

**PLANNING REPORT**

**SUBJECT:** TELSTRA CORPORATION LIMITED - MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITY - LOT 114 ON W2631 - ANN STREET (HERBERTON - PETFORD ROAD), WATSONVILLE - MCU/18/0013

**MEETING:** Ordinary

**MEETING DATE:** 18 July 2018

**REPORT OFFICER'S TITLE:** Planning Officer

**DEPARTMENT:** Corporate and Community Services

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**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	Telstra Corporation Limited	<b>ADDRESS</b>	Ann Street (Herberton - Petford Road), Watsonville
<b>DATE LODGED</b>	1 May 2018	<b>RPD</b>	Lot 114 on W2631
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Telecommunications Facility		

<b>FILE NO</b>	MCU/18/0013	<b>AREA</b>	1,012m <sup>2</sup>
<b>LODGED BY</b>	Service Stream Mobile Communications	<b>OWNER</b>	Telstra Corporation Limited
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Rural Zone		
<b>LEVEL OF ASSESSMENT</b>	Impact Assessment		
<b>SUBMISSIONS</b>	14 Submissions Received		

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**ATTACHMENTS:**

1. Proposal Plan/s
2. Department of Infrastructure, Local Government and Planning Referral Agency Response dated 18 May 2018
3. Electromagnetic Energy (EME) Report

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**EXECUTIVE SUMMARY**

*Council is in receipt of an impact assessable development application described in the above application details. During the public notification period for the application, 14 submissions were received, all objecting to the proposed development.*

*Telstra Corporation Limited proposes the construction of a telecommunications facility (mobile phone tower and base station) situated on the western side of the Watsonville Township as part of the Federal Governments Mobile Black Spot Program. There is currently no mobile phone reception in Watsonville or immediate surrounds. The facility will include a 43.4 metre high slimline monopole tower and ancillary infrastructure contained in a 110m<sup>2</sup> fenced compound.*

*The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and is not considered to conflict with any aspect of the Planning Scheme.*

*The key planning issues associated with the proposed development are visual amenity impacts due to the height of the tower, as well as perceived health issues relating to radiofrequency and electromagnetic emissions on nearby sensitive land uses. These two (2) issues were raised in most submissions received.*

*Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting. However, telecommunications facilities are a common and accepted form of development and any visual impact will be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.*

*Using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) the applicants prepared and submitted a report on the expected levels of radiofrequency (RF) and electromagnetic energy (EME) that will be produced by the facility (**Attachment 3**). The highest levels produced are within 0 - 50 metres of the facility and are expected to be approximately 0.013% of the public exposure limit. The proposed facility, like many other telecommunications facilities constructed in densely populated areas, is not likely to impact on the health and wellbeing of surrounding residents. A condition will be attached to any approval requiring a compliance assessment be carried out at the facility once operational to ensure the facility is operating within the ARPANSA emission guidelines.*

*It is recommended that the application be approved in full, subject to conditions.*

**OFFICER'S RECOMMENDATION**

"1. That in relation to the following development application:

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>APPLICANT</b>	Telstra Corporation Limited	<b>ADDRESS</b>	Ann Street (Herberton - Petford Road), Watsonville
<b>DATE LODGED</b>	1 May 2018	<b>RPD</b>	Lot 114 on W2631
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Telecommunications Facility		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), referral agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use - Telecommunications Facility

(B) **APPROVED PLANS:**

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Dated</b>
Q113992 Sheet No. S1	Site Layout and Access	Visionstream Pty Ltd	27 April 2018
Q113992 Sheet No. S1-1	Antenna Layout	Visionstream Pty Ltd	2 April 2018
Q113992 Sheet No. S3	South East Elevation	Visionstream Pty Ltd	27 April 2018

(C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

- Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
- Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

### 3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by the condition(s) of this approval.
- 3.2 All payments required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior to the commencement of the use and at the rate applicable at the time of payment.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

#### 3.4 Noise Nuisance

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

Suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building must be installed and maintained. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

### 4. Infrastructure Services and Standards

#### 4.1 Lighting

- 4.1.1 Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as



documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

- 4.1.2 Warning lights shall not be installed on the tower, unless specifically required by other relevant legislation.

#### 4.2 Building Materials & Finishes

- 4.2.1 Any equipment cabinets shall be a neutral colour.
- 4.2.2 The monopole tower shall be painted a colour equivalent to Colorbond 'Pale Eucalypt' in order to help achieve an effective visual blend with the surrounding landscape.

#### 4.3 Operational Requirements

- 4.3.1 The radiofrequency field emissions and electromagnetic emissions from the installed tower shall not exceed the Australian Radiation Protection and Nuclear Safety Agency mandated exposure limits for continuous exposure to radio frequency and electromagnetic energy transmissions from mobile phone base stations at any time, at any location.
- 4.3.2 Within three months of the site becoming operational, a site compliance inspection is to be carried out by an appropriately qualified person and certificate issued to verify that the site complies with the requirements and limits of the Australian Radiation Protection and Nuclear Safety Agency, Radiation Protection Standard, 2002 Maximum Exposure Levels to Radio Frequency Fields – 3 kHz to 300 GHz. This certificate is to be submitted to Council for consideration within three (3) months of the tower becoming operational.

#### 4.4 Decommissioning and Site Rehabilitation

If the use is abandoned, the site must be rehabilitated to a level that achieves the following:

- (i) The monopole and associated infrastructure is removed from the site; and
- (ii) The site is made suitable for other uses compatible with the locality; and
- (iii) Restores the visual amenity of the site.

### (D) ASSESSMENT MANAGER'S ADVICE

#### (a) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

#### (b) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

#### (c) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.environment.gov.au](http://www.environment.gov.au)

(d) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the “cultural heritage duty of care”). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au)

(e) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(E) REFERRAL AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 18 May 2018

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

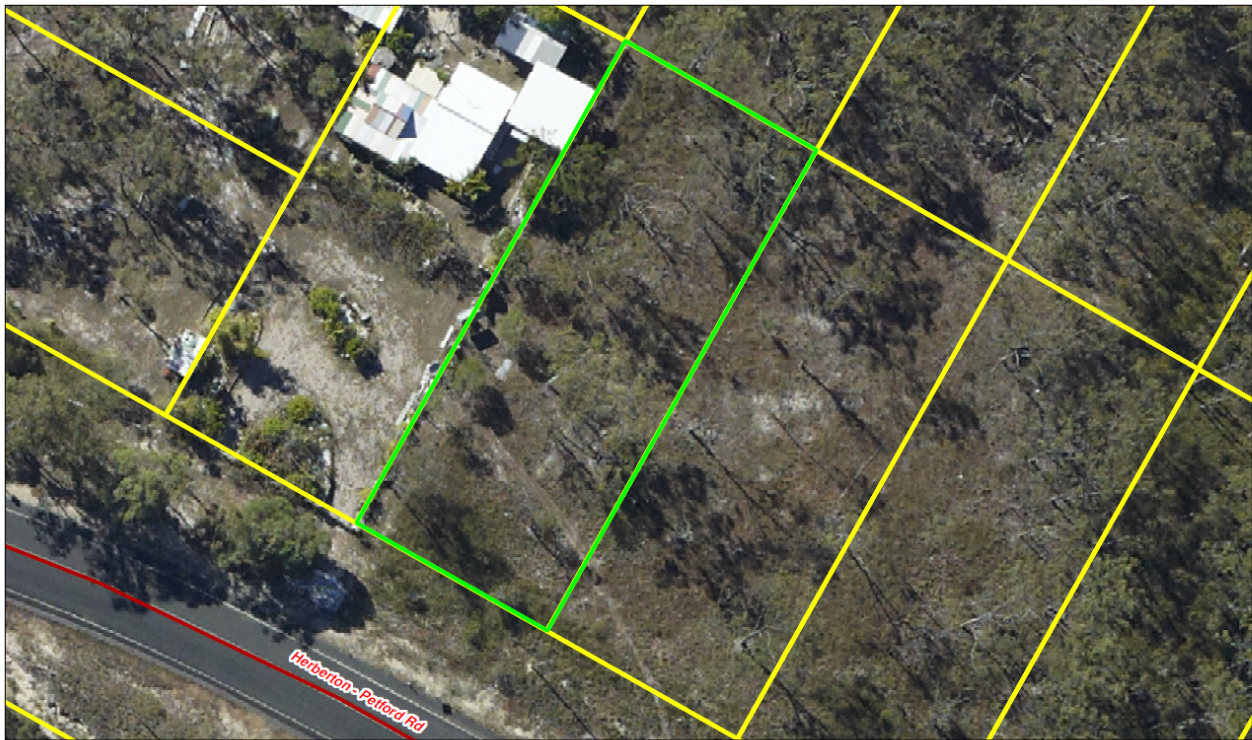
- Material Change of Use – six (6) years (starting the day the approval takes effect);

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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## THE SITE

The subject site is situated at Ann Street (Herberton - Petford Road), Watsonville, and is more particularly described as Lot 114 on W2631. The site is regular in shape with an area of 1,012m<sup>2</sup> and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains 20.14 metres of road frontage to the State controlled Ann Street (Herberton - Petford Road) which is constructed to a bitumen sealed standard. Access to the site is gained from Ann Street via an unsealed crossover in the south-west corner of the allotment.

