that roughly 846 people are going to benefit. If 70% is Telstra's market share then we could say the 592 (say 600 = 46%) people are going to benefit .

This is still not of absolute accuracy based on my reply below, but provides and overall indication.

2016 Census QuickStats



I hope this assist and finalises the question

Thanks and regards

Katie Hill Acquisition Senior Specialist

Design & Acquisition | Wireless Access | Network Engineering | Network & IT

M [0409398294](tel:0409398294)

E Katie.hill@team.telstra.com

W www.telstra.com

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If I've sent it to you by accident, please delete it immediately



From: Clinton Northey [<mailto:Clinton.Northey@visionstream.com.au>]

Sent: Monday, 3 December 2018 12:08 PM

To: Krista Palfreyman <Krista.Palfreyman@mvc.tas.gov.au>

Cc: Hill, Katie <Katie.Hill@team.telstra.com>

Subject: FW: Blackstone Heights telecommunications tower

Hi Krista,

Please find below from Katie Hill at Telstra a response to Council's questions raised.

Regards

Clinton Northey

Senior Town Planner | Visionstream



Please consider the environment before printing this e-mail

From: Hill, Katie <Katie.Hill@team.telstra.com>
Sent: Monday, 3 December 2018 12:01 PM
To: Clinton Northey <Clinton.Northey@visionstream.com.au>
Cc: Fuge, Michele <Michele.Fuge@team.telstra.com>
Subject: RE: Blackstone Heights telecommunications tower

Hi Clinton,

As discussed the information provided to VPL and Meander Valley Council is confidential and provided for Council's development assessment purposes only.

In the meantime, and in answer to the 3 outstanding questions posed by Council I would like to comment as follows-

1. Can the developer please provide the number of Blackstone Heights residents that will benefit from the telecommunications tower being placed on this site?
 - Telstra confirm that a better coverage experience to all the residences in Blackstone Heights is the key Driver/Objective for the co-investment.
 - Residences along these key main roads are expected to receive benefit or improvement from the proposal:
 - Panorama Road
 - Longvista Road
 - Pitcher Parade
 - Bayview Drive
 - Neptune Drive
 - Zenith Court &
 - much of Blackstone Road
 - One of the important considerations of the MBSP is extending mobile coverage for 000 emergency calls. Telstra customers living, working and travelling through the area will benefit from the day to day connectivity of this proposal but it would also provide 000 coverage to all mobile users in the area, regardless of their mobile provider.
 - The MBSP is a Government funded program with the opportunity for other Carriers in the future to co-locate equipment on the tower to service their customers.
 - The MBSP tool that generates the metrics will only count those users that will newly get hand held coverage. The number of NEW users is 20.
2. In providing this number can the developer please provide the evidence base on how this number was derived?
 - Telstra are in the process of attempting to calculate how many GNAF (Geocoded National Address File) data is going receive that increase in coverage level in preparation for the December Council meeting.

- As indicated the MBSP tool that generates the metrics will only count those users that will newly get hand held coverage.
- Australian Bureau of Statistic data shows the following:-
 - 2016 there were 1270 residents in Blackstone Heights
 - **ABS** shows average 2.8 people per household
- 3. From this number can the developer please indicate how many of those Blackstone Heights residents are Telstra mobile clients?
- This number cannot be easily determined as the facility is expected to improve coverage and data services for the people who live and work in the area covered by the facility, as well as the many people who commute through the area.
- We advise our market share in Launceston is approx. 70%

Thank and regards

Katie Hill Acquisition Senior Specialist

Design & Acquisition | Wireless Access | Network Engineering | Network & IT

M [0409398294](tel:0409398294)

E Katie.hill@team.telstra.com

W www.telstra.com

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From: Clinton Northey [<mailto:Clinton.Northey@visionstream.com.au>]

Sent: Monday, 3 December 2018 11:36 AM

To: Hill, Katie <Katie.Hill@team.telstra.com>

Subject: FW: Blackstone Heights telecommunications tower

Hi Katie,

FYI. See below.

Clinton Northey

Senior Town Planner | Visionstream



Visionstream Australia Pty Ltd ABN 85 093 384 680

20 Corporate Drive, Heatherton VIC 3202

M 0414 367 361

E clinton.northey@visionstream.com.au

W www.visionstream.com.au

From: Krista Palfreyman <Krista.Palfreyman@mvc.tas.gov.au>
Sent: Monday, 3 December 2018 11:30 AM
To: Clinton Northey <Clinton.Northey@visionstream.com.au>
Subject: RE: Blackstone Heights telecommunications tower

Thanks Clinton,

I have forwarded this on to our planning consultant. Do you have an indication if we will have the required information before 12.00?

Krista Palfreyman | Development Services Coordinator/Permit Authority
Meander Valley Council
working together

T: 03 6393 5322 | **F:** 03 6393 1474 | **E:** krista.palfreyman@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303

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From: Clinton Northey [<mailto:Clinton.Northey@visionstream.com.au>]
Sent: Monday, 3 December 2018 9:14 AM
To: Krista Palfreyman
Subject: Blackstone Heights telecommunications tower

Hi Krista,

Please find below two links that talk specifically about the mobile Black Spot Program as discussed last Friday. The program itself is Federally funded and Blackstone Heights is one of 125 within the Round 3 Priority sites (refer to attached PDF for exact locations of these Round 3 sites). Telstra also has the vast majority of these sites, which Optus and Vodafone will also deploy. Recently in Northern Tasmania we have had the sites at Gunns Plains and Musselroe Bay approved.

In relation to how the areas were selected to be part of the Black Spot Program please see the extract from Telstra's website below. Basically these sites were nominated from the public and Councils.

+ How did you determine which areas received a mobile base station?

Ultimately, this is a Federal Government program and they set the rules for it. Under the rules of the program, we were required to nominate regional and remote locations from the Government's database of mobile black spots as reported by members of the public, local communities and councils and other interested parties. The database contained over 10,600 reported locations across Australia.

This program established by the Federal Government included a formula that allocated the available funding based on several criteria, including the lack of existing coverage and the number of people who would benefit from a new mobile base station.

Relevant links

<https://www.telstra.com.au/coverage-networks/mobile-black-spot-program>

<https://crowdsupport.telstra.com.au/t5/Mobiles-Tablets/The-Mobile-Black-Spot-Program-FAQ-s/ta-p/539841?ti=TR:TR:Mar16:mobile-blackspot:coverage-networks:cta>

I've also let Telstra know that we require the additional information by at least midday otherwise the application will be deferred to the meeting in January. I'll let you know asap if we will be able to get this to you in time.

Regards

Clinton Northey
Senior Town Planner | Visionstream



Visionstream Australia Pty Ltd ABN 85 093 384 680

20 Corporate Drive, Heatherton VIC 3202

M 0414 367 361

E clinton.northey@visionstream.com.au

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Views and opinions expressed in this transmission are solely those of the author and do not necessarily represent those of Meander Valley Council.

From: Leanne Rabjohns
Sent: Wednesday, 5 December 2018 2:08 PM
To: Krista Palfreyman
Subject: FW: Blackstone Heights

From: Clinton Northey [<mailto:Clinton.Northey@visionstream.com.au>]
Sent: Wednesday, 5 December 2018 2:07 PM
To: Leanne Rabjohns
Cc: Hill, Katie
Subject: Blackstone Heights

Hi Leanne,

Telstra have confirmed that they would have no issue with a condition placed on any planning approval that resulted in limiting the construction of the facility after the Wedge Tail Eagle breeding season, that is August to January. Therefore construction could commence in February 2019. Please refer to Parks TAS information in the link below confirming the Wedge Tail Eagle breeding season.

I've had similar conditions placed on planning approvals with Kingborough Council previously.

<https://www.parks.tas.gov.au/?base=5121>

Any further questions please let me know.

Regards

Clinton Northey
Senior Town Planner | Visionstream



Visionstream Australia Pty Ltd ABN 85 093 384 680

20 Corporate Drive, Heatherton VIC 3202

M 0414 367 361

E clinton.northey@visionstream.com.au

W www.visionstream.com.au



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C&DS 2 238 MAIN ROAD MEANDER - STUDIO AND VISITOR ACCOMMODATION

1) Introduction

This report considers application PA\18\0216 for Residential Studio and Visitor Accommodation (common room, five (5) units and RV/caravan parking) on land located at 238 Main Road, Meander (CT: 6866\1).

2) Background

Applicant

Trident Building Surveying

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to in this report as the 'Scheme').

Use & Development

This application proposes to develop a residential studio and visitor accommodation facilities at 238 Main Road Meander. The accommodation facilities will include five (5) self contained accommodation cabins, an amenities building and gravel hardstand parking spaces for up to eight (8) caravans/campervans. An indicative site plan is provided below, while a full set of proposal plans and description are included in the attached documents.

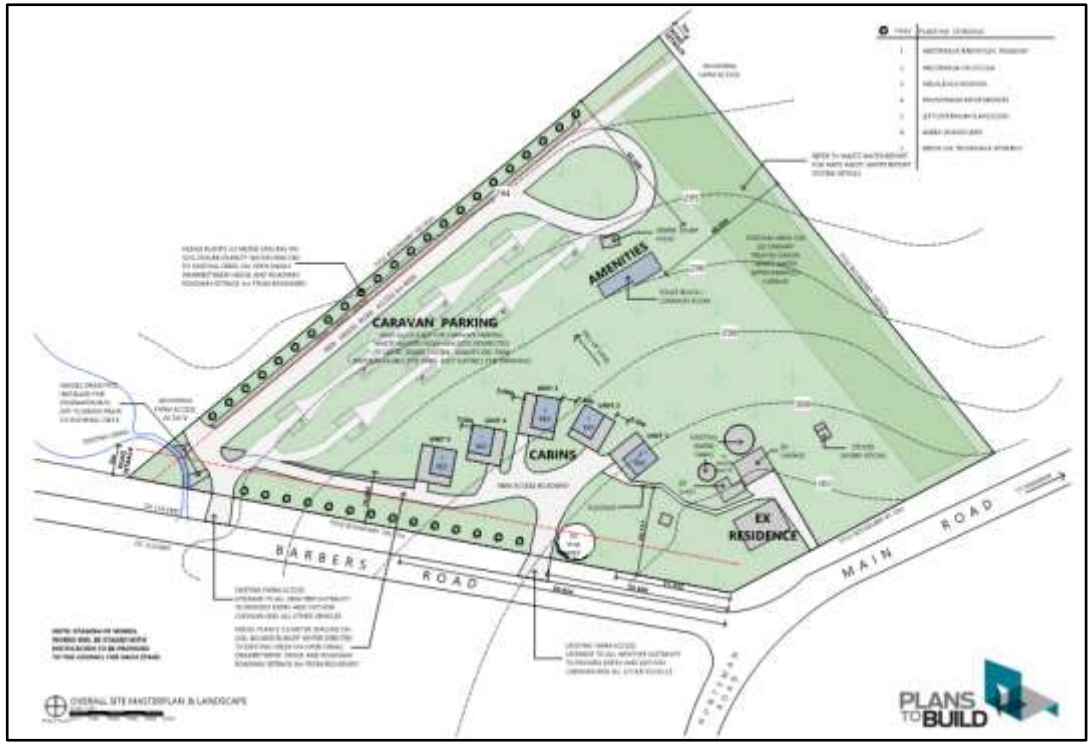


Figure 1: proposed site plan (Plans to Build, 2018)

Site & Surrounds

The subject property is a corner lot fronting Main Road and Barbers Road, Meander. The property has an established dwelling and a number of residential outbuildings clustered in the south corner. The land is otherwise clear of development and standing vegetation. The land surrounding the property comprises a mix of residential and agricultural uses.



Photo 1: aerial photo of subject title and surrounding land



Photo 2: subject title, looking north-west from Barbers Road across the site of the proposed accommodation buildings and RV camping



Photo 3: subject title, looking west from Main Road towards the site of the proposed studio

Statutory Timeframes

Date Received:	30 July 2018
Request for further information:	2 August 2018
Information received:	26 October 2018
Advertised:	3 November 2018
Closing date for representations:	20 November 2018
Extension of time granted:	22 November 2018
Extension of time expires:	12 December 2018
Decision due:	11 December 2018

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications within statutory timeframes.

4) Policy Implications

Not applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

The application was advertised for the statutory 14-day period.

One (1) representation was received (attached document). The representation is discussed in the assessment below.

9) Financial Impact

Not applicable.

10) Alternative Options

Council can either approve the application with amended conditions or refuse the application.

11) Officers Comments

Zone

The subject property is located in the Village Zone. The land surrounding the site is located in the Village, Rural Living and Rural Resource Zones.

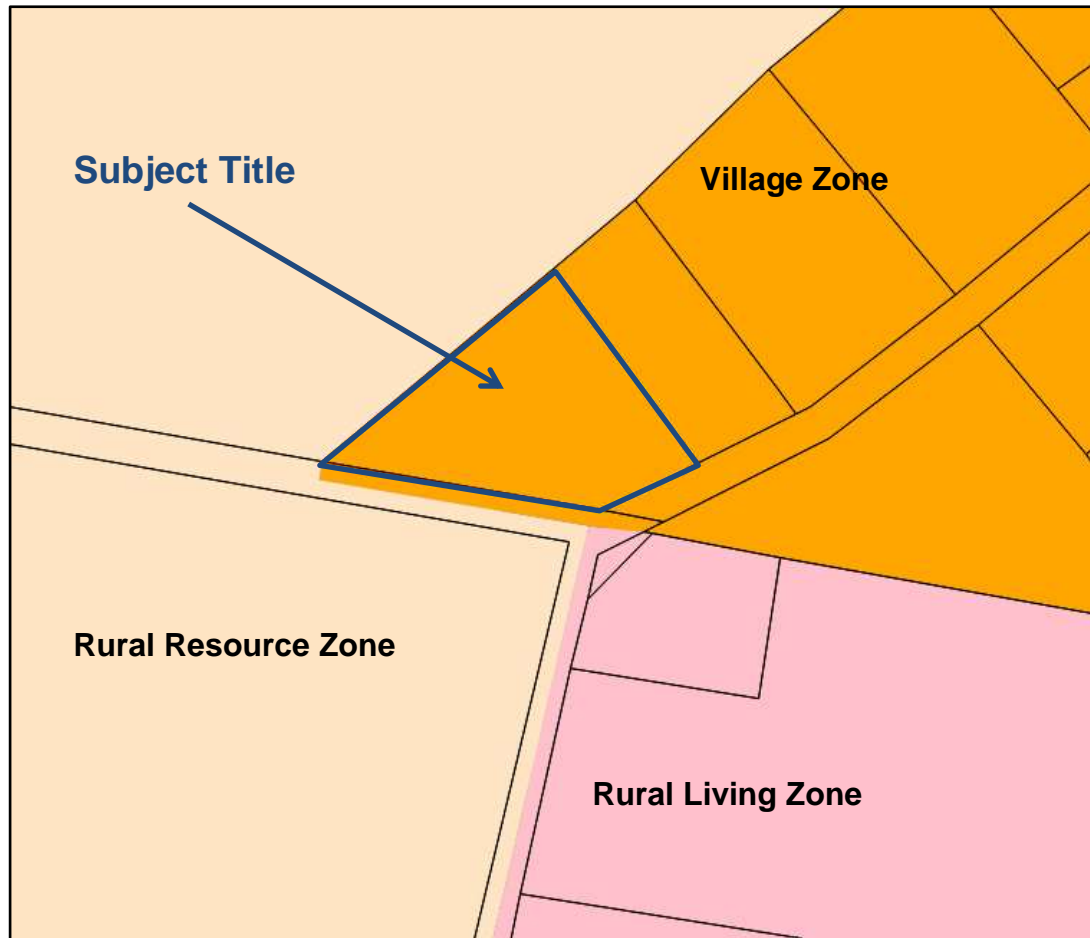


Figure 2: zoning of subject title and surrounding land

Use Class

Table 8.2 of the Scheme, categorises the proposed use classes as:

- Residential (Single Dwelling)
- Visitor Accommodation

Residential (Single Dwelling) and Visitor Accommodation are specified in section 16.2 - Use Table as being Permitted with permit. The Permitted status is dependent on the use and development meeting all of the applicable Acceptable Solutions in the scheme. In this instance the development does not comply with all of the Acceptable Solutions, but relies on Performance Criteria to achieve compliance and, as such, is subject to a discretionary application.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may be conditioned if considered necessary to better meet the objective of the applicable standard.

Where use or development relies on performance criteria, discretion is applied for that particular standard only. To determine whether discretion should be used to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the Village Zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

The following table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

Village Zone			
Scheme Standard		Comment	Assessment
16.3.1 Amenity			
A1	If for permitted or no permit required uses.	A residential use and a visitor accommodation use are both permitted uses in the Village Zone.	Complies
A2	Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	The application states that commercial vehicles will be restricted to these times.	Complies
A3	Commercial vehicles are parked within the boundary	The application states that all	Complies

	of the property.	commercial vehicles will be parked within the boundary of the property.	
16.3.2 Village Character			
A1	Non-residential use must not exceed a combined gross floor area of 250m ² over the site.	The proposed Visitor Accommodation use will exceed a gross floor area of 250m ² across the site.	Relies on Performance Criteria
A2	Goods or materials must not be stored outside in locations visible from adjacent properties, the road or public land.	Not applicable	
16.4.1 Building Design and Siting			
A1	Site coverage must not exceed 50%.	The combined area of existing and proposed developments is significantly less than 50%.	Complies
A2	Building height must: a) not exceed 6 metres; or b) be between the maximum heights of the two adjoining buildings, shown as the shaded area in Figure 16.4.1A below.	The proposed studio and accommodation buildings all have a finished height less than 6m. The accommodation buildings have a general height of 4m, with an average of 0.5m of fill to counteract the slope of the land.	Complies
A3	Primary frontage setbacks must be:	All buildings are located more	Complies

	<p>a) a minimum distance of 6m; or</p> <p>b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 16.4.1B below; and</p> <p>c) for corner lots, side walls must be set back a minimum of 3m from the secondary frontage.</p>	<p>than 6m from the primary frontage on Main Road Meander and are more than 3m from the secondary frontage on Barbers Road.</p>	
A4	<p>A4.1</p> <p>Buildings must be set back from the side and rear boundaries a minimum distance of 3m;</p>	<p>All buildings are setback more than 3m from a side or rear boundary.</p>	<p>Complies</p>

Karst Management Code

Scheme Standard	Comment	Assessment									
15.5 Use Standards											
A1	<p>Plantation forestry is in accordance with a certified Forest Practices Plan.</p>	<p>The application does not include forestry.</p>	<p>Complies</p>								
A2	<p>Wastewater disposal fields must be setback to sinkholes and caves the following distances:</p> <p><i>Upslope</i></p> <table> <tr> <td><5°</td> <td>40m</td> </tr> <tr> <td>5°-10°</td> <td>50m</td> </tr> <tr> <td>10°-15°</td> <td>60m</td> </tr> <tr> <td>15°-20°</td> <td>70m</td> </tr> </table> <p>Add 10m for every additional 5° of slope</p> <p><i>Downslope</i></p> <p>All slopes 40m</p>	<5°	40m	5°-10°	50m	10°-15°	60m	15°-20°	70m	<p>There are no caves or sinkholes within 100m of the development.</p>	<p>Complies</p>
<5°	40m										
5°-10°	50m										
10°-15°	60m										
15°-20°	70m										

A5	The use must not facilitate access to cave systems.	The development does not facilitate access to any cave system.	Complies
A6	Hard waste must not be disposed of on-site.	No disposal of hard waste is proposed onsite.	Complies
A7	The use does not involve the abstraction of water.	The proposal does not include the abstraction of water.	Complies
E15.6.1 Sedimentation and pollution			
A1	Forestry and plantation forestry is in accordance with a certified Forest Practices Plan.	The application does not include forestry.	Complies
A2	<p>A2.1 Excavation, buildings, access ways and subsurface drainage (not including forestry and plantation forestry) must be located a minimum of 100 metres from Karst features.</p> <p>A2.2 Runoff from buildings and access ways (not including forestry and plantation forestry) does not concentrate water flows into the groundwater system.</p>	<p>The development discharges to an above surface watercourse which eventually feeds into the Meander River. The watercourse has been heavily altered to accommodate agricultural drainage over a very large catchment area. The volumes of water entering the watercourse from this development are insignificant compared to the existing flow and will not result in a concentration of</p>	Complies

		water into the groundwater system.	
A3	Vegetation must be retained surrounding sinkholes and caves for the following distances (not including forestry and plantation forestry): <i>Upslope</i> <5 ⁰ 40m 5 ⁰ -10 ⁰ 50m 10 ⁰ -15 ⁰ 60m 15 ⁰ -20 ⁰ 70m Add 10m for every additional 5 ⁰ of slope <i>Downslope</i> All slopes 40m	No vegetation removal is proposed and there are no identified karst features within 100m of the property.	Complies
A4	Development must not fill caves or sinkholes.	The development does not propose to fill any caves or sinkholes.	Complies

Road and Railway Assets Code

Scheme Standard	Comment	Assessment	
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	Barbers Road has a speed limit greater than 60km/h.	Complies
A3	For roads with a speed limit of more than 60km/h the use	The proposed accesses are	Relies on Performance

	must not increase the annual average daily traffic movements by more than 10%.	located within the 100km\h speed zone. The application will result in an intensification greater than 10% of the existing accesses onto Barbers Road.	Criteria
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	Not applicable	
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	The application does not include a new access.	Complies
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	Sight distances at <ul style="list-style-type: none"> a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained. 	The accesses on Barbers Road do not meet the Acceptable Solution for Safe Sight Distances.	Relies on Performance Criteria

Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: c) Table E6.1; or d) a parking precinct plan.	Two (2) parking spaces are provided for the existing dwelling, while each accommodation unit and caravan parking space also includes a space for vehicle parking. Sufficient parking is provided to meet the requirements of Clause E6.1.	Complies
E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone.	Sufficient space is provided in the access and manoeuvring areas for the parking of a taxi.	Complies
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	Sufficient space is provided in the existing parking areas for the parking of motorbikes.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all	The proposed access ways are formed in gravel and drained to swales. Parking and access ways are not proposed to be sealed or	Relies on Performance Criteria

	<p>weather seal; and</p> <p>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</p>	line marked.	
E6.7.2 Design and Layout of Car Parking			
A1	<p>A1.1</p> <p>Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2</p> <p>Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>Parking spaces are behind the building line. The property is not located in the General Residential Zone.</p>	Complies
A2	<p>A2.1</p> <p>Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) for more than 4 cars, enter and exit the site in a forward direction; and</p> <p>c) have access width not less than and not 10% greater than Table E6.2; and</p> <p>d) have a width of access and manoeuvring space</p>	<p>Parking areas all have a gradient less than 10%. All vehicles can enter and exit in a forward direction. The access width will be 4.5m in accordance with Table E6.2. The width of manoeuvring spaces adjacent to parking spaces generally comply with Table E6.3</p>	Complies

	<p>to parking spaces not less than Table E6.3 where:</p> <ul style="list-style-type: none"> (i) there are three or more spaces; and (ii) where parking is more than 30m from the road; or (iii) the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i>.</p>	<p>and it is noted that the large area of the title ensures that manoeuvring space is generally not restricted. The layout complies with AS2890.1 as applicable. Manoeuvring spaces all have a slope less than 20%.</p>	
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E6.8.1 Pedestrian Walkways

A1	<p>Pedestrian access must be provided for in accordance with Table E6.5.</p>	<p>The site provides for more than 11 parking spaces and dedicated pedestrian access is not provided in accordance with Table E6.5.</p>	<p>Relies on Performance Criteria</p>
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Water Quality Code

Scheme Standard	Comment	Assessment	
E9.6.1 Development and Construction Practices and Riparian Vegetation			
A1	<p>Native vegetation is retained within 40m of a wetland, watercourse or mean high water mark.</p>	<p>The development does not include the removal of native vegetation.</p>	<p>Complies</p>
A2	<p>A wetland must not be filled, drained, piped or channelled.</p>	<p>The development does not propose to fill, drain pipe or channel a</p>	<p>Complies</p>

		wetland.	
A3	A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	The development does not propose to fill, drain pipe or channel a watercourse.	Complies
E9.6.2 Water Quality Management			
A1	All stormwater must be: <ul style="list-style-type: none"> a) connected to a reticulated stormwater system; or b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or c) diverted to an on-site system that contains stormwater within the site. 	Stormwater is diverted to a sediment trap prior to discharge to a watercourse.	Complies
A2	A2.1 No new point source discharge directly into a wetland or watercourse. A2.2 For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.	The application includes a new point source discharge.	Relies on Performance Criteria
A3	No acceptable solution.	Not applicable	

Karst Management Code											
Scheme Standard		Comment	Assessment								
15.5 Use Standards											
A1	Plantation forestry is in accordance with a certified Forest Practices Plan.	The application does not include forestry.	Complies								
A2	<p>Wastewater disposal fields must be setback to sinkholes and caves the following distances:</p> <p><i>Upslope</i></p> <table> <tr> <td><5⁰</td> <td>40m</td> </tr> <tr> <td>5⁰-10⁰</td> <td>50m</td> </tr> <tr> <td>10⁰-15⁰</td> <td>60m</td> </tr> <tr> <td>15⁰-20⁰</td> <td>70m</td> </tr> </table> <p>Add 10m for every additional 5⁰ of slope</p> <p><i>Downslope</i></p> <p>All slopes 40m</p>	<5 ⁰	40m	5 ⁰ -10 ⁰	50m	10 ⁰ -15 ⁰	60m	15 ⁰ -20 ⁰	70m	There are no caves or sinkholes within 100m of the development.	Complies
<5 ⁰	40m										
5 ⁰ -10 ⁰	50m										
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15 ⁰ -20 ⁰	70m										
A5	The use must not facilitate access to cave systems.	The development does not facilitate access to any cave system.	Complies								
A6	Hard waste must not be disposed of on-site.	No disposal of hard waste is proposed onsite.	Complies								
A7	The use does not involve the abstraction of water.	The proposal does not include the abstraction of water.	Complies								
E15.6.1 Sedimentation and pollution											
A1	Forestry and plantation forestry is in accordance with a certified Forest Practices Plan.	The application does not include forestry.	Complies								
A2	A2.1 Excavation, buildings, access ways and subsurface	The development discharges to an above surface watercourse	Complies								

	<p>drainage (not including forestry and plantation forestry) must be located a minimum of 100 metres from Karst features.</p> <p>A2.2</p> <p>Runoff from buildings and access ways (not including forestry and plantation forestry) does not concentrate water flows into the groundwater system.</p>	<p>which eventually feeds into the Meander River. The watercourse has been heavily altered to accommodate agricultural drainage over a very large catchment area. The volumes of water entering the watercourse from this development are insignificant compared to the existing flow and will not result in a concentration of water into the groundwater system.</p>									
A3	<p>Vegetation must be retained surrounding sinkholes and caves for the following distances (not including forestry and plantation forestry):</p> <p><i>Upslope</i></p> <table> <tr> <td><5°</td> <td>40m</td> </tr> <tr> <td>5°-10°</td> <td>50m</td> </tr> <tr> <td>10°-15°</td> <td>60m</td> </tr> <tr> <td>15°-20°</td> <td>70m</td> </tr> </table> <p>Add 10m for every additional 5° of slope</p> <p><i>Downslope</i></p> <p>All slopes 40m</p>	<5°	40m	5°-10°	50m	10°-15°	60m	15°-20°	70m	<p>No vegetation removal is proposed and there are no identified karst features within 100m of the property.</p>	Complies
<5°	40m										
5°-10°	50m										
10°-15°	60m										
15°-20°	70m										
A4	<p>Development must not fill caves or sinkholes.</p>	<p>The development does not propose to fill any caves or</p>	Complies								

		sinkholes.	
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Performance Criteria

Village Zone
16.3.2 Village Character
<p>Objective</p> <p><i>To ensure that non-residential uses are of an appropriate scale and type to support the objectives for the settlement.</i></p>
<p>Performance Criteria P1</p> <p><i>P1.1</i></p> <p><i>The use is not within the classes of General Retail and Hire; and</i></p> <p><i>P1.2</i></p> <p><i>The size and appearance of the use does not dominate the character of the area; and</i></p> <p><i>P1.3</i></p> <p><i>The proposal is consistent with the local area objectives for visual character, if any.</i></p>
<p>Comment:</p> <p>The use is not for General Retail and Hire.</p> <p>The size of the proposed accommodation units does not dominate the area. While the units have a combined floor area of 409.41m², individually the buildings have a floor area between 45m² and 68m².</p> <p>The subject lot has a large area, 13,000 m², and the proposed buildings are relatively small. The setbacks of the buildings is significant, between 14m and 24m, and a large area of the title will remain free from development. It is considered that the scale of the buildings, their setbacks and the area of the site covered by development is consistent with other developments in the area and the established character.</p> <p>The Local Area Objectives for Meander are:</p> <p style="padding-left: 40px;"><i>Meander</i></p> <p style="padding-left: 40px;"><i>a) To support the traditional mixed use settlement pattern and provide</i></p>

for incremental growth and economic opportunity, particularly in the reuse of buildings.

a) New development is to be designed such that it does not dominate or detract from any heritage character or adjoining residential character.

b) Subdivision is to consolidate the village cluster

The development is considered to support the mixed pattern of use and development in the Meander community, providing for growth and economic opportunity. The proposed buildings are small in scale and do not dominate the streetscape or landscape. The neighbouring buildings in the area have not been identified as having any particular heritage significance. Separation between the proposed buildings and neighbouring buildings is also sufficient to ensure that they do not visually detract from one another.

