

**TELECOMMUNICATIONS FACILITIES**

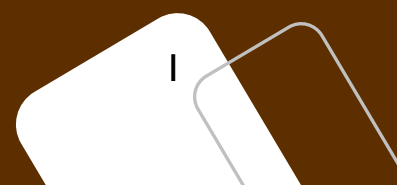
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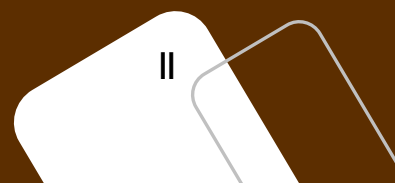
<b>Table 1.1</b>	Telecommunications Facility Location Requirements
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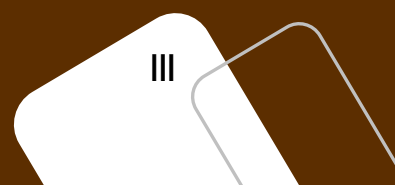
Amendments to Part N – Telecommunications Facilities  
(as of 2 July 2008)

Amendment No.	Location	Description	Adoption Date	Enforcement Date



**DISCLAIMER**

*Whilst due care is taken in the siting and aesthetic guidelines within this Plan, Blacktown City Council will not be liable or accept any responsibility from adverse public health effects shown to be associated with the siting of transmitting telecommunications infrastructure emitting electro-magnetic radiation near populated areas. To the date of writing these guidelines, Council as far as possible gives due regard to the opinions expressed in the relevant scientific literature that any public health risks associated with electro-magnetic radiation emitting developments remain inconclusive, and accordingly pursues the approach of "prudent avoidance" in the assessment of Development Applications for telecommunications facilities. At the same time, Council does not endorse any position taken in the relevant scientific literature, by the Federal Government, or of the relevant telecommunications carriers in this regard.*



TELECOMMUNICATIONS FACILITIES



1.0 Objectives

- 1.1 These guidelines are designed to provide a consistent approach to the processing and assessment of Development Applications (DAs) for the location and siting of telecommunications facilities within the City of Blacktown pursuant to the provisions of the *Environmental Planning & Assessment Act 1979*.
- 1.2 The general objectives of these guidelines are to:
  - (a) minimise possible adverse public health effects of telecommunications facilities by:
    - (i) designing and siting facilities in a sensitive manner; and
  - (b) preserve the visual character and amenity of the Blacktown City Council area by:
    - (i) providing siting and aesthetic guidelines for antennas, towers, microwave dishes and associated equipment and structures;
    - (ii) minimising the number of additional telecommunications antennas, towers and microwave dishes by encouraging, the sharing and co-location of facilities; and
    - (iii) not supporting the location of high impact facilities on Community Land if the core objectives of the Community Land classification under the *Local Government Act 1993* are not met.

2.0 Application of the Guidelines

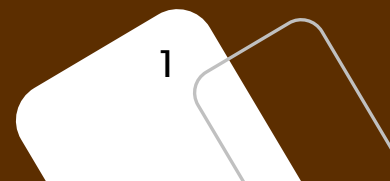
2.1 Council will apply these guidelines in its assessment of any Development Application for a telecommunications facility. Telecommunications facility is defined in Blacktown Local Environmental Plan (LEP) 1988 as:

"telecommunications facility" means:

- (a) any part of the infrastructure of a telecommunications network (such a network being a system, or series of systems, that carries or is capable of carrying, communications by means of unguided electromagnetic energy); or
- (b) any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure or thing used, or intended for use, in or in connection with a telecommunications network,

but does not include:

- (c) facilities listed in the Schedule to the *Telecommunications (Low-impact Facilities) Determination 1997 of the Commonwealth*; or
- (d) facilities used for an activity that a carrier may engage in despite a law of a State or Territory pursuant to the *Telecommunications Act 1997 of the Commonwealth*;



A DA is therefore required where a facility cannot be installed without Council's consent pursuant to the *Telecommunications Act 1997*.

- 2.2 Carriers should use these guidelines for the identification of appropriate sites early in the design stage. Council will assist with appropriate site identification during pre DA lodgement discussions.
- 2.3 The guidelines may also be applied to existing facilities in an effort to reduce their visual impact.
- 2.4 Each new telecommunications proposal will be merit assessed on a case by case basis applying the guidelines in this document.

**3.0 Guidelines**

Upon receipt of a proposal to construct a telecommunications facility, Council will:

- (a) publicly advertise the proposal for a minimum of 14 days in a newspaper circulating in the locality; and
- (b) advise all persons who appear to the Council to own or occupy adjoining and neighbouring land.

The potential for sharing (using a common structure) and co-location (occupying the same site) of facilities should be given high priority. The sharing of existing antennas via the use of combiners should be pursued in the first instance wherever possible. Existing towers and poles or other such structures should be investigated for their suitability for the sharing of antennas. Co-locating on building rooftops with existing antennas should also be investigated.

Where the facility is proposed to be sited is located on land classified as "Community Land" all of the core objectives of the Community Land classification under the *Local Government Act 1993* must be satisfied.

**3.1 Preparing your Development Application Submission**

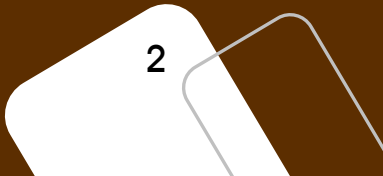
In addition to plans and elevations, a Development Application shall include the following:

**3.1.1 Environmental Impact Assessment**

A demonstration that the proposed development will not cause a level of electromagnetic radiation beyond that permitted by the relevant Australian Standard or as specified by the Australian Communications Authority.