The site remains unimproved and slopes downhill towards the north-east corner of the site with some mature trees scattered across the property.

All immediate surrounding lots are zoned Rural, despite all being residential sized properties approximately 1,000m<sup>2</sup> in area. Nearly all surrounding lots are unimproved with the property immediately to the west (Lot 115 on W2631) being the only one that contains an established dwelling and outbuildings situated at the rear of the lot. The next closest dwelling is approximately 80 metres east of the site.

## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

Nil

## DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Telecommunications Facility in accordance with the plans shown in **Attachment 1**.

Visionstream Pty Ltd, on behalf of Telstra Corporation Limited, proposes the construction of a new telecommunications facility (mobile phone tower and base station) to provide mobile phone service capabilities in the Watsonville area as part of the Federal Governments Mobile Black Spot Program. The proposed facility will consist of the following:

- A 40 metre high slimline monopole tower (43.4 metres high including antenna's);
- Four (4) omni directional antennas mounted on a horizontal mounting bar at an elevation of approximately 39 metres.
- Equipment shelter; and
- Associated ancillary equipment including remote radio units, diplexers, combiners, feeders, cables/cable trays and other ancillary equipment as required.

All infrastructure will be contained within the proposed 110m<sup>2</sup> Telstra lease area situated in the north-east corner of the site setback 2 metres from both the north and east boundaries of the site. A stock fence is to be constructed around this lease area which will include a double access gate.

The Department of State Development, Manufacturing, Infrastructure and Planning's (DTMR) Referral Agency response requires the construction of a new access crossover off Ann Street to be situated in the south-west corner of the site.

The proposed facility will operate unmanned on a daily basis (remotely operated). Once operational, the facility will require only infrequent maintenance inspections (2 - 6 times per year).

## REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *State & Regional Conservation Corridors; and*
- *Terrestrial Area of General Ecological Significance*

## PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<b>Land Use Categories</b> <ul style="list-style-type: none"> <li>• <i>Rural Area</i></li> </ul> <b>Transport Element</b> <ul style="list-style-type: none"> <li>• <i>State Controlled Road</i></li> </ul>
Zone:	Rural
Overlays:	Bushfire Hazard Overlay Environmental Significance Overlay Transport Infrastructure Overlay

## Planning Scheme Definitions

The proposed use is defined as:-

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
<b>Telecommunications facility</b>	<i>Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.</i>	<i>Telecommunication tower, broadcasting station, television station</i>	<i>Aviation facility, 'low impact telecommunications facility' as defined under the Telecommunications Act 1997</i>

## RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

### (a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009 - 2031, as it applies to the planning scheme area.

### (b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme 2016 appropriately integrates all relevant aspects of the SPP.

**(c) Mareeba Shire Council Planning Scheme 2016****Strategic Framework****3.6.11 Element - Information and communication technology****3.6.11.1 Specific Outcomes**

- (2) *Telecommunications facilities, particularly mobile phone towers, are located to ensure visual amenity is not compromised, with these facilities co-located wherever possible.*

Comment

Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development in modern society and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception).

A condition will be attached to any approval requiring the monopole tower to be painted a "pale eucalypt" colour in order to help achieve an effective visual blend with the surrounding natural environment.

**Relevant Development Codes**

The following Development Codes are considered to be applicable to the assessment of the application:

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where an acceptable outcome cannot be achieved or an acceptable outcome is not provided) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

<b>Relevant Codes</b>	<b>Comments</b>
Rural zone code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO1</li> <li>▪ Acceptable Outcome AO2.1</li> </ul> <p>Refer to planning discussion section of report.</p>
Bushfire Hazard Overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Environmental Significance Overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Transport Infrastructure Overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

Energy and Infrastructure activities code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> <li>Acceptable Outcome AO1</li> <li>Acceptable Outcome AO3.1</li> </ul> <p>Refer to planning discussion section of report.</p>
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and Access code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works, services, and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

### (e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works to be designed and constructed in accordance with FNQROC Development Manual Standards.

## REFERRALS

### Concurrence

The application triggered referral to Department of State Development, Manufacturing, Infrastructure and Planning as a Referral Agency (SARA - DTMR).

That Department advised in a letter dated 18 May 2018 that they require the conditions to be attached to any approval (**Attachment 2**).

### Advice

The application did not trigger referral to an Advice Agency.

### Internal Consultation

NIL

## PUBLIC NOTIFICATION

The development proposal was placed on public notification from 5 June 2018 to 26 June 2018. The applicant submitted the notice of compliance on 27 June 2018 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

14 submissions were received during the public notification period, all of which objected to the proposed development.

The grounds for objection/support are summarised and commented on below:

Grounds for objection /support	Comment
Property devaluation.	Property devaluation is not a town planning consideration.
The proposed telecommunications facility could have a detrimental impact on the health and wellbeing of nearby residents as a result of radiofrequency (RF) and electromagnetic energy (EME) emitted by the facility.	Using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) the applicants prepared and submitted a report on the expected levels of radiofrequency (RF) and electromagnetic energy (EME) that will be produced by the facility. The highest levels produced are within 0 - 50 metres of the facility and are expected to be approximately 0.013% of the public exposure limit. The proposed facility, like many other telecommunications facility constructed in densely populated areas, is not likely to impact on the health and wellbeing of surrounding residents. A condition will be attached to any approval requiring a compliance assessment be carried out at the facility once operational to ensure the facility is operating within the ARPANSA safety guidelines.
There are alternate locations in the Watsonville area further away from sensitive land uses that would be a more appropriate location for the proposed telecommunications facility.	<p>Part 6 - Justification for Site Selection of the planning report states the following:</p> <p>"Telstra carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility at Lot 114 Ann Street, Watsonville, QLD 4887 (Lot 114 on W2631) would be the most appropriate solution to provide necessary mobile phone coverage to parts of the Watsonville area as part of the Federal Government's Mobile Black Spot Programme"</p> <p>Council officers have considered the proposed development with respect to surrounding land uses and as discussed in the body of the report accept that there will be visual amenity impacts associated with the height of the monopole tower proposed, however conclude that some degree of visual impact is acceptable given the wider community benefit provided by the facility (mobile phone reception).</p>
Visual impacts on surrounding residences due to the height of the proposed telecommunications tower.	Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.



**Submitters**

Name of principal submitter	Address
1. Roger Hockey (2 x submissions)	PO Box 1683, Mareeba QLD 4880
2. Lyndell Johns	6A Harwood Drive, Babinda QLD 4861
3. Alison Peachey	949 Leafgold Weir Road, Dimbulah QLD 4872
4. Nathan Peachey	949 Leafgold Weir Road, Dimbulah QLD 4872
5. Brodey Hockey	PO Box 1683, Mareeba QLD 4880
6. Shakiah Hockey	PO Box 1683, Mareeba QLD 4880
7. David Hockey	PO Box 1683, Mareeba QLD 4880
8. Breanna Hockey	PO Box 1683, Mareeba QLD 4880
9. Jared Hockey	PO Box 1683, Mareeba QLD 4880
10. Latisha Hockey	PO Box 1683, Mareeba QLD 4880
11. Ethan Hockey	PO Box 1683, Mareeba QLD 4880
12. Tyler Hockey	PO Box 1683, Mareeba QLD 4880
13. Delwyn & Lyndon Hockey	39 Supply Road, Bentley Park QLD 4869

**PLANNING DISCUSSION**

Noncompliance with the relevant acceptable outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order specific outcome can be achieved.

**Rural Zone Code***Height*

**PO1** *Building height takes into consideration and respects the following:*

- (a) *the height of existing buildings on adjoining premises;*
- (b) *the development potential, with respect to height, on adjoining premises;*
- (c) *the height of buildings in the vicinity of the site;*
- (d) *access to sunlight and daylight for the site and adjoining sites;*
- (e) *privacy and overlooking; and*
- (f) *site area and street frontage length.*

**AO1.1**

*Development, other than buildings used for rural activities, has a maximum building height of:*

- (a) *8.5 metres; and*
- (b) *2 storeys above ground level.*

**Comment**

The proposed telecommunications facility will include the construction of a 40 metre high monopole tower (43.4 metres high including antennas) and is therefore non-compliant with AO1.1.