The development is considered to be consistent with the objective.

Road and Railway Assets Code

E4.6.1 Use and road or rail infrastructure

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Performance Criteria P3

For limited access roads and roads with a speed limit of more than 60km/h:

- a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and*
- b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and*
- c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.*

Comment:

Access is not onto a State Road as such, a) and b) are not applicable.

A traffic impact assessment has been submitted with the application prepared by a suitably qualified person and has been reviewed by Council's Director Infrastructure Services. The report demonstrates that movement of vehicles associated with the proposal are relatively low and are capable of being absorbed without any significant impact on the safety and efficiency of the surrounding road network. The proposal also ensures there are sufficient provisions for turning on the site, allowing vehicles to enter and exit the site in a forward direction.

Although the access points do not meet the recommended safe sight distances to the east of the existing accesses, the assessment highlights a number of mitigating factors. The eastern access will be for entry to the site only and vehicles will not enter the carriageway at this point. The primary access is 140m from the intersection of Barbers Road and Main Road. As vehicles will generally be travelling considerably slower at the intersection and will be coming from a 60km/h zone, this is considered to provide adequate sight distance.

Council's Director Infrastructure Services has recommended that the accesses on Barbers Road be upgraded to Council's adopted standards for sealed rural roads.

The proposal is considered to be consistent with the objective and does not compromise the safety and efficiency of the road network.

Recommended Conditions:

- Prior to the commencement of use the existing accesses onto Barbers Road are to be upgraded and sealed in accordance with LGAT Standard Drawings TSD-RO3-V1 and TSD-RO4-V1, including trafficable headwalls, as required, and an access width of 4.5m, to the satisfaction of Council's Director Infrastructure Services.
- Prior to the commencement of use the eastern access off Barbers Road is to be signposted as "entry only/ no exit" and the access way to the south of the accommodation units is to be signed or marked as "one way" to the satisfaction of Council's Town Planner.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective

To ensure that use and development involving or adjacent to accesses,

junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Performance Criteria P1

The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

Comment:

The location of the proposed accesses and sight distances from the accesses has been considered in the Traffic Impact Assessment submitted with the application and are considered to be sufficient for the proposed use and the specific road conditions of the area.

The development is consistent with the objective and provides adequate sight distances to ensure the safe movement of vehicles.

Car Parking and Sustainable Transport Code

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

The gravel access ways will provide sufficient all weather access for the volume of traffic entering the site.

Parking spaces and access ways will be formed in gravel and will be readily identifiable and delineated by their form and proximity to the cabins which they serve. Parking areas for campervans and caravans will be delineated from the main access ways by form and the contrast against the pasture maintained across the rest of the site.

As the site will largely be used by patrons with designated parking spaces, no further identification or delineation is considered necessary to ensure the efficient use of the site.

The proposal is consistent with the objective and parking is constructed to an appropriate standard suitable for the context of the proposal.

E6.8.1 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development

Performance Criteria P1

Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

Comment:

Due to the nature of the use, vehicles will generally exercise a high degree of caution when entering and driving within the property. The site will experience a relatively low turnover of vehicles compared to a general carpark. The gravel substrate and relatively narrow access ways will assist to create a low speed environment. A large portion of the site is also free of development and offers ample opportunity for alternative pedestrian access between buildings and parking areas.

It is recommended that the access to the site be sign posted indicating a shared carriageway for pedestrians and vehicles and a speed limit of 10km/h.

With additional signage, it is considered that the proposal can provide an adequate level of pedestrian safety.

Recommended Conditions:

- Prior to the commencement of use both accesses onto Barbers Road are to be signed indicating a shared carriageway for pedestrians and vehicles and a speed limit of 10km/h.

Water Quality Code

E9.6.2 Water Quality Management

Objective

To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.

Performance Criteria P2

P2.1

New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:

- a) do not give rise to pollution as defined under the Environmental Management and Pollution Control Act 1994; and*
- b) are reduced to the maximum extent that is reasonable and practical having regard to:
 - (i) best practice environmental management; and*
 - (ii) accepted modern technology; and**
- c) meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the State Policy for Water Quality Management 1997.*

P2.2

Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.

Comment:

The run-off from the proposed gravel access ways and from the roof of the proposed accommodation units are unlikely to give rise to pollution as defined in the *Environment Management and Pollution Control Act 1994*.

Run-off from the rooftops is generally cleaner than ground surface runoff, the proposed sediment trap is considered adequate to capture suspended silts from the gravel road surfaces and the number of vehicles parking at the site is relatively small and unlikely to result in petrochemical contamination.

The proposed sediment trap is considered sufficient to protect local water quality.

Recommended Conditions:

- Prior to the commencement of works, design drawings for the drainage system and gravel sediment pits to be installed prior to the watercourse are to be submitted to the satisfaction of Council's Town Planner. The design drawings are to demonstrate that all collected surface waters can run to the watercourse under gravity.

- Prior to the connection of any drainage works to the watercourse, the approved gravel sediment pits are to be installed in accordance with the approved design drawings and endorsed site plan.

Representations

One (1) representation was received (see attached documents). A summary of the representation is as follows:

1. The plans used for the application are not suitable and misleading. The cuts/fills etc that are shown do not correlate with the latest site plans/ level information.
2. The sewer design does not indicate it includes capacity for a caravan dump point.
3. The level information requested by Council RFI for the driveways is not shown.

Comment:

1. Sufficient information is included with the application to demonstrate that the development complies with the Performance Criteria. The level of detail required with an application is often influenced by the context and complexity of the proposal and local environment. The slopes shown on the plans are sufficient to demonstrate that the slope of the land is not significant and does not substantially increase the height, bulk or visual appearance of the accommodation buildings. While it is apparent that the slopes are based on a previous site plan, it is noted that the units are moved forward on the lot to an area which has a reduced slope. In this instance minor variations in height and slope will not impact any other party and will result in negligible change in the application as advertised.

In order to create certainty regarding the elevations of the development, it is recommended that amended elevations be submitted to Council prior to commencement of works showing the accurate slope of the land and depth of cut and fill required.

Recommended Conditions:

- Prior to the commencement of works amended drawings are to be submitted to the satisfaction of Council's Town Planner. Drawings no. 6368, sheets 6-10 are to be amended to accurately reflect the slope of the land. Fill associated with the buildings is not to result in a finished ground surface more than 0.6m above the natural ground surface.

Recommended Note:

- Any increase in fill exceeding 0.6m in depth associated with the accommodation buildings is not approved by the granting of this permit. Additional fill will require reassessment by the Council via an amended permit process or new application.
2. The design and capacity of the waste water-system and its suitability for the proposal is regulated by the Building Act 2016. Council's Environmental Health Officers will assess the development specific waste water system when a Plumbing Permit Application is lodged. Planning considerations only relate to the proximity of the waste water system to karst features. There are no karst features identified within 100m of the title.
 3. Sufficient information (including contours and a site cross section) was provided with the additional information to satisfy the intent of the request for information and allow an assessment against the planning scheme.

Conclusion

In conclusion, it is considered that the application for Use and Development for a residential studio and visitor accommodation (common room, five (5) units and RV/caravan parking) is an acceptable development for the village zone and the subject site.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

It is recommended that the application for Use and Development for a Residential Studio and Visitor Accommodation (common room, five (5) units and RV/caravan parking) on land located at 238 Main Road, Meander (CT: 6866/1) by Trident Building Surveying , requiring the following discretions:

- 16.3.2 – Village Character
- E4.6.1 – Use and Road or Rail Infrastructure
- E4.7.4 – Sight Distances at Accesses, Junctions and Level Crossings
- E6.7.1 - Construction of Car Parking Spaces and Access Strips
- E6.8.1 - Pedestrian Walkways
- E9.6.2 - Water Quality Management

be APPROVED, generally in accordance with the endorsed plans:

- 1. Trident Building Surveying – Planning Report***
- 2. Plans to Build – Studio and Amenities Elevations, dated 24 October 2018.***
- 3. Plans to Build – Site Plan and Servicing Plan, dated 22 October 2018***
- 4. Urban Design Solutions - Project Number: 6368 – Drawing Number: 03, 04, 06, 07, 08, 09 & 10.***

and subject to the following conditions:

- 1. Prior to the commencement of works:**
 - a) amended drawings are to be submitted to the satisfaction of Council’s Town Planner. Drawings no. 6368, sheets 6-10 are to be amended where necessary to accurately reflect the slope of the land. Fill associated with the buildings is not to result in a finished ground surface more than 0.6m above the natural ground surface. Once approved, the plans will be endorsed and will then form part of the permit.**
 - b) design drawings for the drainage system and gravel sediment pits to be installed prior to the watercourse are to be submitted to the satisfaction of Council’s Town Planner. The design drawings are to demonstrate that all collected surface waters can run to the watercourse under gravity.**

2. **Prior to the connection of any drainage works to the watercourse, the approved gravel sediment pits are to be installed in accordance with the approved design drawings and endorsed site plan.**
3. **Prior to the commencement of use:**
 - a) **the existing accesses onto Barbers Road are to be upgraded and sealed in accordance with LGAT Standard Drawings TSD-RO3-V1 and TSD-RO4-V1, including trafficable headwalls, as required, and an access width of 4.5m, to the satisfaction of Council's Director Infrastructure Services.**
 - b) **the Eastern access off Barbers Road is to be signposted as "entry only/ no exit" and the carriage way to the south of the accommodation units is to be signed or marked as "one way" to the satisfaction of Council's Town Planner.**
 - c) **both accesses onto Barbers Road are to be signed indicating a shared carriageway for pedestrians and vehicles and a speed limit of 10km/h.**
4. **The use of the residential outbuilding (studio) is not permitted for human habitation and is limited to residential storage and related residential activities only.**

Note:

1. **Any other proposed development and/or use, including any amendments to this proposal, such as, but not limited to:**
 - a) **fill exceeding 0.6m in depth associated with the accommodation buildings**
 - b) **camping in any form other than caravans and recreational vehicles; and**
 - c) **advertising signage****may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
2. **Prior to the commencement of any works within the Road Reserve, including upgrades to the existing accesses, separate consent is required by the Road Authority. An Application for Works in the Road Reservation form is enclosed. All enquiries can be directed to Council's Infrastructure Department on 6393 5312.**

3. **Registration as a Food Business under the *Food Act 2003* is required if food is provided as part of the proposed business. Please contact Council's Environmental Health Officer on (03) 6393 5300.**
4. **Registration as a Private Water Supplier under the *Public Health Act 1997* is required if drinking water is supplied to any premises used for commercial purposes including accommodation. Please contact Council's Environmental Health Officer on (03) 6393 5300.**
5. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**
 - a) **Building approval**
 - b) **Plumbing approval**
 - c) **Approval for Works within the Road Reserve****All enquiries should be directed to Council's Permit Authority on 6393 5322 or Council's Plumbing Surveyor on 0419 510 770.**
6. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
7. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
8. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

9. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
10. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
11. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

APPLICATION FORM

PLANNING

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>				

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="238 Main Road"/>	Certificate of Title:	<input type="text" value="CT 6866"/>
Suburb:	<input type="text" value="MEANDER"/>	<input type="text" value="TAS"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="1.761ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential (Single Dwelling & Outbuildings)"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	
Does the application involve Crown Land or Private access via a Crown Access Licence:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Heritage Listed Property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Forestry	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Other	Visitor Accommodation	

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 6866	FOLIO 1
EDITION 4	DATE OF ISSUE 16-Feb-2017

SEARCH DATE : 03-May-2018

SEARCH TIME : 12.00 PM

DESCRIPTION OF LAND

Town of CHESHUNT

Lot 1 on Sealed Plan 6866

Derivation : Part of Lot 9 (Section A.) Gtd. to F.J. Bowman
and Whole of Lot 10 (Section A.) Gtd. to F.J. Bowman.

(ior CT 3463/61

SCHEDULE 1

M611804 TRANSFER to DONNAVEN ANN CRAVEN and LUKE JOHN
MITCHELL Registered 16-Feb-2017 at noon

SCHEDULE 2

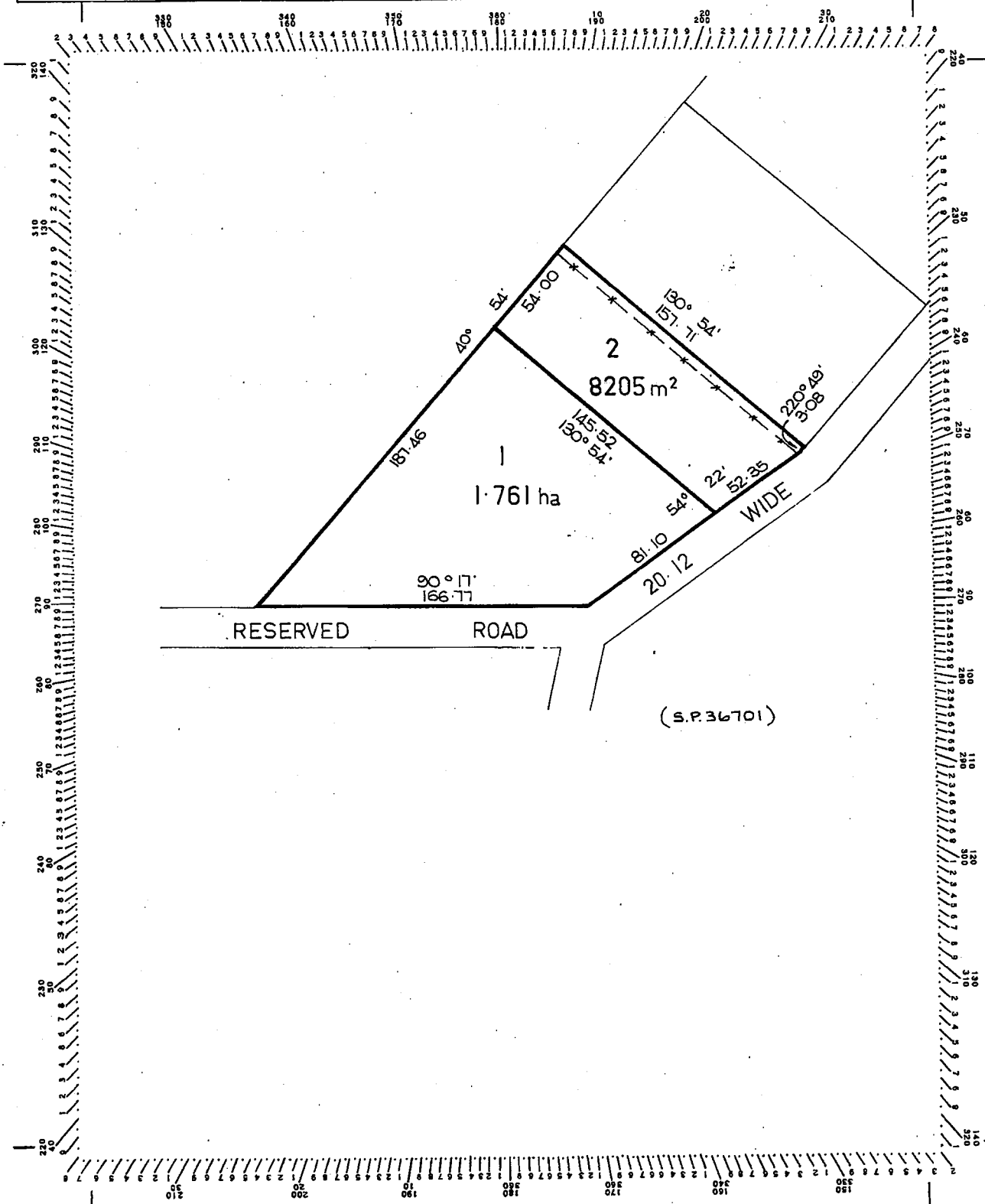
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

6866 22 APR 1975

<p>Owner: C.T. Boxhall</p>	<p>PLAN OF SURVEY by Surveyor MR. N. D. LESTER of land situated in the</p>	<p>Registered Number: 6866</p>
<p>Title Reference: CT 2744-67</p>	<p>TOWN OF CHESHUNT SECTION A</p>	<p>Effective from: 9-5-75</p>
<p>Grantee: Part of Lot 9, 3a, 3r, 23p, Frederick James Bowman Pur & Whole of Lot 10 6a. Ir. Op. Frederick James Bowman Pur.</p>	<p>Scale: - 1 : 2000 Measurements in metres</p>	<p>P/I Recorder of titles</p>



(S.P.36701)

**PLANNING REPORT – PROPOSED VISITOR
ACCOMMODATION USE – 238 Main Road, Meander**

Certificate of Title: CT 6866/1
PID: 6275144
Site Area: 1.761ha



Figure 1: Site highlighted.

Municipality: Meander Valley

Zone: 16.0 – Village

Proposal: Use of the site for Visitor Accommodation including 9 caravan sites and 5 onsite cabins (one two bedroom and four one bedroom), an amenities building and common room.

A small studio (6.0m x 4.0m) is proposed as part of this application, however, the studio is to be associated with the existing residential use on the site for a single dwelling.

Use Class: Visitor Accommodation and Residential

Site Description: The site is a corner lot with frontage to Main Road and Barbers Road. The site contains an existing dwelling and associated outbuildings.

Site Access: The dwelling has an existing access from Main Road, there will be no change to this access.

It is proposed to access the Visitor Accommodation via two existing accesses from Barbers Road. The access on the western side of the frontage will be used as the main access providing both entry and exit and the second access onto Barbers Road will provide for entry only.

Services: The site does not have access to reticulated services.

Geoton Pty Ltd have undertaken a preliminary Onsite Wastewater Disposal Assessment (ref: GL18100Ab, dated 12 April 2018).

The report concludes that the proposed development has sufficient available area suitable for the disposal of effluent by way of secondary treated wastewater via an aerated wastewater treatment system.

The area reserved for effluent disposal in accordance with the Geoton report has been indicated on the proposed site plan.

It is proposed to direct stormwater from the proposed buildings to an existing 252,000 litre water tank provided onsite.

Applicable Codes:

E4 – Road and Railway Assets Code
E6 – Car Parking and Sustainable Transport Code (applicable to all use and development)
E15 – Karst Management Code

Permissibility: Discretionary

Performance Criteria relied upon for grant of a permit:

16.3.2 - Village Character (P1.2 & P1.3)

E4.7.2 – Management of Road Accesses and Junctions (P1)

E4.7.4 – Sight Distance at Accesses, Junctions and Level Crossings (P1)

16.1 Zone Purpose	
16.1.1 Zone Purpose Statements	
16.1.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.	
16.1.1.2 To provide for low impact, non residential uses that support the function of the settlement.	
16.1.1.3 To provide for the amenity of the residents in a manner appropriate to the mixed use characteristics and needs of a particular settlement.	
16.1.2 Local Area Objectives	
Meander a) To support the traditional mixed use settlement pattern and provide for incremental growth and economic opportunity, particularly in the reuse of buildings.	a) New development is to be designed such that it does not dominate or detract from any heritage character or adjoining residential character. b) Subdivision is to consolidate the village cluster
16.1.3 Desired Future Character Statements	
a) The Village Zone at Meander reflects the historical pattern of settlement as a small rural service centre with a traditional mix of residential, business and community uses. b) This discreet centre is to be maintained with ribbon development being discouraged.	
Comment: The proposed use of the site for visitor accommodation allows for visitors to stay overnight in the area and will assist to support economic opportunity in the area. The proposed development will not dominate the streetscape as the proposed cabins are setback approximately 14.8m from the frontage of the site to Barbers Road and appear as residential in nature.	

16.2 – Use Table

Both Visitor Accommodation and Residential use classes are permitted. However, the proposal relies on assessment against the performance criteria within Clause 16.3.2, Clause E4.7.2 and Clause E4.7.4 of the scheme which triggers discretion.

16.3 Use Standards

16.3.1 Amenity
Objective

To ensure that all non-residential uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.

Acceptable Solution	Performance Criteria	Comment
A1 If for permitted or no permit required uses.	P1 Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.	A1 <i>The proposed use classes are Visitor Accommodation and Residential and are both permitted use in the Village zone.</i>
A2 Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	P2 Commercial vehicle operations must demonstrate that the amenity of residential uses within the surrounding area will not be unduly impacted upon by noise from operations or deliveries from the site.	A2 <i>There will be minimal commercial vehicles visiting the site. Any commercial vehicles will operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.</i>
A3 Commercial vehicles are parked within the boundary of the property.	P3 Parking of commercial vehicles, including delivery vehicles, are not to create a traffic hazard or compromise the mixed use functions of the road.	A3 <i>Any commercial vehicles will be parked within the boundary of the property.</i>

16.3.2 Village Character

Objective

To ensure that non-residential uses are of an appropriate scale and type to support the objectives for the settlement.

Acceptable Solution	Performance Criteria	Comment
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<p>A1</p> <p>Non-residential use must not exceed a combined gross floor area of 250m² over the site.</p>	<p>P1</p> <p>P1.1 The use is not within the classes of General Retail and Hire; and</p> <p>P1.2 The size and appearance of the use does not dominate the character of the area; and</p> <p>P1.3 The proposal is consistent with the local area objectives for visual character, if any.</p>	<p>P1.1/P1.2/P1.3</p> <p><i>The planning scheme defines site coverage to mean the proportion of a site (excluding any access strip) covered by roofed buildings.</i></p> <p><i>The proposal includes 5 self-contained cabins, four x one bedroom cabins and one x two bedroom cabin.</i></p> <p><i>The two bedroom cabin has a floor area of 56.7m². The one bedroom cabins each have a floor area of 45m².</i></p> <p><i>The cabins therefore have a total floor area of 4x45m² = 180m² + 56.7m² = 236.7m².</i></p> <p><i>The amenities block has a floor area of 43.75m² and the common room has a floor area of 24m² totaling 67.75m².</i></p> <p><i>The total area of the site covered by proposed buildings associated with the Visitor Accommodation use is 304.45m²</i></p> <p><i>The proposal must rely on assessment against the performance criteria.</i></p> <p><i>P1.1 – The use is for Visitor Accommodation and is not within the use classes of General Retail and Hire.</i></p> <p><i>P1.2 – It is proposed to set the cabins back 14.8m from</i></p>
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		<p><i>the site frontage to Barbers Road which provides adequate setback to ensure that the proposed cabins do not dominate the character of the area. The cabins have a total height to the ridgeline of no more than 4.0m. The cabins are not large and appear residential in nature.</i></p> <p><i>The sites for caravans and motor homes are located over 25m from the site frontage to Barbers Road and will have no permanent structures.</i></p> <p><i>P1.3 – The Local Area Objectives state that ‘new development is to be designed such that it does not dominate or detract from any heritage character or adjoining residential character’.</i></p> <p><i>Residences in the area are not located in close proximity to one another.</i></p> <p><i>The site is located at the western end of Main Road at the end of the village zone which transitions into an agricultural landscape.</i></p> <p><i>For the reasons listed above and in P1.2 it is not envisaged that the proposed visitor accommodation will dominate the area or be at odds with the residential character.</i></p>
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		<i>The proposal demonstrates compliance with the performance criteria in P1.1, P1.2 and P1.3.</i>
A2 Goods or materials must not be stored outside in locations visible from adjacent properties, the road or public land.	P2 Storage of goods or materials is consistent with the local area objectives for visual character, if any.	A2 <i>There will be no materials or goods stored in locations visible from adjacent properties, the road or public land.</i>

16.4 Development Standards

16.4.1 Building Design and Siting		
Objective		
<p>a) To protect the residential amenity of adjoining lots by ensuring that the height, setbacks, siting and design of buildings provides adequate privacy, separation, open space and sunlight for residents; and</p> <p>b) To ensure that the siting and design of development furthers the local area objectives and desired future character statements for the area, if any.</p>		
Acceptable Solution	Performance Criteria	Comment
A1 Site coverage must not exceed 50%.	P1 P1 The proportion of the site covered by buildings must have regard to the: a) existing site coverage and any constraints imposed by existing development or the features of the site; and b) site coverage of adjacent properties; and c) effect of the visual bulk of the building and whether it respects the village character; and d) capacity of the site to absorb runoff; and e) landscape character of the area.	A1 <i>The site contains a total area of 1.761ha.</i> <i>Site Coverage:-</i> <i>Existing dwelling = 119.5m²</i> <i>Existing residential sheds = 91.2m²</i> <i>Proposed two bedroom cabin = 56.7m²</i> <i>Proposed 1 bedroom cabins (4x 45m²) = 180m²</i> <i>Amenities block = 43.75m²</i> <i>Common room= 24m²</i> <i>Studio= 16.0m²</i> <i>Total = 531.15m² (3%)</i> <i>The proposal complies with the Acceptable Solution.</i>

<p>A2</p> <p>Building height must: a) not exceed 6 metres; or b) be between the maximum heights of the two adjoining buildings, shown as the shaded area in Figure 16.4.1A below.</p>	<p>P2</p> <p>Building height must: a) be consistent with the local area objectives, if any; and b) protect the residential amenity of adjoining dwellings from the impacts of overshadowing and overlooking having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) the impact on the adjoining property of a reduction in sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or no increase to existing overshadowing where greater than above; and iv) maintaining reasonable privacy to private open space and windows; and v) existing screening or the ability to implement screening to enhance privacy.</p>	<p>A2</p> <p><i>The total height of the proposed buildings is:-</i></p> <p><i>Proposed cabins = 4.0m.</i></p> <p><i>Amenities block = 3.74m.</i></p> <p><i>Studio = 3.53m</i></p> <p><i>Common = 3.53m.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>
<p>A3</p> <p>Primary frontage setbacks must be: a) a minimum distance of 6m; or b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 16.4.1B below; and c) for corner lots, side walls must be set back a minimum</p>	<p>P3</p> <p>Buildings must be set back from the frontage an appropriate distance having regard to: a) the efficient use of the site; and b) the safety of road users; and c) the prevailing setbacks of existing buildings on nearby lots; and d) the visual impact of the</p>	<p>A3</p> <p><i>The site has two frontages, one to Main Road being the primary frontage and one to Barbers Road being the secondary frontage.</i></p> <p><i>The proposed studio will be setback 17.0m from Barbers Road. The proposed cabins will be setback approximately 14.8m from Main Road.</i></p>

of 3m from the secondary frontage.	building when viewed from the road; and e) retention of vegetation within the front setback.	<i>The proposal complies with the Acceptable Solution.</i>
A4.1 Buildings must be set back from the side and rear boundaries a minimum distance of 3m; or	P4 Buildings are sited so that side and rear setbacks: a) protect the residential amenity of adjoining dwellings from the impacts of overshadowing and overlooking having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) the reduction of sunlight to habitable rooms and private open space to no less than 3 hours between 9.00 am and 5.00 pm on June 21 or no increase to existing overshadowing where greater than above; and iv) maintaining reasonable privacy to private open space and windows; and v) existing screening or the ability to implement screening to enhance privacy; and b) further the objectives relating to the visual character of the village.	A4.1 <i>The proposed buildings are setback in excess of 3.0m from the side boundaries.</i> <i>There are no buildings associated with the proposed caravan sites.</i> <i>The proposal complies with the Acceptable Solution.</i>

Codes	
E1.0 - Bushfire Prone Areas Code	<i>This code is not applicable as the proposed use and development is not for subdivision or listed within the code as a hazardous or vulnerable use.</i>
E2 - Potentially Contaminated Land Code	<i>The land is not known to have been used for any potentially contaminating activities.</i>
E3 – Landslip Code	<i>This code is not applicable as the site is not mapped as landslip hazard.</i>

