

# Telecommunication Towers Planning Scheme Policy

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## 1 Introduction

This Planning Scheme Policy outlines the issues to be considered in the site selection and design of telecommunication towers and other telecommunications facilities.

## 2 Purpose

The purpose of this Planning Scheme Policy is to:

- encourage landowners/carriers to share infrastructure facilities or to co-locate (co-masting and co-siting) facilities where appropriate and practicable, to minimise adverse environmental and visual amenity impacts
- encourage impact mitigation measures that protect community values, especially visual character values
- encourage the adoption of best practice by carriers in terms of innovative design, environmental management and work practices, to accord with good engineering and environmental standards
- ensure appropriate consultation processes are undertaken by the telecommunication carriers
- ensure that public safety is maintained.

## 3 Guidelines to be considered in site selection and design

### 3.1 Environmental impact and site selection

Site selection and design considers:

- the impact of the proposed development on the historical, archaeological, architectural, anthropological, nature conservation and cultural and social values of the development site or adjoining land
- potential conflicts with other uses on the site, including:
  - access and movement throughout the site
  - the present use of the site
  - the Area where the site is located
  - possible future uses of the site
- present and future uses, including:
  - present uses in the vicinity
  - what Areas are in the vicinity
  - possible future uses of sites in the vicinity
- design and construction that facilitates sharing the site with other carriers
- design that prevents the loss of top soil and the flow of sediments into the stormwater system during and after construction, especially on elevated land and hilltops. Refer to Council's **Erosion and Sediment Control Standard**
- strategies to address impacts of noise and dust generated through the movement of heavy vehicles during construction on the environment and surrounding residents
- prevention of aesthetic degradation, particularly in areas of environmental significance and heritage places, through proper removal of waste material generated during construction
- management of site access to minimise any impact on the environment
- provision for adequate access to the site and for safe movement within the site
- provision of sufficient parking space within the site boundary for service vehicles
- mitigation of any potential unacceptable noise generated by the development through:
  - submission of a noise report where impact on noise sensitive uses is likely to occur, providing a statement of conformance with noise criteria specified in the *Environmental Protection Act 1994* or subordinate legislation of that Act

- indication of location of potential noise sources and predicted noise levels at the nearest residential or other noise sensitive places
- consideration of acoustic treatment for potential noise sources, including relocation of the source, and/or preservation of natural noise barriers, erection of barriers or other appropriate noise attenuation methods
- mitigation of shadows from structures over 10m in height that detract from the amenity of surrounding uses, particularly residential buildings, parks, child care centres and public spaces
- impacts such as instability, erosion of the land or other hazards caused by development on a site are addressed including an escarpment or other steep land
- the impacts of the proposed location of structures, access to these structures and the associated vegetation clearing on the conservation value of significant natural features such as wetlands, waterway corridors, fauna habitat, fauna movement corridor or flora habitat are mitigated, possibly involving the preparation of a proper management and protection plan
- the site location does not adversely impact on sensitive Commonwealth lands
- the proposed structure does not affect airport operations (refer to **Airports Planning Scheme Policy**).

### 3.2 Design and construction solutions

Solutions to minimise impacts on visual amenity are considered, including:

- existing vegetation is not to be removed from the site except in the area required for construction and works associated with the erection of the facility
- the facility is to be located so that surrounding landforms can be utilised to screen the facility
- where vegetation interferes with the proper functioning of telecommunication facilities, Council may give permission to remove that vegetation
- proposals within sites that have been clear felled or denuded of natural vegetation are to be accompanied by a proposal for major landscaping and screening works. Additional landscaping is to be of a sufficient density and height within two years following construction to screen the facility (to the satisfaction of Council), while maintaining personal security in the vicinity of the facility

- provision is to be made for a vegetated buffer between the site and any adjoining land that is in a Residential Area or contains residential buildings or other sensitive land uses such as a park
- the finish or colour of the structures is appropriate taking into account the backdrop and situation of the location, and reduces glare and reflectivity
- the design of the structure complements the surrounding environment
- the structure is limited to a reasonable height to achieve its function while minimising impacts on visual amenity
- when the structure is no longer required, the carrier agrees to remove the structure and reinstate the site
- screening is provided, or the structure is painted where mounted on a building.

### 3.3 Co-location

The location and design of facilities involves:

- sharing of existing sites where this will be less visually obtrusive than a number of sites
- location of telecommunications equipment on an existing building or structure (including antennae mounted on the roof of buildings or on the building facade where appropriate) with the visual treatments of additions aiming to minimise visual impact
- erection of new towers only in locations where the predominant land uses are utility installations, industries or commercial activities
- co-location with other compatible land uses and clear of residential or other sensitive uses.

### 3.4 Visual amenity

Provide an artist's impression or photo montage to support demonstration of how:

- site selection considers the elevation, visual prominence and visual significance of the site
- site selection considers the relative elevation of adjoining land
- site selection considers whether the site adjoins or is within the line of sight of existing or future residential areas
- the location of the structures within the site minimises visual amenity impacts
- the height, shape, form and bulk of the installation minimises visual amenity impacts

- the materials, configuration, finish and colour of the installation minimises visual amenity impacts
- the facility would appear from a street or other public place and how it would impact on the character of other development in the vicinity
- the facility would impact on the natural outlook of existing or proposed developments on sites in the vicinity.

### 3.5 Public safety

Site selection and design ensures:

- all measures are taken to ensure public health and safety
- power output levels from any transceiver tower are as low as possible and do not exceed the maximum exposure limit set by *AS2772.1—Radio Frequency Radiation—Maximum Exposure Levels*
- enclosure of the site by security fencing where it is necessary to prohibit access by the public and to maintain public safety
- erection of warning or information signs where necessary.