The height and location of the proposed development is considered necessary in order to achieve the desired coverage objectives for the Watsonville area. Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).

It is considered the proposed development can achieve compliance with PO1.

## **PO2**

*Development is sited in a manner that considers and respects:*

- (a) *the siting and use of adjoining premises;*
- (b) *access to sunlight and daylight for the site and adjoining sites;*
- (c) *privacy and overlooking;*
- (d) *air circulation and access to natural breezes;*
- (e) *appearance of building bulk; and*
- (f) *relationship with road corridors.*

### **AO2.1**

*Buildings and structures include a minimum setback of:*

- (a) *40 metres from a frontage to a State-controlled road; and*
- (b) *10 metres from a boundary to an adjoining lot.*

## **Comment**

The proposed telecommunications facility compound will be setback approximately 38 metres from the sites frontage to the State-controlled Ann Street (Herberton - Petford Road) and will be setback only two (2) metres from the northern and eastern boundaries, and eight (8) metres from the western boundary of the site, and is therefore non-compliant with AO2.1.

The height and location of the proposed development is considered necessary in order to achieve the desired coverage objectives for the Watsonville area. Given the site has a width of only 20 metres, and the facility compound dimensions are 10m x 11m, compliance with AO2.1 is unachievable for both side boundaries. The facility has been setback closer to the rear boundary of the site so as to not compromise the ability to build a dwelling on the site. The adjoining lots to the north and east, of which only a 2 metres setback has been achieved, are currently vacant.

Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).

Given the nature and design of the development, the lesser setbacks achieved are not likely to have an unacceptable impact on the use of adjoining properties, or impact on access to daylight and sunlight, privacy and overlooking, air circulation and natural breezes or any road corridors.

The application was referred to DTMR (via the Department) who did not raise any concern with the lesser setback achieved from Ann Street.

It is considered the proposed development can achieve compliance with PO2.

## **Energy and Infrastructure Activities Code**

## *Design*

### **PO1**

*Cable connections between infrastructure within and external to the facility are designed to ensure visual clutter is minimised.*

### **AO1**

*Cable connections between infrastructure are located underground.*

## Comment

Aboveground cable connections will be limited to connections between the monopole tower and the proposed Telstra equipment shelter, as well as the aboveground electricity connection which will come in from the front of the site. Given the scale of development, visual clutter is not likely.

The development complies with PO1.

### **PO3**

*Telecommunication facilities are integrated with the built and natural environment to ensure they are not visually dominant or obtrusive.*

### **AO3.1**

*Telecommunication facilities are located:*

- (a) *underground; or*
- (b) *aboveground where:*
  - (i) *with other telecommunications facilities;*
  - (ii) *in or on an existing building or structure; and*
  - (iii) *in areas where the predominant land uses are telecommunication facilities, industrial or commercial uses.*

## Comment

The proposed telecommunications facility will be a new facility and is located aboveground is therefore non-compliant with AO3.1.

The height and location of the proposed development is considered necessary in order to achieve the desired coverage objectives for the Watsonville area. Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).

The proposed development is not considered to be in conflict with PO3.

**Date Prepared:** 6 July 2018

**PROPOSED TELSTRA EQUIPMENT SHELTER TO ACCOMMODATE PROPOSED EQUIPMENT.**

**PROPOSED TELSTRA LITE/NO GPS ANTENNA (1 OFF) ON PROPOSED STANDARD MOUNT.**

**PROPOSED TELSTRA 300W CABLE LADDER AND SUPPORT POST.**

**PROPOSED TELSTRA 40m HIGH MONOPOLE.**

**PROPOSED SIGN TO BE SECURED 1.5m AGL TO MONOPOLE**

**PROPOSED TELSTRA OMNI ANTENNAS & TWRs, REFER ST-1 FOR DETAILS.**

**PROPOSED POWER POLE (INDICATIVE ONLY)**

**PROPOSED MONOPOLE FOOTING FOOTING 5.0m x 5.0m (INDICATIVE ONLY)**

**PROPOSED TELSTRA LIVE STOCK FENCE WITH DOUBLE ACCESS GATE.**

**PROPOSED CHERRY PICKER/EMP PLANT LOCATION.**

**PROPOSED TELSTRA LEASE AREA (11.0m x 12.0m).**

**PROPOSED TELSTRA COMPOUND STOCK FENCE WITH 3.0m WIDE DOUBLE ACCESS GATES.**

**PROPOSED FIBRE OPTIC CABLE ROUTE (INDICATIVE ONLY).**

**PROPOSED TELSTRA OH POWER LINE (INDICATIVE ONLY).**

**PROPOSED 3.0m WIDE TELSTRA ACCESS ROUTE.**

**PROPOSED PS PIT**

**PROPOSED SIGN TO BE SECURED TO COMPOUND GATE**

**NOTES:**

- ALL FEEBER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
- FOR EME SIGNS NOTED AS REFERENCE TO 003486 DOCUMENTS FOR DETAILS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- PROPOSED TELSTRA LEASE AREA.

**PROPERTY DESCRIPTION**

SITE STRUCTURE COORDINATES (GDA94)	GPS READING ACCURACY ± 10mm
CENTRE OF MONOPOLE	LATITUDE -17.3789° (GDA94)
	LONGITUDE 145.3117° (GDA94)

**COMPLIANCE BOX**

COMPLETED AS PER DESIGN ☐ ALTERATIONS IN RED NAME PRINT ☐ SIGNATURE DATE

**VISIONSTREAM**

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

ORDER DRAWN CHND	AMENDMENT	EXAM APPD	DATE	ISS
PRELIMINARY - 300527170003 VP - LIT/NOGPS	SR NO	2802.17	1	
PRELIMINARY - 300527170003 VP - LIT/NOGPS	AT NO	2714.48	2	

**Mobil Network Site 309705 Watsonville**

**SITE LAYOUT AND ACCESS**

LOT 114 ANN STREET, WATSONVILLE QLD 4887

**Q113992**

**Telstra**

**LOCALITY PLAN**

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NOT TO SCALE

**SITE ACCESS**

SCALE 1:5000

EXISTING TREES (TYP.)

