

## 7. COUNCIL REPORTS

### 7.1 PROPOSED REFUSAL OF TELECOMMUNICATION LEASE - ATC COOK RESERVE GLENROY

Director Place and Environment      Joseph Tabacco

Property, Place and Design

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#### Officer Recommendation

That Council:

1. Notes 334 submissions were received in relation to the lease proposal for telecommunication infrastructure at 133-165 Daley Street, Glenroy.
2. Having fulfilled its obligations under Sections 115 of the *Local Government Act 2020* (the Act) and Community Engagement Policy does not support the proposal to lease land to Axicom/Indara.
3. Authorises Director Place and Environment to write to all submitters and Axicom/Indara advising them of Council's decision.

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| <b>REPORT</b> |
|---------------|

#### Executive Summary

Council, having satisfied its statutory requirements under the *Local Government Act 2020* and its Community Engagement Policy, is now in a position to make a decision regarding the proposed lease of land at 133-165 Daley St, Glenroy to Axicom/Indara. This report recommends that Council does not proceed with entering into a lease on the site.

Axicom/Indara approached Council for a proposal to lease a part of Council's land at 133–165 Daley Street, Glenroy, it is commonly known as at ATC Cook Reserve and is used for multiple sporting and recreational activities ATC Cook Reserve to construct a new telecommunications facility.

Officers from Council's Open Space Design and Development and the Recreation Services units recognised an opportunity to improve and upgrade Council assets at the site (namely new sports field lighting) to provide a net benefit to the community, which was negotiated as part of the proposal ahead of it being put to the community for feedback.

At its meeting on 7 December 2022 (7.26) Council resolved to commence the procedures to advertise the proposed lease pursuant to the provisions of Sections 115 of the *Local Government Act 2020* (the Act).

Public notice was given in the Age newspaper and on Council's Conversations Merri-bek on 12 December 2022 inviting written submissions. In addition, 1042 letters were mailed to landowners and occupiers in the vicinity of the subject site advising of the proposal and inviting written submissions.

A total of 334 submissions were received **Attachment 2**. A Hearing of Submissions Committee meeting was held on 17 April 2023. A summary of the proceedings is detailed in **Attachment 3**.

#### Previous Council Decisions

**Proposed Telecommunications Lease - Part of 133-165 Daley Street Glenroy – 7**  
December 2022

*That Council:*

1. *Approves in principle the location of the proposed telecommunications facility as identified and shown within the red circle on the plan Attachment 1.*
2. *Commences procedures to lease part of ATC Cook Reserve to Axicom/Indara for the purpose of a telecommunication facility and shelter equipment as required under section 115 of the Local Government Act 2020.*
3. *Gives public notice of the proposed lease in the Age newspaper and on Council's website in accordance with Section 115 of the Local Government Act 2020 and Council's Community Engagement Policy (Statutory Projects) and such notice states that Council proposes to lease part of its site to Axicom/Indara for a 35-year lease term at a commencement annual rent of \$25,000 per annum (plus GST) with annual fixed increments of 2.5 per cent.*
4. *Appoints Councillor Davidson as Chair and Councillors Panopoulos (Mayor) Yildiz and Harte to a Committee to hear any submitters requesting to be heard in support of their written submission.*
5. *Notes the Hearing of Submissions Committee meeting to be held on a date and time to be set, at the Merri-bek Civic Centre, 90 Bell Street, Coburg. The date and time will be set by Council and any submitters will be notified.*
6. *Following the consultation process, receives a report in relation to the proposed lease of part of ATC Cook Reserve to Axicom/Indara with a recommendation to proceed or not proceed.*

## **1. Policy Context**

The Council Plan 2021-2025 sets out strategic objectives through delivery of major initiatives and priorities and ways to achieve these objectives. The Council Plan also outlines how the Council will protect, improve and promote public health and wellbeing within the municipality.

The Council Plan includes the Merri-bek Community Vision and part of the key themes to achieve the community vision is to manage assets that meet changing needs over the long term.

## **2. Background**

Council owns land at 133–165 Daley Street, Glenroy. The land is commonly known as at ATC Cook Reserve and is used for multiple sporting and recreational activities.

Axicom/Indara approached Merri-bek City Council seeking to lease part of the land to construct a new telecommunications facility.

Officers from Council's Open Space Design and Development and the Recreation Services units recognised an opportunity to potentially improve and upgrade Council sports field lighting assets at the site as part of the proposal providing a net benefit to the community.

Axicom/Indara and Council officers discussed preliminary options for consideration and met onsite to determine a preferable location which is shown circled red in **Attachment 1**.

At its meeting on 7 December 2022 Council resolved to commence its statutory procedures to advertise the proposed lease and call for public submissions on the proposal pursuant to the provisions of Sections 115 of the Act.

Public notice seeking community feedback was given in The Age newspaper and on Council's Conversations Merri-bek website on 12 December 2022, inviting written submissions. In addition, 1042 letters were mailed to landowners and occupiers in the vicinity of the subject site advising of the proposal and inviting written submissions on the proposal.

During the initial consultation period 91 submissions were received including two containing 2 petitions with 210 signatories.

Some residents expressed concern that the consultation was during the Christmas and New Year period and that residents would not have the opportunity to make a submission. Accordingly, the consultation period was extended from 2 March up until 10 April 2023.

A total of 334 submissions were received **Attachment 2**

The Hearing of Submissions Committee meeting was held on 17 April 2023. A summary of the proceedings is detailed in **Attachment 3**. In summary:

- 33 submitters requested to be heard in support of their written submission
- 10 of the 33 submitters confirmed their attendance at the hearing, with a further 2 submitters taking the opportunity to speak to their submission at the hearing.
- 2 submitters spoke in support of the proposal and 10 submitters objected

Council, having satisfied its statutory requirements, is now able to make a decision regarding the proposed lease of the land at ATC Cook Reserve to Axicom/Indara.

### 3. Issues

The proposed facility presented to Council by Axicom/Indara is not a Low Impact Facility as defined in the *Telecommunications (Low Impact Facilities) Determination Act 1997*. Accordingly, it would therefore require a planning permit. It is commonplace for an applicant to first seek a lease from Council, before submitting a planning permit application.

#### Legal implications

Axicom/Indara is not a licenced carrier under the *Telecommunications Act 1997* and therefore has no legal right to occupy land without a lease (or other agreement) with Council. However, it is important to note that under Schedule 3 of the *Telecommunications Act 1997* licenced telecommunication carriers (for Low Impact Facilities) have the right to enter onto land, including public land, for the following purposes:

1. To inspect the land, to determine whether the land is suitable for the carrier's purposes;
2. To install a facility on the land; and
3. To maintain facilities situated on the land.

Given that Axicom/Indara is not a licenced carrier and that the proposal is not for a Low Impact Facility Council is able to refuse entering into a lease.

#### Summary of submissions received:

Below is a summary of the common themes raised by members of the community along with an officer response:

| Submission theme                     | Officer response  |
|--------------------------------------|---|
| <p><b>1. Loss of open space.</b></p> | <ul style="list-style-type: none"> <li>• Merri-bek has more than 5,760,000 square metres of open space.</li> <li>• Since 2012 Council has purchased an additional 153,000m<sup>2</sup> of open space land across the municipality. This includes 60,000 m<sup>2</sup> of open space land in Glenroy.</li> <li>• Glenroy has 841,741m<sup>2</sup> of open space land.</li> </ul> |

| Submission theme  | Officer response   |
|---|--|
|   | <ul style="list-style-type: none"> <li>• 17,000m<sup>2</sup> of land has been purchased to fill open space gaps for the Park Close to Home Strategy.</li> <li>• ATC Cook Reserve measures 57,327m<sup>2</sup>, the proposed lease is approximately 165m<sup>2</sup>. The percentage of open space for the proposed lease is 0.28% of the site.</li> </ul>    |
| <p><b>2. Negative impact on the environment.</b></p>  | <ul style="list-style-type: none"> <li>• A 5G Study conducted by Swinburne University for Merri-bek City Council identifies that there will be no deleterious impact on the natural environment.</li> <li>• An Environmental EME report was undertaken for this site which showed the proposed changes at this site is 1.27%. <b>Attachment 4</b></li> </ul> |
| <p><b>3. A proposal like this would not be considered in other parts of the municipality.</b></p>   | <ul style="list-style-type: none"> <li>• Any application received by Council is assessed in accordance with relevant legislation and policy requirements. This applies equally to all suburbs within the municipality.</li> </ul>  |
| <p><b>4. Inappropriate location near playground and sporting facilities.</b></p>  | <ul style="list-style-type: none"> <li>• The location for the lighting pole around the sporting facility is to replace and upgrade an existing light tower to enable extended use of the sports field during winter.</li> <li>• This is considered a benefit for night-time recreation and sporting uses.</li> </ul>   |
| <p><b>5. Residents using the running track will be affected.</b></p>  | <ul style="list-style-type: none"> <li>• The running path/track will not be physically altered or encroached upon by the proposed equipment shelter and upgraded light pole.</li> </ul>  |
| <p><b>6. Disruption during development.</b></p>   | <ul style="list-style-type: none"> <li>• It is acknowledged the proposed works will cause temporary disruption in the vicinity. Work plans and appropriate safety measures will be required for all works proposed.</li> </ul>   |
| <p><b>7. Community Hub or Café would be better use of the space.</b></p>  | <ul style="list-style-type: none"> <li>• A Community Hub is not part of this proposed lease.</li> </ul>  |
| <p><b>8. If the proposal goes ahead there is a risk of 'ghettoising' and degenerating the area and further promote hoons and donut drivers in the car park.</b></p> | <ul style="list-style-type: none"> <li>• The upgrade of the light pole will benefit extended hours and use during winter for recreation and sporting clubs.</li> <li>• This may provide further passive surveillance of the car park during the extended night use due to the upgrade in lighting are around the sports fields.</li> </ul>                   |