<p>E4 – Road and Railway Assets Code</p>	<p><i>This code is applicable as the proposed use and development intensifies the use of existing access's.</i></p> <p><i>The site contains two existing accesses to the site from Barbers Road. It is proposed to use the western most access for entry and exit and the other access closest to Main Road for entry only as a secondary access.</i></p> <p><i>An existing access for the dwelling is located on Main Road and is entirely separate from the accesses proposed for the visitor accommodation use.</i></p> <p><i>A Traffic Impact Assessment (TIA) has been undertaken by GHD, dated December 2017.</i></p> <p><i>The assessment estimates an expected generation of 33 vehicle movements per day.</i></p> <p>E4.7.2 – Management of Road Accesses and Junctions:</p> <p><i>P1 - The proposal relies on assessment against the performance criteria P1 as the proposal provides for more than one access.</i></p> <p><i>See discussion within the TIA. The secondary access will be used as an entry only. The TIA concludes that the proposed accesses will operate efficiently under the anticipated traffic volumes.</i></p> <p><i>The proposal demonstrates compliance with the Performance criteria under P1.</i></p> <p>E4.7.4 – Sight Distance at Accesses, Junctions and Level Crossings:</p> <p><i>P1 - The main access from Barbers Road complies with table E4.7.4 in regard to sight distance.</i></p> <p><i>The secondary access is within 40m of the junction with Main Road and does not comply with Table E4.7.4.</i></p> <p><i>Performance Criteria P1 is relied upon.</i></p> <p><i>The TIA states that as the secondary access will be used for entry only and turning volumes will be low (up to 7 vehicles per day) it considers that the access will operate adequately to ensure the safe movement of vehicles.</i></p>
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	<p><i>The proposal demonstrates compliance with the Performance Criteria under P1.</i></p>
E5 – Flood Prone Areas Code	<p><i>This code does not apply as the land is not mapped as flood risk.</i></p>
E6 – Car Parking and Sustainable Transport Code	<p>E6.6.1 – Car Parking Numbers:</p> <p><i>Table E6.1 requires parking for visitor accommodation at 1 space per unit or 1 space per 4 beds whichever is greater – Visitor accommodation includes caravan park, unit or cabin.</i></p> <p><i>Each of the five cabins has an adjacent car parking space.</i></p> <p><i>Each of the nine caravan spaces has space for the parking of a vehicle.</i></p> <p><i>A total of 14 car parking spaces will be allocated for the visitor accommodation use.</i></p> <p><i>Residential use requires 2 parking spaces – There will be no change to the parking arrangements associated with the existing dwelling.</i></p> <p><i>Therefore, a total of 16 car parking spaces will be maintained on site in compliance with the Acceptable Solution A1.</i></p> <p>E6.6.3 – Taxi Drop off and pickup – <i>The site has adequate space to provide for a taxi/pick up and drop off space. In this respect, the proposal can comply with the Acceptable Solution A1.</i></p> <p>E6.6.4 – Motorbike parking provisions: <i>Visitors to the cabins using a motorbike will utilise the car parking spaces associated with each unit.</i></p> <p>E6.7.1 – Construction of car parking spaces and access strips: <i>The access strips, maneuvering and circulation areas will be formed to an adequate level and drained and provided with an all-weather impervious seal. Car parking spaces will be lined marked. In this respect, the proposal complies with the Acceptable Solution A1.</i></p> <p>E6.7.2 – Design and layout of car parking: <i>A1.1 – Car parking will be located adjacent to the cabins and will not be in front of the building line.</i></p>

	<p><i>A2.1 – See discussion within the Traffic Impact Assessment undertaken by GHD, dated December 2017.</i></p> <p>E6.7.3 – Car Parking Access Safety and Security: <i>A1 – Not applicable. There will not be more than 20 car parking spaces.</i></p> <p>E6.7.4 – Parking for persons with a disability <i>A1/A2 – Cabin one is proposed to be an accessible cabin catering for persons with a disability. The car parking space associated with this cabin will be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off street parking for people with disabilities.</i></p> <p>E6.7.6 – Loading and Unloading of Vehicles, drop-off and pickup: <i>The proposed use is not for a retail, commercial, industrial, service industry or warehouse storage use.</i></p> <p>E6.8.1 – Pedestrian Walkways: <i>A1 – A pedestrian access of 1.0m in width will be provided for in accordance with Table E6.5.</i></p>
E7 Scenic Management Code	<i>The code does not apply as the site is not within a scenic tourist corridor.</i>
E8 - Biodiversity Code	<i>This code does not apply as the site is not identified as priority habitat and there is no removal of vegetation proposed.</i>
E9 - Water Quality Code	<p><i>A minor stream runs in close proximity to the south-western corner of the property and under Barbers Road.</i></p> <p><i>The caravan sites will be within 50.0m of the stream however there are no buildings proposed within 50m of the stream.</i></p> <p><i>The proposed cabins are over 70.0m from the stream.</i></p> <p><i>The site consists of pasture and the proposal does not involve the clearing of vegetation.</i></p>
E10 - Recreation and Open Space Code	<i>This code is not applicable as the proposal does not involve subdivision.</i>
E11 - Environmental Impact and Attenuation Code	<p><i>A caravan park is considered to be a sensitive use.</i></p> <p><i>A dairy farm operates from 3 Barbers Road, located to the south west of the site. Table E11.1 states that for 'dairy products' a distance of 100m is required in relation to potential odour.</i></p>

	<i>The dairy milking shed is approximately 170m from the proposed use and development site.</i>
E12 - Airports Impact Management Code	<i>This code does not apply as the site is not within Australian noise exposure forecast contours or within prescribed airspace.</i>
E13 - Local Historic Heritage Code	<i>This code is not applicable as the site is not a local heritage place, is not within a heritage precinct and is not a place of identified archaeological significance.</i>
E14 – Signage Code	<i>No signage is proposed as part of this application.</i>
E15 – Karst Management Code	<i>The code is applicable as the site is within a Karst Management Area (low sensitivity). However, there are no <u>known</u> Karst features on the site.</i>
E16 – Urban Salinity Code	<i>This code is not applicable as the site is not within a Salinity Management Area shown on the planning scheme maps.</i>
Part F – Specific Area Plans	<i>There are no specific area plans applicable.</i>

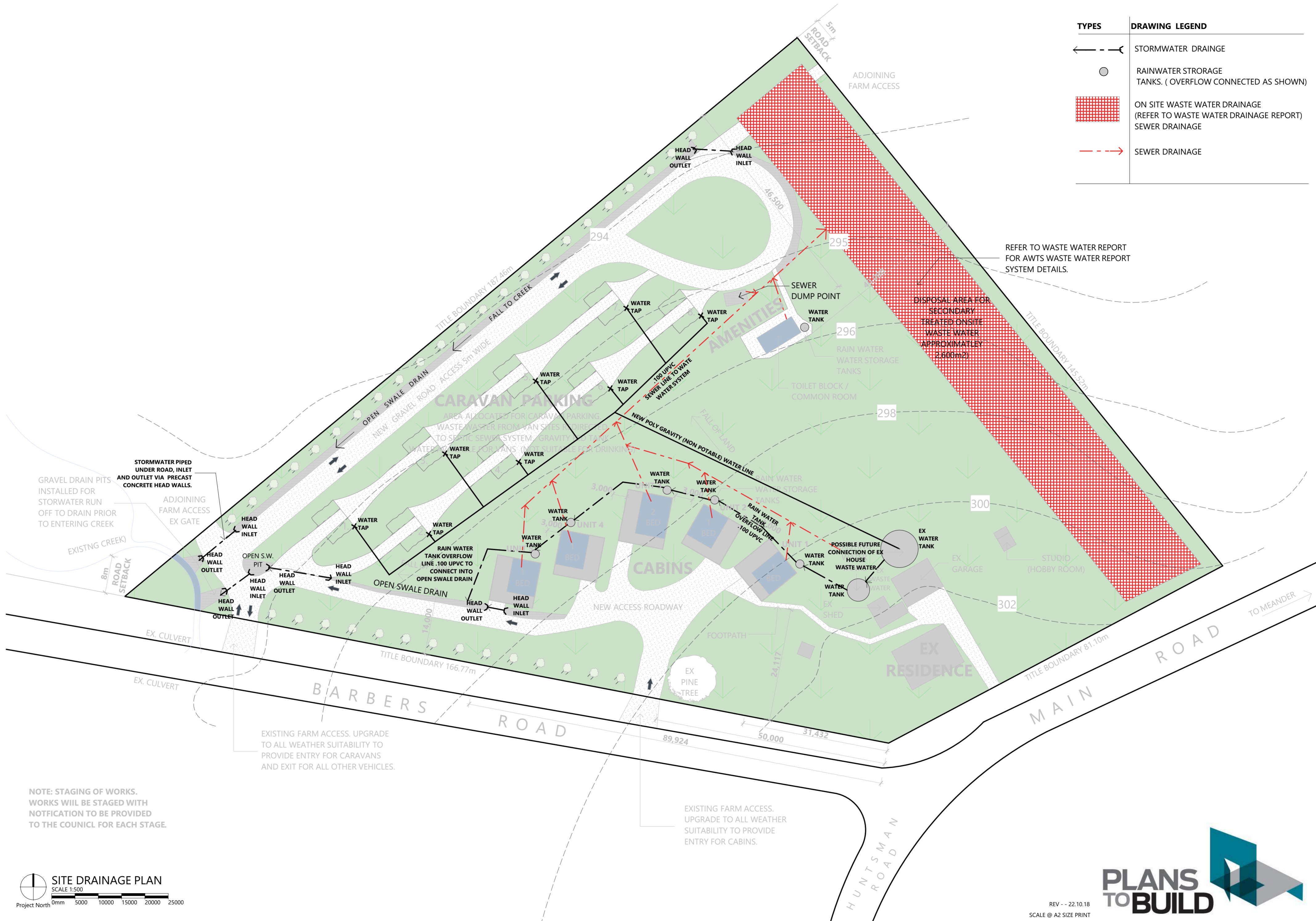
Conclusion

The proposed Visitor Accommodation use and Studio associated with the existing residential use have been assessed against the relevant provisions within the *Meander Valley Interim Planning Scheme 2013*.

The proposal is deemed to be compliant with either the Acceptable Solutions or Performance Criteria under each relevant provision.

It is requested that the application be considered under Section 57 of the *Land Use Planning and Approvals Act 1993*.

TYPES	DRAWING LEGEND
	STORMWATER DRAINAGE
	RAINWATER STORAGE TANKS. (OVERFLOW CONNECTED AS SHOWN)
	ON SITE WASTE WATER DRAINAGE (REFER TO WASTE WATER DRAINAGE REPORT) SEWER DRAINAGE
	SEWER DRAINAGE



REFER TO WASTE WATER REPORT FOR AWTS WASTE WATER REPORT SYSTEM DETAILS.

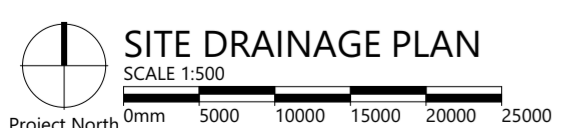
DISPOSAL AREA FOR SECONDARY TREATED ON-SITE WASTE WATER APPROXIMATELY 2,600m²

STORMWATER PIPED UNDER ROAD, INLET AND OUTLET VIA PRECAST CONCRETE HEAD WALLS. GRAVEL DRAIN PITS INSTALLED FOR STORMWATER RUN OFF TO DRAIN PRIOR TO ENTERING CREEK

EXISTING FARM ACCESS. UPGRADE TO ALL WEATHER SUITABILITY TO PROVIDE ENTRY FOR CARAVANS AND EXIT FOR ALL OTHER VEHICLES.

EXISTING FARM ACCESS. UPGRADE TO ALL WEATHER SUITABILITY TO PROVIDE ENTRY FOR CABINS.

NOTE: STAGING OF WORKS. WORKS WILL BE STAGED WITH NOTIFICATION TO BE PROVIDED TO THE COUNCIL FOR EACH STAGE.



REV - - 22.10.18
SCALE @ A2 SIZE PRINT

TYPES	PLANTING SCHEDULE
1.	WESTRINGIA BREVIFOLIA 'RALEIGHI'
2.	WESTRINGIA FRUTICOSA
3.	MELALEUCA NODOSA
4.	ERIOSTEMON MYOPOROIDES
5.	LEPTOSPERMUM FLAVESCENS
6.	HAKEA SUAVEOLENS
7.	GREVILLEA "BOONGALA SPINEBILL"

TREE / PLANT TYPE SPECIES SUPPLIED FOR COUNCIL VERIFICATION. SPACINGS BETWEEN TREE/ PLANT PLANTINGS MAY VARY TO EACH SPECIES RECOMMENDATION.



HEDGE PLANTS 3.0 METER SPACING ON SOIL MOUND. RUNOFF WATER DIRECTED TO EXISTING CREEK VIA OPEN SWALE DRAIN BETWEEN HEDGE AND ROADWAY. ROADWAY SETBACK 5m FROM BOUNDARY.

GRAVEL DRAIN PITS INSTALLED FOR STORWATER RUN OFF TO DRAIN PRIOR TO ENTERING CREEK

EXISTING FARM ACCESS. UPGRADE TO ALL WEATHER SUITABILITY TO PROVIDE ENTRY FOR CARAVANS AND EXIT FOR ALL OTHER VEHICLES.

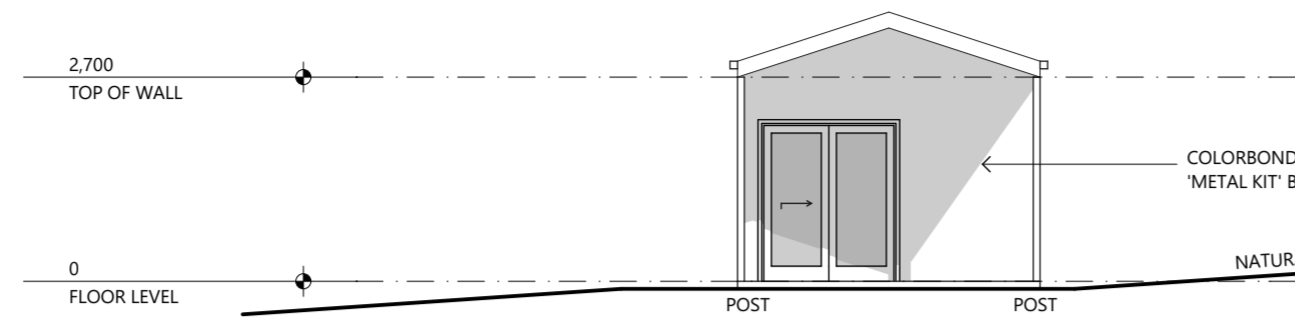
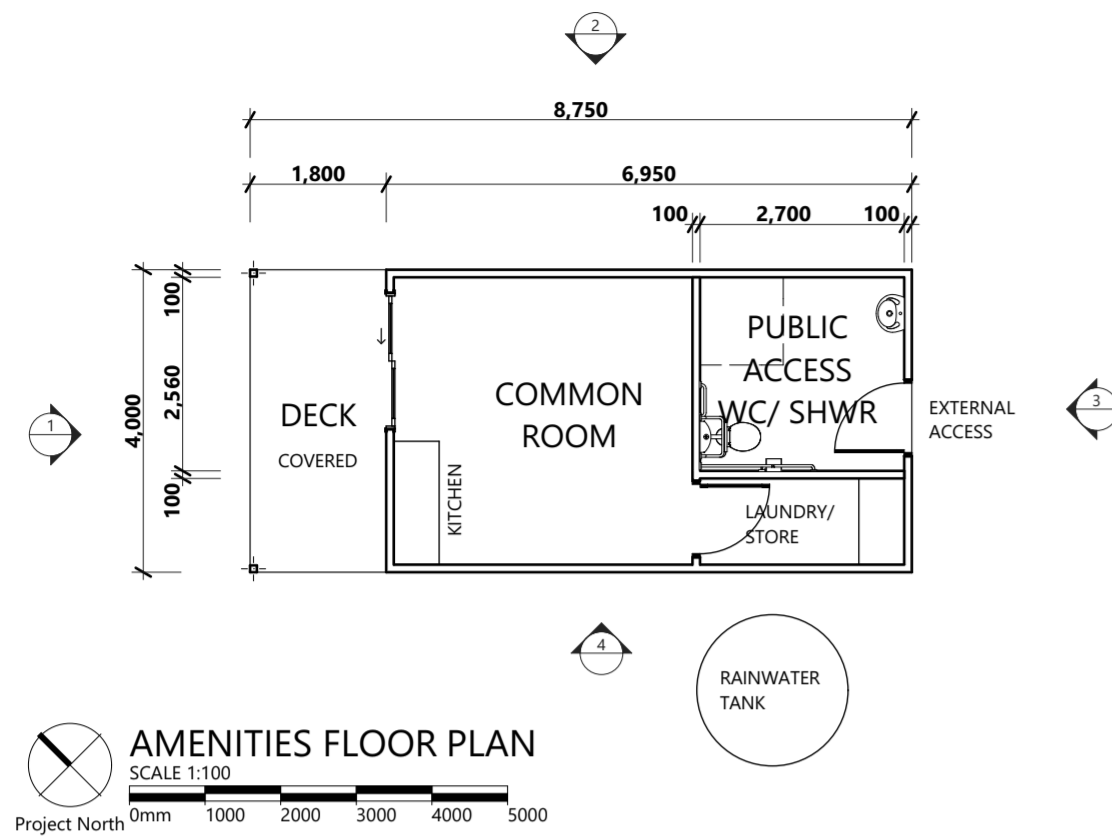
HEDGE PLANTS 3.0 METER SPACING ON SOIL MOUND. RUNOFF WATER DIRECTED TO EXISTING CREEK VIA OPEN SWALE DRAIN ADJACENT TO ROADWAY. ROADWAY SETBACK 8m FROM BOUNDARY.

EXISTING FARM ACCESS. UPGRADE TO ALL WEATHER SUITABILITY TO PROVIDE ENTRY FOR CABINS.

REFER TO WASTE WATER REPORT FOR AWTS WASTE WATER REPORT SYSTEM DETAILS.

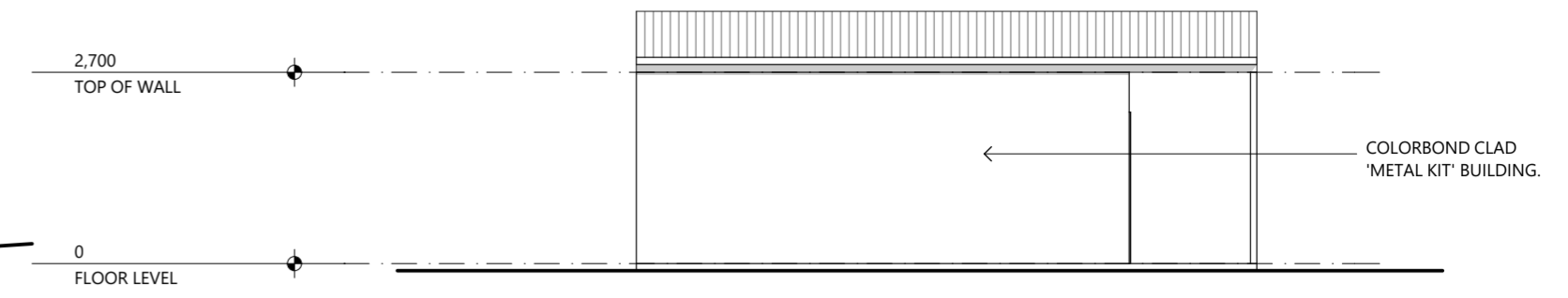
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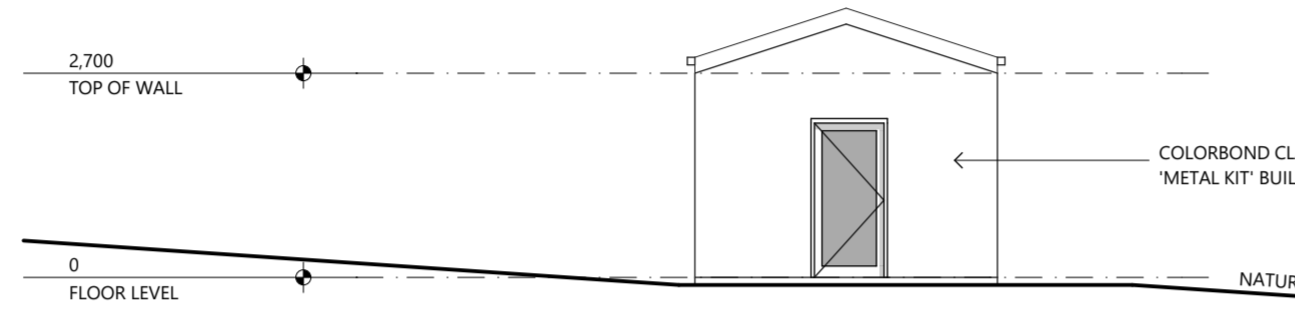
1 AMENITIES ELEVATION 1
SCALE 1:100

0mm 1000 2000 3000 4000 5000



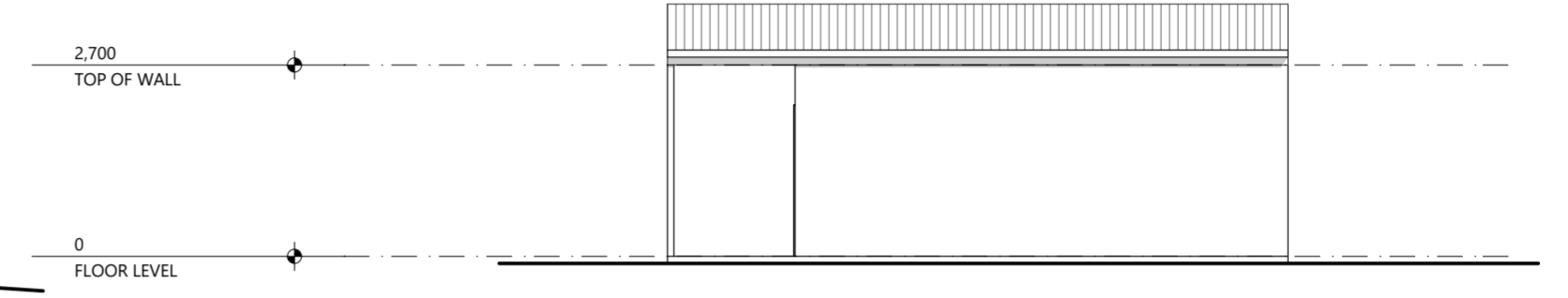
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SCALE 1:100

0mm 1000 2000 3000 4000 5000



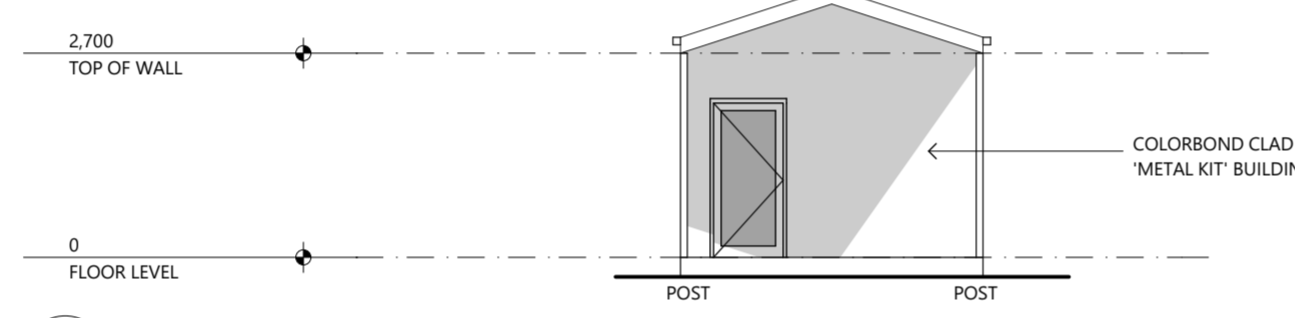
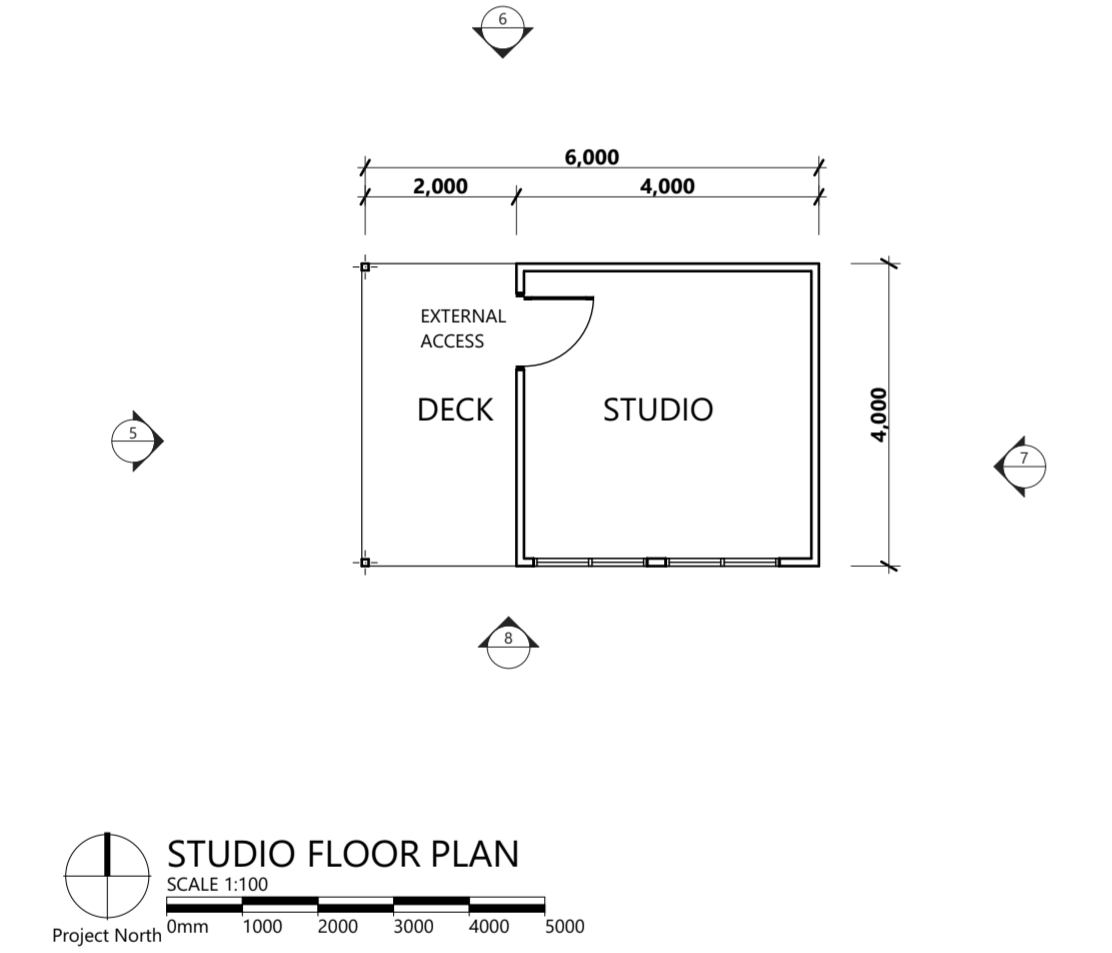
3 AMENITIES ELEVATION 3
SCALE 1:100

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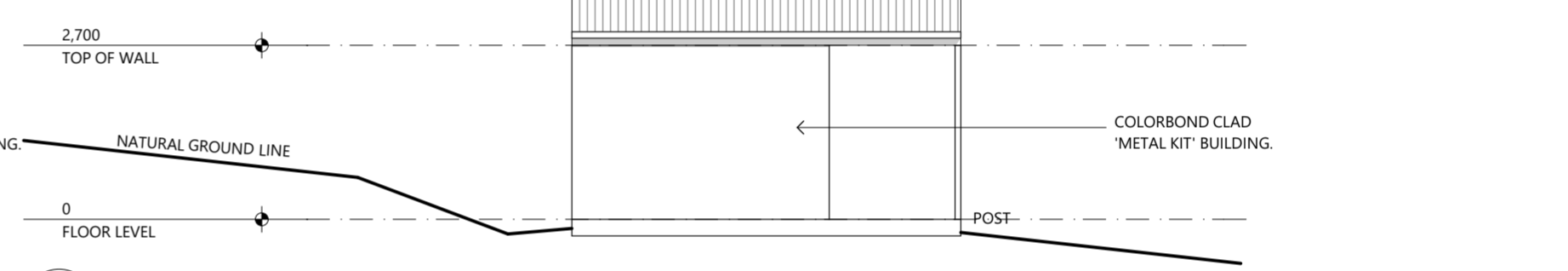
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SCALE 1:100

