

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 Local Planning Scheme No.3 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 significant vegetation.



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- 2.2 Towers/monopoles situated within urban areas (land zoned Urban or Urban Deferred in the Metropolitan Region Scheme) should be located close to areas which already have a reduced level of amenity. This includes areas close to, or within, railway reserves, primary regional road reserves, utility corridors and/or utility stations, and where residential development is intended to be generally separated from.
- 2.2(a) The Shire may consider towers/monopoles within areas of district open space (“DOS”) reserve, provided:
- (i) such does not impact upon any current or future useability of the DOS;
 - (ii) the DOS is not co-located with any existing or future primary and/or high school;
 - (iii) the DOS is configured in such a way that a tower/monopole can be placed in a manner that achieves adequate separation from any existing or proposed residential dwelling; and
 - (iv) the portion of the reserve for the tower/monopole and associated ground level equipment, is agreed by the State Government to be excised out of the overall DOS reserve, and created as a new reserve for telecommunications vested within the Shire with power to lease.
- 2.2(b) Towers/monopoles will generally be supported within areas zoned light or general industry, industrial development and service commercial, in order to further separate this infrastructure from residential areas and support data needs of business and enterprise locations.
- 2.2(c) All applications for development approval which include a technical study purporting to conclude that co-location options are not possible, is to have such technical study subject to independent peer review by a suitably qualified consultant, at full cost of the applicant. This is to consider specifically whether co-location has been correctly deemed unviable.

2. 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.

3. 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.

4. 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.



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- 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>