

Policy

Telecommunication Installations



Telecommunication Installations

To define criteria against which Telecommunication Installations are assessed. To facilitate Telecommunication coverage of the municipal area while minimising; Visual impact/intrusion, Visual clutter, Impact on amenity of area, Overshadowing, Health and Safety Impacts, Environmental impact, Heritage qualities and Interference with existing development.

Exemptions from Council's Planning Approval; In accordance with the Commonwealth Telecommunication Act 1997, the following activities and installation do not require Local Planning Approval; Low Impact Facilities (Attachment 1), Inspection, Maintenance of Facilities, Subscriber connections and Temporary Defence Facilities.

Adopted:	21/01/1998 #461
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163
Legal Authority:	Local Government Act Section 2.7 – The Role of Council Commonwealth Telecommunications Act 1997 Town Planning and Development Act 1928 Metropolitan Region Town Planning Scheme Act Town Planning Scheme No. 2 Clause 8.6 (Planning Policy)

Policy:

Above Ground Facilities

1. Towers:

- 1.1 Towers shall not be located within 300 metres of residential zoned land (whether subdivided, developed or not, or land that has been identified by Council as having urban potential), or schools (including ovals & playgrounds), child care facilities or other land used for children's activities.
- 1.2 Towers shall generally be located in Industrial, Commercial and Rural areas.
- 1.3 Co-location of Antennae Facilities on single towers will be required except where technical impediments preclude such co-location or where in the opinion of Council, the visual impact of two or more towers is less than that of co-located facilities.
- 1.4 Towers shall not be located within areas designated for Landscape Protection under Council's operative Town Planning Scheme.
- 1.5 Towers shall be sited so to not intrude, encroach, obscure or detract from significant landscape features, vistas or views identified under Council Rural Strategy.
- 1.6 Towers shall be of mono-pole construction, although lattice or other towers may be supported by Council where the proponent demonstrates to the satisfaction of Council the technical necessity of such a tower, in terms of achieving the necessary elevation of antennas.
- 1.7 The external colour and texture of towers shall be so as to harmonise and blend with the background landscape and this will be dependent of the sitting of the facility and the surrounding topography as follows;
 - 1.7.1 Where the tower is to be established against a predominantly sky background, the external colour of the tower should be of a pale blue hue or similar.
 - 1.7.2 Where the tower is sited against a vegetation backdrop, the external colour of the tower should be of a darker green hue with the intensity of colour to match the colour of background foliage.
 - 1.7.3 Where the tower is situated against an unvegetated ridgeline backdrop or against the backdrop of industrial or commercial development, the external colour of the tower shall match as closely as possible the colours of the relevant backdrop.
- 1.8 The base of the tower and associated installations shall be screened by established vegetation.

- 1.9 Council will not support towers where antennae can be established on existing structure/buildings with the concurrence of the landowner.
- 1.10 Council may require the use of innovative tower structure design, particularly within an urban context, so that the external appearance of the tower is compatible with the surrounding built form and mimics urban structures such as clock towers, columns or includes urban art features.
- 1.11 Favourable consideration will generally be given to the establishment of towers in the following circumstances;
 - 1.11.1 areas of concave topography
 - 1.11.2 locations sited at the base and below prominent ridgelines
 - 1.11.3 where colour of tower does not contrast with background
 - 1.11.4 where existing public utility corridors are used
 - 1.11.5 where the tower height is in keeping with the height and bulk of surrounding built form
 - 1.11.6 where base of tower is screened by established significant vegetation

2. Satellite and Radio Communication Dishes:

- 2.1 Planning Approval and Building Licences shall not be required for the installation of satellite dishes where they comply with all of the following criteria;
 - 2.1.1 The maximum diameter of the satellite dish is 1.2 metres.
 - 2.1.2 The satellite dish is of a neutral, non reflective coloured material.
 - 2.1.3 The satellite dish at no time shall be utilised to transmit for any purpose whatsoever.
- 2.2 Planning Approval is required for all other satellite dishes. A Building Licence may be required subject to a preliminary assessment by the Manager Building Services.
- 2.3 All satellite dishes shall be considered by Council except where they comply with the following criteria. In these instances the Manager Planning Services shall have authority to approve applications.
 - 2.3.1 The height of the dish is 3.5 metres or less when located at ground level.
 - 2.3.2 A roof mounted dish which has a diameter between 1.2 - 1.5 metres.
 - 2.3.3 The proposed dish is to be constructed in a material of neutral and non reflective colour.
 - 2.3.4 The proposed dish is to be located at least 3 metres from any boundary.

- 2.3.5 Where the dish is not visible from the street or will not impact on the streetscape.
- 2.3.6 Any proposed satellite dish within the General and Light Industrial Zone.
- 2.4 All proposals for roof mounted satellite dishes with a diameter greater than 1.2 metres and all dishes greater than 3 metres in height, except those within the General and Light Industrial Zones, are to be advertised to adjoining neighbours for a period of 7 days. If objections are received, the matter shall be dealt with by Council. Where refusal is recommended, the matter be dealt with by Council.
- 2.5 All other applications shall be dealt with by Council.
- 2.6 In considering applications for satellite dishes, Council shall generally have regard to the following;
 - 2.6.1 Visual impact of the installations on the subject site, the street and surroundings in terms of design, bulk, colour, height, material and general appearance. Satellite dishes shall generally be constructed of a material of a neutral and non reflective nature.
 - 2.6.2 Satellite dishes to be constructed with a diameter greater than 2.5 metres should be constructed, where possible, with mesh which should be painted black or other similar dark colour.
- 2.7 Where installations are proposed in a visible position the following should also be taken into account in assessing the applications;
 - 2.7.1 Justification and supporting information to be obtained from a qualified consultant that there are valid technical reasons for why the structure must be located in a visible position, and there are no suitable locations within the lot where the structures can be located so as to be not visible from the street.
 - 2.7.2 Comment should be obtained from the neighbours considered to be affected by the proposal.

3. Panel Antennae, Onni Directional Antennae, Micro Cells:

- 3.1 All of the above installations (3.0), where not described as Low Impact Facilities under the Telecommunications Act 1997 shall be so coloured, finished and fixed to or within buildings so as to blend/harmonise with the colour and design of the building and where possible should be screened from public places by elements of the building.
- 3.2 Should not protrude from a building into and/or above a public road reserve, pedestrian accessway or other public space.

Above Ground Housing

4. Pillar, Roadside Cabinet, Pedestal, External Equipment Shelters:

- 4.1 All of the above installations (4.0), where not described as Low Impact Facilities under the Telecommunications Act 1997, shall be so positioned, coloured and designed so as to not visually intrude into the streetscape, hinder pedestrian/cyclist/vehicular movement or obscure significant views or vistas.

Underground Facilities

5. Pits, Manhole, Underground Equipment Shelter, Underground Conduit or Cabling:

- 5.1 All of the above installations where not described as Low Impact Facilities under the Telecommunications Act 1997 shall be designed and positioned so as not to interfere with other public utility installations or hinder pedestrian/cyclist safety and movement.

6. General:

- 6.1 All decommissioned Telecommunication Installations shall be removed and the site reinstated to its original condition at the proponent's cost.
- 6.2 No above ground telecommunications cabling will be approved by Council, even in areas where above ground electrical services are established.