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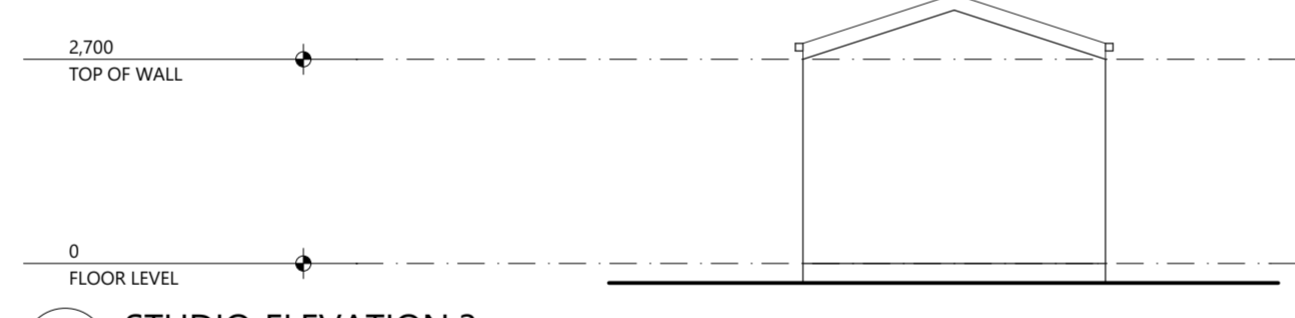
5 STUDIO ELEVATION 1
SCALE 1:100

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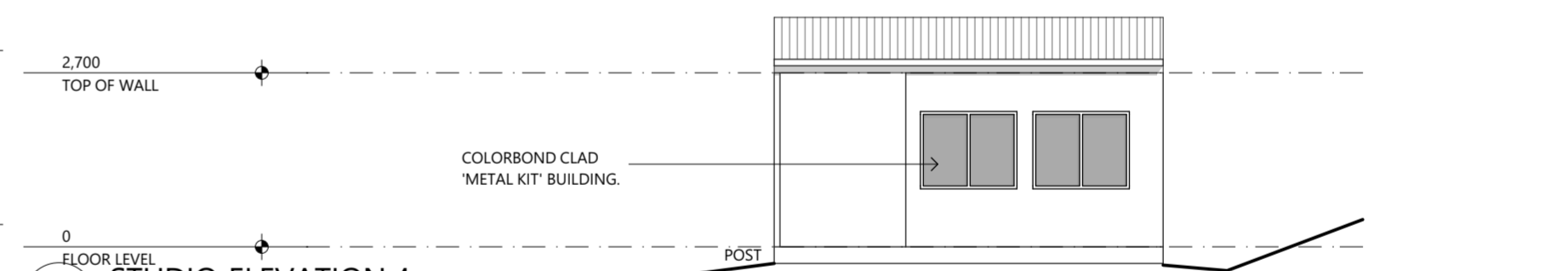
6 STUDIO ELEVATION 2
SCALE 1:100

0mm 1000 2000 3000 4000 5000



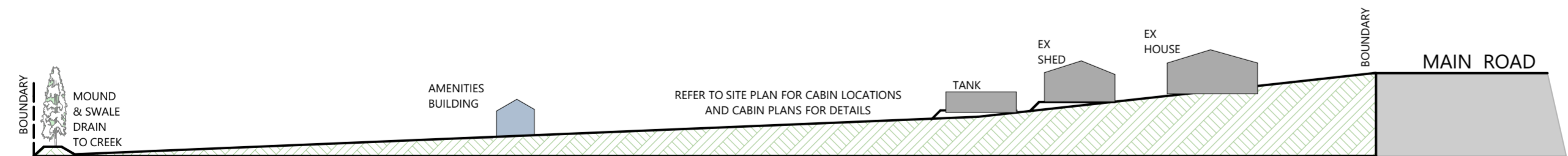
7 STUDIO ELEVATION 3
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0mm 1000 2000 3000 4000 5000



8 STUDIO ELEVATION 4
SCALE 1:100

0mm 1000 2000 3000 4000 5000



9 SITE SECTION
SCALE 1:500

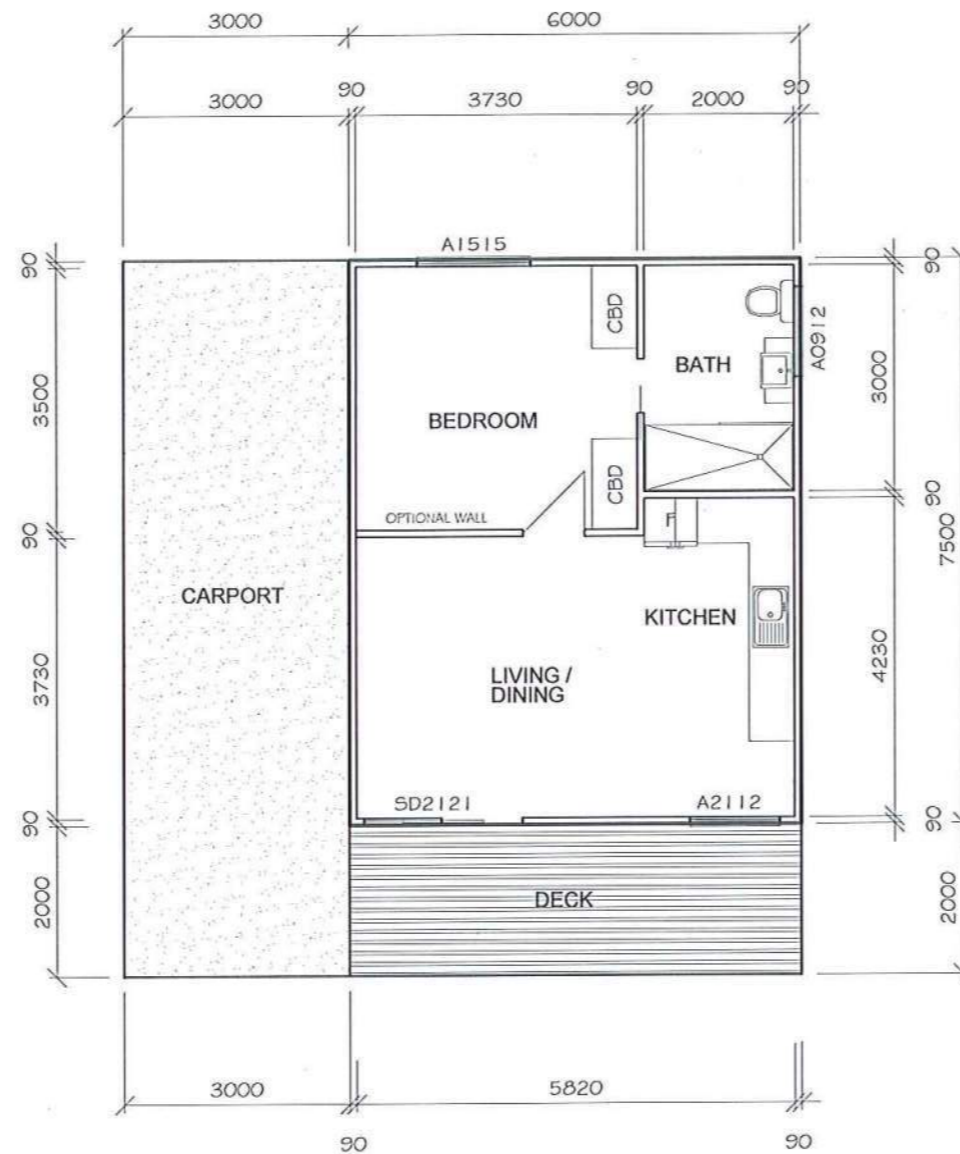
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NOTES

ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS NOTED

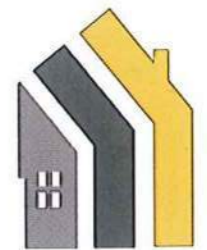
DO NOT SCALE; IF IN DOUBT ASK

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK



1 BEDROOM
 living area - 45.00m²
 deck area - 12.00m²

FLOOR PLAN
 SCALE: 1:100



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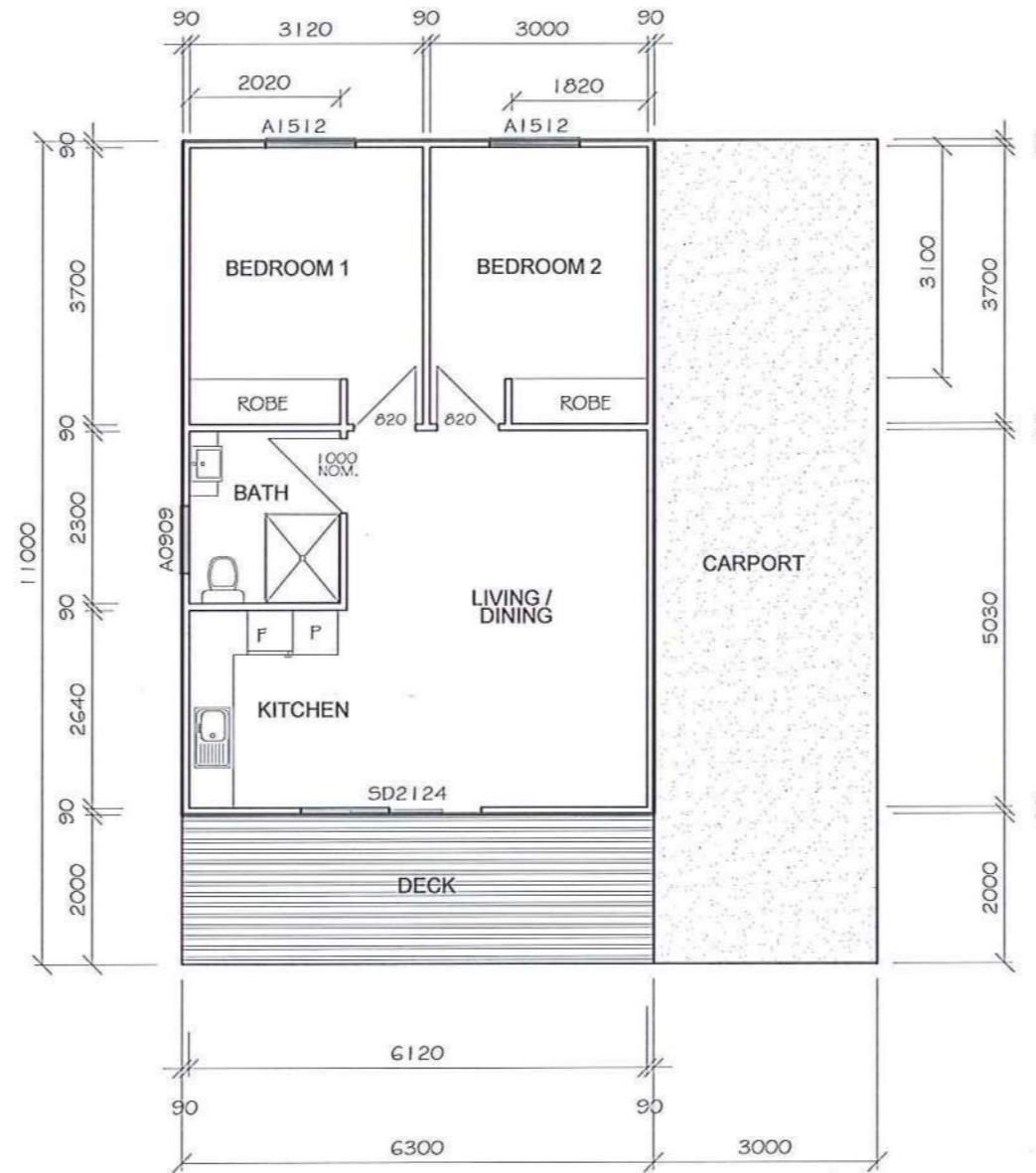
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	1		sheet: 03 of 10	print date
	2		date: June 2018	20 JUL 2018
	3		scale 1:100	
	4		bal tba	drawn: JVZ

NOTES

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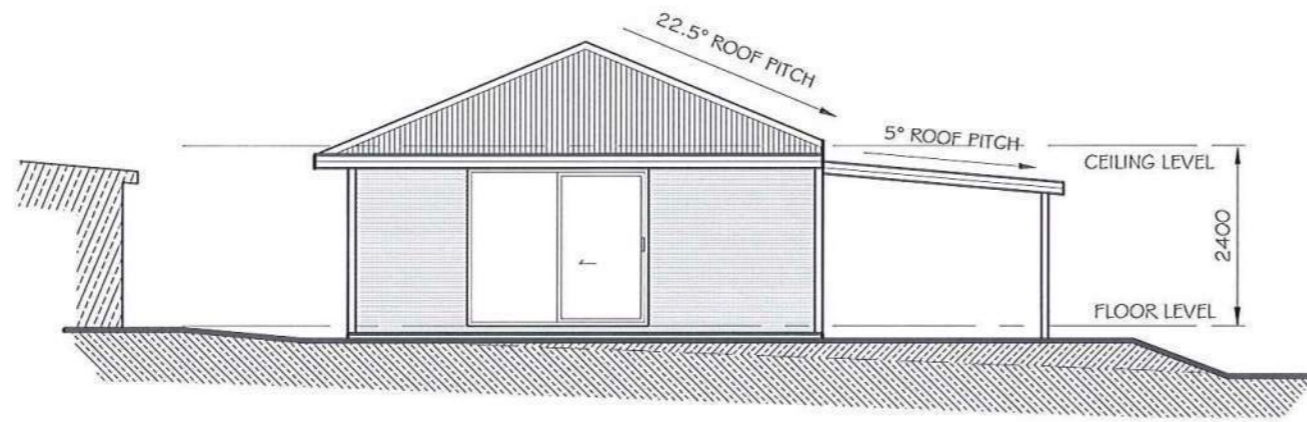
2 BEDROOM
 living area - 56.70m²
 deck area - 12.60m²

FLOOR PLAN
 SCALE: 1:100



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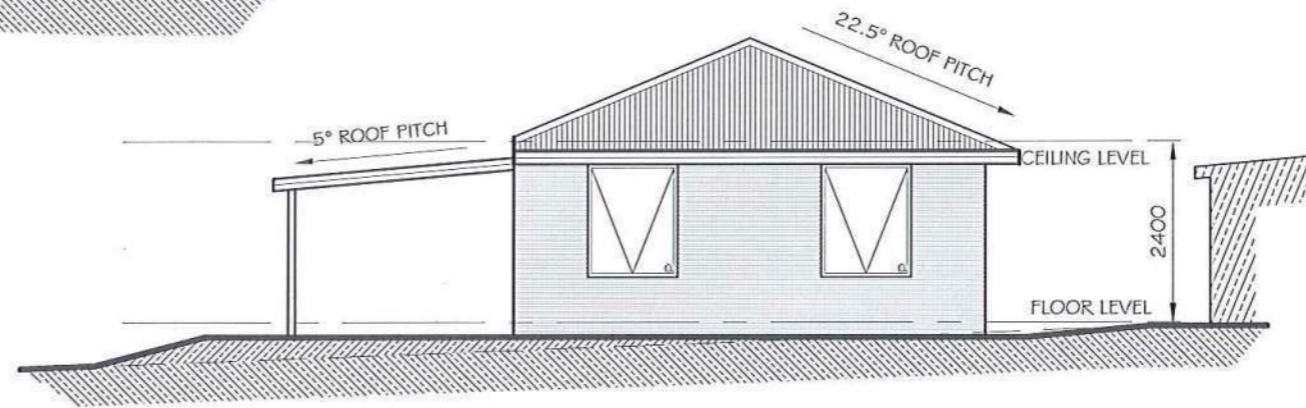
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	1		sheet: 04 of 10	print date	
	2		date: June 2018	scale 1:100	20 JUL 2018
	3		scale 1:100	bal tba	drawn: JVZ
	4		bal tba	drawn: JVZ	



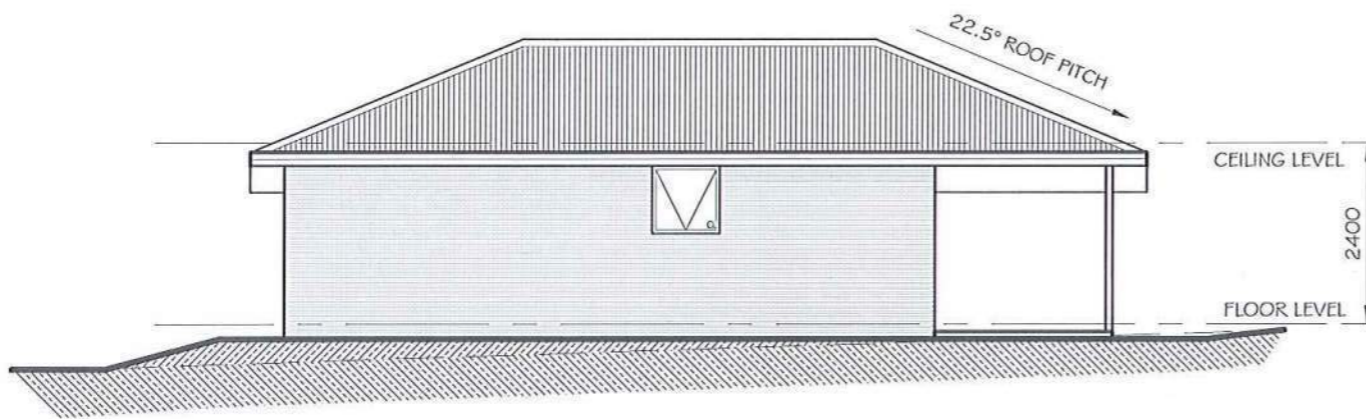
SOUTH ELEVATION
SCALE: 1:100

CBRF
ROOF FRAMING (GREATER THAN 5 DEGREES)
CUSTOM ORB OR SIMILAR APPROVED SHEET ROOFING
COLORBOND COLOUR TO SELECTION, OVER ROOF
BATTENS (TO AS 1684.2) AND APPROVED
ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
WITH MANUFACTURERS RECOMMENDATIONS.
ALL FIXING DETAILS TO BE ADHERED TO.
SISILATE ROOF PRIOR TO SHEETING
ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO
PERIMETER WALLS ONLY.

WDS
WINDOWS & DOORS
SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
SELECTED MDF REVEALS & TRIMS
INSTALL TO MANUFACTURERS SPECIFICATIONS
& AS2047, GLAZING TO BCA PART 3.6 & AS 1288.
VENTILATION TO BCA 3.8.5



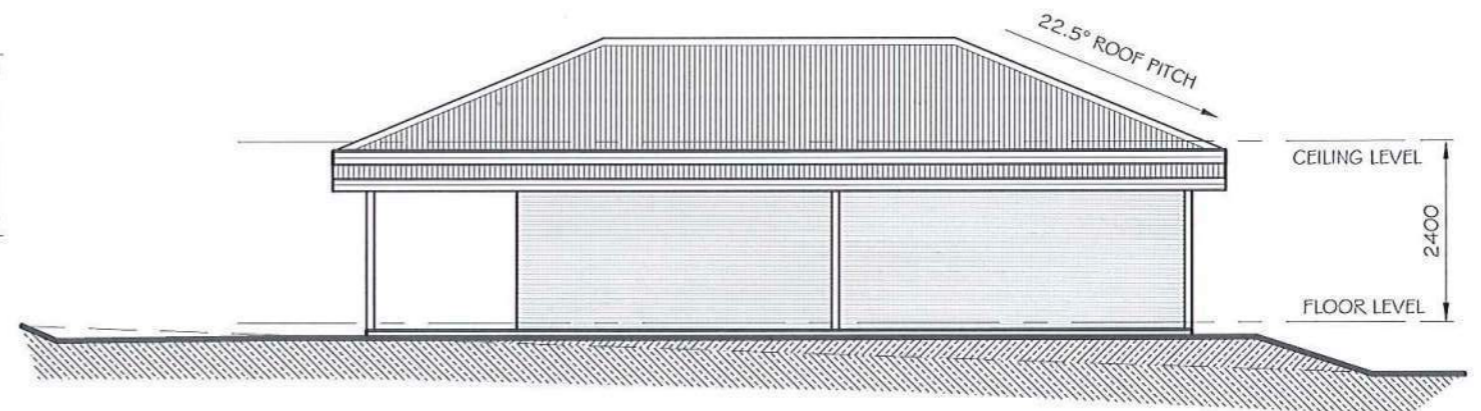
NORTH ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

EAV
450mm EAVE OVERHANG ALL ROUND
FRAME FOR LEVEL EAVE AND LINE WITH FLEXBOARD
SHEETING AND JOINING STRIP SYSTEM
PAINTED FINISH

FSC
COLORBOND PRE-COATED FOLDED METAL GUTTER
AND FASCIA TRIM SYSTEM



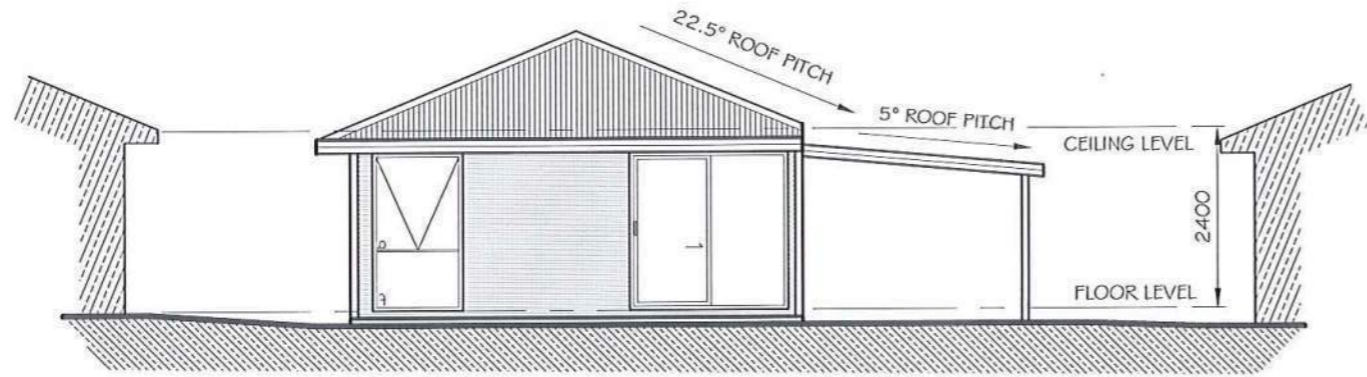
EAST ELEVATION
SCALE: 1:100

ELEVATIONS
SCALE: 1:100



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	1		sheet: 06 of 10	print date
	2		date: June 2018	20 JUL 2018
	3		scale 1:100	
	4		bal tba	drawn: JVZ



SOUTH ELEVATION

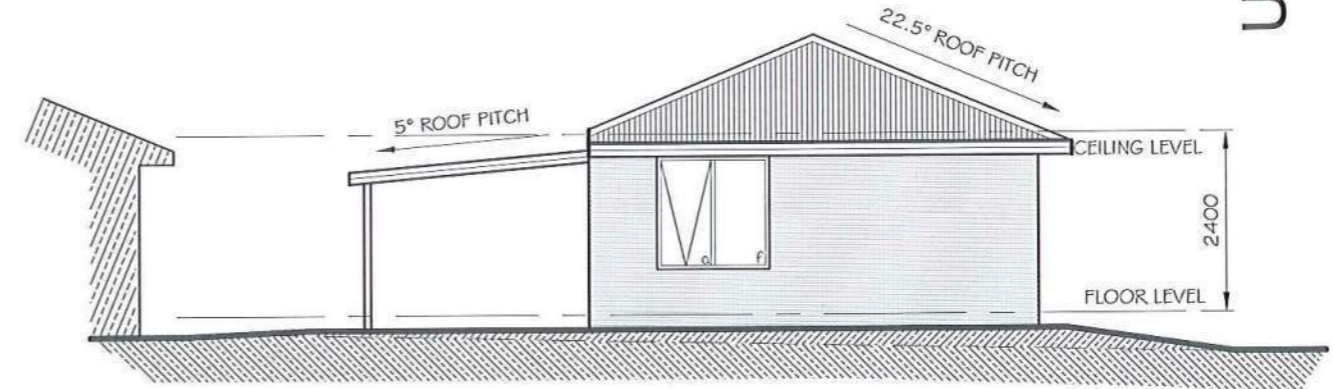
SCALE: 1:100

CBRF

ROOF FRAMING (GREATER THAN 5 DEGREES)
 CUSTOM ORB OR SIMILAR APPROVED SHEET ROOFING
 COLORBOND COLOUR TO SELECTION, OVER ROOF
 BATTENS (TO AS 1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
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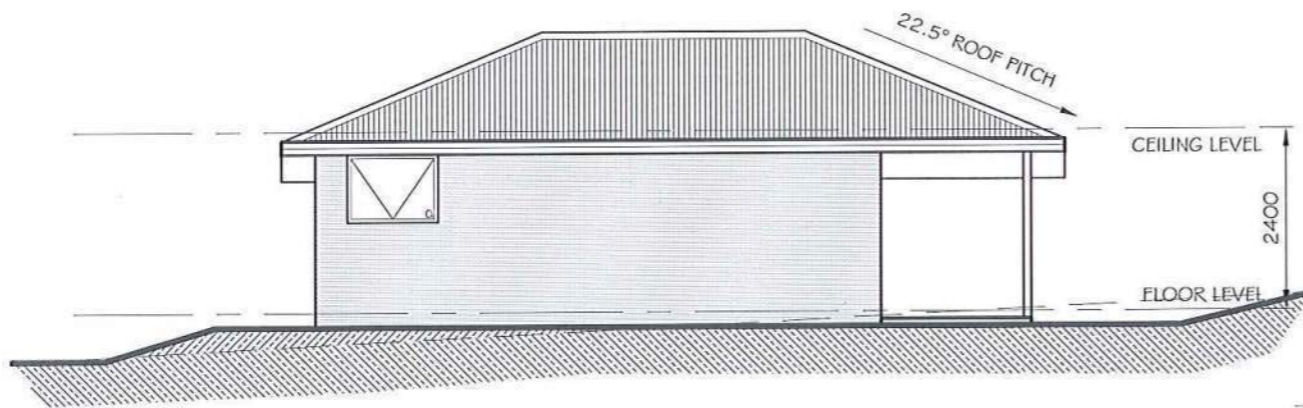
WDS

WINDOWS & DOORS
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
 SELECTED MDF REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & AS2047. GLAZING TO BCA PART 3.6 & AS1288.
 VENTILATION TO BCA 3.8.5



NORTH ELEVATION

SCALE: 1:100



WEST ELEVATION

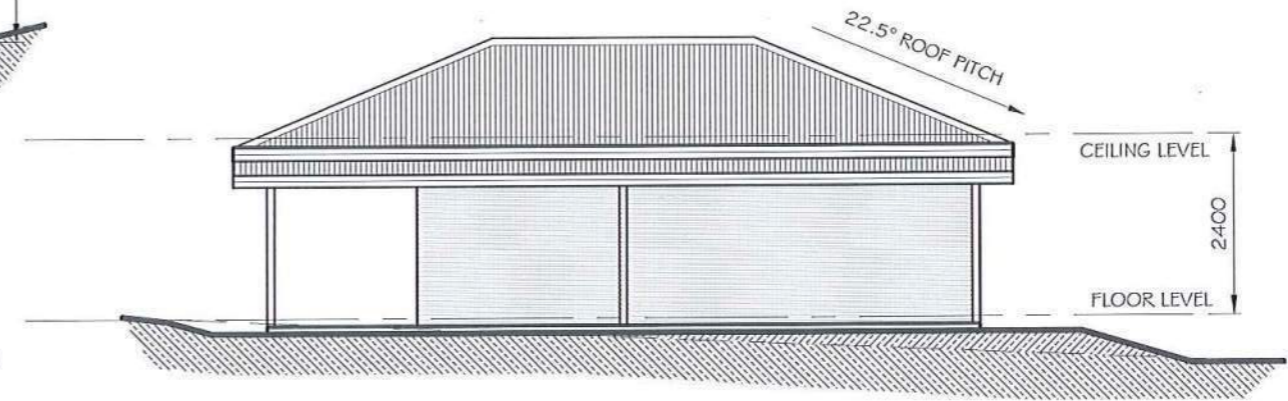
SCALE: 1:100

EAV

450mm EAVE OVERHANG ALL ROUND
 FRAME FOR LEVEL EAVE AND LINE WITH FLEXBOARD
 SHEETING AND JOINING STRIP SYSTEM
 PAINTED FINISH