| Submission theme   | Officer response  |
|--|---|
| <p><b>9. Object the proposal as more research is required into the effect of 5G on Tissue Heating, Cognitive function, Cancer and its effects on animals.</b></p>              | <ul style="list-style-type: none"> <li>• In 2021 Council commissioned researchers from Swinburne University of Technology to undertake a technical study. The study was conducted by three expert biophysicists, one of whom is also a medical practitioner, from the School of Health Sciences at Swinburne University.</li> <li>• The Technical Study states: "Our overall conclusion is that 5G RFR [Radiofrequency Radiation] will not present any deleterious effects on organisms in the environment and that 5G RFR is in many ways similar to 4G and previous generations of mobile telecommunications systems, without environmental effects."</li> <li>• An Environmental EME report was undertaken for this site showed the proposed changes at this site is 1.27%.</li> </ul> |
| <p><b>10. Land preserved for community use not a commercial lease.</b></p>   | <ul style="list-style-type: none"> <li>• Council assesses any proposal to lease its land in accordance with the <i>Local Government Act 2020</i> and its Community Engagement Policy.</li> </ul>  |
| <p><b>11. Compensation grossly inadequate, represents short term mindset that is not in the community's interest.</b></p>  | <ul style="list-style-type: none"> <li>• An independent market rental valuation was determined for this proposal.</li> <li>• Rental income from leases provide revenue to Council for other municipal purposes.</li> <li>• In addition, a long-term community benefit for recreational and sporting use was recognised by the proposed upgrade to a lighting pole which also provided a cost benefit to the community.</li> </ul>   |
| <p><b>12. Objective of Merri-bek City Council's Local Law Part 1, S1.2 Promote a physical &amp; social environment that is accessible and free from hazards to health.</b></p> | <ul style="list-style-type: none"> <li>• In 2021 researchers from Swinburne University of Technology concluded that 5G RFR [Radiofrequency Radiation] will not present any deleterious effects on organisms in the environment.</li> <li>• An Environmental EME report was undertaken for this site showed the proposed changes at this site is 1.27%.</li> </ul>   |

| Submission theme  | Officer response   |
|---|--|
| <p><b>13. Not satisfied with the community engagement undertaken.</b></p>   | <ul style="list-style-type: none"> <li>• The community consultation process commenced on 12 December 2022 and closed on 20 January 2023. Council's Community Engagement Policy requires an extended period of consultation around major public holidays – consequently the consultation was extended from the usual 4 weeks period to 6 weeks.</li> <li>• An additional consultation process commenced on the 28th of February and closed on 10 April 2023, overall, the consultation period totalled 12 weeks.</li> <li>• The public notice was advertised in accordance with the Section 115 of the <i>Local Government Act 2020</i> and Council's Community Engagement Policy. The proposed plans showed the height of the tower and the equipment shelter.</li> <li>• It is noted during the consultation period additional detailed information was requested. This resulted with in onsite plans being published.</li> </ul> |
| <p><b>14. Plan lacking information.</b></p>   | <ul style="list-style-type: none"> <li>• The proposed lease plan details the site location and size of the equipment shelter and height of the pole with the lighting and antenna placement.</li> </ul>  |
| <p><b>15. Commercial use of public facility degrades the local community, there are other options that do not impede our limited open spaces.</b></p> | <ul style="list-style-type: none"> <li>• Indara (formerly Axicom/Indara) had investigated other sites and options which were not viable due to a telecommunications blackspot for coverage from the Northern Golf Club up to the Ring Road.</li> <li>• Co-location with other telecommunication carriers nearby was not an option.</li> </ul>  |
| <p><b>16. The new lighting tower is too high and will dominate the area, current tower is 10 metres high.</b></p>                                     | <ul style="list-style-type: none"> <li>• The new height of lighting towers according to the updated Australian Standards AS2560.2.3 and AS4282 for sport field lighting is: 28-30m high to reduce the amount of the light spill into neighbouring properties.</li> </ul>   |

### Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Section 8 of the Charter of Human Rights and Responsibilities - Right to recognition and equality before the law which means that all Victorians have the right to be recognised as a person, to enjoy their rights without discrimination, to be treated equally under the law and protected from discrimination.

#### 4. Community Consultation and Engagement

Council officers from multiple units including Recreation and Open Space Design and Development were consulted during the early negotiations of the proposed location of the telecommunications facility. Preliminary support for the proposal was confirmed before seeking community feedback.

Council consulted with the community in accordance with Section 115 of the *Local Government Act 2020* and Council's Engagement Policy (IAP2 Spectrum and Statutory Projects).

Two consultation periods occurred:

- The first was from 12 December 2022 until 20 January 2023 being six weeks.
- 1042 notification letters were sent to owners and occupiers of land in the vicinity of the proposal, as well as having the proposal advertised on Council's Conversations Merri-bek website.
- The second consultation was for a further six-week period and was advertised on Conversations Merri-bek containing more details as requested by the community as well as having signs erected around the Reserve.

#### 5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

#### 6. Financial and Resources Implications

The proposed 35-year lease, if entered into, would provide revenue of approximately \$1,400,000 to Council over the term of the lease. This sum includes the proposed lighting upgrade.

|             |                             |
|-------------|-----------------------------|
| Rent        | \$25,000 plus GST per annum |
| Term        | 35 years                    |
| Rent review | 2.5% increase per annum     |

#### 7. Implementation

Axicom/Indara and all submitters will be advised of the refusal by Council to enter into a long-term lease for a Telecommunication Tower on ATC Cook Reserve.

#### Attachment/s

|    |  |            |
|----|--|------------|
| 1↓ | Licence Plan - ATC Cook Reserve  | D22/513161 |
| 2↓ | Summary of Submissions for ATC Cook Reserve  | D23/180152 |
| 3↓ | Hearing of Submissions Committee - Summary of Proceedings - Proposed Telecommunications Lease - 133-165 Daley Street ~ 17 April 2023 | D23/174069 |
| 4↓ | EME Report - Daley Street  | D23/168909 |



AXICOM SITE NO: 34,00962

SITE NUMBER 34,0876  
GLENROY EAST

9 ASH CT  
GLENROY  
VIC 3046

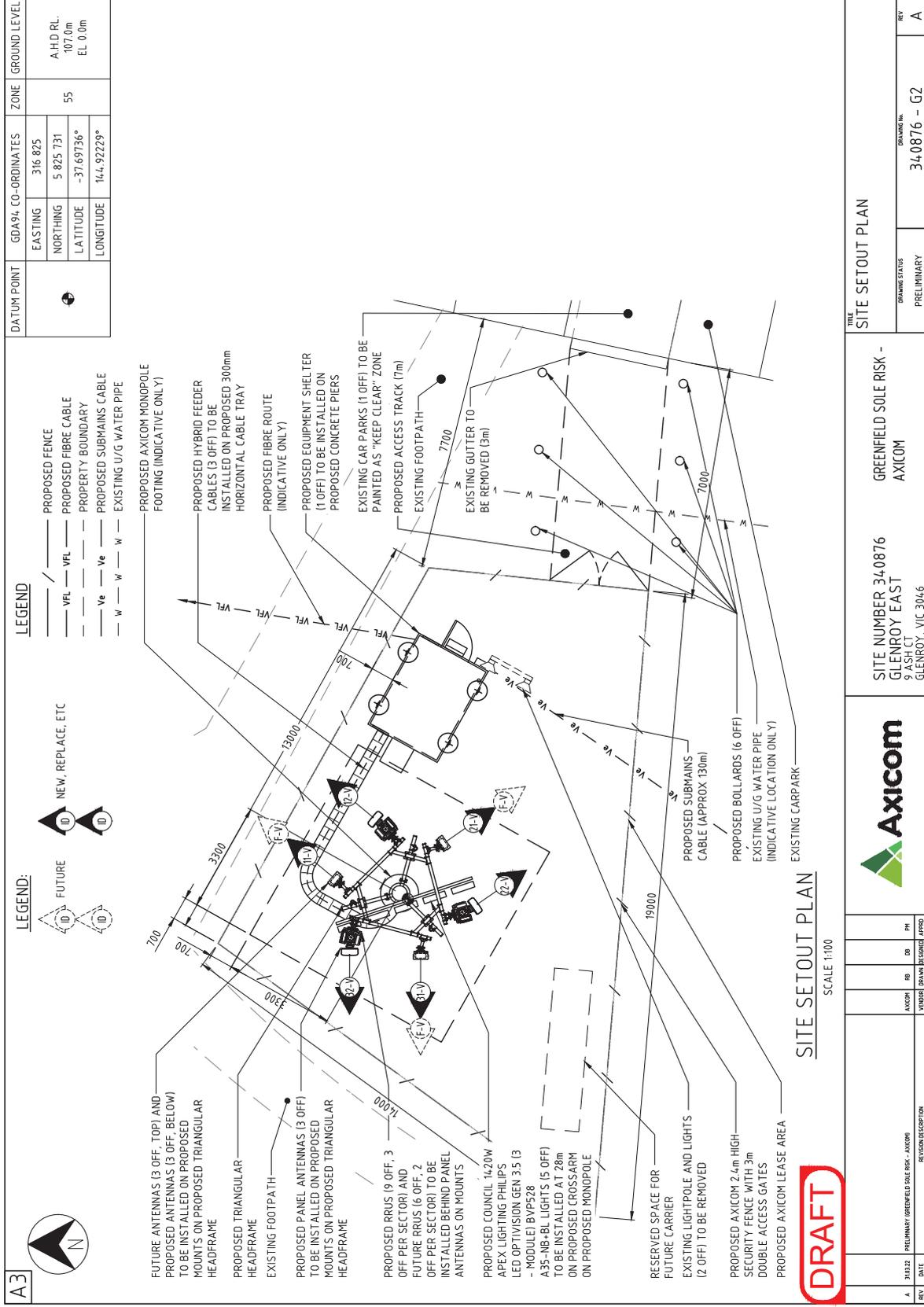
**DRAFT**  
N.F.C. REV. 01  
DATE 31.03.22

GREENFIELD SOLE RISK -  
AXICOM

DRAWING NO. 34,0876-00  
PRELIMINARY

|                                 |          |  |  |  |  |  |  |  |  |
|---------------------------------|----------|--|--|--|--|--|--|--|--|
| DATE OF ISSUE                   | 31.03.22 |  |  |  |  |  |  |  |  |
| DRAWING PACKAGE VERSION         | 1        |  |  |  |  |  |  |  |  |
| GENERAL DRAWINGS                |          |  |  |  |  |  |  |  |  |
| G1   SITE AND LOCALITY PLANS    | A        |  |  |  |  |  |  |  |  |
| G2   SITE SETOUT PLAN           | A        |  |  |  |  |  |  |  |  |
| G3   SITE ELEVATION             | A        |  |  |  |  |  |  |  |  |
|                                 |          |  |  |  |  |  |  |  |  |
|                                 |          |  |  |  |  |  |  |  |  |
| RADHAZ / EXCLUSION ZONE DRAWING |          |  |  |  |  |  |  |  |  |
|                                 |          |  |  |  |  |  |  |  |  |
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| STRUCTURAL DRAWINGS             |          |  |  |  |  |  |  |  |  |
|                                 |          |  |  |  |  |  |  |  |  |
| ELECTRICAL DRAWINGS             |          |  |  |  |  |  |  |  |  |
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| FITOUT ROOM DRAWINGS            |          |  |  |  |  |  |  |  |  |
|                                 |          |  |  |  |  |  |  |  |  |
| LEASE DRAWINGS                  |          |  |  |  |  |  |  |  |  |
| L1   LEASE PLAN                 | A        |  |  |  |  |  |  |  |  |
| REFERENCE DRAWINGS              |          |  |  |  |  |  |  |  |  |
|                                 |          |  |  |  |  |  |  |  |  |
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| DISTRIBUTION LIST               |          |  |  |  |  |  |  |  |  |
| AXICOM   AXICOM REGIONAL PM     | 1        |  |  |  |  |  |  |  |  |
|                                 |          |  |  |  |  |  |  |  |  |