PROPOSED TELSTRA ACCESS ROUTE

HERBERTON - RETRO RD

BISCHOFF MILL RD

JAMES ST

EXISTING 25kVA TRANSFORMER ON POLE #5080345

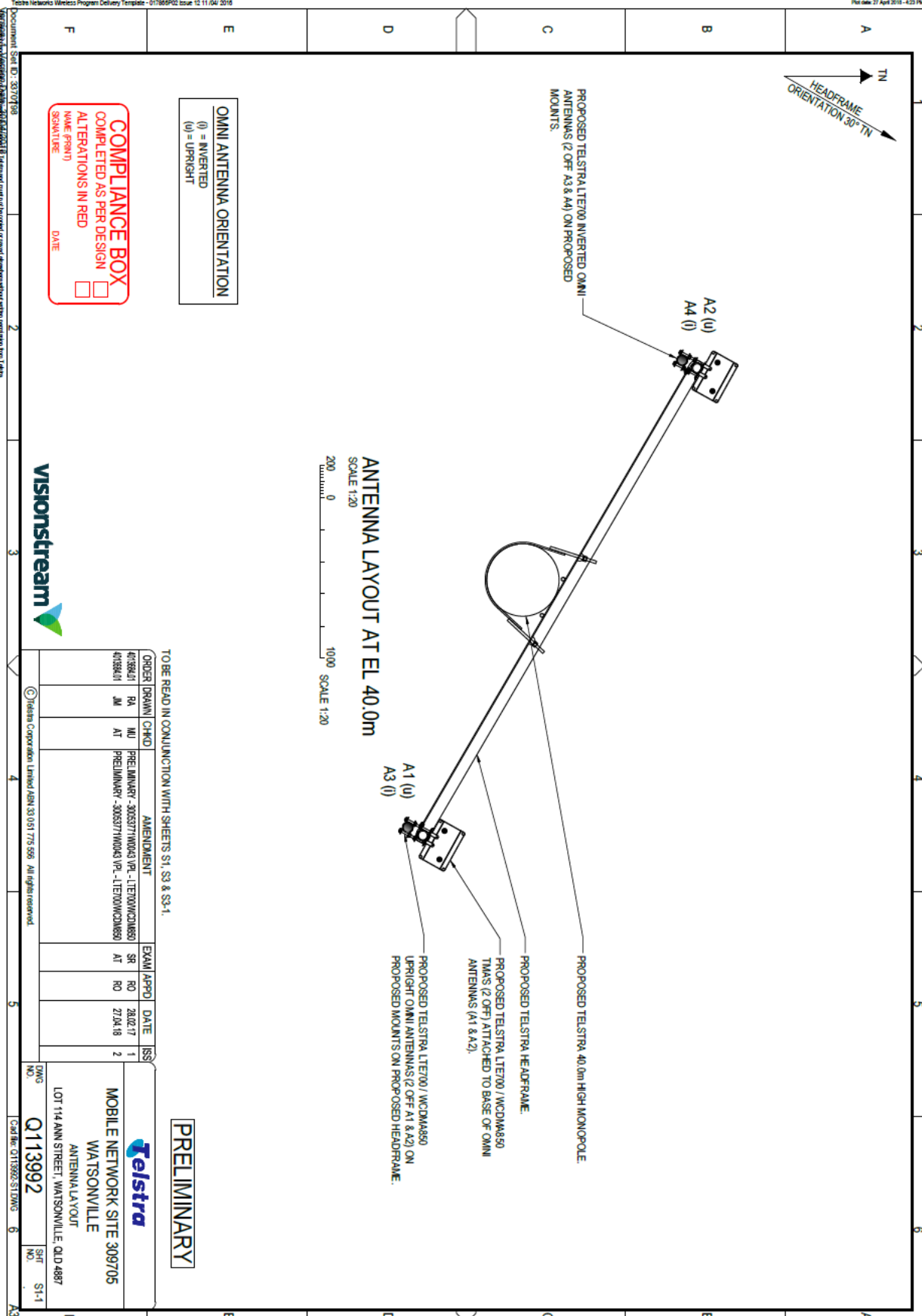
EXISTING BUILDING

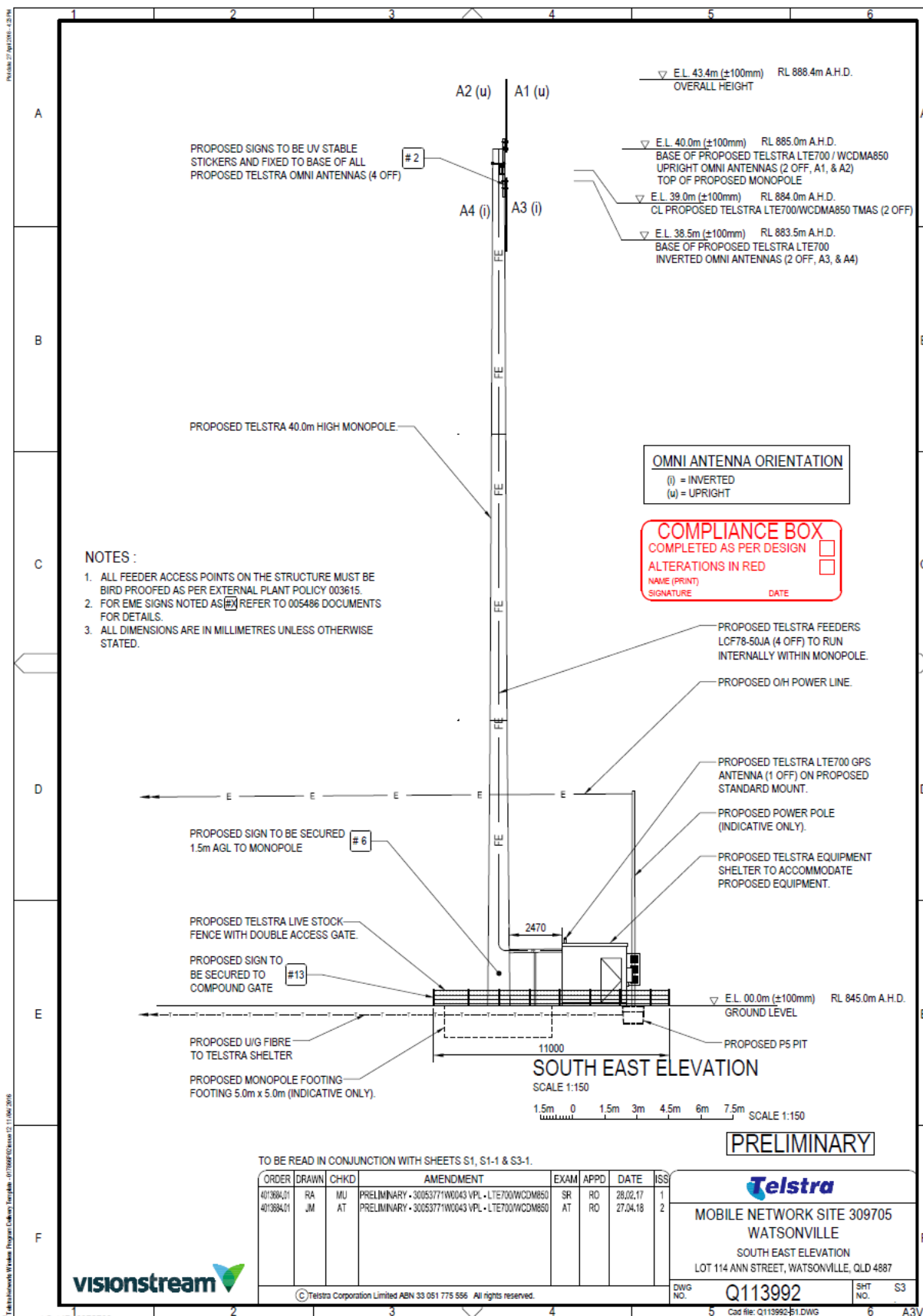
PROPOSED TELSTRA SITE

PROPOSED TELSTRA OH POWER LINE

SCALE 1:100

0 1m 2m 3m 4m 5m





**ATTACHMENT 2**

Mareeba Shire Council

PO Box 154

Mareeba, QLD, 4880

Roger Hockey

102 Clara St, Watsonville,

PO Box 1683, Mareeba, QLD, 4880

[hockeybuilders@bigpond.com](mailto:hockeybuilders@bigpond.com)

**RE: Proposed Development – Telecommunications Facility**

**Lot 114 W2631**

Dear Sir/Madam,

I am writing to state my objection to the proposed development mentioned above. I am not opposed to the idea of having a telecommunications facility in Watsonville, but rather I'm opposed to having the tower on a residential block amongst housing. Though the information provided suggested that the emissions from the tower were at safe levels, I am concerned about the constant exposure for 24 hours a day 7 days a week to a young home schooling family.

We own Lot 102 Clara St W2631 which is diagonally opposite the proposed development site. The location of the proposed tower would be within 10 meters of our proposed residence. We bought our block in 2014 and are in the process of beginning construction this year. If there was already a tower at the proposed site, we would not have considered buying or building on Lot 102. May I suggest putting a site up near the town cemetery or another accessible location that is a safe distance from housing.

Should you have any questions of me, please don't hesitate to contact me via phone or email mentioned below.

Kind Regards,



Roger Hockey

12/06/18

Mobile: 0401653173

Email: [hockeybuilders@bigpond.com](mailto:hockeybuilders@bigpond.com)

Document Set ID: 3415859

MCU/18/0013

22/6/18

Mareeba Shire Council

RE: Proposal-Lot 114 W2631  
Watsonville

Dear Sir/Madam,

I object to the site proposed for the telecommunication Facility. It is right in people's backyards. It will affect the saleability of the blocks and emit radiation. There are other places with better positioning that have a power supply very close by.

Thank you,  
Nathan Peachey





15<sup>th</sup> June, 2018

Mareeba Shire Council  
P.O. Box 154  
Mareeba, Queensland, 4880

RE: Proposed Development – Telecommunication Facility

Lot 114 W2631, Watsonville

LOCATION! LOCATION! LOCATION!!



Dear Sir / Madam:

I am writing to record my objection to the proposed development of a Telecommunication Facility at the abovementioned Lot in Ann Street Watsonville on the grounds of its negative impact on:

1. Historical endeavour
2. Natural ambience
3. Quality of life
4. Health and mental health
5. Land values
6. Potential residents of the future

**HISTORY:** Watsonville is an historic pioneering area. In the middle of Watsonville's main street stands "The Windmill" – an iconic landmark as well as a point of direction for visitors. A short way up the rise towards the Historical Pioneering Cemetery, on the main street, within sight of the Windmill, pink flagging tape marks the proposed site for a Telecommunication Facility, some 4 x the height of the Windmill. For a town which actively maintains and promotes its history, mainly with the dedicated work of volunteers, their endeavour to care for, the aesthetics of Watsonville should be respected. Take a screenshot of Watsonville from Google Maps, find Lot 114, and superimpose a Telecommunications Tower on the rise, behind but in sight of the Windmill, and approximately 4 x its height. How does it look?