FSC

COLORBOND PRE-COATED FOLDED METAL GUTTER
 AND FASCIA TRIM SYSTEM

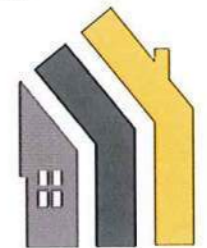


EAST ELEVATION

SCALE: 1:100

ELEVATIONS

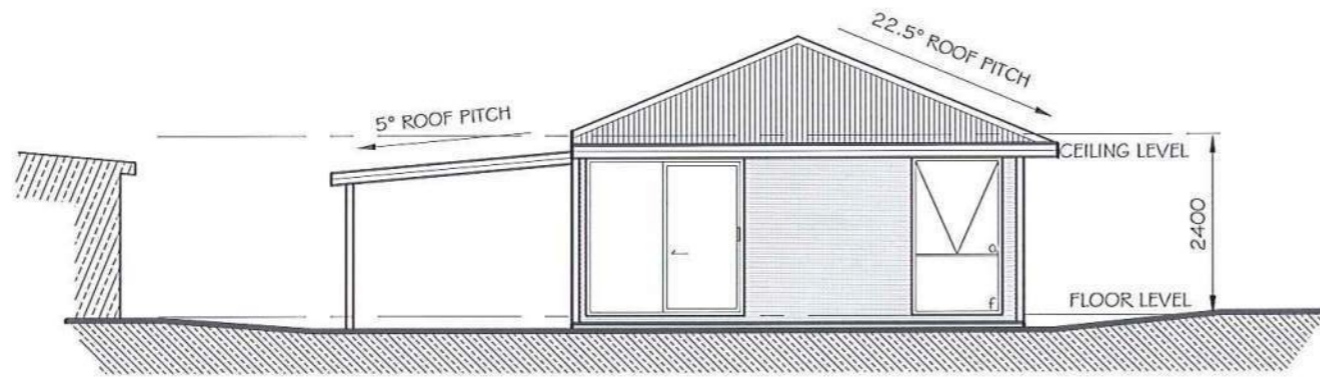
SCALE: 1:100



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	1		sheet: 07 of 10	print date
	2		date: June 2018	20 JUL 2018
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	4		bal tba	drawn: JVZ



SOUTH ELEVATION

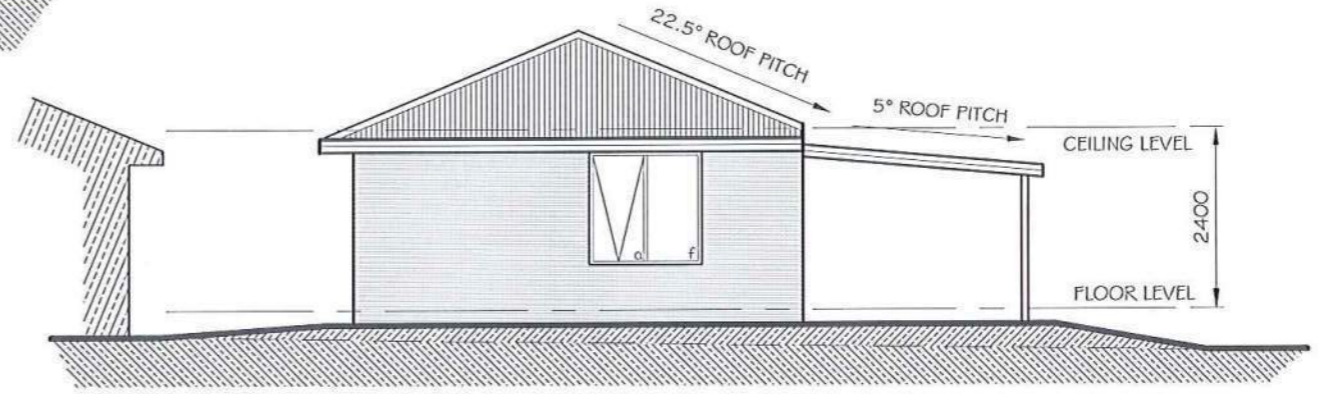
SCALE: 1:100

CBRF

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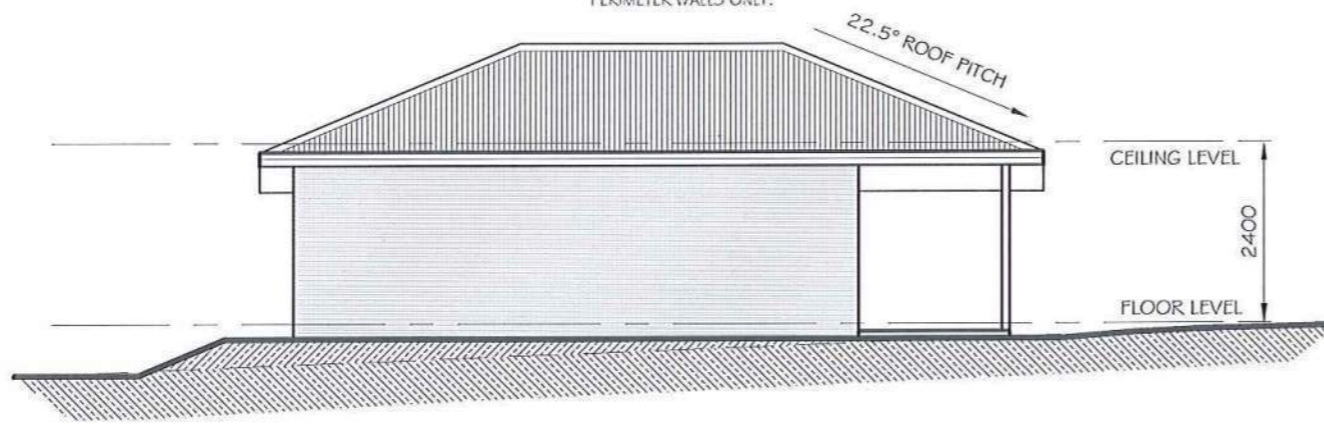
WDS

WINDOWS & DOORS
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
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 & AS2047. GLAZING TO BCA PART 3.6 & AS 1288.
 VENTILATION TO BCA 3.8.5



NORTH ELEVATION

SCALE: 1:100



WEST ELEVATION

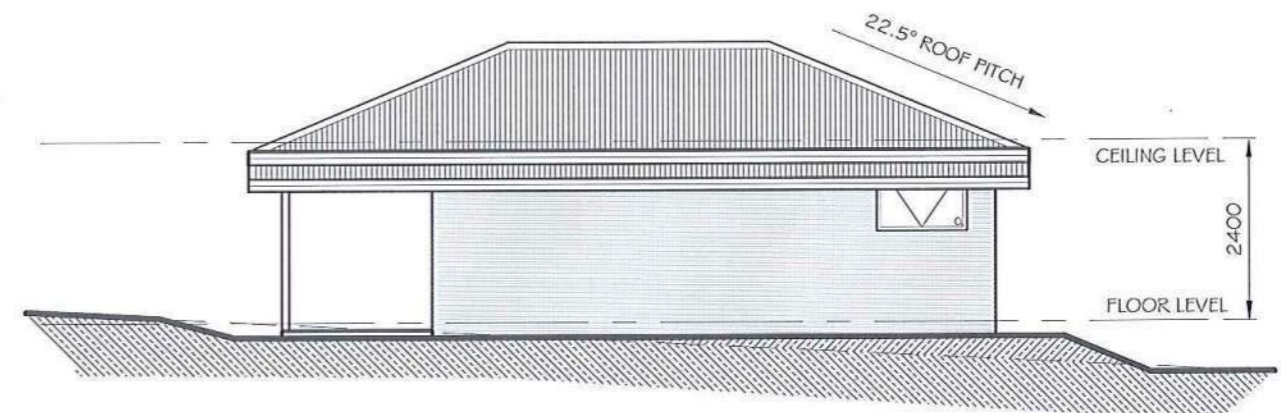
SCALE: 1:100

EAV

450mm EAVE OVERHANG ALL ROUND
 FRAME FOR LEVEL EAVE AND LINE WITH FLEXBOARD
 SHEETING AND JOINING STRIP SYSTEM
 PAINTED FINISH

FSC

COLORBOND PRE-COATED FOLDED METAL GUTTER
 AND FASCIA TRIM SYSTEM



EAST ELEVATION

SCALE: 1:100

ELEVATIONS

SCALE: 1:100



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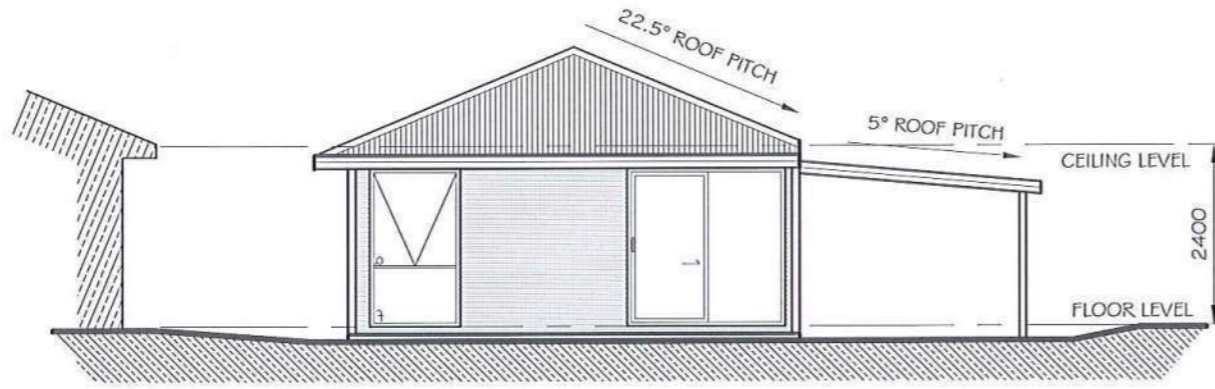
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amendment
1
2
3
4

PROPOSED SHORT STAY & CAMPING
 FOR : L. MITCHELL
 LOT : 1, NO. 238
 MAIN ROAD
 MEANDER

dwg no.	6368	version -	02
sheet:	08	of	10
date:	June 2018	print date	20 JUL 2018
scale	1:100		
bal	tba	drawn:	JVZ



SOUTH ELEVATION

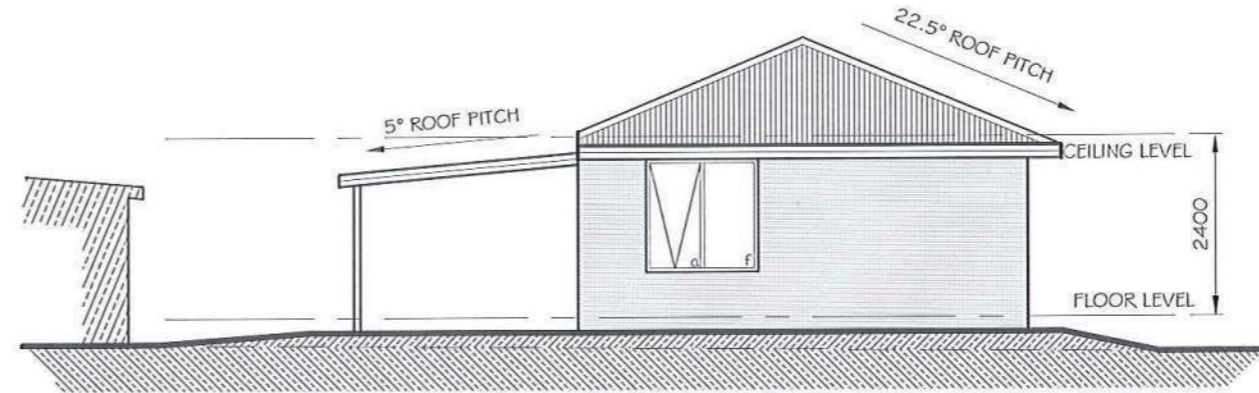
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CBRF

ROOF FRAMING (GREATER THAN 5 DEGREES)
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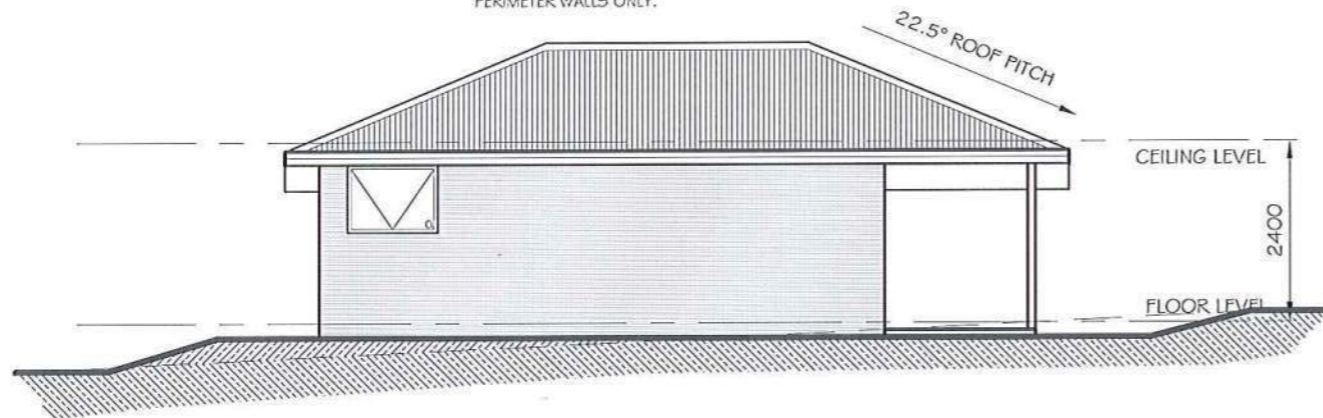
WDS

WINDOWS & DOORS
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 & AS2047. GLAZING TO BCA PART 3.6 & AS1288.
 VENTILATION TO BCA 3.8.5



NORTH ELEVATION

SCALE: 1:100



WEST ELEVATION

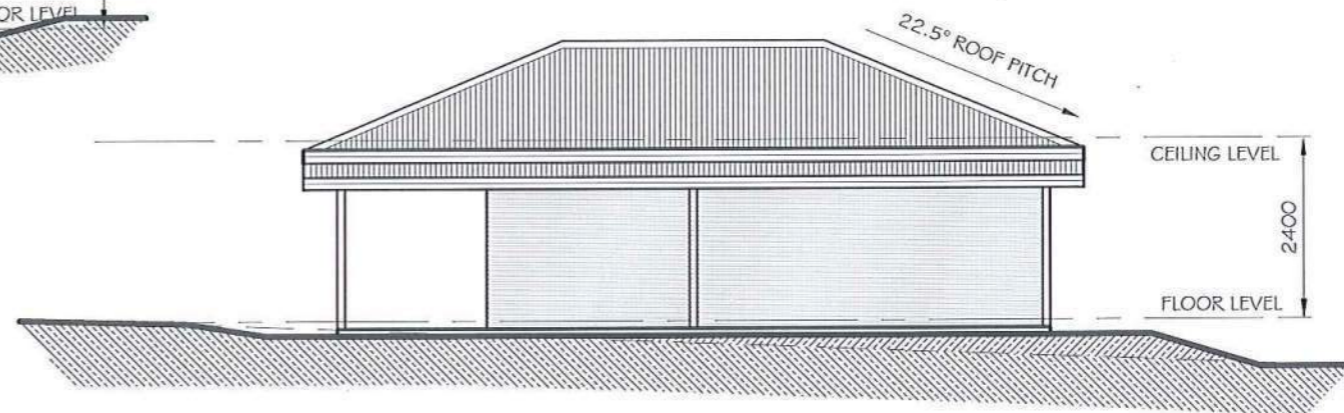
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EAV

450mm EAVE OVERHANG ALL ROUND
 FRAME FOR LEVEL EAVE AND LINE WITH FLEXBOARD
 SHEETING AND JOINING STRIP SYSTEM.
 PAINTED FINISH

FSC

COLORBOND PRE-COATED FOLDED METAL GUTTER
 AND FASCIA TRIM SYSTEM

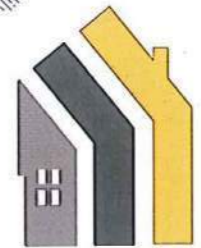


EAST ELEVATION

SCALE: 1:100

ELEVATIONS

SCALE: 1:100



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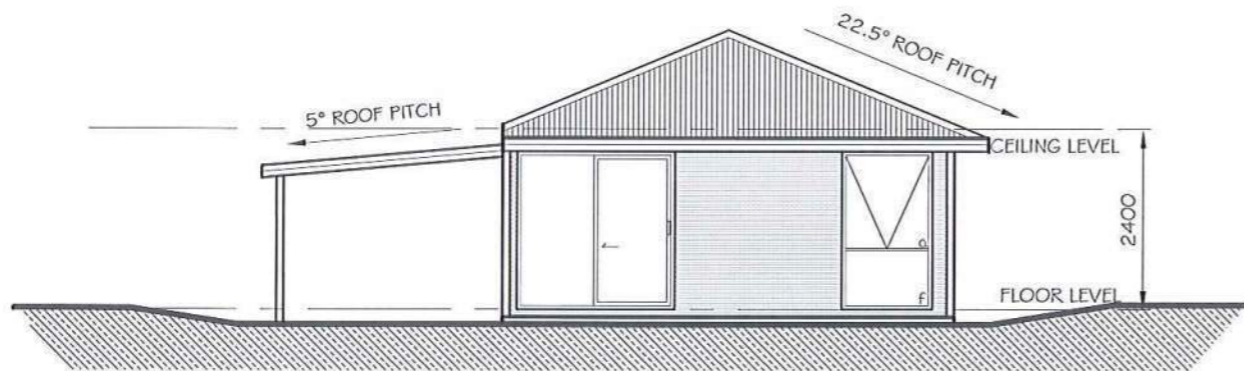
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amendment
1
2
3
4

PROPOSED SHORT STAY & CAMPING
 FOR : L. MITCHELL
 LOT : 1, NO. 238
 MAIN ROAD
 MEANDER

dwg no.	6368	version	02
sheet	09 of 10	print date	20 JUL 2018
date	June 2018		
scale	1:100		
bal	tba	drawn	JVZ



SOUTH ELEVATION

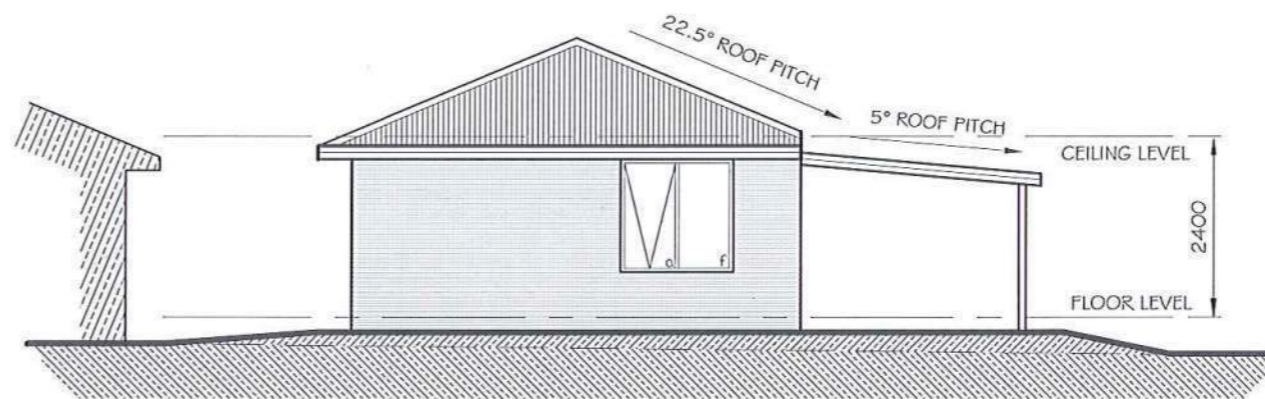
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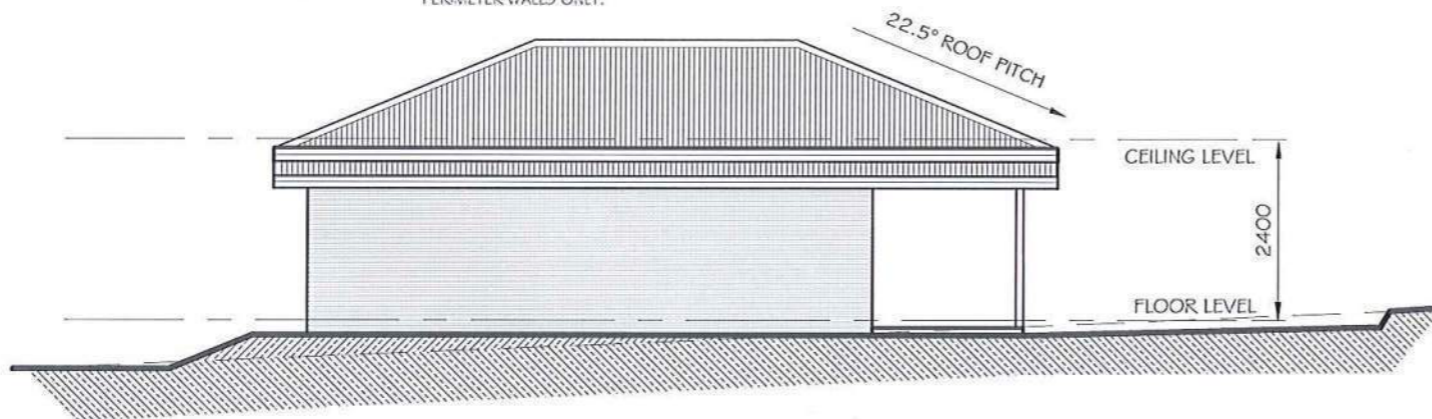
WDS

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 & AS2047. GLAZING TO BCA PART 3.6 & AS 1288.
 VENTILATION TO BCA 3.8.5



NORTH ELEVATION

SCALE: 1:100



WEST ELEVATION

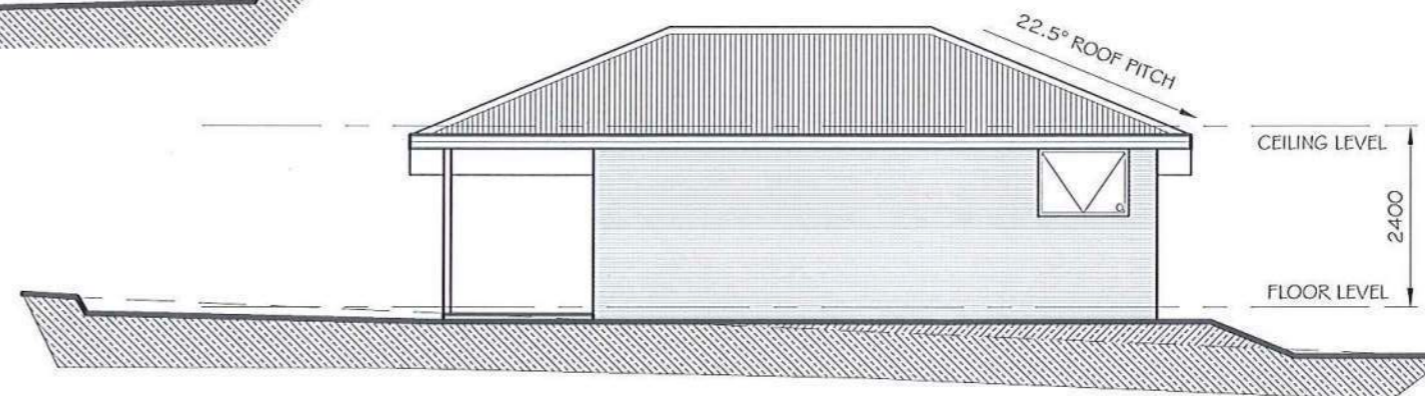
SCALE: 1:100

EAV

450mm EAVE OVERHANG ALL ROUND
 FRAME FOR LEVEL EAVE AND LINE WITH FLEXBOARD
 SHEETING AND JOINING STRIP SYSTEM
 PAINTED FINISH

FSC

COLORBOND PRE-COATED FOLDED METAL GUTTER,
 AND FASCIA TRIM SYSTEM



EAST ELEVATION

SCALE: 1:100

ELEVATIONS

SCALE: 1:100



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Meander Country Cabins and Vans

Main Road Meander Traffic Impact Assessment

May 2018

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1. Introduction

This report has been prepared by Kathryn Easter, a qualified Traffic Engineer with 8 years' experience, and a Chartered Professional Engineer, and reviewed by Erin Jackson, a Senior Traffic Engineer with 14 years' experience, a Master in Traffic Engineering and a member of Australian Institute for Transport Planning.

1.1 Background

GHD was engaged by Meander Country Cabins and Vans to prepare a Traffic Impact Assessment (TIA) for the development of a caravan park at 238 Main Road, Meander.

1.2 Scope

In order to address the traffic impacts of the proposal, the following scope of works was undertaken:

- Review of supplied information relating to the development plan for the site
- Collect and review available traffic and crash data in the vicinity of the site
- Determine parking and access requirements of the Planning Scheme and relevant Australian Standards
- Assess the traffic impacts of the development on the traffic efficiency and safety of the surrounding network

1.3 Subject site

The proposed development is located at 238 Main Road, Meander. There is an existing house in the south-east corner of the site, which is accessed from Main Road. The site is surrounded by rural properties. The subject site is shown in Figure 1-1.

Figure 1-1 Subject site

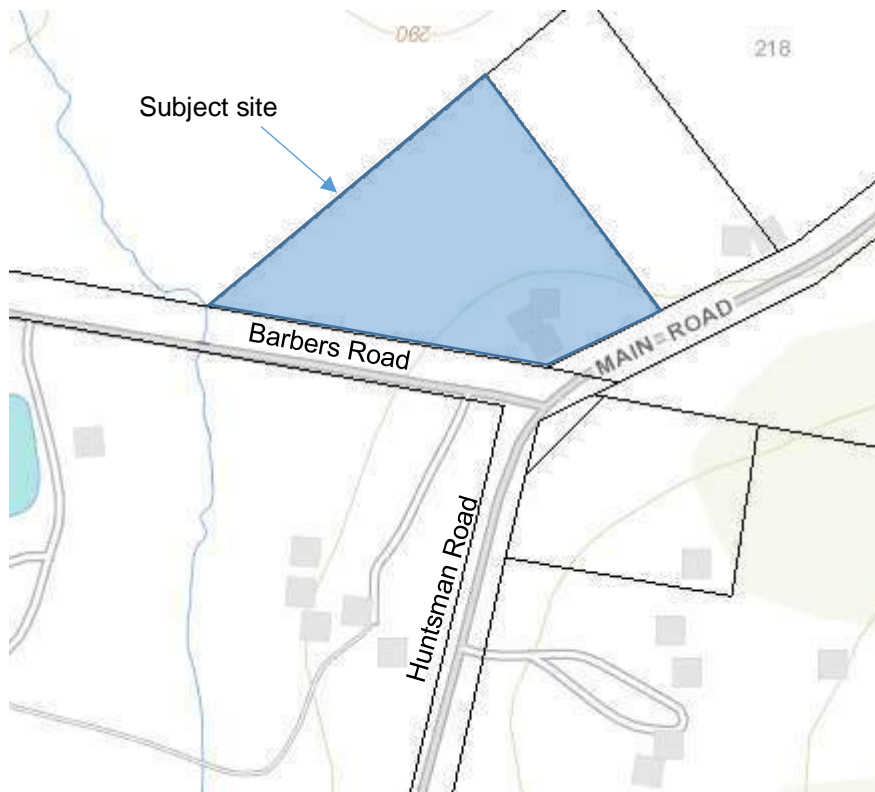


Image Source: TheList

1.4 Reference materials

The following references and data sources have been used in preparing this report:

- Crash data, Department of State Growth
- Meander Valley Council Interim Planning Scheme 2013 (the Planning Scheme)
- Traffic Data, Meander Valley Council, 2018
- Roads and Maritime Services, Guide to Traffic Generating Developments, 2002

2. Existing conditions

2.1 Transport network

For the purpose of this report, the transport network consists of Main Road and Barbers Road, Meander.

2.1.1 Main Road (Meander Road)

Main Road provides the primary route through the small township of Meander in northern Tasmania. Main Road is a two-way road, approximately 6 m wide, with no centre or edge lines. Street lighting is provided on Main Road near the site. There are no footpaths provided.

The speed limit on Main Road is 60 km/h. A traffic count was undertaken by Meander Valley Council in February 2018. Traffic volumes near the site are low, with 530 vehicles per day (vpd).

2.1.2 Barbers Road

Barbers Road is a local road providing access to agricultural properties south-west of Meander. Barbers Road is a two-way road, approximately 5 m wide, with no centre or edge lines. There are no footpaths or street lighting on Barbers Road.

A sealed rural road limit of 100km/hr applies to Barbers Road. No traffic count data is available for Barbers Road. Traffic volumes near the site are expected to be low, estimated to be less than 500 vpd.

2.2 Road safety performance

Crash data was obtained from the Department of State Growth within 500 m of the site on Main Road and Barbers Road. There were no crashes within the last 10 years near the site. There was one crash on Main Road adjacent to the site in July 2005. This crash involved striking an object on the carriageway and was a property damage only crash.