A3

| DATUM POINT | GDA94 CO-ORDINATES |            |            | ZONE | GROUND LEVEL                  |
|-------------|--------------------|------------|------------|------|-------------------------------|
|             | EASTING            | NORTHING   | LONGITUDE  |      |                               |
| [Symbol]    | 316 825            | 5 825 731  | 144.92229° | 55   | A.H.D RL<br>107.0m<br>EL 0.0m |
|             |                    | -37.69736° |            |      |                               |
|             |                    |            |            |      |                               |

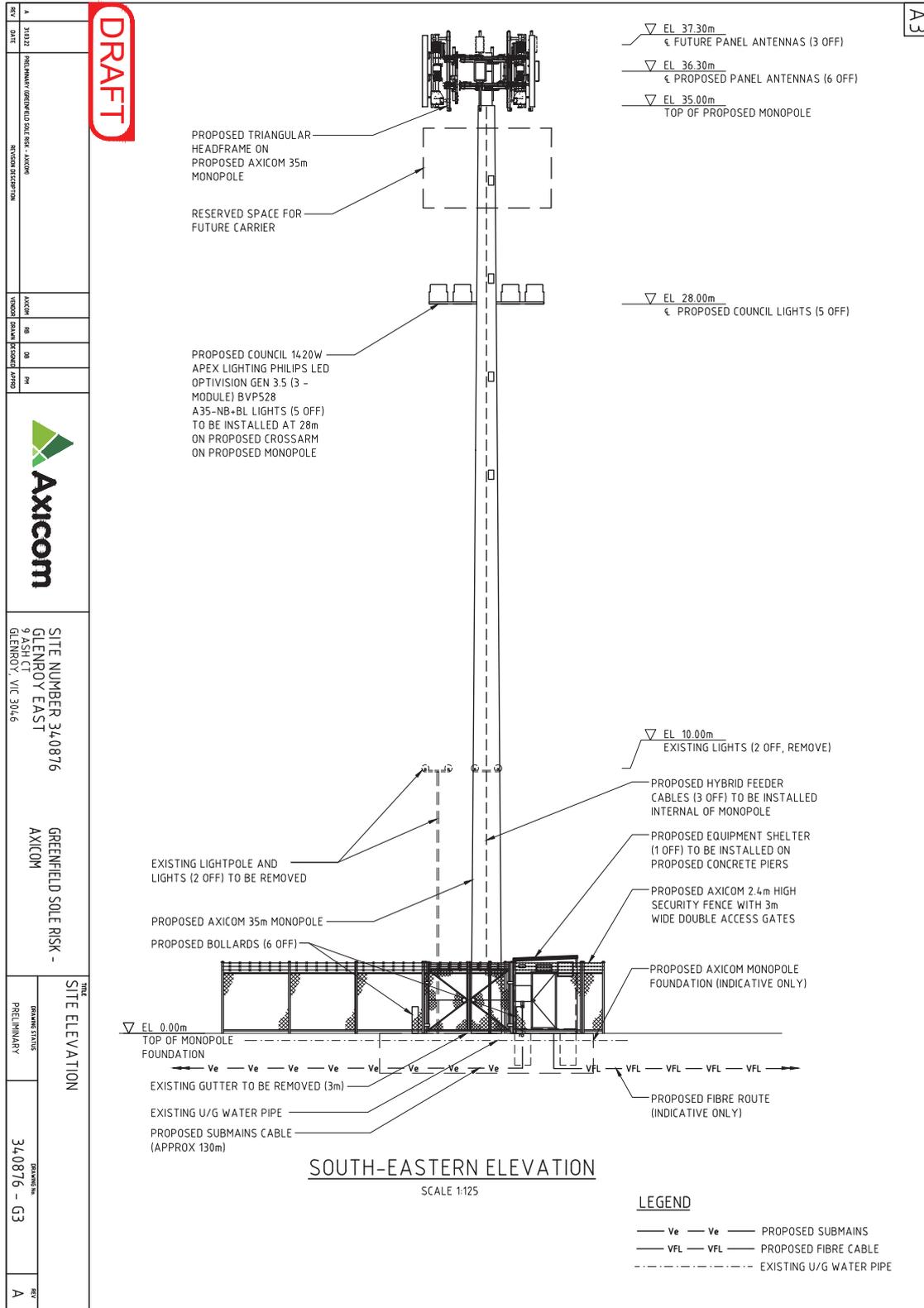
**LEGEND**

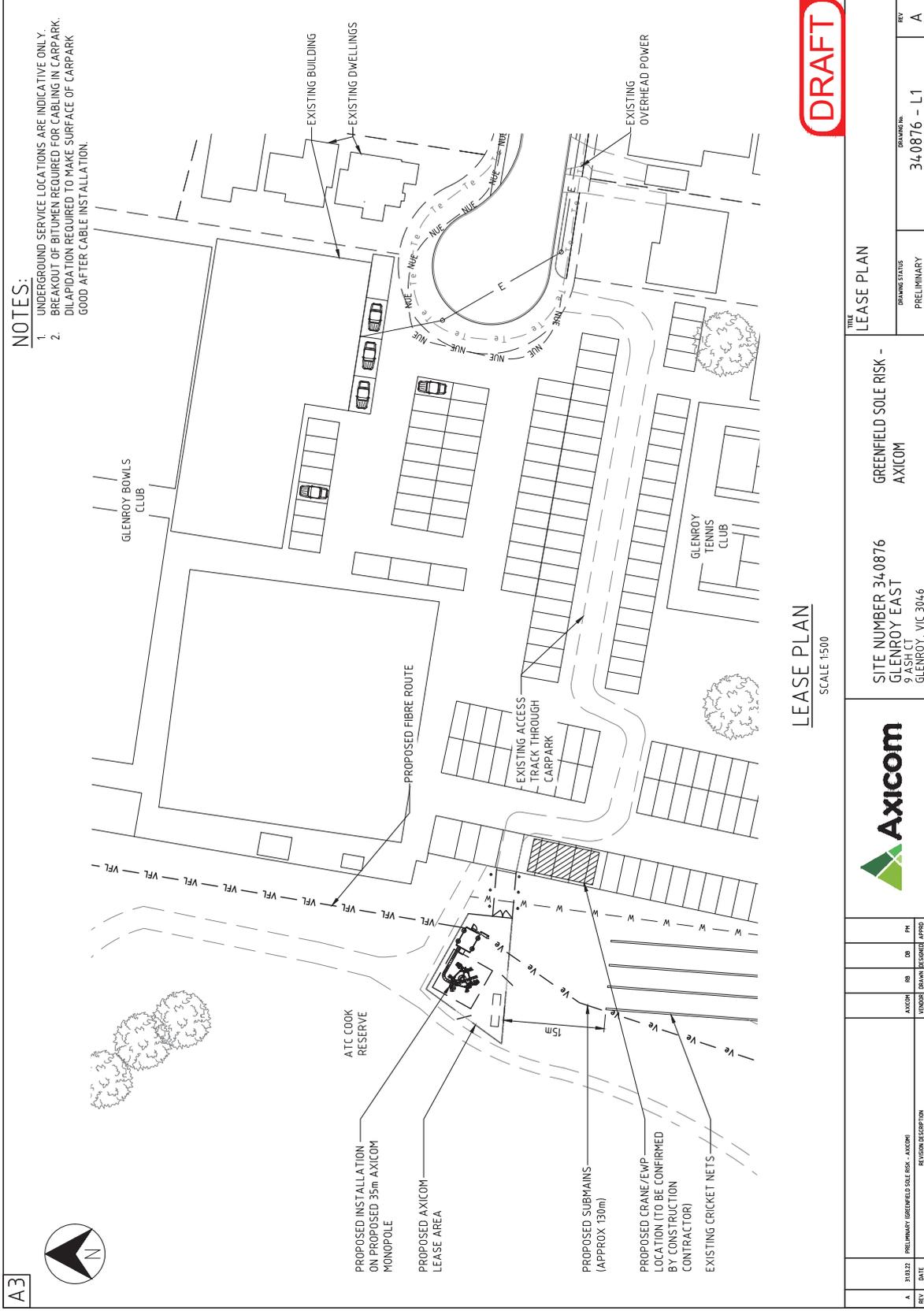
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|----------|-------------------------|
| [Symbol] | NEW, REPLACE, ETC       |
| [Symbol] | FUTURE                  |
| [Symbol] | PROPOSED FENCE          |
| [Symbol] | PROPOSED FIBRE CABLE    |
| [Symbol] | PROPERTY BOUNDARY       |
| [Symbol] | PROPOSED SUBMANS CABLE  |
| [Symbol] | EXISTING U/G WATER PIPE |

**DRAFT**

**SITE SETOUT PLAN**  
SCALE 1:100

|     |          |  |              |                                  |              |                               |                             |
|-----|----------|--|--------------|----------------------------------|--------------|-------------------------------|-----------------------------|
|     |          | SITE NUMBER 34-0876<br>GLENROY EAST<br>9 ASH CT<br>GLENROY, VIC 3046 |              | GREENFIELD SOLE RISK -<br>AXICOM |              | TITLE<br>SITE SETOUT PLAN     |                             |
| REV | DATE     | AXICOM<br>[NAME]   | IB<br>[NAME] | DB<br>[NAME]                     | PH<br>[NAME] | DRAWING STATUS<br>PRELIMINARY | DRAWING NO.<br>34-0876 - G2 |
| A   | 31/03/23 | PRELIMINARY GREENFIELD SOLE RISK - AXICOM                            |              |                                  |              |                               | REV<br>A                    |





