

8.9 PLANNING SCHEME POLICY 9 – TELECOMMUNICATION FACILITIES

8.9.1 POLICY PHILOSOPHY:

This policy reflects the Council's intention to facilitate safe and effective provision of telecommunication services with Redcliffe City while minimising impacts of these services on the community and the environment.

In assessing development applications for Utility Installations (Telecommunication Facilities), the Council will consider the potential impacts on the character, visual amenity and environment of Redcliffe City.

8.9.2 POLICY OBJECTIVES:

The objectives of this policy are to ensure that telecommunication facilities:-

- 1) Visually integrate with their surrounds;
- 2) Satisfy public health and safety requirements;
- 3) Do not adversely affect the amenity of surrounding premises; and
- 4) Are sited and installed so as to minimise environmental impacts.

The Council will consider how a development proposal meets these policy objectives by assessing the application against:-

- 1) The performance criteria outlined in the Policy Statement; and
- 2) The information required to be provided in support of a development application as outlined in the Policy Procedures.

8.9.3 POLICY STATEMENT

This Planning Scheme Policy applies to the use of premises for a Utility Installation where the use involves the provision of telecommunication facilities.

The policy does not apply to telecommunication facilities included in the Telecommunication (Low-Impact Facilities) Determination 1997 or otherwise exempted by the Telecommunications Act, 1997.

The policy should be read in conjunction with the provisions of the Planning Scheme and the Telecommunications Act, 1997.

The policy is based on a performance approach to the regulation of development and the management of its impacts. This approach recognises that there may be a number of ways in which a development can meet desired environmental and community standards.

Where a development application is required by the Planning Scheme for a Utility Installation (Telecommunications Facilities), the applicant must demonstrate that the performance criteria have been met by:

- 1) Satisfying the acceptable measures nominated in this policy; or alternatively
- 2) Demonstrating other measures that meet the performance criteria.

Development which does not satisfy the performance criteria / acceptable measures detailed below, is unlikely to be supported by the Council.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>Visual Amenity</p> <p>P1 Development is visually integrated with its landscape or townscape setting so as not to be visually dominant or unduly visually obtrusive.</p>	<p>A1.1 Development is underground or provides for facilities to be:-</p> <ul style="list-style-type: none"> • Established in an area other than a residential area; and • Below the level of the surrounding tree canopy or any building situated on adjacent premises; and • Camouflaged through the use of colours and materials which blend into the surrounding landscape; and • Co-located with existing facilities.
<p>Health and Safety</p> <p>P2 Development avoids or manages any emissions of light, vibration or radiation beyond the site or works area boundaries such that:-</p> <ul style="list-style-type: none"> • Nuisance is not caused beyond the site or works area boundaries; and • Applicable State and National standards and requirements are met; and • Unacceptable risks to the environment or to personal and public safety are unlikely to be caused; and • Public access is restricted to meet Workplace, Health and Safety requirements. 	<p>A2.1 A statement of certification is provided demonstrating that the maximum field strength of the facility will comply with the maximum exposure levels set by Australian Standard AS2772.1 (Radio Frequency Radiation – Maximum Exposure Levels); AND</p> <p>A2.2 Fencing and warning information signs are provided on the site in compliance with Workplace, Health and Safety requirements.</p>
<p>Noise</p> <p>P3 Development prevents or minimises the generation of any noise such that:</p> <ul style="list-style-type: none"> • Nuisance is not likely to be caused to adjoining premises or other nearby noise sensitive areas; and • Applicable legislative requirements are met; and <ul style="list-style-type: none"> • Desired ambient noise levels for residential areas are not exceeded. 	<p>A3.1 Building and or Operational Work and demolition work associated with the development is to be in accordance with the following:</p> <p>Commencement times:</p> <ul style="list-style-type: none"> • 7am Monday to Friday from May to September • 6:30am Monday to Friday from October to April • 7am Saturday all year round <p>Completion times:</p> <ul style="list-style-type: none"> • 6pm Monday to Friday from May to September • 6:30pm Monday to Friday from October to April • 5pm Saturdays all year round <p>AND</p> <p>A3.2 A statement of certification is provided demonstrating that noise from the operation</p>