3. Proposed development

3.1 Overview

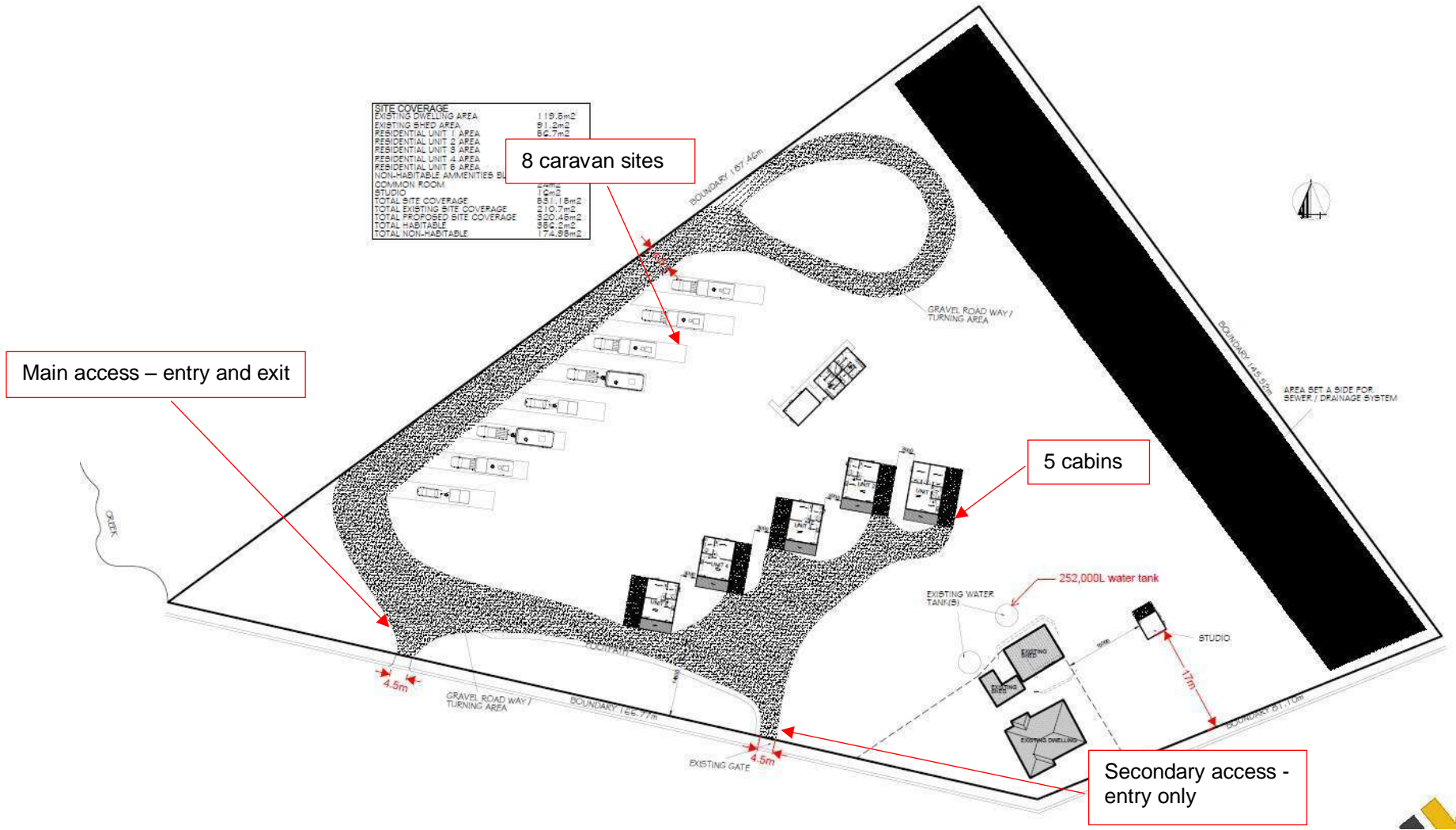
The proposal involves the development of a cabin and caravan park as shown in Figure 3-1. The development includes five cabins, eight caravan sites, an amenities building and a common room.

The site will be accessed from Barbers Road, via two existing accesses as shown in Figure 3-1. The main access, furthest from Main Road, will be an entry and exit. A secondary access, closer to Main Road, will be provide entry to the site only. An internal roadway and turning circle will be provided.

Each cabin includes a carport, providing parking space for one vehicle. Each caravan site includes a parking space large enough for a car and caravan.

The existing house and sheds in the south-east corner of the site will not be affected by the development.

Figure 3-1 Proposed development



Source: Trident Building Surveying

3.2 Traffic generation

Whilst there are no specific guidelines available relating to traffic generation of caravan parks, the Roads and Maritime Services *Guide to Traffic Generating Developments* provides the following traffic generation rate for motels:

- Daily vehicle trips: 3 per unit

This rate is considered to provide a guide to the likely traffic generation associated with the proposed cabins, however would be highly conservative for the caravan component. Up to two daily vehicle trips would be expected for these users. The proposed development includes 5 cabins and 8 caravan sites. Based on these traffic generation rates, the proposal is expected to generate up to 31 trips per day.

4. Traffic impacts

4.1 Transport efficiency

The expected access route to the proposed development is via Main Road and Barbers Road. The proposed development is expected to increase traffic volumes on Main Road and a short section of Barbers Road by approximately 31 vehicles per day. The traffic generation associated with the proposal will include light vehicles towing caravans.

Barbers Road, between Main Road and the proposed main access, is approximately 5 m wide. While this is relatively narrow to cater for vehicles towing caravans, given the low existing traffic volumes on Barbers Road, and the low traffic generation associated with the proposal, it is considered that the traffic generated will be able to be absorbed without any significant impact on transport efficiency.

It is considered that the minor increase in traffic volumes on Main Road will also be able to be absorbed without any significant impact on transport efficiency.

4.2 Access

The proposed development will utilise two existing accesses on Barbers Road as shown in Figure 3-1. The main access, furthest from Main Road, will be an entry and exit. The access closest to Main Road will be an entry only.

4.2.1 Turn movements

The proposal is estimated to generate up to 31 vehicle movements per day. The majority of these movements are expected to use the main access to the site. Turning movements at this access are expected to be right in and left out.

The secondary access is expected to be used for vehicle entries associated with the 5 cabins. The expected turn movements at the proposed accesses are summarised in Table 4-1.

Table 4-1 Access turn movements

	Daily Turn Movements - Main Access	Daily Turn Movements - Secondary Access (entry only)
Right in	8	7
Left out	16	-
Total	24	7

Given the low volumes entering and exiting the proposed development, and the low existing volumes on Barbers Road, it is considered that the proposed accesses will operate effectively.

4.2.2 Sight distance

Safe intersection sight distance (SISD) is the minimum sight distance that should be provided on the major road at any intersection or access. It is the sight distance required for a driver of a vehicle on the major road to observe a vehicle on the minor approach moving into a collision situation and to decelerate to a stop before reaching the collision point.

Acceptable solution A1 of Clause E4.7.4 (Sight Distance at Accesses, Junctions and Level Crossings) of the Planning Scheme states that:

Sight distances at an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4

For a vehicle speed of 100 km/h, the required safe intersection sight distance based on Table E4.7.4 is 250 m. The main access is within approximately 140 m of the junction with Main Road and therefore the required SISD to the east of this access based on Table E4.7.4 is not met. The performance criterion P1 states:

The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

The proximity of the main access to the intersection of Barbers Road and Main Road would mean vehicles are travelling significantly less than 100 km/hr, and given the turning volumes are low (approximately one per hour), it is considered that the access will operate adequately and the requirements of the performance criterion are met.

The secondary access on Barbers Road is within approximately 40 m of the junction with Main Road and therefore the required SISD to the east of this access based on Table E4.7.4 is not met. The performance criterion P1 states:

The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

Given the secondary access is to be used as an entry only and the turning volumes are low (up to 7 vehicles per day), it is considered that the access will operate adequately and the requirements of the performance criterion are met.

4.2.3 Access Design

The main access and secondary access is shown in Figure 4-1 and Figure 4-2, respectively. The Planning Scheme requires that access points be designed in accordance with the Australian Standards. The public accesses on Barbers Road are required to comply with Australian / New Zealand Standard AS/NZS2890.1, Parking facilities – Part 1: Off-street car parking, 2004.



Source: Meander Valley Council

Figure 4-1 Main Access



Source: Meander Valley Council

Figure 4-2 Secondary Access

4.3 Pedestrians and cyclists

There are no existing pedestrian or cyclist facilities on Barbers Road or Main Road. Given the surrounding land use, pedestrian and cyclist movements on Main Road and Barbers Road are expected to be low. The relatively low increase in traffic generated by the proposal is not expected to have a significant impact pedestrians or cyclists.

4.4 Road safety

The proposal is not expected to cause any significant detrimental impact to road safety in the vicinity of the site based on the following:

- While Barbers Road is relatively narrow, the traffic volumes generated by the proposal are low and are expected to be absorbed without any significant impact to road safety
- The proposal is not expected to have a significant impact on pedestrians or cyclists in the area
- Adequate sight distance is available at the main access on Barbers Road in accordance with the Planning Scheme. While the secondary access is in close proximity to the junction with Main Road, it is considered that the access will operate effectively given it is to be used as an entry only, for low traffic volumes.
- Crash data in the vicinity of the site does not highlight any road safety deficiencies that would be exacerbated by the proposal

4.5 Planning scheme assessment

The proposal has been assessed against the requirements of the Road and Railway Assets Code and the Car Parking and Sustainable Transport Code of the Meander Valley Council Interim Planning Scheme 2013 (the Planning Scheme) in the following sections.

4.5.1 Road and Railway Assets Code

The acceptable solution A2 of Clause E4.6.1 (Use and Road or Rail Infrastructure) states that:

For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day

The proposal is expected to generate up to 31 vehicle movements per day, therefore the acceptable solution is met.

The acceptable solution A1 of Clause E4.7.2 (Management of Road Accesses and Junctions) states:

For roads with a speed limit of 60 km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.

Since the proposal includes one access providing both entry and exit, as well as an additional access providing entry only, the proposal relies on the performance criteria P1 as follows:

For roads with a speed limit of 60km/hr less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

As detailed in Section 4.2, it is considered that the proposed accesses will operate effectively under the anticipated traffic volumes. The majority of vehicles will use the main access, which has adequate sight distance in accordance with the requirements of the Planning Scheme. The secondary access, closer to Main Road, will be used as an entry only and is expected to operate effectively based on the low traffic volumes.

4.5.2 Car Parking and Sustainable Transport Code

The acceptable solution A1 of Clause E6.6.1 (Car Parking Numbers) states that:

The number of car parking spaces must not be less than the requirements of Table E6.1.

The parking requirement for visitor accommodation (including caravan park / cabin), based on Table E6.1, is 1 space per unit. The proposed development includes one car park for each cabin and caravan site. Therefore the requirements of the Planning Scheme are met.

The acceptable solution A2 of Clause E6.7.2 (Design and Layout of Car Parking) states that:

Car parking and manoeuvring space must:

- a) have a gradient of 10% or less; and*
- b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and*
- c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and*
- d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:*
 - i) there are three or more car parking spaces; and*
 - ii) where parking is more than 30m driving distance from the road; or*
 - iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road;*

The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.

The proposal includes an internal roadway and turning area, which allows vehicles to enter and exit in a forward direction. The internal roadway allows cars towing caravans to enter the site, turn around in the turning area, and back into the caravan sites.

The required width for the internal access road, based on Table E6.2, is 4.5 m for the initial 7 m from the road carriageway and 3 m thereafter. The internal roadway should be constructed in accordance with these requirements and the requirements of AS2890.1. On this basis, the requirements of the Planning Scheme are met.

5. Conclusion

This traffic impact assessment investigated the potential traffic impacts of a proposed caravan park at 238 Main Road, Meander. The proposed development includes five cabins and eight caravan sites.

The key findings of the report include:

- The proposed development is expected to generate up to 31 vehicle movements per day. The traffic generated will include light vehicles towing caravans.
- The expected access route to the site is via Main Road and Barbers Road.
- Access to the site will be via two existing accesses on Barbers Road. The main access, furthest from Main Road, will be an entry and exit. A secondary access, closer to Main Road, will be used as an entry only.
- An internal roadway and turning circle will be provided, allowing vehicles to enter and exit the site in a forward direction.
- It is considered that the relatively low traffic volumes generated by the proposal will be able to be absorbed without any significant impact on transport efficiency on the surrounding road network.
- Given the low traffic volumes entering and exiting the proposed development, and the low traffic volumes on Barbers Road, it is considered that the proposed accesses will operate effectively.
- The access points must be designed to comply with AS/NZS2890.1.
- The proposal is not expected to have a significant impact pedestrians or cyclists in the area.
- The proposal is not expected to cause any significant detrimental impact to road safety in the vicinity of the site.
- The proposal has been assessed against the requirements of the Road and Railway Assets Code and the Car Parking and Sustainable Transport Code of the Planning Scheme and is considered to meet the requirements of the Scheme.

On the basis of this report, the proposal is supported on traffic grounds.

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Luke Mitchell & Donnaven Craven

Land Capability and Agricultural Assessment of 238 Main Road, Meander

December 2017





Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms - Agricultural Resource Management (ARM) and Davey & Maynard.

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1 Purpose

This report has been undertaken on behalf of Luke Mitchell and Donnaven Craven (the proponents) and will accompany an application to the Meander Valley Council seeking approval to undertake a residential development land at 238 Main Road Meander.

This document reports on the land capability and an agricultural assessment of the property in question and proposed development.

1.1 Land capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing my opinion, I wish to advise that I possess a B.App.Sci.(hort) and am a member of the Australian Institute of Agriculture. I have over 18 years experience in the agricultural industry in Tasmania. I am skilled to undertake agricultural and development assessments as well as land capability studies. I have previously been engaged by property owners, independent planners, and surveyors to undertake assessments within the Burnie, Central Coast, Circular Head, Devonport, Georgetown, Kentish, Latrobe, Launceston, Meander Valley, Southern Midlands and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with council planning schemes.

1.2 Meander Valley council planning scheme

The Scheme (operative date October 2013) sets out the requirements for use and development of land in the Meander Valley Council municipality.

2 Property Location and Land Use

The subject lot has a surveyed area of 1.3 hectares and is located at 238 Main Road, Meander.

The property is located on the western edge of the Meander township, and is bound by Main Road to the south and Barbers Road to the west, has a northerly facing aspect and slopes to north from the most elevated ground adjacent to the Main Road.

PID	Owner	Titles	Hectares (Approx)
6275144	Luke Mitchell & Donnaven Craven	6866/1	1.3



Figure 1: location of the property (source the LIST)



Figure 2; aerial image of the property in question and surrounding land (source the LIST)

The property is owned as a private freehold title and is surrounded by private freehold land.

The property is zoned village according to the Meander Valley Interim Planning Scheme, this village zone extends to the east, rural resource zoned land is located to the north and west, rural living zone to the south, and area of low density residential zoned land further to the east. See Figure 4.

Access to the subject property is off the Main Road which forms the southern boundary, with additional access off Barbers Road which forms the western boundary.

The property has a residential dwelling and number of sheds and out buildings located in the central southern elevated area of the property, boundary fencing is present and there is short frontage to a tributary of Leiths Creek on the north west corner.

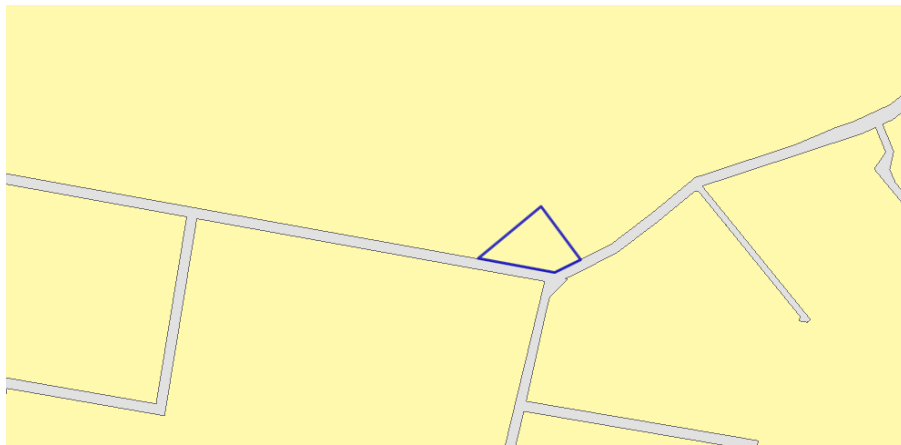


Figure 3; land tenure on the land surrounding the property in question, with private freehold land (yellow shading) (source the LIST)

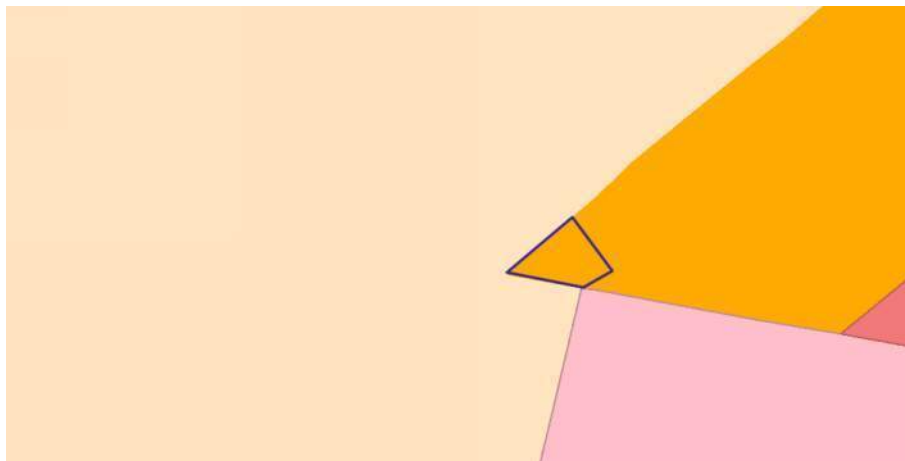


Figure 4; land zoning of the property in question as village (orange shading), rural resource (brown shading) to the north and west, rural living to the south and low density residential zoned land further to the east. (source The LIST)

3 Land Capability

The original land capability assessment of the area was undertaken by DPI at a scale of 1:100,000 and reported in their Meander report in 1993.

On the subject of this property, DPI identified the majority of the property to be covered by Class 4 with a smaller area of Class 5 land on the far southern area.

A detailed assessment by Macquarie Franklin has confirmed that the property in question is actually predominantly covered by Class 5 land with a narrow area of Class 4 land on the northern boundary of the property.

The key limitations associated with the agricultural qualities of this land includes;

- Class 5eg:
 - o Soils are subject to erosion (rill and sheet erosion from surface water movement) and structure decline
 - o Frequent stone and rock is present on the surface and throughout the soil profile
- Class 4ew:
 - o Soils are subject to erosion (rill and sheet erosion from surface water movement) and structure decline
 - o During wetter months this land is subject to a high water table and periods of extended waterlogging



Figure 5: Land capability of the property in question

The soils present on the property are predominantly a grey/brown clay loam soils (dermosol soil), with frequent stone and rock fragments present on the soil surface and throughout the profile.

Table 1; land capability assessment table

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4ew 0.3 ha	Dermosol soils as grey/brown clay loam, derived from Quaternary alluvium.	3-5	Flat to gently sloping ground. 296m ASL	Low/moderate erosion risk (sheet and rill), due to surface water movement, on bare and exposed soils.	Low/moderate, high seasonal water table and cold frosty winter conditions.	Imperfect to moderately well drained soil. Areas of this land can become waterlogged during winter and early spring due to the presence of a high water table	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during wetter periods.	In theory if is suitable for cropping with severe limitations and a restricted choice of crops, and is suitable for pastoral use with minor/moderate limitations associated with the restricted carrying capacity during the wetter months when the soils are prone to waterlogging.

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5esw 1 ha	Dermosol soils as grey/brown clay loam, derived from Quaternary alluvium.	3-5	Gently sloping and undulating ground. 296-302m ASL	Low/moderate erosion risk (sheet and rill), due to surface water movement, on bare and exposed soils.	Low/moderate, soil waterlogging and cold frosty winters.	Imperfect to moderately well drained soil. Areas of this land can become waterlogged during winter and early spring due to the presence of a high water table	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during wetter periods.	Unsuitable for cropping, and is suitable for pastoral use with moderate limitations associated with the restricted carrying capacity during the wetter months when the soils are prone waterlogging



Figure 6; typical grey/brown dermosol soil present throughout the property



Figure 7; southerly view over the northern area of the property, with the lower lying ground as Class 4ew ground land in the foreground and the more elevated Class 5eg land in the background



Figure 8; southerly view over elevated Class 5eg land on the eastern area of the property showing the frequent stone and rock fragments present on the surface and throughout the soil profile

4 Development Proposal

The proposed development involves building a caravan park and visitor accommodation units on the northern and western area of the property.

The proposed use caravan park and visitor accommodation units operation is based on a unique aesthetic vista from the site, bucolic amenity of the location and the opportunity for visitors to take advantage of the tourism attractions associated with Huntsman Dam, Western Tiers and wider Meander Valley as a gateway to the Cradle Mountain.

The development would include;

- 9 caravan parking bays
- 5 visitor accommodation cabins
- Amenities block
- Common room

Detailed designs and the layout the proposed caravan park and visitor accommodation development are outlined in the report prepared by the Urban Design Solutions (job no. 6368).

Refer to Appendix 1 for the over view site plan of the proposed development.

The location of the proposed development is on sheltered land in a private position, and has been designed to be particularly unobtrusive from a visual perspective from the south (as the Main Road) and with the establishment of vegetation along the western and northern and eastern boundaries would strengthen the privacy and shelter considerations.

5 Agricultural Purpose Of The Property

The property in question is zoned village and is currently used for residential and amenity purposes, with no agricultural land use and/or production activities are undertaken.

The land to the east and south of the property in question is similarly principally used for residential purposes.

The land to the west and north is used for agricultural land use activities.

6 Impact of Agricultural Activities and Residential amenity

The site of the proposed development layout has been deliberately located to minimise the impact on the agricultural activities and residential amenity on properties adjacent to and in the vicinity of the property in question.

6.1 Potential impact of neighbouring agricultural activity on the development

Agricultural land use activities are conducted on the rural resource zoned land to the north and west, and are principally based on pastoral use although based on the Class 4 land capability of this ground (reference to the 1993 DPI Meander land capability report) low intensity cropping could be undertaken.

However, normal agricultural activities in both cases are not expected to have any unreasonable impact on the proposed development.

The key risk area is to the west of Barbers Road as per a dairy farm, with the dairy parlour located approximately 170m west of the proposed development with the actual pasture land on the dairy enterprise located further to the west and north of the dairy parlour.

An assessment of the key risks is summarised below. This has been compiled on the basis that the neighbouring farm activities would be based on pasture land for livestock grazing purposes and potentially cropping activities.

Potential Risk from Neighbouring Agricultural Land/Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing and proposed vegetation shelter belt will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not practiced in the vicinity of the dwelling; ground or spot spraying is a practical and mostly used alternative. Spraying events should be communicated in a timely manner.
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low although some occasional machinery traffic will occur when working land, moving livestock and feeding out fodder.
3. Odours from livestock	Risk = low-medium from the dairy and general livestock operations.
4. Irrigation water over boundary	Risk = low-medium Irrigation systems are not normally operated in high winds, and the presence of the proposed vegetation screening would mitigate this issue.
5. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
6. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.
7. Bushfire	Risk = low.

To strengthen the buffer distances and provide additional protection from noise, dust, diffuse odours and the possibility of spray drift and improve the privacy it would be appropriate to establish vegetation screening along the northern and western perimeter boundaries. The vegetation screen should consist of an appropriate mix of preferably native trees and shrubs.

Based on the location of the proposed development in conjunction with the separation distances, topography and current and proposed vegetation screening any potential impact of neighbouring agricultural activity on the development is anticipated to be minimal.

6.2 Potential impact of the development on neighbouring agricultural activity

These impacts are usually manifested as complaints being made by clientele of the development against normal agricultural practices and issues.

Other risks could possibly include trespass, theft and damage to property brought about as a result of an increase in visitor numbers and vehicle movements. Whilst these risks rely on an element of criminal intent to manifest themselves, there may be inadvertent risks for other people visiting the facility.

Potential Risk to Neighbouring Agricultural Activity	Possible Mitigation Strategy
1. Trespass	Selection of clientele for the caravan and visitor stay operation; appropriate fencing and signage adopt good neighbour policy with surrounding landowners; acknowledgement of respect for neighbouring agricultural activities as part of booking system; report unauthorised entry to police.
2. Theft	Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Report damage to police.
4. Anti-social behaviour causing nuisance	The development is based on a caravan and accommodation enterprise, and is not an entertainment venue therefore the expectation and incidence of anti-social behaviour associated with the development is anticipated to be negligible.

6.3 Potential impact of proposed development on the amenity of nearby dwellings

The nature, position and layout of the proposed development has been deliberately located to minimise the impact on the amenity of the residential dwellings on the adjacent properties.

The property in question is located on the western boundary of the village zone land, with the land adjacent to the north and west zoned rural resource.

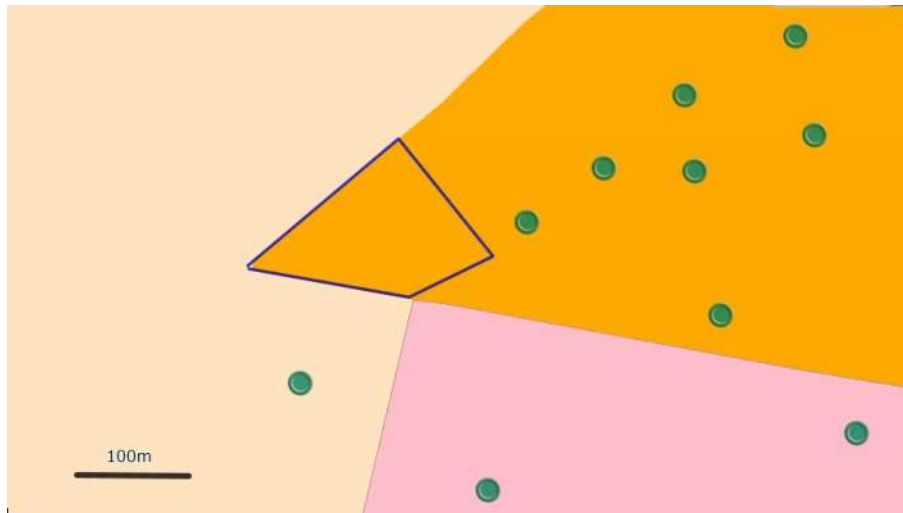


Figure 9; residential dwellings on nearby land (marked with green dots), the with village zoned land shown to the west (orange shaded), rural resource to the north and west (brown shaded) and rural living (pink shaded) (source the LIST)

The proposed development would be located on the western area of the property in question (see Appendix 1 for the detailed layout of the proposed development) and this would be located 100m to the west of the nearest residential dwelling.



Figure 10; northerly view over the south western corner of the property (as per the intersection of Main and Barbers Road) showing the hedge row and sloping ground

The property has a well-established hedge row along the southern boundary of the property, and the proposed location of the development is topographically lower than the southern area of the property and Main Road.

To strengthen the buffer distances and provide additional screening and privacy it would be appropriate to establish vegetation screening along the eastern boundary of the property in question. The vegetation screen should consist of an appropriate mix of preferably native trees and shrubs.

Based on the location of the proposed development on the property in conjunction with the separation distances, topography and current and proposed vegetation screening any negative impact to the residential amenity of the nearby residential dwellings will be minimal.

Potential Risk to Neighbouring Residential Amenity	Possible Mitigation Strategy
1. Traffic congestion	The property has frontage to Main and Barbers Road, both of which are sealed surfaces in the vicinity of the property in question.
2. Visual pollution and bright lights	The design and location has been carefully selected to minimise visual disruption. The existing hedge on the southern corner of the property in addition to the new proposed vegetation shelter belts on the northern, western and eastern property boundaries would mitigate any visual pollution from the proposed development.
3. Anti-social behaviour causing nuisance	The development is based on a caravan and accommodation enterprise, and is not an entertainment venue therefore the expectation and incidence of anti-social behaviour associated with the development is anticipated to be negligible.
4. Environmental harm	<p>Good design and location for management and disposal of storm water; effluent and other waste materials.</p> <p>No land clearing is associated with the development.</p> <p>No threatened native vegetation communities have been identified and/or are present on the property or development site (The LIST).</p>

7 Water Supply and Effluent Disposal

7.1 Current water supply and effluent disposal

The property in question is not serviced by TasWater for the delivery of potable water and sewerage services.

The residential dwelling currently relies on the roof top collection of rainwater to meet domestic and amenity needs, the use septic tanks for the disposal of sewage effluent and in ground absorption to manage storm water run-off from hard standing areas.