A3

|                               |         |  |             |                     |   |
|-------------------------------|---------|--|-------------|---------------------|---|
|                               |         | SITE NUMBER 34-0876<br>GLENROY EAST<br>9 ASH CT<br>GLENROY, VIC 3046 |             | TITLE<br>LEASE PLAN |   |
| GREENFIELD SOLE RISK - AXICOM |         | DRAWING NO.<br>34-0876 - L1  |             | REV<br>A            |   |
| A                             | 34-0876 | PRELIMINARY  | PRELIMINARY | 34-0876 - L1        | A |

## Summary of Submissions for ATC Cook Reserve

| Number of Submissions                 | Comments   |
|---------------------------------------|--|
| 239 individual submissions            | <p>I oppose the proposal to lease 165 sqm of ATC Cook Reserve to Axicom for a telecommunication tower and equipment shelter for a period of 35 years.</p> <p>In a geographical area with limited green space, ATC Cook Reserve is a significant asset to this area of Merri-bek. It is heavily used by local residents for sporting and recreational activities and by residents with small or no garden space.</p> <ul style="list-style-type: none"> <li>- The erection of a large tower on this public space is destructive and totally inappropriate for the reserve.</li> <li>- At the east end of Cook Reserve the surface areas of the carparks, tennis and basketball courts absorb and retain heat causing a Urban Heat Island effect. To counter this problem, shade from additional tree planting is required in this area.</li> </ul> <p>The proposed tower and equipment shelter with the underground cabling will inhibit this needed tree planting.</p> <ul style="list-style-type: none"> <li>- The proposed Tower and Shelter will obstruct the cricket practice area.</li> <li>- The tower will dominate the reserve and destroy the whole character of the community space. It will be a disincentive for many residents.</li> <li>- This reserve space is a valuable green space for people of Merri-bek. Providing public land for a private enterprise is not in the interest of the community and is not the responsibility of local councils.</li> </ul> |
| Facebook Petition with 123 signatures | <p>We oppose the proposal by Merri-bek Council to lease a part of public land at 133-165 Daley Street Glenroy (the ATC Cook Reserve) to Axicom for a 35-year period and enable the erection of a telecommunications tower on this leased site.</p> <p>Public green space is for the people of Merri-bek. The City Council has a duty to guard and preserve this land for future generations, this natural environment is essential for our community and for our well-being. The proposal to lease land to axicom and allow the erection of a telecommunications tower on ATC Cook Reserve will further reduce Merri-beks low level of existing green space, negatively impact the natural environment and due to the nature of large telecommunications towers, discourage residents from using the reserve.</p> <p>The Merri-bek City Council Community Vision Statement states:<br/> <i>'Merri-bek is our home. We respect &amp; look after our land, airways and animals. (We have) ample green space &amp; canopy cover. (We are) connected to country with healthy flora &amp; fauna, through protection of ecosystems.'</i></p> <p>Merri-bek Council must abide by its own vision statement and reject this proposal.</p>   |

|                             |   |
|-----------------------------|---|
| Petition with 87 Signatures | We oppose the proposal by Merri-bek Council to lease a part of public land at 133-165 Daley Street Glenroy (the ATC Cook Reserve) to Axicom for a 35-year period and enable the erection of a telecommunications tower on this leased site. Public green space is for the people of Merri-bek. The City Council has a duty to guard and preserve this land for future generations, this natural environment is essential for our community and for our well-being. The proposal to lease land to axicom and allow the erection of a telecommunications tower on ATC Cook Reserve will further reduce Merri-bek's low level of existing green space, negatively impact the natural environment and due to the nature of large telecommunications towers, discourage residents from using the reserve. The Merri-bek City Council Community Vision Statement states: 'Merri-bek is our home. We respect & look after our land, airways and animals. (We have) ample green space & canopy cover. (We are) connected to country with healthy flora & fauna, through protection of ecosystems.' Merri-bek Council must abide by its own vision statement and reject this proposal. |
| 1                           | To closes to sporting grounds and public spaces   |
| 1                           | Looks like the proposed spot is in the run up for the cricket nets. Not ideal for the club and locals that use the facility and it might be at the mercy of any cricket ball coming out the middle of the bat.  |
| 1                           | It is a development next to a children's play area, and a few sporting facilities. Cricket nets, running track, the oval. Tennis, bowls. The running track is also used by parents with Prams, and dog walkers. They will suffer. local kids and sports clubs have suffered enough during Covid. This will disrupt and deprive during the development phase, and doesn't seem to present any positives in the long term. Better use would be a community hub, including a Cafe overlooking the park.  |
| 1                           | That reserve needs to be upgraded for residents to be able to be used for recreational purposes such as upgraded park and equipment. It is run down, eerie and feels unsafe. To add industrial facilities is wrong and unfair. I oppose this submission.  |
| 1                           | Terrible idea - It is a development next to a children's play area, and a few sporting facilities. Cricket nets, running track, the oval. Tennis, bowls. The running track is also used by parents with Prams, and dog walkers. They will suffer. I think local kids and sports clubs have suffered enough during Covid. This will disrupt and deprive during the development phase, and doesn't seem to present any positives in the long term. Better use would be a community hub, including a Cafe overlooking the park.  |
| 1                           | Don't want it. Not safe and not an appropriate area for it to be fitted.  |
| 1                           | Give back to the community and stop this garbage from being approved. This area is leisure and recreational, if anything open a community hub or a cafe where everyone has an opportunity to enjoy, not just your greedy pockets.   |
| 1                           | Absolutely not. As if we don't have enough eyesores around Glenroy already  |

|   |  |
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| 1 | <p>Inappropriate development in a lovely park with shaded tree areas you will be destroying. It is a development next to a children’s play area, and a few sporting facilities. Cricket nets, running track, the oval. Tennis, bowls. The running track is also used by parents with Prams, and dog walkers. They will suffer. I think local kids and sports clubs have suffered enough during Covid. This will disrupt and deprive during the development phase, and doesn’t seem to present any positives in the long term. Better use would be a community hub, including a Cafe overlooking the park. The park has the opportunity to continue to evolve after recent improvements at the Glenroy bowls club. If you continue it would risk ghettoising and degenerating the area, and further promote hoons and donut drivers who frequent the car park</p>   |
| 1 | <p>I want to know how this impacts the residents (of which I am one) and sporting groups that use the oval. As a local resident I use the oval 5 days a week for fresh air &amp; exercise - something I'm sure the council encourages for the physical and mental health of its residents. How will this impact my ability to continue to do this? How does this impact the families who bring their children to play at the playground? The sporting teams who play weekly cricket matches? Will Axicom provide benefit to the oval by cleaning it regularly of litter? Will the lease payments mean the council will take better care of the oval and regularly clear the aforementioned trash that seems to build up every week? Is the lease high enough to provide actual, genuine financial gain to the council that will then be directed back into the local area or will it simply line the council's pockets? I'd like answers to all of these questions. I am dubious of this proposal.</p> |
| 1 | <p>The proposal is not welcome in our few recreational zones. It takes away from the valuable open space our community needs to offset the many small unit courtyards.</p> <p>There are many alternative locations. Council’s language used to present this to the community is extremely misleading. Yes, it’s a lease BUT if the proposal were titled ‘Construction of Telecommunications Facility and Equipment Shelter’ I’d expect Council would receive a far greater response.</p> <p>Council designated this reserve for community use decades ago. Now Council wants to use it for revenue raising at the expense of much needed open space and against the spirit of which it was bestowed upon the community.</p> <p>There is little in the Axicom - or now Indara’s - business model that focuses on surrounding community.</p> <p>I strongly oppose this proposal - noting it’s misleading title.</p>  |
| 1 | <p>1. I would like to know more details on the type of communications facility that is being proposed and to see a risk assessment of potential health risks associated with radiation etc.</p> <p>2. The proposed rent is a pathetic amount, given that Merri-Bek Council is more focused on spending our money on woke ideology, rather than their actual job, I would be amazed if the money goes back to the community in any meaningful way.</p>  |
| 1 | <p>Go ahead and lease it. I'd guess that all the NIMBY's against this have a mobile phone in their pocket.</p>   |

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| 1 | <p>I think leasing the land for industrial is an unsuitable use for the land given it is literally 10 metres away from a playground. There is also very limited potential benefit to local affected residents and you have provided no details on what the income generated would support.</p> <p>There are purpose built industrial areas that would be more suitable for a development like this and impact local residents in Glenroy significantly less - although fully aware the well-being of residents in Glenroy is not of any major concern to Merri-bek council.</p>   |
| 1 | <p>I highly oppose this lease and am disappointed it is being seriously considered. I live on Daley St, within a stone's throw of ATC Cook Reserve, and feel as though this side of Glenroy by in large is neglected and exploited by Merri-Bek. I have a young family and we use the ATC Cook Reserve frequently. The proposed lease is in the middle of a community space where small children play, sporting clubs, dog walking and residences. It is not an appropriate location for telecommunications infrastructure. Not to mention the minimal amount of information being provided for a 35 year lease being offered at a very low rental rate. It feels as though we (the local community) are once again being disregarded in this decision.</p> |
| 1 | <p>Not appropriate. Think of enhancing the green space and the community resources. Money making endeavour without considering families and the green space.</p>  |
| 1 | <p>STOP IT NOW! Our health and children's health shouldn't be compromised like this. We don't want anything build especially not radiation emitting devices !!!</p>   |
| 1 | <p>I am very concerned about the long term effects on my family's health, living in close proximity to this massive radiation emitting tower. Unless a proper risk assessment is done, this should never get approval. Our houses will also drop in value. Move it elsewhere, far away from a residential area and keep it the hell out of our park!</p>  |
| 1 | <p>On top of being an eyesore and a hazard to park users, there are purpose built industrial parks/spaces that this would be better suited to. I would oppose this proposed lease.</p>  |
| 1 | <p>I do not agree with reducing our council reserves and park land to accommodate more industrial buildings at the expense of our children's spaces and our recreational spaces. This council treats Glenroy like a dumping ground for industrial sites that it would not dream of imposing on Brunswick or anywhere in the inner north. We are easy targets as an alternative to you making unpopular decisions in wealthier suburbs. Please do not do this. I oppose this in the strongest terms.</p>   |
| 1 | <p>Axicom will need to find another location. The community in Glenroy values Green Space and understands the benefits of parklands. This proposal will be met with stern resistance.</p>   |
| 1 | <p>2.5% increase per annum seems like a good deal for council given the 10 year average of rental inflation in Melbourne is 1.30%. Well done</p>  |