**3.1.2 Public Safety**

The Development Application shall include details on measures taken to ensure public safety of facilities with respect to their structural and electrical safety, if relevant. A certificate from a suitably qualified structural engineer showing conformity to Australian Standards AS 1170 (as amended or updated) should be included for roof load bearing and wind loading soundness of roof top antennas.



**3.1.3 Network Master Plans**

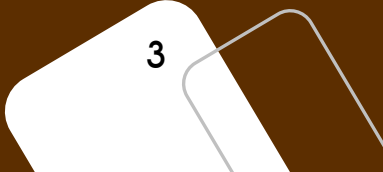
The carrier's network master plan for the subject type of telecommunications infrastructure should be included in order to identify opportunities for co-location or sharing of facilities.

**3.1.4 Site Identification and Visual/Aesthetic Considerations**

- (1) The objectives of these considerations are to minimise the visibility and visual impact of antennas and masts (and associated equipment and structures) by making them as unobtrusive as possible and to blend within their locational context by minimising their numbers. This can be achieved by encouraging co-location and restricting the siting of facilities in residential areas, or in areas capable of direct viewing from residential areas, or where a natural landscape vista may be evident.
- (2) Identification of appropriate sites early in the process of telecommunications facilities planning (in discussion with Council staff) will form part of the basis for the merit assessment of applications.
- (3) Siting of facilities shall be investigated giving priority to the following zones in descending order of appropriateness:
  - (a) Industrial.
  - (b) Commercial/Business.
  - (c) Open Space/Corridor Land/Drainage Reserves.
  - (d) Rural.
  - (e) Residential.
  - (f) Special Uses containing sensitive land uses such as schools, child care centres, hospitals, housing for the aged.

**NB:** Siting facilities on or near an Item of Environmental Heritage is considered inappropriate in all zones.

- (4) A case by case and performance-based approach shall be followed, and consideration of the need to locate facilities as far away as practicable from nominated land uses should be a primary criteria. Some-trade offs may need to be made to achieve a balance between visual and aesthetic considerations and separation from sensitive land uses.
- (5) Should a series of suitable alternative sites be identified, siting should give preference to aesthetic considerations and to sharing of facilities. Siting should also take into account likely future adjoining land uses.
- (6) A Development Application will be assessed for siting in terms of the overall pattern of existing telecommunications facilities, to ensure that opportunities for sharing are maximised and a complete and cumulative impact can be determined. A carrier's network masterplan will assist in this regard.



- (7) Where opportunities exist and where transmitting requirements permit, antennas and other structures should be incorporated into building architecture or located on existing roof top structures, or not visible from pedestrian eye level from fronting streets. Innovative examples of doing so include design incorporation into buildings or clock towers. Radio transparent materials may allow antennas to be concealed inside such structures. They should be located towards the rear of the building roof top or positioned to minimise visibility. If transmitting requirements preclude this, the antenna's appearance should be softened or screened by architectural means.
- (8) The visual impact of antennas, masts and associated equipment structures can be reduced by sympathetic or co-ordinated colouring within their context so that they blend in and are not obtrusive. In addition, the design of freestanding structures should be carefully considered so as to result in shapes or surfaces which are complementary to existing environments and not at odds with existing urban forms.



**3.1.5 Landscaping Plan**

- (1) Applicants must submit with their Development Application a detailed landscaping plan.
- (2) The landscaping plan should include the following:
  - (a) Northpoint.
  - (b) Scale.
  - (c) Main structures on the site and paved areas.
  - (d) Existing trees to be removed or retained.
  - (e) Proposed planting areas both around the base of the tower and around the periphery of the site in strategic locations to improve screening of the tower.

**3.2 Justification**

In considering any variation from the guidelines of this Part of Blacktown Development Control Plan (DCP) 2006, Council will have regard to the following environmental factors:

- (a) the location, design and siting of the facility;
- (b) the existing and proposed use of the land and adjoining properties;
- (c) the need for the proposal and alternatives considered by the proponent;
- (d) the proximity of the proposed facility to residential and community facility land uses;
- (e) any guidelines, advice or supporting information submitted by the proponent or other authorities which may be relevant;
- (f) the visual impact of the proposal and measures proposed to ameliorate this impact;
- (g) site access, security and landscaping proposals; and
- (h) any submissions received from the public.

ZONE/USE*	LOCATION CRITERIA
INDUSTRIAL/BUSINESS	<ul style="list-style-type: none"> <li>300 metres from any residence unless annual average exposure at nearest residence is less than 0.20+/-0.02 uW/cm<sup>2</sup>.</li> </ul>
DWELLINGS/RESIDENTIAL LAND/ SENSITIVE LAND USES	<ul style="list-style-type: none"> <li>300 metres from any dwelling, residential land, school, child care centre, hospital or aged care accommodation unless annual average exposure at any of these is less than 0.20+/-0.02 uW/cm<sup>2</sup>.</li> <li>Wherever possible Council prefers the distance separation requirement to apply in these zones.</li> </ul>
RURAL	<ul style="list-style-type: none"> <li>300 metres from any residence unless annual average exposure at nearest residence is less than 0.20+/-0.02 uW/cm<sup>2</sup>.</li> </ul>
OPEN SPACE/ CORRIDOR LANDS/ DRAINAGE RESERVES	<ul style="list-style-type: none"> <li>Considered on merits having regard to the above standards and only with consideration of environmental procedures to minimise impacts during construction, maintenance and operation and the submission of an acceptable workplan.</li> </ul>
OTHER	<ul style="list-style-type: none"> <li>Considered on merits having regard to the above standards.</li> </ul>

**Table 1.1**  
Telecommunications Facility Location Requirements