

## Division 27 Major Telecommunication Facility Code

### 27.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Major Telecommunication Facility Code are the following:-
  - (a) The **telecommunications facility** is adequately buffered from **sensitive land uses**;
  - (b) All necessary measures are taken to ensure public health and safety are maintained; and
  - (c) The siting and physical form of buildings and other associated **structures** are appropriate to the desired character and environmental values of the areas in which they are situated.

### 27.2 Compliance with the Major Telecommunication Facility Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.27 – Assessment Criteria for Assessable Development* contained in Section 27.4 complies with the Major Telecommunication Facility Code.

### 27.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Preferred Site Location
- (2) Visual Amenity
- (3) Public Safety
- (4) Noise

### 27.4 Development Requirements Table

Table 6.1.27: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
<b>Preferred Site Location</b>	
<p><b>SO 1</b> <b>Telecommunications facilities</b> are established on land in such a manner as to be compatible with land uses both adjacent to, and in the same general vicinity as, the development <b>site</b>.</p>	<p><b>PS 1.1</b> New towers are erected only on land set aside for industrial, <b>warehouse</b> or commercial purposes and only where that land is at least 400m from premises used for residential accommodation.</p> <p><b>OR</b></p> <p><b>PS 1.2</b> New telecommunication transmitters and receivers are co-located on existing telecommunications towers with new control buildings positioned adjacent to the existing control buildings.</p>
<b>Visual Amenity</b>	
<p><b>SO 2</b> Buildings and other <b>structures</b> comprising the <b>telecommunications facility</b> are either so located, or so buffered that having regard to:-</p> <ol style="list-style-type: none"> <li>(1) the elevation, visual prominence and visual significance of the <b>site</b>;</li> <li>(2) the relative elevation of adjoining land;</li> <li>(3) whether the <b>site</b> adjoins or is within the line of sight of an existing or future residential area;</li> <li>(4) the location of the installation on the land;</li> <li>(5) the height, shape, form and bulk of the installation;</li> <li>(6) the material, configuration, finish and colour of the installation;</li> <li>(7) the appearance of the facility from a street or other public place and the impact of the facility on the character of other development in the vicinity; and</li> <li>(8) the nature of other development on <b>sites</b> in the general vicinity of the land;</li> </ol>	<p>There is no probable solution for the appropriate colour scheme for the facility under this element.</p> <p><b>PS 2</b> The <b>telecommunications facility</b> is located in such a manner that surrounding landforms prevent observation of the facility from an existing "sensitive receptor" in the form of:-</p> <ol style="list-style-type: none"> <li>(1) premises used for residential accommodation; or</li> <li>(2) a <b>park</b> or garden that is open to the public for use for a purpose other than sport or organised entertainment.</li> </ol> <p>For purposes of this provision, an existing sensitive receptor is a sensitive receptor which is either in existence or under construction at the time that application to establish the <b>major telecommunication facility</b> on the land is made.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<p>the facility:-</p> <p>(9) does not adversely impact on the existing or desired streetscape for the area; and</p> <p>(10) is in keeping with the desired or established character of the area.</p>	
<b>Public Safety</b>	
<p><b>SO 3</b> The <b>telecommunications facility</b> is developed and operated in a manner which:-</p> <p>(1) prevents, to the extent practicable, public access to hazards associated with the operation of the facility; and</p> <p>(2) limits radiation power and field outputs to levels which do not pose a threat to human health due to either short-term or long-term exposure to such outputs.</p>	<p><b>PS 3.1</b> The combined power output levels from all devices attached to the telecommunications tower do not exceed the maximum exposure limit set in <i>Australian and New Zealand Standard AS/NZS 2772.1 (Int.) (1998) Radiofrequency Fields – Maximum Exposure Levels – 3kHz to 300 GHz.</i></p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 3.2</b> The telecommunications tower/mast, equipment building and other associated <b>structures</b> are enclosed by security fencing:-</p> <p>(1) having a height of no less than 2m; and</p> <p>(2) constructed of the same type of materials as those used for fencing or walls of adjacent development.</p>
<b>Noise</b>	
<p><b>SO 4</b> All activities associated with the operation of the <b>telecommunications facility</b> are undertaken within an environment incorporating sufficient controls to ensure that adjacent premises are not adversely affected by an unreasonable noise nuisance resulting from those activities.</p>	<p><b>PS 4</b> All equipment comprising the <b>telecommunication facility</b> which produces audible or non-audible sound as part of the operation of the facility is housed within a fully enclosed building incorporating sound control measures sufficient to ensure that no noise from this equipment can be heard, or felt within any existing <b>noise sensitive place</b>.</p> <p>For the purpose of this provision, an existing <b>noise sensitive place</b> is a <b>noise sensitive place</b> which is either in existence or under construction at the time that application to establish the <b>major telecommunication facility</b> on the land is made.</p>