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| 1 | Absolutely disgraceful. Why are you guys proposing to use a green space , which Glenroy does not have in abundance to house a telecommunications equipment shelter ?   |
| 1 | Don't do it, do it in a place less enjoyed by locals near the freeway instead of destroying their only playground and oval over this side. Find a place less impactful and less enjoyed by residents   |
| 1 | Absolutely no way! This is ridiculous. Typical of Moreland, - asking thoughts on this when most households are away, planning to go away for the holidays. Not only that but the pint sized images you sent in the letter were not illegible. You had a whole page to show the details but chose to print these tiny images. Also, as per usual, the little amount on green spaces in our suburb is now being taken over but this! Are there any telecommunications facilities in any of your inner city parklands? I'm guessing no. I'm saying no to this as a home owner in Glenroy.   |
| 1 | This will not add sufficient value to make up for the eye-sore and dangers it presents. Glenroy deserves better.   |
| 1 | We need more green space in Glenroy, not telecommunication facilities. Stop compromising the limited space our children have to play in this area. A great playground, outdoor gym or waterway space would be much more beneficial to the community  |
| 1 | Sounds like a simple way to raise a few extra \$\$   |
| 1 | We are already short on parklands. This council is a disgrace. Make our community nice, not full of eye sores. Greedy council.   |
| 1 | We do not need this in our suburb, it will be better to have a water park or play ground or even sub lease to food trucks for a welcome to Glenroy ..something for families to do together..skate park   |
| 1 | <p>Dear Merri-bek Council,</p> <p>I am opposed to any communication installation at the ATC Cook reserve. The reserve is one of very limited green space and sporting facilities in this part of Glenroy.</p> <p>The proposal site is located on the local cricket and football ground, adjacent to the local tennis and bowls club.</p> <p>A few meters from the proposed site is a natural and wild habitat that is home to many native trees, birds, insects that co-exist next to a local indigenous kindergarten and Glenroy Special school, abutting residential homes.</p> <p>There has been no provision of an impact statement by the council to the people of Merri-bek regarding the impacts a communication installation, whether the installation will adversely affect the environment, and/or create irreversible damage to the land, the animals, the people of Glenroy, as well as the potential for detrimental psycho social impacts on the wellbeing of residents if approved.</p> <p>Our neighbourhood communes socially and recreationally and for education and sporting activities at the ATC Cook Reserve and adjacent amenities.</p> <p>The ATC Cook Reserve is a place for picnics and strolls and for disaffected teens and newly arrived migrants to congregate and integrate in a safe and</p> |

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|   | <p>harmonious space. The proposed communication installation will alter the space, turning into a bleak and ugly landscape.</p> <p>We deserve to keep our very limited green space that is home free of communication installations, so that we the people of Merri-bek have ongoing opportunities to utilise the space we hold dear and sacred!</p>   |
| 1 | <p>That is a frequently used walk path. Leave it alone. Has a radiation study been done?</p>   |
| 1 | <p>As a local resident in Glenroy, I am against this proposed lease. I would like it to remain as open land for public. It's a common walk way. Additionally, the potential radiation from the telecommunication facility concerns me.</p> <p>Regardless, it is not useful for the public and will be an eyesore. A park should not be technology affiliated.</p>  |
| 1 | <p>This lease should directly benefit the sporting and community groups located within ATC Cook Reserve. The council should not have any cost in the setup and management of the land.</p>   |
| 1 | <p>Terrible idea.</p> <p>Children, adults, pets, animal and wild life all as a community use this space. To sell the space and cause potential health problems to people should not be allowed.</p> <p>Do the right thing and protect life before profit.</p>  |
| 1 | <p>This proposal has been placed up for community consultation at a completely inappropriate time of year. Council are trying to tick a box of community consultation through the backdoor when residents are busy during the holiday season.</p> <p>A letter drop did not occur to any houses over Hilton St (we also use this park land as our local green space), we were only made aware of it by friends who had this drop in their mailbox.</p> <p>This needs to be delayed until after January and there needs to be a wider attempt at informing locals in the whole Glenroy area.</p> <p>This lease also seems to be in direct opposition to the Merri-bek stance of maintaining all green spaces for residents. I feel if this was happening in Pascoe vale and Brunswick this would not stand. You are hoping to put this up in Glenroy in an area with a high population of migrants, who don't have the education/ language to dispute such a proposal.</p> |
| 1 | <p>I am opposed to Green Space being used for commercial purposes. Glenroy has limited parks and Gardens, this one is close to my house and I will oppose the lease of this land.</p>  |
| 1 | <p>I object to the Axicom lease as the tower will/could be used to supply 5G.</p> <p>According to the World Health Organization (WHO), there is limited research on the frequencies used in 5G. There is more research on the health effects of electromagnetic fields across the spectrum. However, the results are inconsistent, and more 5G testing is required.</p> <p>To date, EMFs have been potentially associated with:</p> <p>TISSUE HEATING</p>  |

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| <ul style="list-style-type: none"> <li>• A small 2017 study (PubMed Central - A Highly respected database from the National Institutes of Health) showed that mobile phones use frequencies of 1.8 to 2.2 GHz. These frequencies cause tissue heating, according to WHO. Tissue heating occurs when your skin absorbs electromagnetic energy. This causes a slight rise in temperature in your brain and body.</li> <li>• A 2021 study (Nature - A Highly respected journal - Expert written journal - Peer reviewed journal) also found that people experience more EMF-related tissue heating as they get older. Plus, the higher the EMFs, the more they absorb. That's because older individuals tend to have reduced skin thickness and blood flow.</li> </ul> <p>More research is necessary to determine how 5G specifically affects human tissue.</p> <p><b>COGNITIVE FUNCTION</b></p> <p>The effects of 5G exposure on cognitive function have not been studied yet. There's some research involving EMFs from other sources.</p> <ul style="list-style-type: none"> <li>• In a small 2017 study (PubMed Central - A Highly respected database from the National Institutes of Health), where researchers examined how using a mobile phone affects cognitive function. The researchers found that using a mobile phone for at least 90 minutes a day is associated with attention difficulties.</li> <li>• A small 2018 research review found conflicting evidence. The researchers examined 43 studies regarding EMFs and cognitive function. They concluded that there is no solid link between EMFs and cognitive concerns.</li> </ul> <p>More research is necessary to determine how 5G specifically affects human cognitive function.</p> <p><b>CANCER</b></p> <p>To date, most studies have examined the potential link between EMFs and brain cancer. But the results have been inconsistent. For example,</p> <ul style="list-style-type: none"> <li>• In 2011, the International Agency for Research on Cancer (IARC) stated EMFs are "possibly carcinogenic" to humans. The classification was determined by 30 scientists from 14 countries.</li> <li>• a 2017 research review found that EMF radiation from mobile phones is associated with glioma, a type of brain cancer. A 2018 study, on the other hand, did not find a clear association between high frequency EMFs and brain tumours.</li> </ul> <p>Again, more studies are needed to determine if 5G frequency can contribute to cancer development.</p> <p><b>5G FREQUENCY OR RADIATION MAY ALSO BE HARMFUL TO ANIMALS</b></p> <p>There's limited research on how 5G specifically affects animals. Most research has involved mice or rats.</p> <ul style="list-style-type: none"> <li>• A 2019 animal study (Wiley - A Peer reviewed journal) found that EMFs from mobile phones are linked to DNA damage in mice and rats.</li> <li>• A 2016 animal study (PubMed Central - A Highly respected database from the National Institutes of Health) found that EMFs of any frequencies can harm the nervous system.</li> </ul> |
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|   | <p>• A 2020 research review (PubMed Central - A Highly respected database from the National Institutes of Health) also examined how EMFs affect organisms like snails and frogs. The researchers determined that it is unclear if EMFs have negative effects on animals.</p> <p>More research is necessary to determine how 5G affects animals, if at all.</p> <p>CONCLUSION</p> <p>5G has not been fully tested. Hence, it is not yet verified as fully safe and should not be around residential homes and children, until conclusive tests have been completed.</p> <p>More research is necessary to determine how 5G affects humans over the long term before we start allowing telecommunication/tower providers to install a potential danger/ risk to the community.</p>  |
| 1 | <p>The commercial use of a public facility degrades our local community - many other options exist that do not impede our limited open spaces and resources</p>  |
| 1 | <p>I wish to make a submission on the intention of Merri-bek City Council to lease a parcel of land at the ATC Cook Reserve, Daley Street Glenroy to Axicom for 35 years and permit a telecommunications tower to be built on the site./we wish to be heard at the hearingThe Merri-bek municipality is significantly below comparable municipalities for green cover, sitting at a lamentable 21st out of 23 similar locations across Australia. Research is clear on the physical and mental health benefits of being able to access green spaces. Green spaces also encourage community engagement resulting in reduced low-level crime. Far from removing existing green space, Merri-bek City Council needs to be expanding and creating more green spaces. In a geographical area with limited green space, ATC Cook Reserve is a significant asset to this area of Merri-bek. It is heavily used by local residents for sporting and recreational activities and by residents with small or no garden space. The Merri-bek City Council has a laudable goal of increasing the green canopy across the municipality. Removing existing green space to allow a telecommunications tower to be built, not only goes against the City Council's stated green canopy goal but the large and looming nature of the tower is likely to prove a disincentive for local residents, particularly those with small children, to visit the park. Thus, removing another community option for Merri-bek residents.The east end of ATC Cook Reserve is already heavily impacted by the Urban Heat Island effect (UHIE), (car park, tennis courts, bowling club). These factors all need to be taken into consideration when deciding on this proposal. This could include an agreement to increase any existing green cover and the development of a canopy to counter the UHIE impacts.The ATC Cook reserve has the potential to be a truly vibrant hub, a real asset for the community. If this proposal proceeds this opportunity will be lost for current &amp; future generations.The Merri-bek City Council Community Vision Statement states:'Merri-bek is our home. We respect &amp; look after our land, airways &amp; animals.(We have) ample green space &amp; canopy cover. (We are) connected to country with healthy flora &amp; fauna, through protection of ecosystems.'The proposal to remove existing green space and lease the land to Axicom and erect a telecommunications tower on public land sits in direct contradiction to Merri-bek City Council's</p> |

