Part 7 Codes
Division 2 Specific Development Codes
Chapter 33 Telecommunications Facilities

1.0 Purpose

This code seeks to ensure that the planning, design, installation and operation of Telecommunications and Broadcasting Facilities meet community standards. This should result in the provision of a service network that is consistent with industry objectives, meets the city image and local character values of the City, and minimises any negative impacts to public health and safety. The code also seeks to:

- promote the sharing or co-location of facilities, where appropriate;
- protect and enhance community, environmental, local character and City image values, through the careful design and construction of Telecommunications Facilities; and
- provide facilities and services for local and regional users which incorporate safe and efficient technology, in accordance with requirements for public and workplace health and safety.

This code seeks to regulate, for town planning purposes, Telecommunications and Broadcasting Facilities pursuant to the following Acts and relevant amendments:

- the **Telecommunications Act 1997 (Schedule 3)**, the **Telecommunications (Low Impact Facility) Determination (Amendment No. 1 of 1999)**, the **Telecommunications Code of Practice 1997**, and the **Telecommunications Regulations**; and
- the **Broadcasting Services Act 1992**, the **Broadcasting Services Amendment (online services) Bill 1999**, the **Radio Communications Act 1992**, and the **Television Broadcasting Services (Digital Conversion) Act 1998**.

2.0 Application

2.1 This code applies to any Telecommunications Facility that is indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed.

2.2 Performance Criteria PC1-PC17 apply to all development subject to this code.

3.0 Definitions

3.1 In this Code:

Area of Environmental Significance	has the meaning given in the Telecommunications (Low-Impact Facilities) Determination 1997.
Commercial Area	means an area for which the principle designated use is industrial purposes, other than an area of environmental significance.
Industrial Area	means an area for which the principle designated use is open space industrial purposes, other than an area of environmental significance.
Open Space Area	means an area for which the principle designated use is open space purposes, other than an area of environmental significance.
Principle Designated Use	means, for the areas in the second column of Table 3.1, the purposes shown in the first column of Table 3.1.

Area of Environmental Significance has the meaning given in the Telecommunications (Low-Impact Facilities) Determination 1997.

Residential Area means an area for which the principle designated use is residential purposes, other than an area of environmental significance.

Rural Area means an area for which the principle designated use is rural purposes, other than an area of environmental significance.

Table 3.1 Principle Designated Use

Principle Designated Use	Area
Commercial Purposes	Integrated Business Domain Local Business Domain Fringe Business Domain Any equivalent LAP precincts
Industrial Purposes	Industry 1 (High Impact) Domain Industry 2 (Low Impact) Domain Extractive Industry Domain Marine Industry Domain Any equivalent LAP precincts
Open Space Purposes	Private Open Space Domain Public Open Space Domain Emerging Communities Domain Any equivalent LAP precincts
Residential Purposes	Park Living Domain Village (Mixed Use) Detached Dwelling Residential Choice Tourist and Residential Community Purposes Any equivalent LAP precincts
Rural Purposes	Rural Domain Conservation Domain Any equivalent LAP precincts

