
Owner	Planning and Sustainability
Implementation	August 2017
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PART 1 – POLICY OPERATION

Policy Development

This Policy has been prepared under Part 2 (Division 2) of the City of Wanneroo District Planning Scheme No. 2 (DPS 2) Deemed Provisions.

Application and Purpose

This Local Planning Policy is prepared in addition to State Planning Policy 5.2 – Telecommunications Infrastructure (SPP 5.2). In assessing development applications for telecommunications infrastructure, the City should have due regard to SPP 5.2 and this Local Planning Policy.

This policy establishes the following:

- The City's standards for the assessment and determination of telecommunications infrastructure applications; and
- The basis for the City's recommendations to the Western Australian Planning Commission (WAPC); for instances where the WAPC determines telecommunications infrastructure applications under the Metropolitan Region Scheme.

This Policy does not apply where works on telecommunication infrastructure are exempt from development approval under *Telecommunications Act 1997 (the 'Act')*; such as works that are deemed 'Low-Impact' in accordance with the Act and the *Telecommunications (Low-Impact Facilities) Determination 1997*.

Objectives

The objectives of this policy are to:

1. Facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs;
2. Manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure;
3. Promote co-location of telecommunications infrastructure wherever possible; and
4. Promote a consistent approach in the preparation, assessment and determination of proposals for telecommunications infrastructure.

Definitions

Lattice Tower:

A structure forming a tower – typically with three or four sides – that consists of a network of vertical, horizontal and/or diagonal supports, and used in a manner to support antennas or other equipment associated with telecommunications infrastructure.

Mast or Antenna

Has the same meaning as it is defined in Schedule 1 of DPS 2.

Mast or antenna : means any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antenna on other dwellings in the locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.

Monopole:

A pylon consisting of a single pole or rod, supported by guyed wires or not, and used in a manner to support antennas or other equipment associated with telecommunications infrastructure.

Telecommunications Infrastructure:

Has the same meaning as it is defined in Schedule 1 of DPS 2.

Telecommunications infrastructure: means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network.

PART 2 – GENERAL POLICY PROVISIONS

1. Application Requirements

Unless otherwise advised by the City, all applications for development approval of telecommunications infrastructure should be accompanied by the information prescribed in Schedule 1 of this Policy. Failure to provide this information to the City's satisfaction may result in the City deeming application incomplete in accordance with Clause 62 (1) and Clause 63 of the DPS 2 Deemed Provisions.

2. Assessment Criteria

2.1 The City may approve or support any applications for development approval of telecommunications infrastructure without consultation, where all the 'Deemed-to-Comply' standards prescribed in Column B of the Policy Table are met to the satisfaction of the City.

2.2 Applications for development approval of telecommunications infrastructure that do not satisfy provisions prescribed in Column B, but can satisfy the requirements specified in Column C of the Policy Table may be approved or supported by the City following consultation being undertaken as specified in General Policy Provision 3.1.

2.3 Unless exceptional circumstances exist, the City should not approve or support applications for telecommunications infrastructure that meet any of the unacceptable development standards prescribed in Column D of the Policy Table.

3. Community Consultation

3.1 Should an application for development approval of telecommunications infrastructure require consultation under General Policy Provision 2.2, consultation should be undertaken pursuant to Clause 64 of the DPS 2 Deemed Provisions, or as agreed by Council. Where an application for development approval requires consultation under this Policy, the City should in all instances:

- a) Give notice to all landowners and/or occupiers of land as follows:
 - Within 500 metres of the proposed telecommunications infrastructure, in instances a lattice tower is proposed; or
 - Within 200 metres of the proposed telecommunications infrastructure in all other instances;
- b) Require the applicant to erect a sign (or signs) displaying notice of the telecommunications infrastructure application. Signs should be erected in a conspicuous position on the lot subject to the application, and be present for the entire duration of the consultation period;

- c) Display the telecommunications infrastructure application (including all accompanying documentation) on the City's website;
- d) Publish a notice of the telecommunications infrastructure application in local newspapers within seven (7) days of the consultation period commencing; and
- e) Undertake the consultation for a duration of no more than 21 days, as prescribed in SPP 5.2.

3.2 The City may also consult with other telecommunication carriers to establish whether similar facilities are proposed in the immediate area and whether opportunities exist for co-location.

4. Electromagnetic Radiation

Local Government is not responsible for the monitoring and control of Electromagnetic Radiation (EMR) that emanates or could potentially emanate from telecommunications infrastructure. All telecommunications carriers are required to comply with EMR standards outlined by relevant Federal Government agencies, such as the Australian Communications and Media Authority (ACMA), and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

Issues relating to EMR levels are not deemed to be valid planning considerations when assessing applications for telecommunications infrastructure.

5. Differentiation between 'Telecommunications Infrastructure' and 'Mast or Antenna' Use Classes

Should an application be lodged by an applicant for the City to consider the erection of a 'mast or antenna', and that proposal facilitates electronic communications that are for the purpose of transmitting or receiving telecommunication signals, then such an application should be deemed to be an application for 'telecommunications infrastructure' and not for a 'mast or antenna'.

6. Consideration of Telecommunications Infrastructure in Structure Planning

Pursuant to the provisions of SPP 5.2, the City should give consideration to demand and/or future need for telecommunications services in its preparation and assessment of structure planning proposals.

SCHEDULE 1 – REQUIRED SUPPORTING INFORMATION

Unless otherwise advised by the City, development applications for telecommunications infrastructure should adequately include the following pursuant to General Policy Provision 1 of this Policy.