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|   | community vision. I object to public green space being leased for a 35-year period to Axicom and to the removal of existing green spaces.   |
| 1 | <p>Hi there,</p> <p>As I'm a home owner that lives a block from the proposed lease I just wanted to share my thoughts. I'm very much against this lease of land considering the trajectory of where this local community has been going over the past year. With an increase in graffiti, vandalism and security, the last thing I (and I'm sure many) would want is a telco facility right beside the park. The money could be distributed to many other crucial spaces around this side of Glenroy. A crucial one even being that large empty pit around 91 Widford street. So much rubbish in there and not to mention lack of maintenance around the area. Honestly feels really embarrassing having people visiting and driving past it.</p> <p>Regardless though, it's a long winded way of saying that it'd be quite disappointing if the council felt like this was a higher priority than other uplifts to the community.</p> <p>Thank you</p> |
| 1 | I vehemently oppose this lease to Axiom. Besides the ugliness of these towers I believe it will have a detrimental effect on mine and other house prices in the area. I purchased the property due to the park being located across the road for my children to play. It will have a detrimental visual effect on the parkland and the park should be preserved as public.  |
| 1 | Absolutely no. I have sent a lengthy email detailing why I believe this project should not go ahead.  |
| 1 | Me and my partner, Purchased, our property across the road to ATC, Cook reserve Glenroy we love this park. Our kids ride their bikes, play at the basketball courts, play football and enjoy this park. We also love the view from our home of nature. It's trees and its beauty this is come as a very big blow to us. Just thinking about a big giant metal pole in our park is absolutely depressing. I cannot believe this proposal is being brought to us, leave our park alone.   |
| 1 | I have grown up in Glenroy my whole life. This Park Oval is a part of my life. I cannot believe it is getting destroyed or there is a proposal to destroy a park. I play tennis at the tennis courts for 15 years and I still play tennis there now. I do all my exercise. At this park I live across the road. I love it views it's Trees . It's natural beauty. My daughter started to cry when she heard me and my wife talking about the proposal. She said are they gonna take my park away from me? I oppose this lease or the construction of a telecommunications tower in our Park. I am a ratepayer. I am a part of the public and the park is owls more than what it is yours. You can take your proposal and Builder it in an industrial area.  |
| 1 | I think its great idea go ahead you got my vote   |
| 1 | No no find some other place to put your rubbish   |

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| 1 | I live in Daley Street Glenroy I decline the lease I'm bought my house 23 years ago because of the park in front of the house I don't want and telecom in it please   |
| 1 | Sounds like a bad idea. I don't think it's the right area for it and it will only generate further problems for Australians in the future. I think this plan does not need any additional thought and should not have any additional support.   |
| 1 | <p>I strongly object to the commercial leasing of public green space in the first instance. This land is to be preserved for community use as well as retaining an area for flora and fauna to flourish in an inner urban location.</p> <p>It surprises me that a council that takes a stand on the connotations of its name and spends a large amount of ratepayers money to protect that belief, would also think it ok to encroach upon the finite remaining green spaces within our community.</p> <p>Public green spaces are for community use and not an opportunity to raise funds. In any case, the compensation offered for the misappropriation of this land and for the timeframe tabled is not only grossly inadequate, it also represents a short term mindset that is not in the interests of the community. Referring to Moreland City Council General Law 2018 Part 1, section 1.2, points (a) - (d) The objectives of this Local Law are to:</p> <p>(a) promote a physical and social environment that is accessible and free from hazards to health, in which the residents of and visitors to the municipality can enjoy a quality of life that meets the general expectations of the community;</p> <p>(b) protect the use of public places and control activities in, on or near them;</p> <p>(c) provide for safety in public places;</p> <p>(d) control, protect and conserve the environment and maintain the amenity of the municipality.</p> <p>The proposal appears to be at odds with each of these points.</p> <p>Further to this, I am not satisfied with Council's engagement with community on this proposal.</p> <p>1. The proposal was sent out during a peak holiday season, potentially missing the attention of many members of the community.</p> <p>2. The proposal circulated was light on detail and omitted some key information critical for consideration by the community, eg, the height of the tower, shading, environmental, noise and frequency assessments and impacts, etc.</p> <p>I hope you will consider the will of the community and reject the attempt to repurpose this land for commercial purposes.</p> |
| 1 | <p>To whom it may concern, I have been a resident of Glenroy for 50 years I actually live across the road from ATC Cook Reserve. This reserve is the view I see every day from the front of my home. I remember when the reserve was nothing for years just flat ground. Hardly used by the community. But when ATC Cook Reserve got upgraded I started seeing the difference in the community. The people of Glenroy love the reserve to the point they go there all day everyday 7 days a week. It's their outlet all age groups and the view now from my home is beautiful. Please listen to the residents of GLENROY we</p>   |

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|   | do not want the proposal to go ahead. ATC Cook Reserve is perfect the way it is. Please leave it alone. Find another place.   |
| 1 | <p>Members of the Association who live in the area and others who frequently visit the ATC Cook Reserve have raised grave concerns with the proposal to lease a portion of the Reserve's land for the construction of a telecommunication tower and equipment shelter. I have therefore been requested to submit an opposition to the proposal and also an opportunity to be heard at the hearing on this matter. Cook Reserve has been developed over time to become a remarkable pleasant and diverse Community Space. The City of Merri-bek is to be congratulated for their creative achievement in line with its policy to promote the interest of Community health, wellbeing and enjoyment. It is therefore astounding that Council is proposing to allow a telecommunication Tower to be constructed on the Reserve in direct contradiction to the purpose and success of the reserve.</p> <p>1. This 35m tower will dominate the reserve and detract and diminish the atmosphere of the area. - It will be seen from the bowling green, the tennis court, the basketball court. - It will be seen by the players on the oval, the cricketers, the footballers and spectators. - It will be visible to the dogwalkers, and the people at the picnic area. - It will be seen by the users of the walking circuit, outdoor equipment and the practice cricket net. - It will be seen by the children using the play equipment. - It will also be visible to the children using the border park area of the kindergarten and the specialist school.</p> <p>2. It is contradictory and totally wrong to introduce a telecommunications Tower, which comes with negative health issues, onto an area where the primary purpose is the promotion of positive health. - The nature of the telecommunications aspect of the tower involves the emission of electromagnetic radiations which are harmful to human health. Safety regulations will hopefully address this matter but never the less these towers are associated with negative health issues.</p> <p>3. It is also of great concern that if this proposal is agreed to, it will set a precedent for the leasing of land in other public parks.</p> |
| 1 | <p>I object to the proposed lease at ATC Cook Reserve. This is one of the few larger parks within easy walking distance for those on the 'wrong side' of Hilton Street in Northern Glenroy. It is well used by both Sporting Clubs and residents alike. To suggest putting a 35 meter high pole in the park, reducing the usable space and causing a considerable eyesore to the surrounding community is, in my opinion, unreasonable.</p> <p>There are other places that such a construction could be placed - there are large areas of open land closer to the freeway for example - and I would like to know why they are not being used. I would also like to know what the \$25,000 per annum will be used for. Will it be used for maintaining and upgrading the facilities in this particular park and surrounding areas to make what space remains more attractive? Or will it disappear into 'consolidated revenue' never to be seen again?</p>   |
| 1 | <p>No consideration for wellbeing of our community by this council. It only provides 35 years of funding for non-core projects such as useless name change. Submission is really only formality as decision has been already made. It is detrimental for our community</p>  |

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| 1 | I strongly object to this lease. There will be a loss of accessible green space and open land. I have concern regarding the noise and disturbance resulting from use of the proposed tower. There will be a negative effect on the surrounding sports and park area. The tower/structure is also an inappropriate size.  |
| 1 | Completely against this plan. So many more important things needed to develop this side of Glenroy and this gets prioritised. Such a significant amount of ATC cook bring taken up for this. I couldn't be more against it and will continue rallying with others to make sure we are all heard.   |
| 1 | It's so sad to see that we are ruining a lovely landscape for money. I'm sure the TelCo company can look into other options like going underground. I hope the decision makers rethink their plans. The hunger for easy money today cannot be what drives our actions. We can better.  |
| 1 | Public green space is for the people of Merri-bek and in dire need due to the overdevelopment that has been allowed in this area. The City Council should hold this green space precious and preserve this land for future generations. The small pockets of environments in Glenroy serve not only the community but also local indigenous wildlife. The proposal to lease land to Axicom (to include a telecommunications tower) will further reduce Merri-bek's low level existing green space. Not only will this tower erection destroy the visual space but is also likely to discourage residents from using the reserve.   |
| 1 | Nice way to sell out the cheaper part of Merri-bek that the council forgets to think about. I oppose this. I oppose how ridiculously cheap the rent is and the fact that this is such a long commitment. What an eye sore for our already hurting community with rubbish in playgrounds and insanely long grasses. We don't want your tower and we want you to hear us loud and clear.   |
| 1 | I am in full support of this project. The expected benefits far outweigh the tiny amount of space that will be taken up. Furthermore I'm pleased to see that a lighting tower will be incorporated into the design, providing benefits to those using the park.  |
| 1 | Strongly disagree with the building of the structure. Will ruin the look and feel of the reserve for the community and will be a massive eyesore in a low-mid density residential area.<br>Surely the structure can be built somewhere closer to existing tall infrastructure in the area like the power lines running along the M80 ring road. Also I feel its disingenuous of the council to list the sizing of the equipment shelter in the FAQ above, but no mention of the real issue, which is the height of the comms tower at 35m it will dwarf surrounding structures and the tallest of the trees in the reserve. Terrible proposal.<br>Even the lease terms are poor. 35 years at barely historical rent rises against inflation. Basically giving away the land. |
| 1 | I support the presence of a telecom tower. The lease term could probably be reduced to a max of 20-25 years.   |
| 1 | Go for it. I would like a 5G connection at my home as we currently experience. Connection issues with our 4G Connection.   |

