

Telecommunications Infrastructure Policy

Responsible Division	Community and Development
Responsible Business Unit/s	Development Approvals
Responsible Officer	Manager Development Approvals
Affected Business Unit/s	Development Approvals

Purpose

To outline the requirements for providing telecommunications infrastructure in the City of Bayswater.

Objectives

The objectives of this policy are to:

1. Minimise and mitigate the visual impacts of telecommunications infrastructure on the natural, cultural, heritage and social amenity of an area.
2. Recognise that telecommunications infrastructure is essential for business, personal and emergency purposes; however, it is to have no greater consideration than the need to protect the visual impacts of telecommunications infrastructure on the amenity and character of a locality.

Introduction

Adequate and reliable telecommunications are essential for all aspects of contemporary community life, from supporting the State's economy to creating and maintaining connected and cohesive social networks. Contact between emergency services and the community increasingly relies on the telecommunications networks.

However, telecommunications infrastructure can have a visual impact on the natural, cultural, heritage and social amenity of an area. It is important that any potential visual impacts are appropriately minimised and mitigated and that the need for effective telecommunications services is given equal consideration with the need to protect the amenity of an area.

Scope

1. The requirements in this policy apply to all telecommunications infrastructure, with the exception of infrastructure that does not require development approval under the Telecommunications Act 1997 (as amended), such as low-impact telecommunications facilities.
2. This policy is complementary to State Planning Policy 5.2: Telecommunications Infrastructure. In assessing development applications for telecommunications infrastructure the City is to have regard to State Planning Policy 5.2.
3. The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is the primary Commonwealth agency responsible for protecting the health and safety of people and the environment from the harmful effects of radiation.

Telecommunications carriers must comply with the Australian Communications and Media Authority (ACMA) *Radio communications Licence Conditions (Apparatus Licence) Determination 2003*. These licence conditions make mandatory the limits in the ARPANSA Radiofrequency (RF) Standard, which sets limits for human exposure to RF electromagnetic fields from all sources, including telecommunications infrastructure.

As health and safety standards in relation to telecommunications infrastructure are controlled by a Commonwealth agency, they are not a consideration of this policy and are not a responsibility of the City of Bayswater.

Definitions

Telecommunications Infrastructure means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network.

Sensitive Land Uses means land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include dwellings, short-stay accommodation, schools, hospitals and childcare centres, and generally excludes commercial or industrial premises.

Requirements

Location

1. Telecommunications infrastructure shall be co-located with existing infrastructure in the first instance where possible.
2. Where telecommunications infrastructure cannot be co-located, it shall be either:
 - (a) Located within industrial and commercial zones.
 - (b) Mounted on existing or proposed buildings where possible and positioned on the building where it will have the least visual impact from public places and neighbouring properties. Where the infrastructure is to be mounted on a proposed building, it should be considered as a part of the development application for the proposed building.
 - (c) Located in another location that will have the least impact on the amenity of an area.
3. Telecommunications infrastructure shall also be:
 - (a) Located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites.
 - (b) Located to avoid detracting from a significant view of a heritage item or place, landmark, streetscape, vista or panorama, whether viewed from public or private land.
 - (c) Adequately setback from sensitive land uses to ensure the amenity of the area is not unreasonably compromised.

Design

1. The scale, materials, external colours and finishes are to be sympathetic to, and blend in with the surrounding landscape.
2. Landscaping and other methods shall be used to screen and/or camouflage telecommunications infrastructure from sensitive land uses and public places, and to mitigate any potential impacts to the amenity of an area.
3. Trees and other vegetation shall be retained where possible. Where trees and other vegetation are proposed to be removed, trees and vegetation shall be provided at a ratio of not less than 5:1. Any new trees shall have a minimum size of at least 35 litres when planted.
4. The infrastructure is to be designed to accommodate the future co-location of at least two additional telecommunication carriers.

Cessation of Use

All obsolete telecommunications infrastructure must be removed and the land reinstated to a state that is considered acceptable to the City within three months of the cessation of its use.

Advertising

Proposed telecommunications infrastructure shall be advertised by the City to owners and occupiers within a 250m radius of the proposed infrastructure's location.

Information to be submitted with a Development Application

Plans for all development applications that are subject to this policy are to include:

1. A statement prepared by a suitably qualified Telecommunications Engineer providing evidence that all opportunities for the co-location of the proposed infrastructure with existing telecommunications infrastructure have been investigated and that it is not possible.
2. A statement prepared by a suitably qualified Telecommunications and Structural Engineer demonstrating that the infrastructure has been designed to accommodate the future co-location of at least two other telecommunication carriers.
3. A statement prepared by a suitably qualified Telecommunications Engineer and/or a map indicating the extent to which the proposed infrastructure addresses the network capacity for future demand and/or current gaps in service.
4. A statement demonstrating how the proposal complies with the objectives and requirements of this policy and if applicable justification for any variation.
5. Plans and coloured graphic illustrations, including photographic simulations, showing the type of infrastructure and its relationship with adjacent development, including elevations showing the extent, height and appearance, proposed materials and colour, any screening or fencing, and any external lighting.
6. Details of any significant environmental constraints, including those associated with the species, condition and significance of any vegetation to be removed.
7. Where landscaping is proposed a landscaping plan shall be provided.

Related legislation

This policy is adopted under all Local Planning Schemes in force within the City of Bayswater, in accordance with Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Relevant Delegations	TP-D01
Council Adoption	29 October 2019