No water storage dams are present on the property and no suitable locations are available to develop a dam.

The property has frontage to a tributary of Leiths Creek and therefore has a riparian right for the supply of amenity and stock water.

7.2 Proposed development water supply and effluent disposal

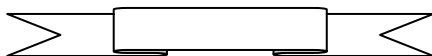
It is unreasonable to consider that the property in question will not be serviced by TasWater for the delivery of potable water and sewerage services in the foreseeable future.

The proposed development will rely on the roof top collection of rainwater to meet domestic and amenity needs, the use of appropriate scaled septic tanks for the disposal of sewage effluent and in ground absorption to manage storm water run-off.

The location of the septic tanks are on the eastern area of the property, refer to Appendix 1 for the over view site plan of the proposed development.

8 Conclusions

1. The overall objective of the proposal is to build a caravan park and visitor accommodation units on the property in question.
2. The development takes advantage of the magnificent vista from the site and local geological, and various tourism attributes of the local Meander area and that of the wider Meander Valley district.
3. The property in question is zoned village and is currently used for residential and amenity purposes, with no agricultural land use and/or production activities are undertaken.
4. The proposed development, based on its configuration and size and the separation distances and buffers will alleviate any unreasonable interference of neighbouring farming activities.
5. The proposed development, based on its configuration and size and the separation distances and buffers it is not anticipated that the agricultural activities conducted on the rural resource zoned land to the north and west would negative impact the visitor amenity on the property in question.
6. The proposed development, based on its configuration and size and the separation distances and buffers will alleviate any unreasonable interference of neighbouring residential dwellings and vice versa.
7. It is proposed that the establishment of vegetation shelter belts along the northern, eastern and western boundary of the property in question will be integral to providing an appropriate level of privacy and strengthen the mitigation of any interference and/or negative impact to the surrounding properties.



12 April 2018

Reference No. GL18100Ab

D Craven & L Mitchell
PO Box 53
MEANDER TAS 7310

Attention: Mr Luke Mitchell

Dear Sir

**RE: Site Classification & Preliminary Onsite Wastewater Disposal Assessment
238 Main Road, Meander**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Brett Street on 03 6326 5001.

For and on behalf of Geoton Pty Ltd



Tony Barriera

Director

1 INTRODUCTION

A limited scope investigation has been conducted for D Craven & L Mitchell at the site of a proposed onsite units and caravan park amenities development at 238 Main Road, Meander.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2012 “Wind Loads for Housing”; and
- assess the site subsurface conditions and provide an indication that the site has adequate suitable area for onsite wastewater disposal for the proposed units and the caravan park amenities in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management” for development application purposes only.

It should be noted that this is only a preliminary onsite wastewater disposal site evaluation and a specific onsite wastewater disposal design will need to be carried out as part of the building application once the proposed location and size of the proposed development is finalised.

A site plan of the proposed development was provided, prepared by Urban Design Solutions, Reference No. 6368, Drawing No. 1 to 4 dated September 2017. We understand the proposed development will comprise 5 onsite units, caravan park amenities, common room and a studio.

2 FIELD INVESTIGATION

The field investigation was conducted on 21 March 2018 and involved the drilling of 9 boreholes by a 4WD mounted auger rig to the investigated depths of 0.5m to 2.0m.

In-situ vane shear strength tests were conducted in the clay layers encountered in the investigation, with sampling of these soils being conducted for subsequent laboratory testing.

In addition, the permeability of the site was tested using a constant head permeameter.

The logs of the boreholes are included in Appendix A and their locations are shown in Figure 1 attached.

The results of the field and laboratory tests are shown in the borehole logs.

3 SITE CONDITIONS

The site is a 1.3-hectare block located on the lower tier of a northwest facing hill slope. The site is occupied by an existing dwelling and shed located near the southern boundary. The site generally falls to the northwest with a moderate slope of approximately 5° to 10°. The ground surface generally has a low to medium grass cover with numerous exposed rock outcrops.

The MRT Digital Geological Atlas, 1:25,000 Series, indicates that the majority of the site is mapped on Permian aged fossiliferous and erratic rich mudstone, shale, limestone and sandstone (Golden Valley Group). A small portion within the northern corner of the site is mapped as Quaternary aged sediments.

Examination of the LIST Landslide Planning Map indicates that the site is not mapped within a known landslide hazard band.

The investigation indicated that the soil profile is relatively uniform over the site. The boreholes generally encountered clayey silt to depths between 0.25m and 0.45m, underlain by silty clay to the auger refusal/investigated depths between 0.5m and 2.0m.

The boreholes did not encounter any sign of seepage over the investigated depths.

Full details of soil conditions encountered are presented on the borehole logs.

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a very high shrink/swell potential.

4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS H2 (AS 2870)

Foundation designs in accordance with this classification are to be subject to the overriding conditions of Section 5 below.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

5 FOUNDATIONS

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings would be as follows:

SILTY CLAY (CH) – high plasticity, cream or orange

encountered below 0.35m and 0.45m from the existing ground surface

An allowable bearing pressure of **100 kPa** is available for edge beams, strips and pads founded as above.

Where bedrock is encountered in site or footing excavations, it is recommended that footings be founded uniformly on rock.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Although the borehole data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

The boreholes were backfilled shortly after being drilled and not allowing time for groundwater seepage flows to develop. Groundwater seepages or higher groundwater levels can occur during and/or after a prolonged period of wet weather or a heavy rainfall event.

6 WIND CLASSIFICATION

After allowing due consideration of the region, terrain, shielding and topography, the site has been classified as follows:

WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	NS	T0

7 PRELIMINARY ONSITE WASTE WATER ASSESSMENT

7.1 Permeability of Soil and Soil Classification

The soil has been classified as follows:

- Texture – Heavy clay (Table E1 from AS1547-2012);
- Structure – Massive (Table E4 from AS/NZS1547-2012); and
- Category – 6 (Table E1 from AS/NZS1547:2012).

The permeability (K_{sat}) at the site was measured at 0.01m/day. For massive structured Category 6 soils the indicative permeability from AS1547 Table L1 is <0.06m/day. Therefore, the permeability is within the range for massive structured Category 6 soils.

- Adopted Permeability – 0.01m/day.

7.2 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site contains category 6 soils that have a very low permeability and shallow rock, the site is not suitable for traditional septic tank systems with absorption trenches or evapo-transpiration systems.

Therefore, provided the setback distances are adhered to, this site assessment indicates that the proposed development is suitable for secondary treated effluent by way of an Aerated Wastewater Treatment System (AWTS) and sub-surface irrigation.

7.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 "Recommended Setback Distances for Land Application Systems". As per Table R1 from AS/NZS 1547:2012 the following setbacks are required for secondary treated effluent:

- 15m from downslope sensitive features such as watercourses;
- 3m from buildings and downslope property boundaries;
- 1.5m from property boundaries situated cross slope or up-slope; and
- 0.6m depth from bedrock.

7.4 Aerated Wastewater Treatment System (AWTS)

As the proposed development comprises of;

- 4 x 1 Bedroom Units;
- 1 x 2 Bedroom Unit;
- Amenities Building for 9 camping spots.

Assuming a preliminary occupancy of 12 people for the proposed units with a daily flow rate of 120L/day and 18 people for the camping/caravan spots with a daily flow rate of 100L/day. An approximate preliminary value of 2,600L/day (80% occupancy) has been adopted. As such, 2,600m² (1300m² for the effluent disposal area and 1,300m² as a backup area) would be required for an AWTS and sub-surface irrigation system to support the proposed development with a design irrigation rate of 2mm/day.

There is at least 2,600m² available for waste water disposal via sub-surface irrigation as shown on Figure 1, site plan.

7.5 Conclusions

The results of the investigation indicate that the proposed development has sufficient available area suitable for the disposal of domestic effluent by way of secondary treated wastewater via an aerated wastewater treatment system, including sufficient

Site Classification & Preliminary Onsite Wastewater Disposal Assessment

reserve area based on the assumed preliminary occupancy for the proposed development.

References:

AS 2870 - 2011 Residential Slabs and Footings

AS 4055 - 2012 Wind Loads for Housing

AS/NZS 1547:2012 - On-site domestic wastewater management

Attachments:

Limitations of report

Figure 1 - Site Plan

Site Photograph

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: Certificate Forms

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

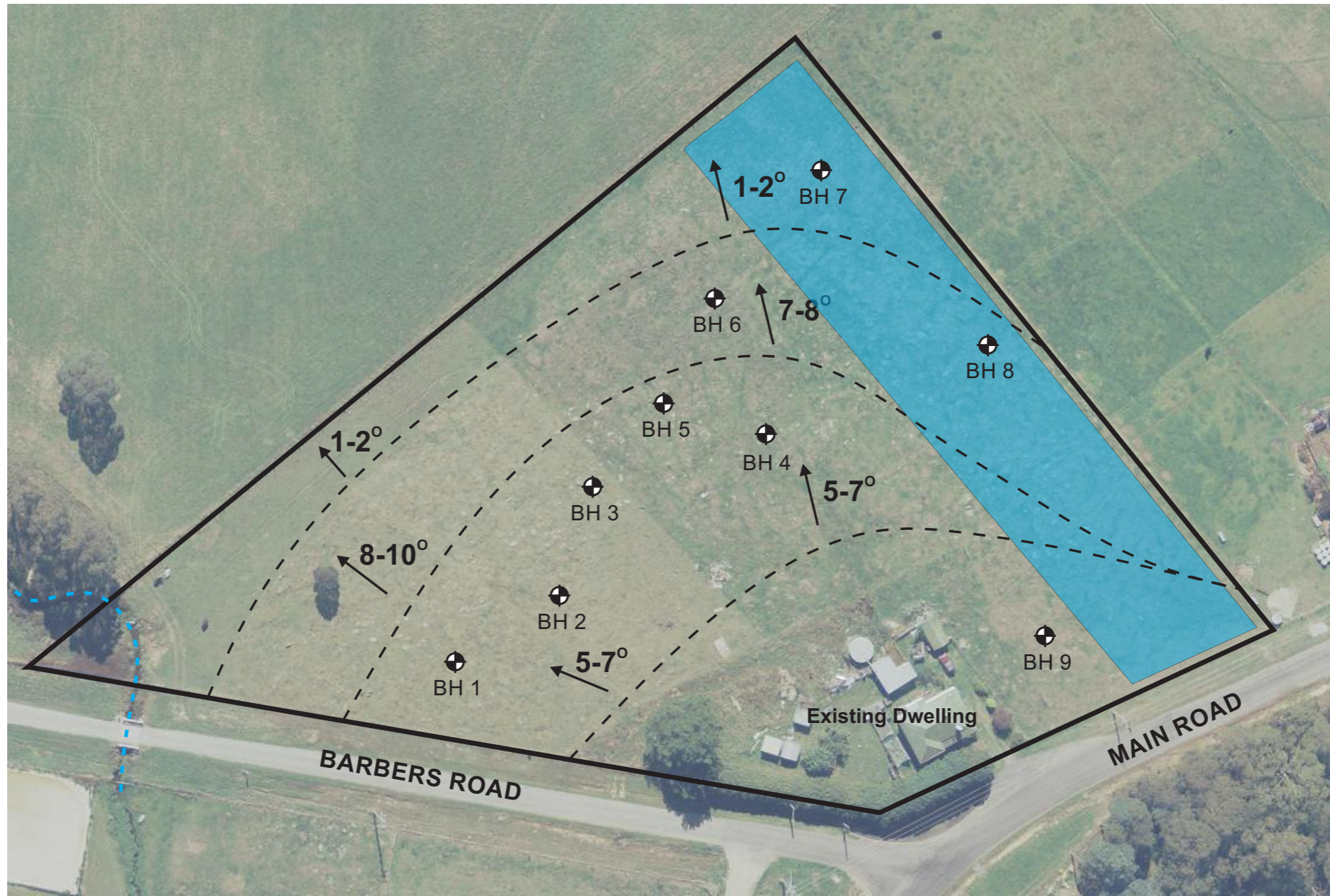
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



NOTES

SECONDARY TREATED EFFLUENT TO BE SETBACK AS FOLLOWS:
 1) 15m FROM DOWNHILL SENSITIVE FEATURES SUCH AS WATER COURSES.
 2) 3m FROM DOWNSLOPE PROPERTY BOUNDARIES AND BUILDINGS.
 3) 1.5m FROM PROPERTY BOUNDARIES SITUATED CROSS OR UP-SLOPE.

Approximate Scale (m)



Legend

- BH 1 Approximate borehole location
- Approximate slope
- Area available for the disposal of secondary treated onsite wastewater
Approximately 2600m²

GEOTON Pty Ltd				client:	D CRAVEN & L MITCHELL	
				project:	238 MAIN ROAD MEANDER	
date	12/04/18	drawn	MS	title: SITE PLAN		
scale	As Shown	approved	TB	project no:	GL18100A	figure no. Figure 1
original size	A3	rev				

Appendix A

Borehole Logs

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell				Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment				Logged By :		BS		
Location :		238 Main Road, Meander								
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
					0.25	ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics
					0.50	CH	SILTY CLAY - high plasticity, orange, trace fine grained sand	M	St	V = 90kPa
					0.75					
					1.00					V = 100kPa
					1.25			D/M		
					1.50					
					1.75		BH1 terminated @ 1.7m, auger refusal on inferred boulder			
					2.00					
					2.25					

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Tel (03) 6326 5001

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL18100A

Method Support		Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV		N			0.25		ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics
					0.50		CH	SILTY CLAY - high plasticity, cream, trace fine grained sand	M	St	V = 108kPa
					0.75						
				D LL=75% PL=30% PI=45%	1.00			white mottles			V = 140+kPa
					1.25						
					1.50			becoming light orange			
					1.75						
					2.00						V = 140+kPa
					2.25			BH2 terminated @ 2.0m			

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell					Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment					Logged By :		BS		
Location :		238 Main Road, Meander									
Drill model :		Drilltech		Easting :		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing :		Bearing: -		Datum :			
Method Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations		
ADV N				0.25	ML	CLAYEY SILT - low/medium plasticity, brown cobble	D/M	MD	organics		
				0.50	CH	SILTY CLAY - high plasticity, orange, trace fine grained sand cobble	M	St	V = refusal		
				0.75		cobble					
				1.00		cobble			V = refusal		
				1.25		becoming cream					
				1.50							
				1.75							
				2.00				V = refusal			
				2.25		BH3 terminated @ 2.0m					

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH4

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell				Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment				Logged By :		BS		
Location :		238 Main Road, Meander								
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics
					0.50	CH	SILTY CLAY - high plasticity, orange,	M	VSt	V = 110kPa
					0.75					
					1.00			D/M		V = refusal
					1.25					
					1.50					
			1.75							
			2.00						V = refusal	
			2.25				BH4 terminated @ 2.0m			

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH5

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell					Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment					Logged By :		BS		
Location :		238 Main Road, Meander									
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing:		Bearing: -		Datum :			
Method Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations		
ADV N				0.25	ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics		
				0.50	CH	SILTY CLAY - high plasticity, orange,	M	VSt	V = 98kPa		
				0.75							
				1.00					V = 110kPa		
				1.25		becoming cream					
				1.50							
				1.75							
				2.00					V = refusal		
				2.25		BH5 terminated @ 2.0m					

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH6

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell					Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment					Logged By :		BS		
Location :		238 Main Road, Meander									
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing:		Bearing: -		Datum :			
Method Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations		
ADV N				0.25	ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics		
				0.50	CH	SILTY CLAY - high plasticity, orange,	M	St	V = 88kPa		
				0.75							
				1.00					V = 106kPa		
				1.25							
				1.50		becoming orange	D/M				
				1.75							
				2.00					V = refusal		
				2.25		BH6 terminated @ 2.0m					

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PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH7

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell					Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment					Logged By :		BS		
Location :		238 Main Road, Meander									
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing:		Bearing: -		Datum :			
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N				0.25	ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics	
					0.50	CH	SILTY CLAY - high plasticity, orange,	M	St		
					0.75						
					1.00				D/M		
					1.25		BH7 terminated @ 1.1m, auger refusal on boulder				
					1.50						
					1.75						
					2.00						
					2.25						

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH8

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell					Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment					Logged By :		BS		
Location :		238 Main Road, Meander									
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing:		Bearing: -		Datum :			
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N				0.25	ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics	
					0.50	CH	SILTY CLAY - high plasticity, orange,	M	St		
					0.75		BH8 terminated @ 0.5m, auger refusal on boulder				
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH9

Sheet no. 1 of 1

Job no. GL18100A

Client :		D Craven & L Mitchell					Date :		21/03/18		
Project :		Site Classification & Preliminary Onsite Wastewater Assessment					Logged By :		BS		
Location :		238 Main Road, Meander									
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing:		Bearing: -		Datum :			
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N				0.25	ML	CLAYEY SILT - low/medium plasticity, brown	D/M	MD	organics	
					0.50	CH	SILTY CLAY - high plasticity, orange,	M	St		
					0.75						
					1.00		BH9 terminated @ 0.9m, auger refusal on boulder				
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator




SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B _s	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

Soil Description Explanation Sheet (1 of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour. Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤ 12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤ 15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/gravel	
Minor	≤ 5	≤ 15	≤ 15	Trace
	$>5, \leq 12$	$>15, \leq 30$	$>15, \leq 30$	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.		
Pocket	An irregular inclusion of different material.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)				GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
			Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
		GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	SILTY GRAVEL	
			Plastic fines (for identification procedures see CL, CI and CH below)	GC	CLAYEY GRAVEL	
	SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
			Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
		SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	SILTY SAND	
			Plastic fines (for identification procedures see CL, CI and CH below)	SC	CLAYEY SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
		DRY STRENGTH	DILATANCY	TOUGHNESS		
	SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
		Medium to High	None to Slow	Medium	CL, CI	CLAY
		Low to Medium	Slow	Low	OL	ORGANIC SILT
	SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
		High to Very High	None	High	CH	CLAY
		Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
	Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

Appendix B

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Geoton Pty Ltd, Report Reference No. GL18100Ab,
dated 12/04/2018

Relevant
calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction
AS 4055 – 2012 Wind Loads for Housing
CSIRO Building Technical File 18

Substance of Certificate: (what it is that is being certified)

Site Classification in accordance to AS2870 - 2011
Wind Loading in accordance to AS 4055 - 2012
Findings and recommendations of report

Scope and/or Limitations

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

GL18100Ab

Date:

12/04/2018

Justin Simons

From: Jason <jason@urbantas.com.au>
Sent: Friday, 16 November 2018 2:34 PM
To: Leanne Rabjohns
Cc: Krista Palfreyman
Subject: pa.18,0216 objection

Follow Up Flag: Follow up
Flag Status: Flagged

Attn. Leanne

Re; objection to development

1/ the plans used for the application are not suitable and misleading. The cuts / fills etc that are shown do not correlate with the latest site plans / level information

2/ the sewer design does not indicate it includes capacity for a caravan dump point

3/the level information requested by council RFI for the driveways is not shown.

As mention previously the plans were not prepared for the current layout. The correct information should be re-submitted and re advertised.

This email should not be forwarded to the owner without our permission.

Regards,

Jason Van Zetten
Director



- building design & drafting
- bushfire assessors
- building consultants

jason@urbantas.com.au

<http://www.urbantas.com.au>

(03) 6334 4089

PO Box 7647, Launceston

VZ Designs Pty Ltd ABN 50 110 377 421



Virus-free. www.avast.com

Justin Simons

From: Melissa Wilson <Melissa@tridentbs.com.au>
Sent: Thursday, 8 November 2018 1:14 PM
To: Meander Valley Council Email; Leanne Rabjohns
Subject: 238 Main Road Meander - Planning Application

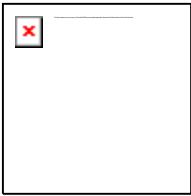
Good afternoon Leanne,

In relation to our telephone call from earlier today and my conversations with Adam Jones from this office.

Please be advised that we have looked over the plans that we submitted and that are advertised for Planning. We are satisfied that the plans are accurate and correct to the best of our knowledge.

If you require anything further, please do not hesitate to contact me.

Kind Regards,



Melissa Wilson

Executive Assistant, Trident Building Surveying

p: 03 6331 4553 | www.tridentbs.com.au

acred: CC6928 | A15019172 | Tasmania | Queensland



Do you think we have done a great job? Please feel free to leave us a 5 star review by clicking the link below!
[Trident Building Surveying Review](#)

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GOV 1 2019 COUNCIL MEETING DATES & TIMES

1) Introduction

The purpose of this report is for Council to approve dates for Council ordinary meetings for 2019.

2) Background

The ordinary monthly meeting of Council occurs on the second Tuesday of each month, apart from January where it is held on the third Tuesday.

Council has previously held the January meeting on the third Tuesday reflecting the lower volume of items to be dealt with due to the Christmas/New Year and subsequent holiday period. This is proposed to continue in 2019.

At the Council workshop in November Council discussed a change to the proposed meeting start time. Previously Council has formally adopted a meeting start time of 1:30pm. The discussion at the workshop about changing the meeting start time responded to the availability of Councillors

A start time of 4:00pm was proposed at the workshop.

3) Strategic/Annual Plan Conformance

Not applicable.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Meets the requirements of the Local Government Act 1993 (Act) in that Council meets at least once per month. Meetings are advertised in accordance with the Act.

Meets the requirements of the Local Government (Meeting Procedures) Regulations 2015.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

There will be some financial impact on the operating budget of Council resulting from the requirement of officers to work outside normal working hours. This is difficult to quantify at this point in time. The costs will be monitored and a report will be provided to Council in June 2019.

10) Alternative Options

Council can choose to hold meetings on different dates and/or at different start times.

11) Officers Comments

Council's meeting schedule has successfully operated for a number of years with community members familiar with this arrangement.

The workshop discussion in November about meeting start times reflects the requirement set out in the Local Government (Meeting Procedures) Regulations 2015 which include the following provisions:

6. Times of meetings

(1) A meeting is not to start before 5:00 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.

(2) After each ordinary election, a council and a council committee are to review the times of commencement of their meetings.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council approve the following schedule of ordinary meetings for 2019:

Meetings commencing at 4:00pm on -

Tuesday 15 January 2019

Tuesday 12 February 2019

Tuesday 12 March 2019

Tuesday 9 April 2019

Tuesday 14 May 2019

Tuesday 11 June 2019

Tuesday 9 July 2019

Tuesday 13 August 2019

Tuesday 10 September 2019

Tuesday 8 October 2019

Tuesday 12 November 2019

Tuesday 10 December 2019

DECISION:

GOV 2 APPOINTMENT OF COUNCIL REPRESENTATIVES ON VARIOUS COMMITTEES AND ORGANISATIONS

1) Introduction

The purpose of this report is for Council to appoint representatives for various committees and organisations.

2) Background

Council reviews its representatives on various committees and organisations following each election.

At the Ordinary Council meeting Council resolved to appoint Council representatives to:

Organisation	Representative
<i>Northern Tasmania Development Corporation</i>	Elected member <ul style="list-style-type: none"> • Mayor Local Government Committee <ul style="list-style-type: none"> • Mayor • General Manager
<i>TasWater</i>	Shareholder <ul style="list-style-type: none"> • Mayor Proxy <ul style="list-style-type: none"> • Deputy Mayor
<i>Local Government Association of Tasmania</i>	Elected member <ul style="list-style-type: none"> • Mayor Proxies <ul style="list-style-type: none"> • Deputy Mayor • General Manager

In December 2011 a review was undertaken to examine committee and organisation types and purposes, whether it was a legislative requirement or whether it involved an internal or external committee or organisation. The following categories were adopted:

- Special Committee - Facility Management;
- Special Committee - Advisory Role to Council;
- Legislated Committee or organisation;
- External Committee or organisation;
- Internal Committee

At the Council workshop in November 2018 the role of the committees and potential representatives were discussed for the following committees:

- Special Committee – Advisory Role to Council:
 - *Natural Resource Management Committee*
 - *Townscape, Reserves and Parks Committee*
 - *Sustainable Environment Committee*
- Legislated Committee or organisation:
 - *Audit Panel*
 - *MVC Emergency Management and Community Recovery Committee*
 - *TasWater*
- External Committee or organisation:
 - *Community Safety Group*
 - *Great Western Tiers Tourism Association*
 - *Northern Tasmanian Natural Resource Management Association (NRM North)*
 - *Launceston Salinity Action group*
 - *Northern Tasmanian Development Corporation*
 - *Tamar Fire Management Area Committee*
 - *Central North Fire Management Area Committee*
- Internal Committee
 - *Australia Day Awards Committee*
 - *Community Grants Committee*
 - *Development Assessment Group*

3) Strategic/Annual Plan Conformance

Not applicable.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Not applicable.

6) Risk Management

Not applicable.

7) Consultation with State Government & Other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Reimbursement of Councillor's expenses will apply as per Council Policy No. 24.

10) Alternative Options

Council can elect to discontinue all or some of the Committees, change the number of representatives or both.

11) Officers Comments

During the November Council workshop Council officers discussed the potential to discontinue a number of the committees. This was motivated by the introduction of the Council Community Forum program and the shift of some committee work from strategic to operational

The Community Forum program has provided a mechanism for Council to hear from a broader cross section of the community, it has also provided an

opportunity for local communities to present Council with the issues that are important to them.

With this in mind the advisory role of a number of committees has shifted from being representative of the community to being one of a number of community voices that Council is engaging.

Council officers formed the view that the resources dedicated to the special committees with advisory roles would be better used in growing the extent of engagement with our community.

It was also noted that many of the objectives emerging from the committees have been addressed or are being addressed through operational programs and other projects. This was especially pertinent to the Community Safety Group.

In response Council officers recommended that Council discontinue the following committees:

- *Natural Resource Management Committee*
- *Townscape, Reserves and Parks Committee*
- *Sustainable Environment Committee*
- *Community Safety Group*

Two other changes are recommended:

- *Launceston Salinity Action group*

The role of this group has moved to operational following the completion, launch and endorsement of the Launceston Salinity Act Plan. Council officers will continue to implement the plan

No elected representative required

- *Northern Tasmanian Natural Resource Management Association (NRM North)*

The funding model for NRM North changed in June 2018; the previous arrangements have been amended to reflect this new funding model.

No Council representative required

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council appoint representatives to the following Council Committees and external organisations:-

LEGISLATIVE COMMITTEE/ORGANISATION

Group	Representative/s
Audit Panel	<i>Cr Nott Cr Bower</i>
MVC Emergency Management and Community Recovery Committee	<i>Cr Connor Cr Sheriff</i>
TasWater	<i>Mayor Johnston Deputy Mayor Kelly</i>

EXTERNAL COMMITTEES/ORGANISATION

Group	Representative/s
Great Western Tiers Tourism Association	<i>Cr Temple</i>
Northern Tasmanian Regional Development Board	<i>Elected member</i> <ul style="list-style-type: none">• <i>Mayor Johnston</i> <i>Local Government Committee</i> <ul style="list-style-type: none">• <i>Mayor Johnston</i>• <i>General Manager</i>
Tamar Fire Management Area Committee	<i>General Manager or their proxy</i>
Central North Fire Management Area Committee	<i>General Manager or their proxy</i>

INTERNAL COMMITTEES

Group	Representative/s
Australia Day Awards Committee	<i>Cr Kelly</i> <i>Cr Bower</i>
Community Grants Committee	<i>Cr King</i> <i>Cr Cameron</i>
Development Assessment Group	<i>Councillors</i>

DECISION:

GOV 3 SPECIAL COMMITTEES OF COUNCIL

1) Introduction

The purpose of this report is to formalise the annual appointment of members of Special Committees of Council.

2) Background

Council has a number of special hall and recreation ground committees together with the Deloraine and Westbury Community Car Committees.

Each year it is necessary to formalise the appointment of members of all Special Committees as member representation changes.

3) Strategic/Annual Plan Conformance

Council has a program objective under Section 1.1 of the Annual Plan to ensure compliance with legislative requirements.

4) Policy Implications

Not applicable

5) Statutory Requirements

Section 24(2) of the Local Government Act 1993

6) Risk Management

All Special Committees of Council operate under a signed Memorandum of Understanding with Council which outlines the ongoing arrangements for the effective management of the respective Council owned properties. Each individual member of every Special Committee of Council has completed a Member Information Sheet for insurance purposes.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

Not applicable.

10) Alternative Options

Not applicable.