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|   | Additional lighting should provide safety to the park at night also.   |
| 1 | <p>Such a bad idea, no matter how it's justified. Established public, open spaces should be expanded, not encroached upon and claimed by the installation of (private) infrastructure.</p> <p>It's hardly believable there is no other more appropriate spot in all of this sector of Merri-bek-seriously !</p> <p>A place of rest and recreation people (children!) can be proud of using, not avoiding, which is what will happen in this instance. I mean who says: I want to go and play near the tower, or, Let's go for a walk and pretend it's not there!</p> <p>The reality is it will be a place to avoid, and essentially appropriate its environs, if not physically, then definitely psychologically. Open spaces = healthy spaces. What message is being sent here? That it's ok for councils to cash-in, and trade-off our diminishing spaces for a few annual pieces of silver? That's it's ok to plonk a big ugly that will steal the whole landscape around it, and impose an eyesore beyond the reserve's boundary? Come on, you can do better. Am sure that there are other less divisive and negatively impactful ways to utilise the reserve if council desperately needs the \$25,000 per annum.</p> |
| 1 | I believe that green space is a valuable asset to the community and should not be rented out to Corporations to erect communication towers. I do not support this proposal.  |
| 1 | Go ahead with it. The majority of those protesting about the construction of the tower will own a mobile phone, however they will not have it with them at the meeting as it would prove what hypocrites they are. They'd probably be the same ones who complain about lack of coverage and dropouts.  |
| 1 | I oppose this proposed lease because it is on public land. I am of the opinion that once given such a grant, the community should never be put in a position where they need to establish an argument for its retention, as such. It therefore my belief that this proposed lease is actually a renege upon a grant of public recreational space, for which the Merri-bek City Council have shirked the responsibility to fully explain to their citizens why their land is being traded in to the corporate sector.I also believe in parks as an urban headspace where people should be allowed the privilege to relax in natural surrounds, free from the ever more maddening world  |
| 1 | <p>We do not want this tower in our community. The full effects of these towers have not been studied long term. The effects to vegetation and people and the 5G radiation can be potentially harmful to our community.</p> <p>To put it in a place where people exercise is a terrible decision. There are no issues with internet in our area. Find a more remote location where the risk of damage is zero!!</p> <p>If council did not waste our money on woke agendas you wouldn't need the money from the lease to provide basic services to the residents. Just another cash grab due to mismanagement of funds.</p> <p>For the sake of our health please do not allow this project to proceed.</p>  |

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| 1 | <p>I'm not for the communication tower because of the radiation and it doesn't need to be in a park, where people enjoy being outside and play sport/bowls there.</p> <p>There's plenty of industrial areas this can go</p>  |
| 1 | <p>I don't understand why it needs to be placed in a public park where people walk their dogs, take their kids to play as well as play sport outdoors as well as the bowls club. It makes more sense to me to put something like this in an area with less houses and people.</p> <p>It will also potentially drop the value of houses in the area.</p> <p>I do not think it should be put in this park at all.</p>  |
| 1 | <p>This is an outrageous proposal for a green space in an area that has very few of them. Green spaces are important for mental health, recreation and are particularly essential in lower socio economic areas such as Glenroy.</p> <p>Vehemently object to this. If you are serious about looking after your residents, you will vote no.</p>  |
| 1 | <p>I strongly oppose the use of public green spaces for tall structures.</p> <p>We want more, not less free spaces please.</p> <p>The park is one of the last free spaces we can use. Where else will our children spend their leisure time?</p>   |
| 1 | <p>Hi, I'd like to express my opposition to the proposed lease at ATC Cook Reserve. Public open space is becoming more and more important as the density increases in Merri-bek, the income of \$25k is a pittance, (if the Age is correct Merri-bek collected \$600,000 in late dog registrations last year!) lighting from a single pole won't be adequate to light the oval for anything but walking a dog and it will create an eyesore in what is a pleasant park.</p>  |
| 1 | <p>As a resident of Glenroy, I believe that this tower would be an eyesore in a green space and impact people who live nearby. Green spaces are there to encourage communities, families etc to come together. I believe this tower would not be a welcome addition.</p> <p>Also, the monies received by the council for this lease is extremely low.</p> <p>I do not think the council is acting in the interests of ratepayers or the local community by installing this.</p>  |
| 1 | <p>This is absolutely ridiculous . This should not go ahead !!!</p>  |
|   | <p>35 meters? It is going to be an eyesore. It will be the focal point of Glenroy, seen all around. Not to mention the study that Moreland have "released" doesn't address the cumulative effect that this tower will bring along with the existing infrastructure in the area. A \$300,000 light tower and \$25,000 per year doesn't seem like sufficient compensation. I doubt that the light tower will cost axiom that much. I would also like to know how Moreland plan to invest that \$25,000 in the community? Perhaps it can be allocated directly to the local community, Glenroy, the forgotten Moreland.</p> |
| 1 | <p>I am a recent member of the Glenroy community, having bought my first property in View St, Glenroy in 2021. I previously rented in Brunswick. ATC Cook Reserve in Glenroy has been vital to me and my family in establishing community in our new neighbourhood, and we among countless residents use</p>   |

|   |   |
|---|---|
|   | <p>the park daily, whether for sports, walking our dog, or connecting with community. It is vital to the community of Glenroy. As citizens, we rely on councils to be responsible for the implementation and maintenance of keeping green spaces accessible and useful for the community. Now more than ever, we need green spaces in community, for our mental health, wellbeing and to connect us as community. I completely oppose the proposal to lease this public recreational land and allow an Axicom telecoms tower to be built in our community space. This will have lifelong negative impacts on Glenroy's people, wildlife and access to green space.</p>  |
| 1 | <p>I oppose of building a telecommunications/light tower in green spaces. Each metre is crucial for the wellbeing of our local community</p>  |
| 1 | <p>The project needs to have an environmental assessment in relation to its visual and audible impact. At present, there has only been a 5G "Technical" study conducted by Swinburne Uni that considers only "effects on organisms in the environment".</p> <p>The Axicom project needs to be considered and categorised as a Commercial project and not bundled in with projects such as toilets, kiosks and cricket pitches, etc. the tower will not have a direct benefit to the ratepayers who use the reserve.</p> <p>Could we find an alternative location for the tower. Although there is never going to be an ideal location, perhaps the walking/cycling trail along the Western Ring road near Rupert Wallace Reserve, Glenroy, or near the Moonee Ponds Creek trail, Jacana, may be a superior location.</p> <p>Thank you</p>   |
| 1 | <p>I object to the proposed lease on the following grounds:</p> <p>(1) the term of 35 years is excessive. It is not based on sound financial management principles. The lease should be for no more than 10-15 years so that it can be reviewed. The Council's Register of Leases (July 2022) contains 10 telecommunications leases, and none of those leases are for terms that exceed 20 years.</p> <p>(2) the rent of \$25,000 per year is too low. The Council should negotiate a higher rent, and seek a State government or Federal government grant for the lighting design and equipment.</p> <p>(3) the impact of a 35mtr-high tower in this particular location is inappropriate. A 35mtr high tower does not belong in this location. Light poles/towers should be the minimum required to do the job effectively. This is an area of open space that should be respected.</p> <p>(4) Glenroy is a disadvantaged suburb, and this proposal gives the impression of exploitation of a disadvantaged community.</p> <p>In the same Council Agenda of 7th December 2022, there was a report on the proposed sale of land of a discontinued road between Marks and White Streets Coburg (report 7.17), and for reasons not explained the public notice and exhibition period was delayed until after the summer holidays to February-March 2023.</p> |

|   |  |
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|   | Whereas the public notice of ATC Cook Reserve Glenroy was commenced immediately on 12 December 2022-20 January 2023, which is a period of time when people are busy with other issues or on holidays.  |
| 1 | 165m2 is a lot of land. Children in Merri-bek needs more trees, more green area, not more telco towers in their parks. Lighting for the sport ground should be provided by the council.  |
| 1 | I am against the lease because it has no information whatsoever on how the study was performed regarding an antenna, exactly on the boundary of a residential area or in a recreation area. Antennas are designed to maximise power delivery so they are not designed to be next door to a resident or nearby people continuously. The pole plan diagram is lacking any information about this and is even incomplete. I don't see how public lighting which is an essential need, justifies this lease or any antenna installation in a public park.  |
| 1 | On behalf of the Glenroy Bowls Club, we don't wish to enter a submission against the proposed tower, but we expect that the lighting tower that Axicom installed will also benefit our bowling club, by being positioned in such a way that our bottom green can be lit up.<br><br>We currently have no lighting, with our old lights being deemed too dangerous, so this would greatly benefit our club to allow us to have competition night bowls.  |
| 1 | I would like to voice my opposition to the installation of the proposed Axicom telecommunications tower at ATC Cook reserve, 133-165 Daley St, Glenroy. I have been a resident in Glenroy since 2001 and regularly use the reserve for exercise and recreation.<br><br>The 5G Technical Study conducted by Swinburne University concluded that it will not have a "Deleterious effect on organisms in the environment". That may be so but the study made no reference to the aesthetic or visual impact that such a project would have on the users of the reserve.<br><br>The rate payers of Merri-bek also need an measure of the audible impact of the Axicom tower.<br><br>The Axicom tower is a commercial project. It will have a significant physical presence and obstruct the rate payers' usage of the reserve.<br><br>At the Merri-bek council meeting on Wed 8 March 2023, many of the councillors bundled the Axicom tower project in with things like a kiosk, toilet facilities and even provision for yoga mat facilities, etc.<br><br>The councillors of Merri-bek need to be reminded that the Axicom tower is a commercial project and will not directly benefit the rate payers who use the reserve. Consequently, the Axicom project needs to be placed in a category of its own (i.e. commercial projects). |
| 1 | I object to the proposed lease on the following grounds:<br><br>(1) the term of 35 years is excessive. It is not based on sound financial management principles. The lease should be for no more than 10-15 years so that it can be reviewed. The Council's Register of Leases (July 2022) contains 10 telecommunications leases, and none of those leases are for terms that exceed 20 years.   |