**NATURAL AMBIANCE:** Watsonville is an area of natural bushland. Some of the reasons that people choose to live in Watsonville are its natural bushland ambience and healthy environment. It is to the credit and benefit of the Shire that such natural environments are included in its boundaries and are available for families to grow up in spacious natural environments if families choose to. I am asking the council to preserve the natural ambience and way of life of Watsonville.

**QUALITY OF LIFE:** The proposed site for this tower is amongst people's residences, both longstanding, and in the process of being built. I understand that Telstra would want to provide communication capability to these Australians also, but I object to the location of the proposed site on the basis of quality of life for residents. A tower right in amongst the few residences of the town is unnecessary, unsightly and anxiety causing. Currently, in the middle of the pink tapes that mark the 10m x 10m proposed construction site of the tower stands a magnificent gum tree. Could members of the council please consider whether they would like the magnificent tree outside their bedroom window replaced with a 40+ metre high Telecommunication Facility?

**HEALTH AND MENTAL HEALTH:** Residents who choose Watsonville for its peace and quiet, and natural bushland setting are distressed to find a 40+ metre Telecommunication Facility proposed to be placed in their midst, right among the dwellings which currently make up the town. The Historic Watsonville Pioneer Cemetery on the rise out of town records that children buried inside its fences faced challenges of diseases that were relevant to their day. These include diseases such as tuberculosis that are no longer a threat to us. Much of the distress of today's society

results in overuse of technological devices as seen in a recent article (Courier Mail, 31 May 2018 - included for reference). The fact that some residents have been given copies of reports by Telstra showing how safe it is to live close to electrical installations is an acknowledgement in itself that there is a growing body of people who are aware that it may **not** be safe to live close to electrical installations. "Dirty electricity" and the magnetic and electrical fields generated by machinery are some of the physical risks that face our young people currently, besides psychological and physical damage resulting from mobile phone addiction. Studies agree that mobile phone use is changing the way people think, and will therefore affect brain development. Although the jury is still out on the evidence on the level of health risk of living near power lines and electrical installations, the perception itself that this is a risk is anxiety causing and impacts quality of life, and significant other health issues may be identified or confirmed in the future so that councils would be wise to use discretion in what they allow today.

**PROPERTY VALUES:** Driving out of Watsonville, the town is surrounded by bushland and there are many places along the roads which offer a range of different aspects accessible to both the road and to power lines. Current residents of Watsonville are not the only people who are affected by the proposal of this development. Prospective new residents coming to the area will also be affected. A communications installation among the houses affects land values as well as morale.

**LIFESTYLE AND THE FUTURE:** I commend folk who go to the trouble of living in small, historic, out – of-the-way places and consider that their choices and preferences are as important as anyone else's in our rich and diverse shire. Telstra are not known for their respect for the individual. I ask that you require financial giants such as Telstra to respect the choices and lifestyle of the people in our Shire, and require Telstra to find a less invasive location for the siting of their tower, if it is considered necessary to have one, out of sight and out of mind of people who have, and will in the future, chose to live in Watsonville. I take my hat off to the many people who know that life can exist without mobile phones, in fact more of them might be looking for places like Watsonville to live in the future!

**IN SUMMARY** , I object to this proposal for a Telecommunications Facility in the midst of the houses of Watsonville because it is inappropriately placed. Decisions made regarding developments in Watsonville need to consider its history, natural ambiance and way of life of the people, and need to be made wisely on behalf of both the people who live there now and also for those who may choose to move there in the future.

With thanks for the carrying out of your role on behalf of the Shire,

Alison Peachey

949 Leafgold Weir Road, Dimbulah.

P.O. Box 1325, Walkamin, Qld.

# CALLS TO LEAVE

## Put those addictions on hold

SMARTPHONES can be as addictive as opium, new research shows.

A study by San Francisco State University academics Erik Peper and Richard Harvey has identified problems ranging from "phoneliness" to a slouching posture, "Neck".

Writing in *NeuroRegulation*, the academics found that heavy phone users experienced "significantly higher" levels of loneliness, depression and anxiety.

"The behavioural addiction of smartphone use begins forming neurological connections in the brain in ways similar to how opioid addiction is experienced by people taking Oxycontin for pain relief - gradually," the study concludes.

"Being plugged in and connected limits the time for reflection and regeneration."

"Ongoing stress or stimulation without time to regenerate leads to illness and neural death. The phenomena can be seen in the development of rat brains."

Nielsen data shows that Australians aged 18-50 are spending an average of 4½ hours a day surfing the internet. Australians typically spend two hours a day surfing on a smartphone, 96 minutes a day on a tablet and an hour a day on a desktop computer.

Roy Morgan research reveals that women aged 14-24 are spending nearly two hours a day using social media, including Facebook, Instagram and Snapchat. Australian women average an hour a day on social media compared to 41 minutes for men.

NATASHA BITA

## NO-BRAINER

THE DAMAGE YOUR DIGITAL DEVICE COULD BE CAUSING

**ADDICTION**  
Can wreck relationships.

**OVERUSE**  
Forms neurological connections in brain similar to opioid addiction.

**PHONELINESS**  
Heavy users experience loneliness, depression, anxiety.

**INECK**  
Slouching posture.

**2 HOURS**  
Average time Australians spend daily surfing on a smartphone

**STRESS**  
Ongoing stimulation without time to regenerate can lead to illness and neural death.

### DIGITAL DETOX

**BAN** phones from bedroom

**NEVER** check emails before sleep  
**TURN** off notifications on apps so they don't interrupt

**SCHEDULE** time to look at email and tell your colleagues you will only respond during certain hours

**LEAVE** the phone at home on "airplane" mode

**MEALTIMES** to be phone-free

**SET** social media boundaries - is it OK to friend an old flame?

**DON'T** discuss delicate issues by text message

## Docs warn that we're surfing a dangerous wave on our devices

EXCLUSIVE  
NATASHA BITA

SMARTPHONE addictions are driving couples to divorce and forcing worn-out workers into rehab, as switched-on Australians spend nearly five hours a day surfing the net.

Digital dalliances are wrecking relationships as partners watch online pornography, cheat on dating websites and flirt on social media.

Workaholics are now checking into addiction clinics for a "digital detox" to kick the habit of constantly checking office email.

Australian Medical Association (AMA) president Tony Bartone warned that constant connectivity was making people mentally ill and physically sick.

"There is an expectation you are available 24/7 and that can impact on family and relationships," he told *The Courier Mail*.

"We're multi-tasking more than ever before but there's got to be a limit to how much we stretch that rubber band before it snaps."

"Mental health issues like stress and anxiety are more commonplace - we need to try to set some boundaries."

Drug, alcohol and gambling rehabilitation clinic The Buttery Private, inland from Byron Bay, is offering treatment for internet addiction.

Clinical director Jenny McGee said some clients were checking in for a month to recover from work stress caused by online work overload.

"They have almost cursed by checking emails and taking phone calls compulsively," she said, adding that addictions to

## FIND OUT MORE ABOUT All-on-4™

Invented, designed and taught by  
**Malo Clinic.**



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- People with full or partial dentures
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- Beautiful new teeth in one visit\*
- Requires less implants than other techniques
- A pick up and drop off service is available on surgery days\*\*
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- Procedures performed by Prosthodontist Dr Tony Rotondo

### More Information:

- A dental implant information evening will be presented by Prosthodontist Dr Tony Rotondo on Tuesday, 5th June at 6.00pm at the Malo Clinic, Level 4, 106 Edward Street, BRISBANE. Admission is FREE. Register online or call:

**3229 9333**

**rotondo dental**

www.rotondodental.com.au

**MALO CLINIC**

www.maloclinicbrisbane.com.au

1016012001A - 12



# PHONES ALONE



**SNAPSHOT:**  
New Farm Park, Brisbane

**KISHA WERBA**

39, Graceville  
I am not reliant on my phone. I can happily be off it for weeks on end when on holidays... (but) we have seen relationships fall apart due to phones, tablets & computer gaming.

**NICK WERBA**

37, Graceville  
I spend about 3 1/4 hours a day on my phone (but) I could leave the house without it. I think excessive phone use can create less communication in a relationship.

**KRISTY DAWSON**

31, Woolloowin  
I would absolutely not leave the house without it. I always rely on my phone for directions. My partner and I made a rule that we would really try not to pick up our phone when we are together at a cafe or for lunch.