- a) Plans and/or graphic representations that demonstrate the following:
 - i) A location plan including notations identifying and describing land uses occurring on surrounding land;
 - ii) A site plan that depicts how the proposed telecommunications infrastructure will be situated on the subject land;
 - iii) An elevation plan that shows the height and appearance of the telecommunications infrastructure;
 - iv) An artist or computer generated impression to scale showing the proposed development and its relationship with the surroundings;
 - v) Mapping that demonstrates existing coverage within the locality and the coverage as a result of the proposed telecommunications infrastructure. Administration may, as an alternative, accept this information in the form of a statement;
 - vi) How the proposed telecommunications infrastructure will be situated in relation to similar existing and proposed infrastructure in surrounding localities; and
 - vii) The extent that telecommunications infrastructure can accommodate for co-location of facilities.

- b) Written descriptions, reports and/or statements that detail the following:
 - i) Detail of the subject land on which the telecommunications infrastructure is proposed, including:
 - The physical characteristics of the subject land;
 - The current use of the subject land; and
 - The location of existing (or proposed) access onto and through the subject land.
 - ii) A report demonstrating compliance with the Australian Communications and Media Authority industry codes for mobile phone base station deployment;
 - iii) A schedule of materials and colours of the proposed development (including any on-ground infrastructure such as equipment shelters);
 - iv) Any known intentions to expand or modify the development in the future;
 - v) Screening, fencing and lighting proposed in conjunction with the subject development;
 - vi) Existing vegetation to be removed and any proposals for landscaping and/or restoration of any disturbed land;
 - vii) Any significant environmental constraints on the subject land; and, where relevant, commitments stating how these constraints will be managed to prevent an unacceptable impact on the environment;
 - viii) A Bushfire Attack Level (BAL) Assessment and a Bushfire Management Plan as may be required to be submitted under State Planning Policy 3.7: Planning in Bushfire Prone Areas;

- ix) Timing of works involved in establishing the facility and any arrangements for temporary access and/or changes to existing access facilities during the course of construction;
- x) A justification for how the proposed height of the telecommunications infrastructure is necessary to provide for appropriate network coverage in the area; and
- xi) What (if any) additional facilities are known by the applicant to be under consideration to meet projected future increases in demand.

The items listed above may also be supported by plans and/or graphic representation where applicable and appropriate.

- c) Any other supporting documentation should it be specifically requested by the City.

POLICY TABLE

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Item Reference	Deemed-to-Comply provisions acceptable without consultation	Variations to the Deemed-to-Comply provisions that may be considered subject to consultation (pursuant to Section 3 of the General Policy Provisions)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)
Location			
L1	The applicant has demonstrated that the proposed telecommunications infrastructure addresses an existing lack of coverage or service availability in the locality.	The applicant demonstrates that the proposed telecommunications infrastructure addresses a forecasted lack of coverage or service availability in the locality.	An application that does not satisfy the standards set out in Column B or Column C.
L2	Proposed telecommunications infrastructure is not located on a lot where an adjoining lot is zoned 'Residential', 'Mixed Use', 'Special Rural', 'Rural Community', 'Landscape Enhancement' or 'Special Residential'.	Telecommunications infrastructure proposed on a lot where an adjoining lot is zoned 'Residential', 'Mixed Use', 'Special Rural', 'Rural Community', 'Landscape Enhancement' or 'Special Residential'.	Note: There are no unacceptable standards.
L3	Proposed telecommunications infrastructure situated in the 'Business', 'Commercial', 'Civic and Cultural', 'Service Industrial' or 'General Industrial' zone should be located away from street boundaries, and behind any buildings that exist on the same land.	Proposed telecommunications infrastructure that does not or cannot satisfy the requirements prescribed in Column B.	Note: There are no unacceptable standards.

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Item Reference	Deemed-to-Comply provisions acceptable without consultation	Variations to the Deemed-to-Comply provisions that may be considered subject to consultation (pursuant to Section 3 of the General Policy Provisions)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)
Design			
D1	The applicant demonstrates that the proposed telecommunications infrastructure is confined to a height and dimension that balances the need to provide for appropriate network coverage for the surrounding area, whilst minimising loss of amenity in the locality.	In the City's opinion, the applicant cannot adequately demonstrate that the proposed telecommunication infrastructure is at a height and dimension that would not result in a loss of amenity in the locality.	Note: There are no unacceptable standards.
D2	The applicant demonstrates that the telecommunications infrastructure is: <ul style="list-style-type: none"> • Located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites; • Located to avoid detracting from a significant view of a landmark, streetscape, vista or panorama whether viewed from public or private land; and • Not located on sites where environmental, cultural heritage, social and visual landscape values may be compromised. 	The proposed telecommunications infrastructure does not or cannot satisfy the requirements prescribed in Column B.	Note: There are no unacceptable standards.

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Item Reference	Deemed-to-Comply provisions acceptable without consultation	Variations to the Deemed-to-Comply provisions that may be considered subject to consultation (pursuant to Section 3 of the General Policy Provisions)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)
D3	The applicant demonstrates that the proposal for telecommunications infrastructure can enable the co-location of at least two (2) separate telecommunication carriers on the subject site.	The applicant demonstrates that co-location would detract from the amenity of the surrounding area to the extent that co-location is not beneficial or practical.	An application that does not satisfy the standards set out in Column B or Column C.
D4	Telecommunications infrastructure (including any 'on-ground' facilities provided) is finished with non-reflective material in a neutral colour to minimise visual intrusion.	No alternative standard will be supported.	An application that does not satisfy the standards set out in Column B.
D5	The base of any monopole or lattice tower as well as any associated equipment shelters is screened from view from the public domain and adjoining properties by mature vegetation or other suitable screening or landscaping to the satisfaction of the City.	Screening of the base of the monopole, base of the lattice tower and/or the associated equipment shelter is not (or cannot be) provided as required under Column B.	Note: There are no unacceptable standards.