4.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Siting			
PC1 All built facilities and structures must be sited to complement the: a) urban environment; b) natural landscapes and topographical features of the site; c) local character of the proposed site and the surrounding area, having regard to **Part 3, Division 2, Chapter 13 – Urban Heritage and Character** and a site analysis prepared in accordance with **Planning Scheme Policy 17 – Site Analysis**.	AS1.1 No acceptable solution provided.		
Building/ Structure Heights and Attachments			
PC2 All free standing tower structures and facility buildings (including equipment shelters and housings) must not be intrusive, by way of excessive height or cluttered structure design and arrangement, to be consistent with the character of the local area.	AS2 The design and overall height of the slimline tower is consistent with the local character expected in the relevant land use area.		
PC3 All free standing tower structures and facility buildings (including equipment shelters and housings), located in a **residential area**, are consistent with the character of the local area and provide safe structures meeting the required wind loading engineering certification.	AS3.1.1 The freestanding facility slimline tower is located in a **residential area** and has a slimline monopole with: a) a maximum height of 15 metres; b) a flush mounted headframe in accordance with Occupational Health and Safety Standards; c) no more than 5 attached facilities (to the pole), comprising cross-polar type slimline antenna not exceeding 2.8 metres in length, and circular dishes or		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	drum antenna not exceeding 1,200mm in diameter. OR AS3.1.2 The freestanding slimline tower is located in a **residential area**, is a co-located facility, and has a slimline monopole with: a) flush mounted headframes in accordance with the Occupational Health and Safety Standards; b) a maximum height of 20 metres; c) a maximum number of 8 attached facilities. OR AS3.1.3 The freestanding monopole slimline tower is located in the road reserve in any of the 6 land use area types, and/or is co-located on an existing public utility, and has: a) a maximum height of 10 metres; b) a flush mounted headframe in accordance with the Occupational Health and Safety Standards; c) a maximum number of 5 slimline facility attachments. OR AS3.1.4 The freestanding monopole slimline tower, not greater than 20 metres in height, is located in a **residential area**, and is located not less than one kilometre from another freestanding tower.		
PC4 All free standing slimline tower structures and facility buildings (including equipment shelters and housings), located in a **commercial area**, are consistent with the character of the local area and provide safe structures meeting the required wind loading engineering certification.	AS4.1.1 The freestanding monopole slimline tower is located in a **commercial area**, and has: a) a monopole or lattice slimline tower with a maximum height of 25 metres; b) a maximum of 9 attached facilities, including: c) a maximum of 3 circular dishes or one		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	drum antenna with a diameter not exceeding 1,200mm; and d) flush mounted headframes, in accordance with Occupational Health and Safety standards. OR AS4.1.2 The freestanding monopole slimline tower is located in a **commercial area**, is a co-located facility, and has: a) a maximum slimline tower height of 35 metres; b) flush mounted multi headframes in accordance with Occupational Health and Safety standards; c) a maximum of 12 attached facilities. OR AS4.1.3 The freestanding monopole slimline tower not exceeding 25 metres in height is located in a **commercial area**, and is located not less than one kilometre from another freestanding tower.		
PC5 All free standing tower structures and facility buildings (including equipment shelters and housings), located in either an **industrial area** or a **rural area**, are consistent with the character of the local area and provide safe structures meeting the required wind loading engineering certification.	AS5.1.1 The freestanding monopole slimline tower is located in an **industrial area** or a **rural area** and has: a) a maximum height of 30 metres; b) a maximum number of 12 attached facilities with a drum antenna not exceeding 1,200mm in diameter and a dish antenna not exceeding 1,800mm in diameter. OR AS5.1.2 The freestanding monopole slimline tower is located in an **industrial area** or a **rural area**, is a co-located facility, and has: a) a maximum height of 30 metres, not exceeding five metres above the existing		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	mature tree canopy on a topographic ridge line; b) a maximum number of 15 attached facilities; c) flush mounted headframes in accordance with Occupational Health and Safety standards. AS5.1.3 The freestanding monopole slimline tower, not exceeding 30 metres in height, is located in an **industrial area** or a **rural area**, and is located not less than one kilometre from another freestanding monopole slimline tower. OR AS5.1.4 The freestanding monopole tower is located in an **environmentally significant area**, and has a: a) maximum tower height not exceeding 15 metres; b) maximum of 3 fixtures; c) circular dish and drum antenna with a maximum diameter of 0.6 metres; d) minimum distance from any free standing tower of one kilometre. OR AS5.1.5 The telecommunications facility is a co-located facility located in an **area of environmental significance**, and has a: a) maximum tower height not exceeding 20 metres; b) maximum of 6 fixtures; c) circular dish and drum antenna with a maximum diameter of 0.6 metres; d) minimum distance from any freestanding tower of one kilometre.		
PC6 Freestanding tower facilities, including base	AS6.1 The freestanding monopole slimline tower is		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
station equipment shelters, located within the **open space areas**, must be located: a) to enhance the existing amenity of the space; b) to minimise impacts upon the recreational uses and facilities within the open space or parkland; c) to minimise impacts upon the neighbouring properties; d) to ensure the infrastructure does not reduce or inhibit the use of the open space area for its primary intended function; e) to be consistent with the character of the local area and to be of safe structures meeting the required wind loading engineering certification.	located in an open space area, and has an external form which provides a camouflage or disguise that minimises any negative visual impacts, and has: a) the appearance of a mature form of the dominant tree species in the space; b) a built form or art form which is directly related to the local character or function of the space. AS6.2 There are two or more freestanding slimline tower facilities located within an open space area, and they are: a) grouped in a clustered arrangement; b) located more than 200 metres from the nearest property boundary; c) located more than 400 metres from the nearest residential property; d) located more than 20 metres from a children's play space or play structure; or e) cycle way or the edge of the playing surface, formal active recreation area, sports track or associated formal seating area.		
PC7 All facilities attached to an existing building must be limited in vertical and horizontal dimensions to complement the local character and built form and provide safe structures meeting the required wind loading engineering certification.	AS7.1.1 The facility is a slimline tower that is attached to an existing building and: a) the maximum vertical projection, including any facility attachments and fittings, does not protrude more than 5 metres above the roof ridgeline or the highest part of an existing building; b) the type of structure and maximum number of attachments does not exceed those determined for the area in the Acceptable Solutions **PC3** to **PC6** above. OR AS7.1.2 The facility is an omnidirectional antenna facility or radio mast with slimline horizontal antenna and:		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	a) the maximum horizontal projection is not greater than 3 metres from the main surface of the building; or b) is twice the dimension of the roof overhang at eaves level. OR AS7.1.3 The facility is a radio or satellite dished antenna for telecommunications or television reception purposes, which: a) does not protrude in any direction more than two metres from any part of the roof, wall face of a building or fence; or b) does not protrude more than three metres in height above ground level, is free standing and is not attached to a structure. OR AS7.1.4 The Telecommunications or Broadcasting Facility is attached to an existing free standing structure, and the maximum overall height of the facility is not more than 5 metres or 25% greater than the height of the existing structure above natural ground level, whichever is lesser. OR AS7.1.5 The facility is a free standing radio broadcasting antenna, which has: a) an antenna with a maximum overall height not exceeding 5 metres above the roof ridgeline of the closest existing building; b) an equivalent maximum height of a slimline tower within the area it is located, and is consistent with Acceptable Solutions **PC3** to **PC6**; c) structural support or guy wires not closer than 10 metres to a property boundary or building.		