11) Officers Comments

An updated membership list is obtained from each Special Committee following their Annual General meetings.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council formalise the appointment of the following Special Committee members as required by Section 24(2) of the Local Government Act 1993:

Special Committee	Members
<i>Birralee Memorial Hall Committee:</i>	Esther Blackberry, M Dewsbery, L Brient, D Hall, G Blackberry, D Arnold, Ernest Blackberry, L Blackberry, N Hall, F Camino, Jon Herbert
<i>Bracknell Public Hall and Recreation Ground Committee:</i>	Stephen Jones, S Cousens, C Spencer, R Leonard, Sharmane Jones, N Jones, C Jones, A Cousens, E Preece, E Leonard, Merrilyn Shelton, M Shelton, I Mackenzie, B Shelton, O Shelton, L Richardson
<i>Carrick Community Committee:</i>	E Strickland, D Keygan, R Shean, D Williams, J Cunningham, R Williams, S Stevenson, B Stevenson, N Trower, C Blackwell, R Renault

<i>Caveside Recreation Committee:</i>	K Howe, Kelvin Haberle, Katy Haberle, M Manners, C Robertson, T Robertson, R Linger, C Linger, S Manners, N Doyle, R Stafford, Z Crowden, J Robertson, C Doyle, M Crowden, G Robertson, A Crowden, C Capper, G Capper, M Howe, D Rollins, M Rollins, Bradley Harris, Bob Hedger
<i>Chudleigh Memorial Hall Committee:</i>	J Lamont, D Crowden, N Ritchie, W Richardson, Leon Philpott, T Pickett, S Crowden, M Cameron, M Wilson, D Philpott, A Cameron, M-L Haberle, P Philpott, B Motton, Michael Smith, Louise Middleton, P Hickman, L Erther, N Clarke
<i>Dairy Plains Memorial Hall Committee:</i>	N Atkins, K Atkins, A Atkins, R Atkins, G Atkins, B Atkins, M Atkins, A Rathjen, V Terry
<i>Deloraine Community Car Committee:</i>	R Axelsen, M Young, S Keegan, K Earley, R Roles, C Fowler, L Wadley, S Andersen
<i>Meander Hall and Recreation Ground Committee:</i>	J John, S Johnston, S Saltmarsh, N Chilcott, A Costello, C Chilcott, T Buttery, A Berne, N Johnston, D Chilcott, K Bird, A Gear, S Jones, Helen Smith
<i>Mole Creek Memorial Hall Committee:</i>	B Walters, M Martin, D Walters, K Philpott, K Lane, K Green, P Lane, E Gale, M Philpott, S Wilks, D Stewart, D Youd, R Larcher, L Stephens, Ross Quick
<i>Rosevale Memorial Hall and Recreation Ground Committee:</i>	G Cuthbertson, C Davson-Galle, K Best, M Eddington, R Millwood, W Cuthbertson, R Hardwicke, T Reed, J Rowlands, G Smith, B Tatnell
<i>Selbourne Memorial Hall Committee:</i>	D Eyles, M Heazlewood, G Eyles, J French, D French, M Brown, M Hills, T Hills, N Reed, A Reed, P Brown, J Brown, J Eyles, P Eyles, Anne Batterham
<i>Weegen Hall Committee:</i>	G Swinsburg, T Dawkins, J Hawley, S Harvey, S Roberts, A Lindsay, J Buck, M Lindsay, F Robinson, R Buck, C Roberts, L Norton, K Sheldon, P Mackay, C Gard, R Thomas, C Norton, A Robinson, M Webster, M Sheldon, M Graves, L Pittard, A LeFevre, J Lindsay, B Lindsay,

	G Lindsay, J Spicer
<i>Westbury Community Car Committee:</i>	C Blazely, E Blackley, E Carter, R Travis, Shirley Bott, K Hewlett, W Jarman, D Pyke
<i>Westbury Recreation Ground Management Committee:</i>	S West, G Claxton, L Brient, K Pitt, K Garwood, D Jarvis, R Reinmuth, Colin King, K Lattin, R Poulton
<i>Westbury & Districts Historical Society</i>	J Starr-Thomas, V Greenhill, A Witherden, M Cameron, S West, K Treloggen, S Badcock, D Murray, A Barber, A Taylor, P Swain, S Manners, P Mantanle, B Greenhill, A Manners,
<i>Whitemore Recreation Ground Committee:</i>	K Pitt, B Pearn, K Johns, E Shaw, S Pearn, S French, M Cresswell, M Dent, Kym Hingston, N Hingston, Richard Johns

DECISION:

GOV 4 2019 FEDERAL ELECTION – MEANDER VALLEY COUNCIL PRIORITIES AND PRIORITY PROJECTS

1) Introduction

The purpose of this report is for Council to consider endorsing Meander Valley Council priorities and priority projects for presentation to political parties in the lead up to the 2019 Federal election.

2) Background

Prior to each Federal or State election, Council is approached by representatives from political parties seeking information on issues and projects that are important to Council and our community.

Council officers have prepared a draft list of priorities for the 2019 Federal Election for Council. The draft list takes into account:

- the project priority lists prepared for the:
 - 2018 State Government election
 - 2016 Federal election
- Council strategic documents including the Structure Plans and Outline Development Plans for our townships
- previous Council decisions
- the current and future capital works program

Council officers have also included a number of priorities that reflect the election priorities presented and adopted at the 2018 Australian Local Government Association (ALGA) National Convention. These priorities were collated into the ALGA Federal Election Initiatives.

The draft Meander Valley Priorities and Priority Project list were presented to Council at the November Workshop for review and feedback.

3) Strategic/Annual Plan Conformance

Further the objectives of the Council's Community Strategic Plan 2014 to 2024:

- Future Direction 2: A thriving local economy
- Future Direction 3: Vibrant and engaged communities

4) Policy Implications

Not applicable.

5) Statutory Requirements

Not applicable.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Council will present and discuss the priorities and priority projects with the Federal candidates for Lyons.

8) Community Consultation

Consultation has been undertaken on a number of the proposed projects over recent years.

9) Financial Impact

It is difficult to estimate the overall financial impact on Council as any impact will be dependent on the projects that political parties commit to supporting and the result of the Federal Election.

Over and above these considerations will be the timing of any forthcoming funding to Council and the particular financial year that it becomes available.

10) Alternative Options

Council can elect to modify or not to support the recommendation.

11) Officers Comments

This Federal Election will be the first election where the entire local government area will be included in the Lyons Electorate.

Council officers have prepared a draft priority project list that includes projects that will:

1. provide a clear health and wellbeing benefit for our community

2. contribute to economic growth and wealth generation in the local area
3. improve and upgrade important existing facilities

The priority projects for consideration include:

1. Introduction of reticulated sewerage in Bracknell
2. Upgrade of Carrick Sewerage Treatment Plant
3. Development of Bioenergy Hub – Valley Central Industrial Estate
4. Meander Valley Active Communities – multiple facility upgrades
5. Meander Falls Tourism Road upgrade – Feasibility study

A copy of the full list with supporting notes is attached to this report.

Council officers have also included a number of broad priorities based on the ALGA Federal Election Initiatives. The ALGA Federal Election Initiatives document describes the intent of the initiatives as strategic policy priorities that provide every council with the opportunity to deliver tangible outcomes to every community in Australia.

Council officers have highlighted four initiatives that will have a significant and beneficial impact for our community for inclusion in the Meander Valley Election priority list:

1. Restore the quantum of Financial Assistance Grants to 1% of Commonwealth Tax revenue
2. Increase Roads to Recovery annual funding to \$800m to boost safety on local roads
3. Establish a preventative health and activity program - \$100m per year for 4 years to promote healthier communities
4. Investment in targeted disaster mitigation - \$200m per year over 4 years to protect the community from the impacts of natural disasters

These have been included because they are important long term meaningful actions that:

- create an underlying stable and sustainable financial base for local government to provide facilities for our communities
- recognise the importance of Local Government in the ongoing provision of community infrastructure and traffic networks
- promote productivity

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that:

1. Council endorse the following Priorities and Priority Projects

- **Priorities:**

- **Restore the quantum of Financial Assistance Grants to 1% of Commonwealth Tax revenue**
- **Increase Roads to Recovery annual funding to \$800m to boost safety on local roads**
- **Establish a preventative health and activity program - \$100m per year for 4 years to promote healthier communities**
- **Investment in targeted disaster mitigation - \$200m per year over 4 years to protect the community from the impacts of natural disasters**

- **Priority Projects**

- **Introduction of reticulated sewerage in Bracknell**
- **Upgrade of Carrick Sewerage Treatment Plant**
- **Development of Bioenergy Hub – Valley Central Industrial Estate**
- **Meander Valley Active Communities – multiple facility upgrades**
- **Meander Falls Tourism Road upgrade – Feasibility study**

2. The Mayor and General Manager arrange meetings with endorsed candidates of political parties in Lyons to present the Council priorities and priority projects.

DECISION:

Priority Projects - Lyons Electorate 2019

Federal Election

Meander Valley Council

General Priorities

1	Restore Federal assistance Grants to 1% of Commonwealth Tax revenue
2	Increase Roads 2 Recovery annual funding to \$800m
3	Establish a preventative health and activity program - \$100m per year for 4 years
4	Investment in targeted disaster mitigation - \$200m per year over 4 years

Legend:

COP – Council Owned Project

PP – Partner Project, where Council will partner with other to plan advocate or deliver

AP – Advocacy Project

PROJECTS IN PROGRESS

Project	Total Cost Estimate	Council Role	Priority	Comments	Funding Request	Council & other contribution
Bracknell reticulated sewerage	\$5,000,000	AP	Immediate	Construction of reticulated sewerage is essential to address environmental and public health issues within the community of Bracknell: <ul style="list-style-type: none"> - \$85,000 Council funded feasibility is complete. - Council has offered to fund upfront capital costs and coordination of procurement with TasWater. 	\$5,000,000 (100%)	\$0
Carrick sewerage treatment plant upgrade	\$17,000,000	PP	Immediate	The Carrick sewerage treatment plant upgrade is an integral component of the Hadspen Urban Growth Project where Council is working in partnership with private Landowners/Developers to enable the expansion of the township of Hadspen. This project will facilitate new residential, commercial and retail development with the town and local area creating jobs and enhancing economic development: <ul style="list-style-type: none"> - This is Council's highest priority project and if progressed will be the catalyst for construction of up to 1,100 homes in the Hadspen Urban Growth Area. - \$250,000 of Council funded preliminary design and cost estimation of infrastructure is complete and approved by TasWater in line with EPA requirements. - The balance of the shared sewerage infrastructure capital cost will be funded by Council upfront and recovered from the Landowners/Developers as development stages are sealed over a 15-25 year agreement. 	\$8,500,000 (50%)	\$8,500,000 (50%)
Bioenergy Hub – Valley Central Industrial Precinct	\$60,000,000			The driver for Council's investigations into bioenergy is the opportunity to lower the cost of energy for existing and new Valley Central industrial businesses that want more cost effective, efficient and appropriate forms of energy and waste utilisation. Bioenergy offers a form of renewable energy where waste biomass is used to generate biogas and energy as heat or electricity using commonly available, proven technology, which displaces natural gas and potentially electricity from the	\$10,000,000 (17%)	\$50,000,000 (83%)

				<p>grid. Feasibility analysis has confirmed there is more than sufficient biomass feedstock to support a \$60 million, 10 MWe bioenergy hub to supply energy forecast energy demand at Valley Central in 2020. The bioenergy hub is proposed to utilise two main technologies to convert regional wastes to energy:</p> <ol style="list-style-type: none"> 1. Anaerobic digestion for wetter materials such as aquaculture waste, fats, oils, grease and food waste 2. Thermal processing of drier materials including poppy, wood processing and forestry harvest waste through combustion. <p>In addition to significant carbon abatement, a regional plant of this scale “could deliver industrial development clustering worth hundreds of millions to the region” (NTDC). Bioenergy creates jobs, drives economic growth and builds communities with multiple benefits for the facility owners, the feedstock supply chain and energy customers. Redirecting organic waste from landfill to generate renewable energy for industry will benefit the plant owners, feedstock suppliers, energy customers and contribute to Meander Valley’s and Tasmania’s clean, green brand.</p>			
1.	Anaerobic Digestion (AD) – stage 1	\$20,000,000	PP	Immediate	<ul style="list-style-type: none"> - AD is a naturally occurring process where bacteria break down wetter organic material in the absence of oxygen to make biogas - The fuel would be organic wastes from within the Precinct, plus wastes from industry, agriculture and aquaculture in other parts of Tasmania - Biogas can be reticulated around the Precinct as a competitive alternative to and in piping similar to the piping used for localised distribution of natural gas - Combustion of biogas into industrial heat and power can meet the needs of multiple industrial businesses within Valley Central and potentially beyond - By-products of AD such as organic compost, carbon dioxide and surplus heat can contribute to intensification of high value agriculture, such as out of season production of berries in greenhouses 	\$2,000,000 (10%)	\$18,000,000 (90%)
2.	Combustion – stage 2	\$40,000,000	PP	High	<ul style="list-style-type: none"> - Combustion plants utilise drier forms of biomass, not suitable to AD, to create electricity and heat energy from feedstocks such as wood, municipal and other wastes - Typically larger scale than AD, combustion is proposed as a later phase to compliment AD - The combined bioenergy hub could offer complete waste recycling, where all wetter and drier material can be repurposed, converted to renewable energy or converted to valuable by-products - Council recognises that a combustion plant providing sustainable, competitively priced energy would attract new, energy intensive industrial companies to establish at the Precinct 	\$8,000,000 (25%)	\$32,000,000 (75%)
	Meander Falls Tourism Road	\$325,000	COP	Immediate	<p>Meander Valley Council seeks to undertake project planning, detailed design and construction for an upgrade of an existing track at the end of Meander Falls Road, and extension of a new road toward the Falls to reduce the time and difficulty of the walk to the iconic Meander Falls tourism attraction.</p> <p>Council has completed a feasibility assessment for construction work. Funding allocated to this project would be used to undertake project planning, including community</p>	\$225,000 (69%)	\$100,000 (31%)

				<p>support evaluation, natural values assessment, State Government consultation and approvals, detailed design and construction.</p> <p>Reducing the time to walk to the Falls from the existing parking area is seen as an excellent opportunity to increase visitation to the Falls and attract more visitors to the region.</p> <ul style="list-style-type: none"> - Provides an alternative access to Meander Falls which will reduce the walk time to approximately 2 hours - Provides for a connection to other natural attributes such as existing walking tracks, waterfalls and mountain huts which are an important part of our Tasmanian Heritage - Builds on the existing natural experiences that are available in the Meander region such as fishing, walking and climbing 			
Meander Valley active communities		\$2,600,000		<p>Council has undertaken a number of strategic Development Plans that supports initiatives to improve the health and wellbeing of the Meander Valley communities. The projects outlined below are priorities that will service regional and local sport and recreation.</p>	\$2,000,000 (78%)	\$600,000 (22%)	
1.	Prospect Vale Park training grounds	\$800,000	COP	High	<p>Prospect Vale Park is Council's principle regional community based facility with over 3,000 regular users:</p> <ul style="list-style-type: none"> - The upgrade will provide drainage and irrigation to the field - Ensure reliable access to the grounds throughout the year for all user groups - Maximise ground availability in the constrained site by providing for two new full sized soccer grounds - Improve the management of the facility and the match standard grounds - Complete the upgrade of the training grounds which started in 2013 with the installation of training lights. 	\$600,000 (75%)	\$200,000 (25%)
2.	Deloraine AFL Ground	\$600,000	COP	High	<p>The AFL Ground – formerly the Deloraine Race Course - receives regular usage throughout the year due to a strong club presence. The playing surface is substandard due to poor ground conditions, no drainage, no irrigation and non-compliant lighting. The site is also subject to sporadic flooding and could be improved to better cater for users with the following:</p> <ul style="list-style-type: none"> - The upgrade will provide drainage and irrigation to the field - Ensure reliable access to the grounds throughout the year for all user groups - Installation of match and training lights to enable night games and year round usage - Better manage site flooding during extreme rainfall events - Improve the management of the facility. 	\$500,000 (83%)	\$100,000 (17%)
3.	Hadspen sports ground & lighting	\$600,000	COP	High	<p>The sports ground receives regular Summer usage, but is unable to support Winter usage due to poor ground conditions, no drainage, no irrigation and no lighting. The site could be improved to better cater for users with the following:</p> <ul style="list-style-type: none"> - The upgrade will provide drainage and irrigation to the field - Ensure reliable access to the ground throughout the year for all user groups - Installation of training lights - Better manage the pressure on Prospect Vale Park by utilising the Hadspen ground for overflow during peak demand periods and maximising the use of quality clubrooms and facilities. 	\$500,000 (83%)	\$100,000 (17%)

4.	Hadspen Play Area	\$300,000	COP	High	Creating a centralised play area that caters for a broad range of ages and abilities. In response to community demand and high usage by families the site would also benefit from the inclusion of a public toilet.	\$225,000 (75%)	\$75,000 (25%)
5.	Deloraine Connectivity	\$300,000	COP	Medium	Lighting for Meander River paths to improve community safety, recreation use and park amenity. <ul style="list-style-type: none"> - Potential to consider solar powered lighting - The park is home to the Kooparoona Niara Cultural Trail and the addition of pathway lighting will complement the park activities, investment in the area and continue to make the park and its amenities accessible throughout the year. 	\$225,000 (75%)	\$75,000 (25%)

GOV 5 NOTICE OF MOTION – COUNCIL TO PREPARE A PLANNING APPLICATION FOR VISITOR ACCOMODATION AT THE WESTBURY RECREATION RESERVE – CR JOHN TEMPLE

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Temple that Council prepares and makes a planning permit application to provide for camping at the Westbury Recreation Ground.

2) Background (Cr Temple)

Background:

In February 2018 Cr Synfield lodged a formal complaint about the informal use of the Westbury Recreation Ground by free campers. Cr Synfield rightly pointed out that use of the recreation ground for any type of camping or visitor accommodation required a planning permit under the provisions Interim Meander Valley Planning Scheme 2013.

Council did not have a planning permit.

Following the closure of the Westbury Recreation Ground to camping, I was approached by a number of local businesses owners and residents who were concerned about the impact it would have on local tourism and local businesses.

In talking with other local businesses in Westbury it was evident that when campers were camping at the Westbury Recreation Ground, they were contributing financially to the local businesses such as purchasing their petrol and groceries, getting haircuts, purchasing meat at the butchers and eating out. When the campers were evicted from the Westbury Recreation Ground this had a considerable financial impact on many of our local businesses. It is important to ensure the viability of our local business to ensure they are there when the locals need to use them.

It was also evident that having the campers in a very visible location at the Westbury Recreation Ground led to a sense of vibrancy and activity in the town which impacted well on other passers-by. Anecdotally I spoke to quite

a few customers that only stopped in the town because it felt alive and vibrant with so many campers wanting to spend time in the town.

As many people would be aware, the best form of advertising is still word of mouth and the number of campers staying at the Westbury Recreation Ground before it was stopped was growing. It is clear that the campers were talking amongst themselves and were having a good time in Westbury and hence others were turning up to the site. As a town we need to foster, support and grow tourism and leave people with a good impression of such a beautiful part of Tasmania.

Other locations have been investigated in Westbury for campers but as many campers are in sizeable RV's they need to be within easy walking distance to the Westbury business hub.

It is my view that the Westbury Recreation Ground is the ideal location in Westbury for low cost visitor accommodation that caters for the recreational vehicle or 'free camper' segment of the market. This is a market segment that is not attracted to traditional caravan parks. Opening up the Westbury Recreation Ground provides an option for tourists and recognises the diversity of choice desired within the tourism consumer market.

It is important that Council have some controls in place and I would recommend that the length of stay for any camper be 7 days. We do not want to be in a position where people start living at the Westbury Recreation Ground but we do want to attract the tourist for a short stay in our town.

In order to facilitate this, a planning permit will be required to permit the use of the Westbury Recreation Ground for visitor accommodation.

For this reason I am proposing this notice of motion which will initiate the work required to prepare and lodge a planning application.

3) Strategic/Annual Plan Conformance

Not applicable.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Land Use Planning and Approvals Act 1993

6) Risk Management

In the lead up to the cessation of the non-sanctioned, free camping at the Westbury Recreation Ground earlier this year, Council had received a number of complaints about the activity.

There is a potential reputational risk to Council and a risk of disenfranchising part of the community if it resolves to make a planning permit application before re-engaging with the community and at a minimum incorporating the concerns of local residents into the proposal.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

The planning permit process provides for formal notification of the proposal.

This will provide the community an opportunity to make representations on the application and the proposed use.

9) Financial Impact

There is no budget allocated for this initiative. Council will have to reallocate funds from another project to fund the work required to prepare the planning permit application.

The following are preliminary cost estimates for the different components required for the planning permit application:

- Independent traffic management plan - \$1,200
- Preparation of site plan - \$1,500
- Preparation of planning application - \$500
- Independent planning assessment - \$1,200

Total estimated cost - \$4,400

10) Alternative Options

Council can elect to amend or not support the recommendation

11) Officers Comments

There are a number of decisions about the use and management of the Westbury Recreation Ground for free camping that should be made as part of the decision to obtain a planning permit.

It is noted that in addition to the local support for the activity last summer Council also received a number of complaints about:

- Behaviour
- Conflict with existing uses at the Westbury Recreation Ground
- Competition with other private accommodation providers

With this in mind Council officers would suggest an alternative pathway to the making of a planning permit application. This pathway would include:

- Informal community consultation asking for feedback on the idea of providing for low cost camping at the Westbury Recreation Ground
- Work with the Westbury Recreation Ground Committee of Management to seek their views and determine their level of support and/or role.
- Review of the community feedback and development of a project plan at a Council workshop

If at the workshop Council determined to proceed with the proposal to make a planning application then the next steps would be:

- Preparation of a site plan and management model
- Preparation of the planning permit application

AUTHOR: Martin Gill
General Manager

12) Recommendation (Cr Temple)

That Council, prepare and makes a planning permit application to provide for camping (visitor accommodation) at the Westbury Recreation Ground.

DECISION:

INFRA 1 REVIEW OF BUDGETS FOR THE 2018-2019 CAPITAL WORKS PROGRAM

1) Introduction

The purpose of this report is to seek Council approval for a minor increase to the 2018-2019 Capital Works Program budget and provide information to Council on the reallocation of funding within the Program as approved by the General Manager under delegation.

2) Background

Project budget allocations within the Capital Works Program that are submitted to Council for approval prior to the commencement of each financial year are prepared using a range of methods. In some instances and depending on the availability of resources and time constraints, projects can be thoroughly scoped and accurate estimates prepared using available empirical or supplier information. Conversely, project cost estimates may only be general allowances prepared using the best information available at the time.

During the financial year, detailed design, adjustment to project scope and the undertaking of additional works during construction may result in project expenditure under or over approved budget amounts. New projects may also be requested for inclusion in the program.

The overall financial objective in delivering the Capital Works Program is to have a zero net variation in the program budget. As part of our ongoing management of projects, Council officers review project time lines, budgets, scope and available resources. Project savings are generally used to offset project overruns and additional funding can be requested to assist with balancing the budget or to finance new projects.

3) Strategic/Annual Plan Conformance

Council's Annual Plan requires Council officers to report on the progress of capital works projects.

4) Policy Implications

Not applicable.

5) Statutory Requirements

Section 82(4) of the *Local Government Act 1993* requires Council to approve by absolute majority any proposed alteration to Council's estimated capital works outside the limit of the General Manager's financial delegation of \$20,000.

6) Risk Management

Not applicable.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

Not applicable.

9) Financial Impact

The recommended variations in this report will result in a \$13,189 net increase to the value of the 2018-2019 Capital Works Program. However, there is no additional Council funding required outside the current approved Program as the increase in budget is offset by the receipt of funding from external sources.

10) Alternative Options

Council can amend or not approve the recommendations.

11) Officers Comments

In order to deliver the outcomes required from capital works projects outlined in the Annual Plan, Council officers regularly review project scope, resourcing requirements and committed and forecast expenditure. Typically on a quarterly basis, project information is presented to Council where cost variations have occurred, and formal approval is requested from the Council to reallocate funding within the Capital Works Program where variations are beyond the General Manager's financial delegation.

The table below outlines existing projects in the Capital Works Program, and one new project not previously presented to Council, where reallocation of funding is required and additional funding sources noted.

TABLE 1: 2018-2019 CAPITAL WORKS BUDGET – REALLOCATION OF PROJECT FUNDING

Project No.	Project Name	Council Costs to Date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
6495	Urban Stormwater Drainage Improvements – Program Budget	\$0	\$82,900	-\$11,247	\$71,653	GM	Transfer to PN6853
6853	Ashburner Street, Carrick – Stormwater (New project)	\$17,156	\$0	\$17,156	\$17,156	Council	Transfer from PN6495 & developer contribution
6551	LED Street Light Replacement Project	\$24,151	\$63,700	\$7,280	\$70,980	Council	TasNetwork’s contribution for street light installation
8024	West Parade Car Park, Deloraine – New Light	\$11,030	\$15,000	-\$3,970	\$11,030	GM	Transfer to PN6523
6520	Public WiFi Internet Access at Council Buildings	\$1,675	\$35,200	-\$3,989	\$31,211	GM	Transfer to PN6523
6523	CCTV Security Cameras – Westbury & Deloraine	\$67,959	\$60,000	\$7,959	\$67,959	GM	Transfer from PN8024 & PN6520
6306	Deloraine Lawn Cemetery – Seating, bins and garden	\$0	\$28,700	-\$10,000	\$18,700	GM	Transfer to PN6308
6308	Deloraine Lawn Cemetery - shelter	\$356	\$15,000	\$10,000	\$25,000	GM	Transfer from PN6306
					0		

Project No.	Project Name	Council Costs to Date	Original Budget	Proposed Budget Variation	New Budget	Delegation	Comments
8014	Deloraine Riverbank - New Walkway at Cenotaph	\$4,834	\$60,000	-\$5,412	\$54,588	GM	Transfer to PN8012
8012	Deloraine Train Park – Play Equipment & Retaining wall	\$30,712	\$25,300	\$5,412	\$30,712	GM	Transfer from PN8014
	Totals		\$385,800	\$13,189	\$398,989		

Ashburner Street, Carrick - Stormwater

Council officers have undertaken this project to improve the existing open drainage network in Carrick, and sought financial contribution from the developer of a small subdivision to improve the level of storm water servicing provided to a newly created allotment. The work is complete.

LED Street Light Replacement Project

Council officers have been coordinating with TasNetworks for additional LED street lighting work to be undertaken at the intersection of Westbury Road and Vale Street in Prospect Vale. The small contribution from TasNetworks is to assist with delivery of the project. The delivery of the original scope of work has been delayed since 2014 and the timing for completion is not confirmed at this stage.

CCTV Security Cameras – Westbury & Deloraine

This project is complete. The additional cost can be offset from the savings on the West Parade car park lighting project (completed) and also from a small transfer of funds from the Public WiFi Internet Access project. The proof of concept work has been completed on the WiFi project and officers are preparing information that can be presented to Council at a future workshop in 2019 to inform whether the project proceeds or not.

Deloraine Lawn Cemetery

A reduced budget (by \$10,000) for the seating, bins and garden project will be adequate to complete this project. The project will be partially completed this financial year.

The shelter project was approved by Council without any design works being undertaken. A draft design plan has now been completed and with the \$10,000 transfer, the budget is still insufficient. An additional \$15,000 – \$20,000 of external funding will need to be secured by Council before this project is commenced. Grant opportunities are being investigated by Council Officers.

Deloraine Train Park – Play Equipment and Retaining Wall

This project is complete. . Increased project costs were incurred due to the requirements to extend drainage infrastructure and work within the rail corridor. Recommended to transfer available funds from the riverbank walkway project.

Officers seek Council approval for the overall increase of \$13,189 to the 2018-19 Capital Works Program as described above.

AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

It is recommended that Council approves by absolute majority the increase to the 2018-2019 Capital Works Program budget of \$13,189 and the following project changes.

<i>Project Name</i>	<i>Original Budget</i>	<i>Proposed Budget Variation</i>	<i>New Budget</i>
<i>Ashburner Street, Carrick – Stormwater</i>	<i>\$0</i>	<i>\$17,156</i>	<i>\$17,156</i>
<i>LED Street Light Replacement Project</i>	<i>\$63,700</i>	<i>\$7,280</i>	<i>\$70,980</i>

DECISION: (BY ABSOLUTE MAJORITY)

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

The meeting moved into Closed Session at x.xxpm

GOV 6 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 13 November, 2018.

GOV 7 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

C&DS 3 2019 AUSTRALIA DAY NOMINATIONS

(Reference Part 2 Regulations 15(2)(g) Local Government (Meeting Procedures) Regulations 2015)

INFRA 2 CONTRACT No.199-2018-19 - DESIGN AND CONSTRUCTION OF BRIDGES – LIFFEY AREA

(Reference (Part 2 Regulations 15(2) (d) Local Government (Meeting Procedures) Regulations 2015).

The meeting re-opened to the public at x.xxpm

Cr xxx moved and Cr xxx seconded ***“that the following decisions were taken by Council in Closed Session and are to be released for the public’s information.”***

The meeting closed at

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WAYNE JOHNSTON (MAYOR)