PART B10

TELECOMMUNICATIONS FACILITIES
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 1</td>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Section 2</td>
<td>Location</td>
<td>5</td>
</tr>
<tr>
<td>Section 3</td>
<td>Urban Design</td>
<td>7</td>
</tr>
</tbody>
</table>
SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council’s principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B10 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the location and design of telecommunications facilities in the City of Bankstown.

Part B10 generally applies to land in the City of Bankstown where the zone allows telecommunications facilities under the provisions of the State Environmental Planning Policy (Infrastructure) 2007.

However, Council is not the consent authority for telecommunications facilities regulated by the Telecommunications (Low-Impact Facilities) Determination 1997 such as low-impact telecommunications facilities.

Objectives

The objectives of Part B10 of this DCP are:

(a) To have a consistent and integrated planning framework to:

(i) address community interests, and

(ii) achieve environmental, economic, and social sustainability in the effective and efficient provision of telecommunications facilities.

(b) To have a consistent approach that benefits Council, the community, and carriers.

(c) To have a consistent approach that balances the needs of different stakeholders including the community, industry, Council and government agencies.

(d) To have guidelines for carriers in the siting and design of telecommunications facilities.

Definitions

For the purposes of Part B10:

Co–location means the siting of a number of telecommunications facilities, often owned by different carriers, in one location.

Cumulative impact means the impact of radiation from various sources or over time.

Electromagnetic radiation (EMR) means the radiation in the microwave and radiofrequency band of the electromagnetic spectrum.

Low impact facility means a facility that is exempt from state and council local planning under the Telecommunications (Low–impact Facilities) Determination 1997.
SECTION 2–LOCATION

Objectives

The objectives are:

(a) To have areas that are suitable to locate telecommunications facilities in the City of Bankstown.

(b) To have telecommunications facilities that are compatible with the character and visual context of an adjoining area, with particular regard to heritage buildings and cultural icons.

(c) To have telecommunications facilities that minimise any adverse impacts on the natural environment.

(d) To have a precautionary approach to the deployment of telecommunications facilities.

(e) To have telecommunications facilities that minimise the EMR exposures to the public.

(f) To have the general public and local communities able to access telecommunications technology.

(g) To have equity for the various stakeholders by endeavouring to balance their various needs.

Development controls

The development controls to achieve the objectives are:

Location

2.1 An applicant must demonstrate that, in selecting a site for telecommunications facilities (not including domestic satellite dishes), it has adopted a precautionary approach to minimise the EMR exposures to the public by:

(a) providing written confirmation that the proposed facility complies with the relevant Australian exposure standard as prescribed by the Australian Communications Authority;

(b) providing a site and locality analysis plan (refer to Appendix 1); and

(c) providing a 360 degree prediction map illustrating the EMR exposure levels and cumulative impact of the proposed facility (refer to Appendix 1).
2.2 Telecommunications facilities (not including domestic satellite dishes) must avoid locations where it may affect sensitive or likely sensitive land uses. A sensitive land use may include:

(a) a place where occupants stay for long periods of time (such as a dwelling);

(b) a place where children frequent (such as a school or child care centre); or

(c) a place where people stay due to particular health problems (such as a hospital or aged care facility).

2.3 Telecommunications facilities (not including domestic satellite dishes) must not locate:

(a) on a heritage item;

(b) in the vicinity of a heritage item;

(c) in an area of heritage significance; or

(d) in an area that will impact on endemic flora and fauna.
SECTION 3–URBAN DESIGN

Objectives

The objectives are:

(a) To have the external appearance of telecommunications facilities promote the principles of good urban design.

(b) To have telecommunications facilities that are visually compatible with the character and visual context of neighbouring buildings or an adjoining area.

(c) To have sites restored after the discontinuation or removal of telecommunications facilities.

(d) To have the public able to adequately identify the agency responsible for each telecommunications facility.

Development controls

The development controls to achieve the objectives are:

Visual amenity

3.1 An applicant must consider the range of available alternate infrastructure, such as low–impact telecommunications facilities and underground cables, to minimise the visual and cumulative visual impact on a building, structure, or streetscape.

3.2 Where it is not possible to comply with clause 3.1, an applicant must locate and design telecommunications facilities to minimise the visual and cumulative visual impact on a building, structure, or streetscape. Measures may include but not be limited to:

(a) avoiding landmarks or places of cultural or heritage significance;

(b) avoiding the obstruction or interruption of significant public views;

(c) locating a telecommunications facility where it is not visible to the street;

(d) integrating a facility with the architectural facade elements or roof of a building or structure;

(e) screening a facility using building elements or landscaping;

(f) minimising the clutter of facilities on a single building or structure;
(g) respecting an existing well–designed facility should the proposal involve co–location;

(h) choosing appropriate colours and textures to match the colour and pattern of the background;

(i) concealing associated feeder cables from public view; or

(j) any other measures to the satisfaction of Council.

Supporting documents to illustrate compliance with clause 3.2 must include a site and locality analysis plan (refer to Appendix 1).

3.3 Despite clause 3.1, Council may not support the co–location of telecommunications facilities as a desirable option where:

(a) the cumulative impact is a consideration;

(b) it is not visually acceptable;

(c) there are physical and technical limits to the amount of infrastructure a structure can support; or

(d) the location cannot achieve the required coverage.

Height

3.4 The height of telecommunications facilities on land within Zone B1 Neighbourhood Centre or Zone B2 Local Centre must:

(a) consider the scale of surrounding development; and

(b) should not protrude above the skyline where the height limit for adjoining buildings is two storeys.

Domestic satellite dishes

3.5 Domestic satellite dishes within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must:

(a) locate below the ridgeline of a roof;

(b) locate behind the front building line so as not to be visible to the street;

(c) achieve a minimum 3 metre setback from the allotment boundaries; and

(d) ensure the installation of the domestic satellite dish to a building or structure is safe and secure.
3.6 Residential flat buildings are limited to a single satellite dish with the capability for all dwellings to connect to the satellite dish.

Construction standards and access

3.7 An applicant must consider the range of available alternate infrastructure, such as new technologies, to minimise unnecessary or incidental EMR emissions and exposures as prescribed by the ACIF Code.

3.8 The construction of telecommunications facilities must comply with the relevant Australian Standards.

3.9 The design of telecommunications facilities must restrict public access to an antenna.

3.10 Telecommunications facilities must display a legible weatherproof sign to publicly advise the name and contact details of the carrier, operator or site manager.

3.11 A carrier must remove telecommunications facilities where it is no longer in use.
APPENDICES

Appendix 1–Preparing development applications

Development applications must submit the prerequisite information required by Council together with the following documents:

1 Site and locality analysis plan

A site and locality analysis plan establishes the context of an area by illustrating the opportunities and constraints of the proposed site in relation to the immediate surroundings. This process should influence the suitability of the proposed location and design.

A site and locality analysis plan must illustrate the following features within a 300 metre radius of the proposed site:

(a) site boundaries;
(b) topography;
(c) location of existing buildings;
(d) views to and from the proposed site;
(e) location of any sensitive land use on the site or adjacent area; and
(f) any areas of endemic flora and fauna on the site.

The site and analysis plan must also attach a photo montage of the proposed facility within the context of the location.

2 Map of exposure levels

An applicant must submit a 360 degree prediction map of exposure levels within a 300 metre radius of the proposed site and measuring 1.5 metres above natural ground level.

The map must also provide:

(a) information as to the carrier’s existing infrastructure in the area;
(b) an EMR assessment as prescribed by the ACIF Code; and
(c) compliance evidence or professional certification that the exposure details contained in the application are true and accurate.