Building and Structure Setbacks

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC8 All Telecommunication and Broadcasting Facilities and structures must be designed and located at distances from the property frontage and the side and rear boundaries which maintain a clear separation from neighbouring properties and frontages to roads.	AS8.1.1 The facility is a free standing slimline tower that is not attached to a building, has an overall height not exceeding 20 metres, and a minimum set back of 10 metres. OR AS8.1.2 The facility is a free standing slimline tower that is not attached to a building, and has an overall height between 20 and 30 metres and a minimum setback of 12 metres. OR AS8.1.3 The facility is a free standing slimline tower that is not attached to a building, has an overall height not greater than 30 metres, and the setback is a minimum of 20 metres when it is co-located with one or more facilities. AS8.2 The facility and structures are set back a minimum of: a) 400 metres from any boundary of an adjoining residential property; b) 20 metres from a public footpath or bikeway, unless the footpath or bikeway is located within 6 metres of a public road.		
Fencing			
PC9 Fencing must enclose the outermost boundaries of the land on which the Telecommunications Facilities and/or Broadcasting Facilities are built in order to: a) prevent public access; b) protect ease of maintenance access to the property; c) integrate the facility into the local built	AS9.1 The site is fenced along all boundaries of land identified for telecommunications and/or broadcasting use, including the enclosed areas for vehicle parking, storage and landscaped works. AS9.2 The materials and coloured finishes used for fencing or walls match those used nearby,		

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form character of the surrounding areas.	and integrate the facility into the character of the local area. AS9.3 When two or more radio base station facilities are co-located in one site location, all the co-located shelters are enclosed with fencing material to complement the existing fencing. AS9.4 A screen fence not less than 1,500mm high is designed with materials and finished in colours appropriate to the local character of the area.		
Landscape Work			
PC10 Tree and shrub planting must provide dense screening to reduce the visual impacts of the facility and to enhance the character of the local area.	AS10 A minimum 3 metre wide earth mounded landscape buffer strip, with densely planted shrubs and appropriate tree species, provides a visual barrier within the setback area between adjoining properties.		
Location and Amenity Impacts			
PC11 All built facilities and structures must be located to minimise any negative impacts to the amenity of the local area, having regard to: a) significant views and vistas; b) natural waterways; c) remnant vegetation.	AS11.1 The Telecommunications and/or Broadcasting Facility must not negatively impact on important views as identified in **Planning Scheme Policy 12 – Landscape Strategy Part 1 – Landscape Character: Guiding the Image of the City**. AS11.2 The development does not impact upon natural water systems and areas of vegetation cover. AS11.3 The development is a free standing slimline tower structure which is not located within 500 metres of a pre-school, primary or high school.		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS11.4 The development is a free standing slimline tower structure which is located a minimum of one kilometre from another free standing slimline tower.		
Location – Open Space Areas			
PC12 All Telecommunication Facilities and/or Broadcasting Facilities within open space areas must be designed to: a) enhance the existing amenity of the space; b) minimise impacts on the recreational uses within the open space area or parkland; c) minimise impacts upon neighbouring properties; d) ensure the infrastructure does not reduce or inhibit the use of the open space area for its primary intended function.	AS12.1 The equipment shelter or built form associated with the facility located in an open space area is situated immediately adjacent to existing buildings with all interconnecting power cabling placed underground, and no damage to trees, buildings, fencing, services, playing surfaces or roads. AS12.2 The equipment shelter or built form associated with the facility, located in an open space area is immediately adjacent to a building or group of buildings closest to: a) the property boundary adjacent to a road reserve; or b) property boundaries of industrial/ commercial areas; or c) an existing toilet facility, clubhouse or changing room built structure. AS12.3 Two or more telecommunications radio base station facilities with equipment shelters or cabinets, or Broadcasting facilities, in one open space area are co-located immediately adjacent to an existing building and/or existing equipment shelter in a cluster arrangement.		
Location – Road Reserve in an Area of Environmental Significance			
PC13 All underground and above ground facilities installed and maintained within the road	AS13.1 The excavation of an underground housing (including a manhole, pit or underground		

