

TELECOMMUNICATION TOWERS AND OTHER ASSOCIATED ACTIVITIES POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

PURPOSE:

To control the installation of Telecommunication Towers and other associated facilities.

To provide guidance to telecommunication carriers and protect the amenity of residential areas from the visual impact of telecommunication towers and other associated facilities.

POLICY STATEMENT:

This policy applies to all applications for telecommunication facilities within the City of Bayswater.

Note: In the Telecommunications (Low Impact Facilities) Determination 1997, telecommunication facilities are categorised into classifications, including 'Low Impact facilities'. The Council has no control over the installation of 'Low Impact Facilities'.

Any application for a telecommunication tower or associated facility requires referral to Council for determination. The Council will not consider any application until the applicant has submitted all required information as specified under "Development Criteria" listed hereunder and where necessary undertaken the specified public advertising procedure as outlined in this policy.

1. Development Criteria

a. Location

- i. Telecommunication towers and other associated facilities, such as antennas, will be encouraged to locate within existing commercial or industrial zones.
- ii. The applicant shall provide adequate independent evidence that all opportunities for co-location of the new facility have been investigated and that co-location is not feasible for technical reasons.
- iii. Independent advice on this matter may be sought by the Council if carriers are not able to provide satisfactory justification.
- iv. Facilities should not be sited on land zoned for Residential purposes or within 250 metres of land zoned or developed for residential purposes.
- v. The facility must have no impact on the significance of heritage places as identified by the City.
- vi. On amenity grounds the tower and associated facilities should not be located within 250 metres of 'sensitive areas'. A sensitive area is defined as all existing and proposed residential areas, nursing homes, hospitals and community facilities such as schools and child day care centres.

- b. Design
 - i. The applicant shall demonstrate that the facility is designed to enable co-location by at least two (2) other telecommunication carriers. A Structural Engineers Report shall be submitted addressing this aspect.
 - ii. The design and location of any telecommunication facility should have minimal impact on the streetscape and surrounding built or natural environment as determined by Council.
 - iii. That carriers consider various camouflaging techniques that are available to assist in reducing the visual impact of telecommunication installations.
 - iv. The applicant should demonstrate that the Telecommunication Facility is designed to blend in with the environment, including colour and height. Note: Facilities above 30 metres in height will generally not be supported.
 - v. The submission of an Independent Radiation Hazard Report is required demonstrating that the Facility will comply with the Australian Standards (AS 2772.1-1990) relating to the exposure of the general community to electromagnetic fields.
 - vi. Surrounding vegetation should be retained as far as possible. Where vegetation is proposed to be removed to enable the installation of telecommunications facilities this should be nominated on the plan including any proposed remedial planting.
 - vii. All obsolete telecommunication facilities must be removed and the land reinstated within three (3) months of the cessation of use.

2. Advertising Procedure

The applicant is required to address the development criteria to the satisfaction of the City as specified in this policy prior to the commencement of the public advertising procedure.

The public advertising procedure for telecommunication towers and other associated facilities requires:

- a. A notice to be placed on the development site setting out details of the proposal and that public comment is invited.
- b. An advertisement to be placed in the local paper circulating in the district advertising the proposal and that an opportunity exists for comment.
- c. Affected landowners within a 250 metre radius being advised in writing of the proposed telecommunication tower and other associated facilities and invited to make written comments.
- d. The advertising period to be not less than twenty-one (21) days.
- e. That the costs associated with the public consultation procedure shall be borne by the applicant.
- f. Council reserves the right to modify these procedures as it considers appropriate dependant upon the merits of the particular application.
- g. All submissions received during the advertising period shall be referred to Council for consideration with the application.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24

Clause 3.1 of Town Planning Scheme No 23

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	26 September 1997
Reviewed / Modified	Date	27 February 2001
Reviewed / Modified	Date	16 October 2007
Reviewed / Modified	Date	1 March 2016