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	<p>phase of development will comply with the following:-</p> <p>a) Noise Levels received at a Noise Sensitive Place do not exceed:-</p> <table border="1" data-bbox="884 432 1441 701"> <thead> <tr> <th>Period</th> <th>Noise Level</th> </tr> </thead> <tbody> <tr> <td>7 am – 6 pm</td> <td>Background noise level by more than 5dB(A)</td> </tr> <tr> <td>6 pm – 10 pm</td> <td>Background noise level by more than 5dB(A)</td> </tr> <tr> <td>10 pm – 7 am</td> <td>Background noise level by more than 3dB(A)</td> </tr> </tbody> </table> <p>b) Noise levels received at a Commercial Place do not exceed:</p> <table border="1" data-bbox="884 835 1441 1104"> <thead> <tr> <th>Period</th> <th>Noise Level</th> </tr> </thead> <tbody> <tr> <td>7 am – 6 pm</td> <td>Background noise level by more than 10dB(A)</td> </tr> <tr> <td>6 pm – 10 pm</td> <td>Background noise level by more than 10dB(A)</td> </tr> <tr> <td>10 pm – 7 pm</td> <td>Background noise level by more than 8dB(A)</td> </tr> </tbody> </table> <p>AND</p> <p>c) The ambient noise level does not exceed 55dB(A).</p>	Period	Noise Level	7 am – 6 pm	Background noise level by more than 5dB(A)	6 pm – 10 pm	Background noise level by more than 5dB(A)	10 pm – 7 am	Background noise level by more than 3dB(A)	Period	Noise Level	7 am – 6 pm	Background noise level by more than 10dB(A)	6 pm – 10 pm	Background noise level by more than 10dB(A)	10 pm – 7 pm	Background noise level by more than 8dB(A)
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<p>Environmental Management</p> <p>P4 The provision of documentation demonstrating that environmental management issues have been properly identified, and that appropriate management measures can be effectively implemented and monitored.</p>	<p>A4 For assessable development, submission of an Environmental Management Plan (EMP)</p>																

8.9.4 POLICY PROCEDURES:

In support of a development application to which this Planning Scheme Policy applies, the Council will require submission of the following information:-

- 1) A site plan drawn to scale and depicting:
 - A) The location, dimensions and boundary setbacks of any proposed structures;
 - B) Details of any accessways, car parking, fencing and landscaping areas; and
 - C) Any proposed site works (such as filling or excavation works and retaining walls).
- 2) Dimensioned elevations of the proposed facility and associated buildings or equipment shelters.
- 3) An artist's impression and/or photo-montage of the proposed facility showing predominant viewsheds to and from the site.
- 4) A detailed planning report addressing the following matters:
 - A) An overview and general description of the proposal;
 - B) Grounds for making the application;
 - C) The type of facility, role within the network and facility description (i.e. scale, construction materials, colour, whether freestanding or integrated with other development);
 - D) Description of the site and surrounding area in terms of topography, vegetation, existing development, viewsheds, existing visual amenity and sensitivity and other relevant features;
 - E) Relationship with surrounding land uses;
 - F) Statement of compliance with the provisions of the Planning Scheme and the performance criteria and/or acceptable measures of this Planning Scheme Policy;
 - G) Proposed environmental management features or measures;
 - H) Siting options and evaluation (including feasibility of facility sharing, co-location or clustering) of alternative locations; and
 - I) Documentation of consultation with other carriers or other utility providers in respect to co-location of facilities.

8.9.5 DEFINITIONS:

“Ambient Noise Level” means the long-term average equivalent A-weighted sound pressure level ($LA_{eq,LT}$) as defined in AS.1055.1 (Acoustics – Description and Measurement of Environmental Noise).

“Background Noise Level” means the background A-weighted sound pressure level ($LA_{bgq,T}$) as defined in AS.1055.1 (Acoustics – Description and Measurement of Environmental Noise).

“Noise Level” means the adjusted average maximum A-weighted sound pressure level ($LA_{max,adj,T}$) as defined in AS.1055.1 (Acoustics – Description and Measurement of Environmental Noise).

“Noise Sensitive Place” has the meaning given in the Environmental Protection (Noise) Policy 1997.

“Utility Installation” has the meaning given in the Planning Scheme.

“Viewshed” means the extent of an area from which a particular telecommunication facility may be viewed.