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reserve area must have regard to the: a) safety and visibility of users; b) visual impacts on the character of the local area; c) existing vegetation.	equipment shelter) located in the road reserve is: a) of a surface area not greater than $5m^2$; b) located a minimum distance of 900mm from the adjacent property boundary. AS13.2 A bore or directional drill excavation or trench excavation for an underground conduit or coaxial and/or fibre optic cabling not less than 750mm deep below the road carriageway, finished surface level and 600mm below finished surface level, within the footpath verge and: a) not more than 450mm in width; b) not more than 650mm wide when used by more than one carrier; c) the installation works not to restrict a business premises during the normal working week. AS13.3.1 The above ground structure which involves a pillar, cabinet, (remote integrated multiplexers or RIMs), pedestal or shelter is: a) not more than 1 metre high; b) has a base area not exceeding $5m^2$; c) located within the footpath verge, not closer than 2.1 metres from the roadside kerb line; d) located within the footpath verge not closer than 900mm from the adjacent property boundary, in accordance with **Planning Scheme Policy 11 – Land Development Guidelines** or **Austroads Traffic Engineering Guidelines**. OR AS13.3.2 The above ground structure, building, or equipment shelter is located in the road reserve, and:		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	a) does not exceed 3 metres in height; b) does not exceed a base area of $10m^2$; c) is located a minimum of 9 metres from the roadside kerb line, unless the **Planning Scheme Policy 11 – Land Development Guidelines** or **Austroads Traffic Engineering Guidelines** require a greater setback; d) is enclosed with an appropriate type and colour of fencing or walling and landscape materials, including tree and shrub planting and maintenance, to match existing nearby enclosures as an integral part of the local character.		
Visual Amenity			
PC14 The facility must be compatible with the character of the immediate surroundings, streetscape or parkland open space, and must not appear as the dominant visual element, having regard to: a) bulk and scale; b) form and shape; c) materials, colours and finishes; d) skyline impact.	AS14 The Telecommunications and/or Broadcasting Facility: a) is designed with an external form and finish, which provides camouflage or disguise; b) gives an appearance of a mature form of the dominant tree species; c) provides a similar architectural appearance to the built form, structure, art form or streetscape furniture type and theme that is directly related to the function and aesthetics of the buildings and local climate of the surrounding area; d) is designed to minimise impacts associated with the facility on users of the street.		
Co-Location			
PC15 All facilities must be co-located, where reasonable, with: a) other Telecommunication and/or	AS15 The facility is co-located with two or more service providers or telecommunication carriers on an existing site, and the structures		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Broadcasting Facilities; b) existing building and structures.	and facilities do not negatively impact upon the character of the local area.		
Environmental Protection			
PC16 The installation, operation and maintenance of Telecommunications and/or Broadcasting facilities must not negatively impact on the natural environment, having regard to: a) soil erosion; b) sensitive environments; c) waterway; d) fauna habitats; e) remnant vegetation.	AS16 Replacement planting is provided, including associated maintenance or watering, using plants of similar habit to the vegetation removed from the site under essential clearance works.		
Public Health and Safety			
PC17 The Telecommunications and/or Broadcasting Facility must not negatively impact on the health and safety of members of the local community and the general public.	AS17 The Telecommunications Facilities have power output levels that do not exceed the maximum exposure limit of current legislation or any relevant subsequent amendments, including, but not limited to: a) **Radio Communications (Electromagnetic Radiation Human Exposure Standard) 2003**; and b) **Emission Standard for the Australian Amplitude Modulation Sound Broadcasting Service**; and c) **Emission Standard for the Australian Frequency Modulation Sound Broadcasting Service**; and d) **Emission Standard for the Australian Terrestrial Television Service**.		