**ROD FULMER**

34, Wamuran  
I use my phone for work, taking calls and answering emails periodically... I probably spend at least three hours on it during the day and another 1-2 hours at night and in the morning.

**CHERRY FULMER**

37, Wamuran  
I commute for an hour each day to and from work and probably spend 3-5 hours on my phone per day.

Picture: AAP/Josh Woning

online pornography and shopping were causing rifts in relationships.

Ms McGee said social media, gaming and pornography could "activate the pleasure neural pathways of the brain" in the same way as drugs or gambling.

"People can get a sense of validation and self-worth from being liked for their Instagram picture or posts on

Facebook," she said. "In the short term you can derive pleasure and reward from getting a 'like' or lots of 'friends'."

"But people compare themselves and their lives to what other people are wearing, where they work, what holidays they go on - so quite often they'll have a high degree of depression, anxiety, loneliness and low self-worth."

Relationships Australia called on couples to pay less attention to their smartphone, and more to their partner.

"If it dings and you've got to answer, the other person feels they're not as important as the phone," Relationships Australia Queensland manager Val Holden said.

"If they don't feel heard or listened to, they can look elsewhere for that attention."

Ms Holden said social media made it easy for couples to reconnect with old flames, creating "jealousy issues" with current partners.

Marriage counsellor Clinton Power said cyber-cheating was driving more couples apart. "There's never been a time in history when you can lie in bed next to your partner and cheat on them," he said.

"Sometimes people cross

boundaries on social media and private messaging, and there might be an aspect of flirting or sexting. The other partner can react as if it was a physical infidelity."

Mr Power said couples were also getting into fights over text messages, which were easy to misinterpret.

He said partners and children could feel neglected as a result of obsessively checking

emails, texts and social media.

"People are spending massive amounts of time on Facebook, Instagram and Twitter and they get so obsessed with it they're not even aware how often they're checking their devices," he said.

"The reward centre of the brain can light up with a buzz of the phone - it's almost like a chimpanzee pressing a button to get a pellet of food."

## Baby Boomers on gaming bandwagon

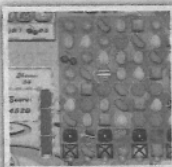
CHRISTOPHER HARRIS

**FEMALE** Baby Boomers are more likely to be gamers than acne faced teenage boys, research has found.

One quarter of online gamers are aged over 55, more people than any other age bracket, the findings by research company Nielson has found.

Astonishingly, 19 million of them are women, outnumbering men of whom 15 million are estimated to be gamers.

Figures suggested older women's addiction to playing Candy Crush seemed to be fuelling the trend. There were 586,000 unique players of Candy Crush Saga. It was followed closely by Words with Friends 2 which had 564,000.



Unsurprisingly, however, more of us are glued to our devices than ever before.

The time per person of people accessing entertainment has grown from 19 hours and 26 minutes to 23 hours and three minutes over 12 months.

The amount of people going online has risen 4 per cent in the same period.

We're also more likely to be watching multiple screens at once, or "dual screening", with one-third of Gen Y people saying they would surf the net on their phone while watching TV.

After Baby Boomers, 20-35-year-olds were the next likely group to use online games at 20 per cent of the market. "In December 2017, 145 million Australians engaged with the Gaming subcategory (all devices) and surprisingly nine million was via a smartphone."

President of educational group Parramatta Computer Pals for Seniors, Deborah Martin, said she wasn't surprised women were loving the online world of gaming.

"The women I know play

games, but they tend to be card games and Candy Crush and Words with Friends, rather than the shooting each other and killing as many people as possible," she said. "There is a huge variety of games out there."

She did say there were still some people for whom the internet held no appeal until they discovered they could do something useful such as look up bus timetables.

"It is about finding something that will motivate them to master the basics," she said.

Owner of The Game Experts, Sal Temsah, said more women were playing video games.

"There is a really big array of women that do play video games," he said.

## Women not yet a perfect fit for army combat roles

**AUSTRALIA'S** GI Junes are failing to meet army fitness requirements, with only one in 10 completing basic training.

The Australian Defence Force has targeted women but just 24 of 154 who have signed up since 2016 have managed to join a combat unit.

Ten full-time female soldiers have been posted to the 1st Battalion of the Royal Australian Regiment in Townsville and 14 reservists have been posted to different units.

Former army officer Bernard Gaynor said the army's "politically correct plan" to open infantry and other combat roles to women was "a complete failure".

Last year, *The Courier-Mail* revealed the ADF set targets for recruiters with no marks set for men in 35 of 50 positions, with an instruction to "recruit immediately" if a woman came forward for combat roles.

Figures released to Senate Estimates show 10 women joined a female-only pre-conditioning program aimed at getting them fit enough for regular training, but two dropped out.

Just 72 of the 152 women recruited to be infantry soldiers who started recruit training at Kapooka managed to pass the basic course. Of those, 24 were able to complete the infantry's basic initial employment training course at Singleton.

12 - DOMESTIC

MCU/18/0013

Lyndell Johns

ADDRESS: 6A Harwood Drive,  
BABINDA 4861EMAIL: [ilj777@gmx.com](mailto:ilj777@gmx.com)

PHONE: 0423 849224

SUBMISSION for Site Reference: Watsonville

14<sup>th</sup> June, 2018

Chief Executive Officer,  
**ATTENTION: Development Assessment,**  
 Mareeba Shire Council,  
 PO Box 154,  
 MAREEBA Qld 4880

Dear Sir/Madam,

Please find attached my *SUBMISSION* for the 'development application for a material change of use for a Telecommunications Facility at Lot 114 Ann Street, Watsonville, QLD 4887 [Lot 114 on W2631]'

Thank you for a considered and informed decision regarding the 'Impact Assessment'- to 'make material change of use' to lot 114 Ann Street, Watsonville.

Kind Regards,

Lyndell Johns  
VISITOR OF WATSONVILLE



## SUBMISSION in relation to Application MCU/18/0013

With relevance to the *development application for a material change of use for a Telecommunications Facility at Lot 114 Ann Street, Watsonville, Qld 4887 [Lot 114 on W2631]*.

It is commendable that our State and Federal Governments have agreed to allow Telstra Corporation Ltd to identify mobile phone black spots, and undertake an expansive upgrade of transmission tower infrastructure in regional areas; of which Watsonville is correctly identified as a black spot, and of which I totally support.

It is also commendable that Visionstream Pty Ltd has produced detailed documentation for perusal of the site address- lot 114 Ann Street, Watsonville, Qld 4887; property description lot plan – 114/W2631; coordinates as latitude -17.376098 degrees – longitude – 145.311720 degrees; site area - 1012 square meters; registered owner disclosure; proposal to erect a 43.4m monopole tower with a horizontal mounting bar and antennas on a crushed rock pad measuring 132 square meters; coverage objectives address a *demonstrated need for a new telecommunication facility in the area to provide customer voice and data services to Watsonville and the surrounding locality*; site selection identified as the most appropriate location for the new facility given the site specific coverage objectives of the facility and the parameters of the Federal Mobile Black Spot Program; planning scheme involves the Mareeba Shire Council Planning Scheme 2016; defined as a Telecommunication facility; zoned as rural; overlays include physical aspects of bushfire hazards, hill and slope aspects, environmental significance and transport infrastructure; application seeks a *development permit* to make material change for tower construction; level of assessment is *impact assessment*; referral agencies involved – Department of Transport and Main Roads; applicant is Telstra Corporation Ltd c/- Visionstream Pty Ltd – contact person – Elizabeth Wasiel- phone- [07] 31698336 or 0447 267 125 – email [Elizabeth.wasiel@visionstream.com.au](mailto:Elizabeth.wasiel@visionstream.com.au); reference number – 4013684.01 – Watsonville.

Points of concern arising from the data provided by Visionstream Pty Ltd, involves their site selection; permission to develop, and make material changes to the site; and its potential impact on an aspect of the environmental overlay which involves 'Public Safety' not fully discussed in the documentation provided, and which impacts on a current local environmental situation.

Referring to article 11.2 'Public Safety' Environmental Assessment- quote- "*The Australian Protection and Nuclear Safety Agency [AROANSA] has set limits for electromagnetic radiation [EME] exposure from mobile phone base stations. All licensed carriers must comply with the ARPANSA World Health Organisation*". [P 1...]

