

Objectives: Place

Outcome: 2.1 - A diverse, well planned built environment.

Strategy: 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Objectives

1. To facilitate the coordinated development of Telecommunications Infrastructure in appropriate locations within the Shire.
2. To minimise adverse impacts of Telecommunications Infrastructure, including amenity, environment, and heritage.

Definitions

Not Applicable

Background

Telecommunications Infrastructure (primarily lattice towers and monopoles) are not classified as low impact facilities and their installation requires development approval.

As there are currently no provisions in the Town Planning Scheme No.2 relating to Telecommunications Infrastructure, there is a need for a policy to ensure consistency in the assessment, and guide the determination, of these applications.

Whilst recognising the need to provide an efficient communications network for the community, there is a need to ensure that mobile phone towers/monopoles are developed in a manner which is compatible with the surrounding environment and not adversely impact the amenity of an area.

In assessing such applications and determining whether or not to grant planning consent to any proposed mobile phone tower/monopole, Council should have due regard to the objectives and provisions of this policy.



Policy Provisions

1. Co-location

- 1.1 In order to provide for future co-location, all Telecommunications Infrastructure must be designed in such a manner as to permit at least three carriers to co-locate.
- 1.2 Carriers must co-locate onto existing towers/monopoles, other existing structures or replace existing structures where possible. If there is an existing facility in the locality and the Carrier chooses not to co-locate with that facility, the applicant will be required to demonstrate that the proposal cannot be co-located for technical/structural reasons.

2. Location

- 2.1 Carriers are encouraged to locate towers/monopoles within existing public utility corridors, at a height which is in keeping with the height and bulk of surrounding built form, away from public roads, to the rear of buildings and where the base of the tower/monopole is screened by established significant vegetation.
- 2.2 Towers/monopoles should not be located within 200 metres of land zoned Urban or Urban Deferred in the Metropolitan Region Scheme (other than in special circumstances accepted by Council i.e. presence of a physical buffer between Telecommunications Infrastructure and residential area). Council may, however, consider the use of existing structures for the attachment of antennas and other equipment which does not require the construction of Telecommunications Infrastructure and does not adversely impact on the visual amenity of an area.
- 2.3 Telecommunications Infrastructure will not be supported where visual impact is incremental, due to the proximity of existing or approved Telecommunications Infrastructure.

3. Design

- 3.1 Telecommunications Infrastructure must be designed to have minimal impact on the streetscape and visual amenity by including the use of natural non-reflective colours and finishes.
- 3.2 All Telecommunications Infrastructure must be reasonably screened from view by vegetation.

4. General Requirements

- 4.1 All decommissioned mobile phone towers/monopoles shall be removed and the site reinstated to its original condition at the proponent's cost.

5. Planning Application Requirements

- 5.1 All planning applications for mobile phone towers/monopoles should be accompanied by the following:
 - i. Location plans showing the location of the facility and any existing or known/planned facilities of the carrier and other carriers, within the Shire and adjoining local authorities.



- ii. Artist impressions depicting the proposed facility on the subject site.
- iii. Plans of the proposed mobile tower/monopole including the height, appearance, colour and location of equipment shelters.
- iv. A written submission detailing the following:
 - o the need for the facility;
 - o details of co-location investigations;
 - o whether the applicant has notified other licensed carriers about the proposal and whether the other licensed carriers intend to co-locate on the proposed tower/monopole;
 - o the intended service area of the facility including a map of service coverage;
 - o whether excess space has been incorporated into the design and configuration of the structure of building for co-location and the suitability of that space for use by other licensed carriers;
- v. Council may require the submission of documentation showing sight lines demonstrating the level of visibility of the facility as viewed from adjacent properties or streets and elevations of all proposed improvements on the site;

References

Name of Policy	Local Planning Policy: 4.6 Telecommunications Infrastructure
Previous Policy	Local Planning Policy 3 – Telecommunications Infrastructure
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18
Review dates and Resolution Numbers	
Next review date	
Related documents	<p>Acts/Regulations <i>Local Government Act 1995</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>References</p> <p>Delegations 11.1.1</p> <p>Work Procedures</p>

Note: changes to references may be made without the need to take the Policy to Council for review.