|          |   |
|----------|---|
|          | <p>(2) the rent of \$25,000 per year is too low. The Council should negotiate a higher rent, and seek a State government or Federal government grant for the lighting design and equipment.</p> <p>(3) the impact of a 35mtr-high tower in this particular location is inappropriate. A 35mtr high tower does not belong in this location. Light poles/towers should be the minimum required to do the job effectively. This is an area of open space that should be respected.</p> <p>(4) Glenroy is a disadvantaged suburb, and this proposal gives the impression of exploitation of a disadvantaged community.</p> <p>In the same Council Agenda of 7th December 2022, there was a report on the proposed sale of land of a discontinued road between Marks and White Streets Coburg (report 7.17), and for reasons not explained the public notice and exhibition period was delayed until after the summer holidays to February-March 2023. Whereas the public notice of ATC Cook Reserve Glenroy was commenced immediately on 12 December 2022-20 January 2023, which is a period of time when people are busy with other issues or on holidays.</p>   |
| <p>1</p> | <p>I oppose the proposal to lease 165 sqm of ATC Cook Reserve to Axicom for a telecommunication tower and equipment shelter for a period of 35 years.</p> <p>In a geographical area with limited green space, ATC Cook Reserve is a significant asset to this area of Merri-bek. It is heavily used by local residents for sporting and recreational activities and by residents with small or no garden space.</p> <ul style="list-style-type: none"> <li>- The erection of a large tower on this public space is destructive and totally inappropriate for the reserve.</li> <li>- At the east end of Cook Reserve the surface areas of the carparks, tennis and basketball courts absorb and retain heat causing a Urban Heat Island effect. To counter this problem, shade from additional tree planting is required in this area.</li> </ul> <p>The proposed tower and equipment shelter with the underground cabling will inhibit this needed tree planting.</p> <ul style="list-style-type: none"> <li>- The proposed Tower and Shelter will obstruct the cricket practice area.</li> <li>- The tower will dominate the reserve and destroy the whole character of the community space. It will be a disincentive for many residents.</li> <li>- This reserve space is a valuable green space for people of Merri-bek.</li> </ul> <p>Providing public land for a private enterprise is not in the interest of the community and is not the responsibility of local councils.</p> |
| <p>1</p> | <p>I am writing to oppose the lease for the telecommunications tower at ACT Cook Reserve.</p> <p>I do not believe it will add any value to the suburb/area, in fact I believe it will devalue the area by creating an eye sore and noise issues.</p> <p>I do not believe it will add any value to the suburb/area, in fact I believe it will devalue the area by creating an eye sore and noise issues.</p> <p>ATC cook reserve is a recreational park which the community greatly benefits from and adding an industrial building such as the telecommunications tower will not fit the purpose of this park.</p>  |

|  |  |
|--|--|
|  | Many Glenroy residents are very upset by this, and our options should be considered. |
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## HEARING OF SUBMISSIONS COMMITTEE

### Proposed Telecommunications Lease – Part of 133-165 Daley Street, Glenroy

### SUMMARY OF PROCEEDINGS

Held at Merri-bek Civic Centre, 90 Bell Street, Coburg on 17 April 2023

The Chair opened the meeting at 5.35 pm and stated we are meeting on the lands of the Wurundjeri Woi wurrung people. We wish to acknowledge them as the traditional custodians of these lands and waterways and would also like to pay our respect to their Elders past, present, and emerging, as well as to all First Nations communities who significantly contribute to the life of this City.

| Present                                | Time in | Time out |
|--|---------|----------|
| Chair, Cr Helen Davidson, Deputy Mayor | 5.35 pm | 6.32 pm  |
| Cr Angelica Panopoulos, Mayor          | 5.35 pm | 6.32 pm  |
| Cr Monica Harte                        | 5.35 pm | 6.32 pm  |
| Cr Oscar Yildiz                        | Apology |          |

#### 1. WELCOME

The Chair, Cr Helen Davidson, welcomed Councillors and submitters and thanked them for their attendance.

#### 2. APOLOGIES

Cr Yildiz was an apology to the meeting.

#### 3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

#### 4. HEARING OF SUBMISSIONS

The Chair advised the purpose of the meeting was to hear any submitter who requested to be heard in support of their written submission on Council's proposal to lease part of 133-165 Daley Street, Glenroy for a telecommunications lease.

The Chair advised that the submitters would be invited to speak for up to 3 minutes and that they should build on key issues raised, as Councillors have been provided with their written submissions. The Chair advised that Councillors may ask questions of clarification.

The Chair stated that no decision would be made on this matter at tonight's meeting.

The Chair stated that 334 submissions were received, and 10 submitters requested to be heard in support of their submission.

#### **Submitters**

The comments of the submitters are summarised as follows:

##### Submitter 1

- Supports development as most people opposing have a mobile in their pocket

##### Submitter 2

- Supports the proposal
- Limited mobile reception in their neighbourhood
- Needs more transmissions towers in the area

##### Submitter 3

- Has organised 3 petitions totalling 518 signatories and forwarded letters on behalf of other residents
- Loss of open space
- Negative impact on natural environment
- Against Merri-bek City Council's vision statement

##### Submitter 4

- Does not agree with reducing open space to accommodate industrial buildings at the expense of children and recreational spaces.
- Council treats Glenroy as a dumping ground for industrial sites which it would not dream of imposing on Brunswick or inner north.
- Glenroy is an easy target to avoid making unpopular decisions in wealthier suburbs.
- Opposes this proposal in the strongest terms.
- Consultation process did not follow process
- Believes there are better places to put the tower.

##### Submitter 5

- Inappropriate development in a lovely park with shaded tree areas
- Inappropriate location near playground and sporting facilities
- Residents using the running track will be affected
- Disruption during development
- Community Hub or Café would be better use of the space
- If proposal goes ahead there is a risk of ghettoising and degenerating the area and further promote hoons and donut drivers in the car park
- Proposed a different location closer to M80 Ring Road

##### Submitter 6

- Strongly objects to the commercial leasing of public green space in the first instance.
- Land is preserved for community use as well as retaining an area for flora and fauna to flourish in an inner city urban location.

- Public green spaces are for community use and not an opportunity to raise funds.
- The compensation offered for the misappropriation of this land and for the timeframe tabled is not only grossly inadequate, it also represents a short term mindset that is not in the interests of the community.
- The proposal is at odds with objective 1.2 of Council's Local Law Part 1.
- Not satisfied with the community engagement undertaken.

Submitter 7

- Against the lease because it has no information whatsoever on how the study was performed regarding an antenna
- Exactly on the boundary of a residential area or in a recreation area
- Antennas are designed to maximise power delivery so they are not designed to be next door to a resident or nearby people continuously.
- The pole plan diagram is lacking any information about this and is even incomplete.
- I don't see how public lighting which is an essential need, justifies this lease or any antenna installation in a public park.

Submitter 8

- Commercial use of public facility degrades the local community
- There are other options that do not impede our limited open spaces
- Opposed to the lease

Submitter 9

- Members of the Association who live in the area
- 35 metre tower will dominate the area- detract and diminish the atmosphere
- It will be seen from the bowling green tennis court, basketball court.
- It will be seen by the players on the oval, the cricketers, footballers, and spectators will be visible to the dog walkers and the people at the picnic area,
- It will be seen by the children using the play equipment.
- It will be visible to the children using the border park area of the kindergarten and the specialist school.

Submitter 10

- Recently moved to the area, the park has been vital in establishing community
- Council has responsibility for implementation and maintenance of green spaces which are important for people's mental health, wellbeing and connection to the community
- Opposed to the lease in parkland
- This will have lifelong negative impacts on Glenroy's people and wildlife

Submitter 11

- It is not low density tower. It is a high density proposal, which concerns residents
- Could not find legislation that talks about a high density proposal
- Has faith that Council will make the right decision in regard to this matter.

Submitter 12

- Husband and family are long-time residents.
- Uses the park daily for passive recreation, dog walking and as a nice, tranquil place in nature.
- Surrounded by industrial development and is the only green space accessible to them.

- Neighbourhood is changing, single houses are being replaced by townhouses without outdoor areas who require public open space.
- The telecommunications tower will destroy the amenity of the park, towering over the existing tree canopy.
- There are other sites within 150 metres of the park that would be suitable for the tower.

Submitter 13

- Resident of Broadmeadows, bordering Glenroy.
- The submitter and their neighbours often use the park.
- Preserve the area for the purpose it was designed, for the welfare of residents surrounding and those visiting from close by.
- The reserve was not designed to raise revenue.
- Telecommunications companies seduce councils with money for public open space.
- Understands the dilemma facing councils and asks Merri-bek to refuse the lease for the benefit of residents and their interests.

**5. MEETING CLOSE**

The Chair reiterated that a decision in relation to the proposal would be made at 10 May 2023 Council meeting.

The meeting closed at 6.32 pm.

# Environmental EME Report

|                 |  |                  |         |
|-----------------|--|------------------|---------|
| <b>Location</b> | 133-165 Daley Street, GLENROY VIC 3046 |                  |         |
| <b>Date</b>     | 31/05/2022                             | <b>RFNSA No.</b> | 3046023 |

## How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 133-165 Daley Street, GLENROY VIC 3046. These levels have been calculated by Axicom 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.](#)

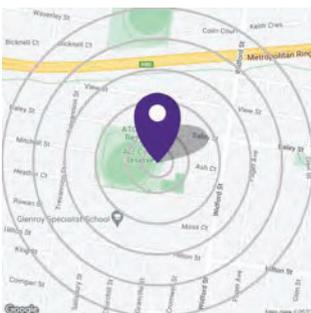
## A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

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

# 1.27%

out of 100% of the public exposure limit, 188 m from the location.



| EME levels with the proposed changes |   |
|--------------------------------------|---|
| Distance from the site               | Percentage of the public exposure limit |
| 0-50 m                               | 0.43%                                   |
| 50-100 m                             | 0.84%                                   |
| 100-200 m                            | 1.27%                                   |
| 200-300 m                            | 1.25%                                   |
| 300-400 m                            | 0.70%                                   |
| 400-500 m                            | 0.39%                                   |

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/3046023>.

## 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  |
| Vodafone |          |               | 3G, 4G, 5G | NB-IOT900 (proposed), WCDMA900 (proposed), NR/LTE700 (proposed), NR/LTE850 (proposed), NR/LTE1800 (proposed), NR/LTE2100 (proposed), NR3500 (proposed) |

Issued by: Axicom, NAD (v1.0.158933.51556)  
Environmental EME report (v12.4 Feb 2021)

Produced with RF-Map 2.1 (Build 3.2)

### 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                  |                        |                                    |   | 3.20                   | 27.15                              | 0.43%                                   |
| 50-100m                |                        |                                    |   | 5.23                   | 72.63                              | 0.84%                                   |
| 100-200m               |                        |                                    |   | 5.89                   | 92.16                              | 1.27%                                   |
| 200-300m               |                        |                                    |   | 5.82                   | 89.90                              | 1.25%                                   |
| 300-400m               |                        |                                    |   | 4.36                   | 50.53                              | 0.70%                                   |
| 400-500m               |                        |                                    |   | 3.26                   | 28.17                              | 0.39%                                   |

### 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 C564:2020](#) 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 |
|---|--------------|----------------------|------------------------------------|---|
| Glenroy Specialist School                 | 0-5 m        | 0.48                 | 0.61                               | Less than 0.01%                         |
| Northern Schools Early Years Cluster Inc. | 0-5 m        | 0.41                 | 0.44                               | Less than 0.01%                         |