In a 2006 report issued by the World Health Organisation [WHO] found no scientific evidence that radiofrequency signals from cell towers cause adverse health effects. However, in the report it noted that up to five times more of the RF signals are from FM radio and television [than from cell towers] and are absorbed by the body with no known adverse effects on health in the more than 50 years that radio and TV broadcast stations have been operating. Nevertheless, a study by Dr. Bruce Hocking in Australia found that children living near three TV and FM broadcast towers [similar to cell towers] in Sydney had more than twice the rate of leukemia than children living more than seven miles away. According to the Mount Shasta Bioregional Ecology Center, *"Studies have shown that even at low levels of this radiation, there is evidence of damage to cell tissues and DNA, and it has been linked to brain tumors, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, and numerous other serious illnesses."* A German study cited at [www.EMF-Health.com](http://www.EMF-Health.com), a site devoted to exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources, and reveals that if one lives within a 400 meters or 1300ft from a cell phone antenna or tower, one may be at risk of serious harm to one's health, patients fell ill on average 8 years earlier than those living further from the cell tower. [Refer PDF German study *"The influence of Being Physically near to a Cell Phone Transmission Mast on the Incidence of Cancer"* and PDF Israel study *"Increased incidence of Cancer Near a Cell-Phone Transmitter Station"* and an Austrian study PDF *"Environmental Epidemiological Study of Cancer Incidence in the Municipalities of Hausmannatatten & Vasoldsberg Austria"*].

Dr. Gerard Hyland, a physicist who was twice nominated for the Nobel Prize in medicine, says, *"Existing safety guidelines for cell phone towers are completely inadequate... Quite justifiably, the public remains sceptical of attempts by governments and industry to reassure them that all is well, particularly given the unethical way in which they often operate symbiotically so as to promote their own vested interests."*

In Sweden, the government requires intervention to protect from electromagnetic frequencies. Why isn't the Australian government paying attention to this, and acknowledge the potential risk of exposure to electromagnetic frequencies a risk to public safety?

Why am I so concerned about the effects of electromagnetic frequency [EMF] being emitted from the proposed tower positioned on lot 114 Ann Street- in the small regional town of Watsonville? It's because there is an existing residence approximately 8 meters from the back fence to the construction site? On the adjoining fence is a property, approximately 10 meters away from the proposed transmission tower, where a family of two adults and ten children have planned to build their family home approximately 12 meters away from that site.

[P 2...]

**THESE TEN CHILDREN ARE MY GRANDCHILDREN, AND TWO ADULTS MY FAMILY, AND I DO NOT WANT THEM LIVING WITH THE UNCERTAINTY OF THE LONG TERM EFFECTS ELECTROMAGNETIC FREQUENCIES MAY HAVE UPON THEIR NOW GOOD HEALTH INTO THE FUTURE.** As researchers around the world have evidenced, including that of Dr. Bruce Hocking in Australia and Dr. Gerard Hyland [refer above] cannot tell a lie. People's lives are being compromised by not doing what the Swedish Government did in the face of growing research evidence [refer above]- it brings with it greyness- uncertain scepticism into public thought.

My family have owned lots 101, 102 and 118 for four years, and found out recently the plans to construct the mobile transmission tower on lot 114 only 10 meters away from their boundary fence. **IT IS NOT MORALLY RIGHT OR JUST TO DO THIS TO THEM.**

In light of the information provided –

1. Recent global research knowledge reveals NOW, that there are long term health risks at stake here, and must be considered important to the residents of Watsonville, and;
2. Its impact on certain residents living in close proximity to the proposed construction site.

Telecom Pty Ltd, Visionstream Pty Ltd, and the Mareeba Shire Council have power **NOW** to put politics aside, and make a compassionate and informed '*Impact Assessment*'- **NOT TO ALLOW 'MATERIAL CHANGE'** to lot 114 Ann Street, Watsonville for the construction of a mobile transmission tower- for the sake of the people already living, or are in the process of living within a 400 meter radius of the proposed construction site along with their visiting families and friends. The evidence speaks for itself – for my family it may be the difference between living a long productive life and the uncertainty of premature death. The decision rests in your hands.

A suggested alternative position for the transmission tower away from residences is in the vicinity of the Watsonville Cemetery which is at least 400 meters away from contentious issue - to be powered with solar cells and batteries if required.

**SIGNED:** Lyndell Johns



**ADDRESS:** 6A Harwood Drive,  
BABINDA Qld 4861

[P 3...]



Mareeba Shire Council

PO Box 154

Mareeba, QLD, 4880

Roger Hockey

102 Clara St, Watsonville,

PO Box 1683, Mareeba, QLD, 4880

[hockeybuilders@bigpond.com](mailto:hockeybuilders@bigpond.com)

**RE: Proposed Development – Telecommunications Facility  
Lot 114 W2631**

Dear MSC Councillors, Shane Knuth and Bob Katter,

I am writing to state my objection to the proposed development mentioned above. As stated in my previous letter, I am not opposed to the idea of having a telecommunications facility in Watsonville, but rather I'm opposed to having the tower on a residential block amongst housing. We own the block diagonally opposite the proposed development. The proposed tower will be positioned in the closest corner of LOT 114 to our block (within 8 meters). We had planned to start building on the block this year. If we'd known that a communications tower would be built next door, we would never have bought this block.

I am a builder who works in the tablelands region. My wife and I have a large home-schooling family of now 10 children (we tragically lost our 10 month old daughter in April this year). The fact that we home-school, means that my wife and children will be constantly at home 24 hours a day, for days at a time. Despite the information we have been sent, I am concerned that the constant exposure to EME (Electro Magnetic Energy) from a tower being so close, could be detrimental to our health. We don't want to find out in years to come that the EME levels were hazardous, and develop health problems in our family. We have already dealt with enough tragedy to last a lifetime.

I am aware that my opinion and concerns don't agree with the scientific information we have been sent, and that I can't make a strong argument about EME levels without having done my own scientific studies. However, I can argue that a 40 meter communications tower in a residential subdivision is inconsistent for the zoning rules in this shire and an eyesore in a residential subdivision. I am also aware that the MSC has had strong public opposition in the past to similar projects in residential areas. I would like to pose the following questions and statements:

- Would you like to have a 40 meter high communications tower next to your house block?

Document Set ID: 3418984

- How could this even be considered in a residential sub division?
  - This is inconsistent with what I have seen in MSC zoning practices
- Aren't the zoning bylaws in place to protect and separate residential areas from commercial interests and operations?
  - Typically, communication towers are in industrial/commercial areas or in rural areas at a greater distance from housing.
- Could other locations away from the housing subdivision be considered?
  - The town cemetery is only 250 meters away. (There are limited locations with power available. Surely Telstra can afford to get power to an alternate site.)
- I agree that a communications tower in Watsonville will help the town grow, However, I think that a tower in a residential subdivision will stifle growth on that side of town.

Thank you for taking the time to read this letter. Watsonville will benefit from having a communications tower so please consider locating the tower away from the housing subdivisions. Should you have any questions of me please don't hesitate to contact me via the phone number or email address mentioned below.

Kind Regards,



Roger Hockey

25/06/18

Mobile: 0401 653 173

Email: hockeybuilders@bigpond.com

12/6/18

Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

RE: Proposed Development-Telecommunications Facility

Dear Sir/Madam:

I am writing this letter to state my objection to the Proposed Development on Lot 114 W2631, Ann Street, Watsonville. I understand the reason for building the tower is to have reception in the Watsonville area, however I object to this Proposed Telecommunicational Tower, which is within ten metres of our proposed residence. I don't want to have electromagnetic waves in my house for twenty-four hours a day and seven days a week.

Could you please move this tower to a different site, maybe up near the Watsonville Cemetery or somewhere else away from residential blocks.

Yours sincerely,

Bj Hockey

Brodey Hockey  
Mobile: 0401653173  
Email: rogerbeth@bigpond.com  
PO Box 1683  
MAREEBA QLD 4880



12/6/18

Mareeba Shire Council  
PO BOX 164  
MAREEBA QLD 4880

RE: Proposed Development - Telecommunications Facility  
Lot 114 W2631

Dear Sir/Madam:

I am writing to state my objection to the proposed development mentioned above on Ann street Watsonville. I understand that you want reception at Watsonville. However it will be only 8 metres away from our block. I do not want to have a 42 metre tower so close because we home school and are at home 24 hours a day 7 days a week. The tower will be only 10 metres away from my bedroom and I do not want to sleep with EME Electro Magnetic waves in my bedroom. It is not safe for a large family with young children to live around a Telecommunications facility.

We bought Lot 102 Clara street W2631 which is diagonally opposite to the proposed Development back in 2014 and if there was already a tower here we would not have considered buying it.

If you want to have a tower in the Watsonville area could you please consider another place that is further away from the residential blocks.

Kind Regards,  
Shakiah Horken  
Shakiah Horken

PO BOX 1683  
MAREEBA QLD 4880

MAREEBA QLD 4880

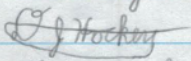


Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

RE: Proposed Development Telecommunication Facility  
Lot 114 w2631

Dear Sir/madam:

I am writing to state my objection to the proposal stated above at Ann Street Watsonville. I understand that you want reception in the Watsonville area. However the proposed development for the Telecommunication tower is less than ten metres from my bedroom so I don't want to sleep with the electromagnetic waves in my room. It would be better if you put the tower away from residential areas.

Kind Regards  
  
David Hockey  
PO Box 1683  
MAREEBA 4880



12/6/18

Mareeba Shire Council

Po Box 154

MAREEBA, QLD, 4880

RE: Proposed Development-Telecommunication Facility

Lot 114 W2631

Dear Sir/Madam:

I am writing to state my objection to the proposed development mentioned above at Ann Street Watsonville.

I understand that you want reception in Watsonville. However, I do not want to have the tower next to my bedroom. It is only 10 metres away from our house. We bought this place in 2014 and if the tower was here we would not have bought it.

If you want to have a tower in the Watsonville area please consider another place to have it away from houses.

Kind Regards

B.L. Hockey

Breanna Hockey

PO Box 1683

MAREEBA QLD 4880

Breanna Hockey

PO Box 1683

MAREEBA QLD 4880



12/6/18

Mareeba Shire Council

PO Box 154

MAREEBA QLD 4880

RE: Proposed Development-  
Telecommunications Facility

Dear Sir / Madam:

I am writing to state my objection  
to the Development on Lot 114 on W2631,  
Ann street Watsonville. I do not want to  
have the tower right next to my  
bedroom. Please put the tower away  
from our house and other peoples  
houses.

Kind Regards

~~Jared Hockey~~

Jared Hockey

PO Box 1683

MAREEBA QLD 4880



Latisha Hockey

12/6/18

Mareeba Shire Council

PO Box 154

MAREEBA QLD 4880

RE: Proposed Development-  
Telecommunications Facility

Dear sir / Madam:

I am writing to state my  
objection to the Proposed  
Development on Lot 114 on W234,  
Ann Street Watsonville.

I do not want to have  
the tower 10 meters from  
my bedroom. or I will be green.  
Please don't build the tower  
10 meters from peoples  
houses.

Sincerely,

Latisha Hockey

PO Box 1683

MAREEBA QLD 4880



12/6/18  
Mareeba Shire Council  
PO BOX 154  
MAREEBA QLD 4880

Dear Sir or Madam:



please do not build the  
tower next to my house.

ETHAN HOCKEY

Mareeba Shire Council

PO Box 154

Mareeba, QLD, 4880

Tyler Hockey

102 Clara St, Watsonville,

PO Box 1683, Mareeba, QLD, 4880

**RE: Proposed Development – Telecommunications Facility**

**Lot 114 W2631**

Dear Sir/Madam,

I'm writing in regards to the development of the Telstra tower on lot 114 W2631 Ann St Watsonville, QLD, 4887. I understand the benefits of placing a telecommunications tower in the town of Watsonville. However, I'm writing to state my objection to the proposal mentioned above. Not only will the tower be situated amongst houses, it will be within 10 meters of our proposed dwelling. With 10 other siblings, I am concerned for the safety of my family. Although the EME levels are said to be safe, I'm concerned about being under the towers exposure 24 hours a day 7 days a week. I do not wish to be exposed to such unnatural high levels of EME because of the close range of the tower.

I'm not against having a tower in Watsonville. I'd rather have it at a further distance from our home such as the Watsonville Pioneer cemetery. Whatever you do, please do not allow the tower to be built so close to our home and family.

Kind Regards,



Tyler Hockey

25/06/18

Document Set ID: 3418991

**From:** Lyndon Hockey  
**Sent:** 25 Jun 2018 20:12:09 +1000  
**To:** Info (Shared)  
**Subject:** MCU/18/0013 - objection submission - Lyndon Hockey

The Mayor  
 Mr Tom Gilmore  
 Mareeba Shire Council

14 Goodhew Close  
 Bentley Park  
 Qld 4869

Re: Application Ref:MCU/180013  
 Re: Proposed Development Telecommunications Facility  
 Lot 114 on W2631

Dear Mayor Gilmore,

I am writing to request that this proposed development of a 40M high tower by Telstra be changed to another location. The lot where it is planned to be built is extremely close(just a few metres) from our nephew, Roger Hockey's land in Watsonville. Roger and his wife, Beth purchased the land about 4 years ago and have plans to build a home for their family of 10 children. Very recently they suffered the tragic loss of their 7 month old baby daughter and had her buried at the very beautiful Watsonville Pioneer cemetery because of their plans to make Watsonville their home.

There is so much vacant land in the area that I believe it would be possible for Telstra to find a suitable lot with access to electricity that is not in such close proximity to homes, particularly with such young children.

Roger and Beth have been residents of the Mareeba Shire for quite some years and currently operate a building business.

I trust you and your councillors can be sympathetic to changing this development. None of us would want this type of facility in such close range to our children's and grandchildren's homes.

My husband, Lyndon and I are rate payers in the Mareeba Shire and as land developers have invested in the Shire and believe it is a good region for

Families to live.

Thank you for your consideration to change the location of this Telstra tower

Yours Sincerely

Delwyn Hockey

Lyndon Hockey  
 Hockey Machinery Sales Pty Ltd  
 39 Supply Rd  
 Bentley Park 4869  
 Cairns North QLD  
 Australia.  
 0428 772 902  
 07 4045 2944



## Environmental EME Report

Location	1086 Herberton-Petford Road, WATSONVILLE QLD 4887		
Date	27/06/2018	RFNSA No.	4887004

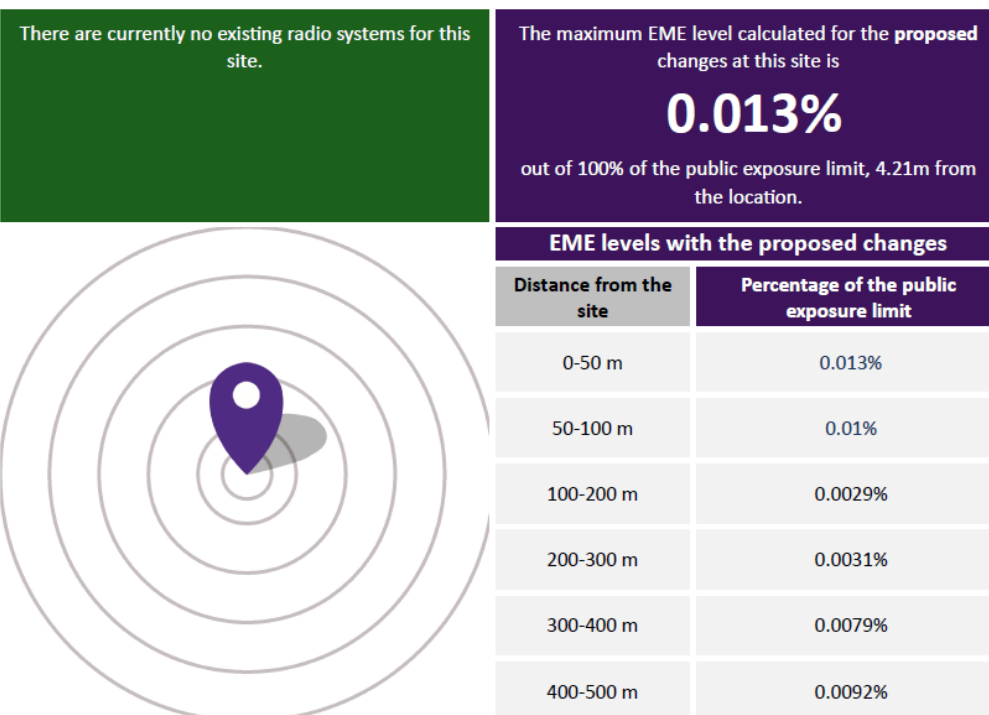
### How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 1086 Herberton-Petford Road, WATSONVILLE QLD 4887. 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



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/4887004>.



## 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 <sup>2</sup> )	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m <sup>2</sup> )	Percentage of the public exposure limit
0-50m				0.42	0.48	0.013%
50-100m				0.39	0.41	0.01%
100-200m				0.21	0.12	0.0029%
200-300m				0.21	0.12	0.0031%
300-400m				0.34	0.3	0.0079%
400-500m				0.36	0.35	0.0092%

## 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 <sup>2</sup> )	Percentage of the public exposure limit
No locations identified				