

Yarra Ranges Council Telecommunication Facilities

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This policy applies to proposals for telecommunication facilities.



Policy

Telecommunications is an important service for recreation, business and emergency management. The infrastructure required to support this service can have an adverse impact on the landscape due to its height and incompatibility with the surrounding natural and built environment. Careful consideration must therefore be given to the siting and design of telecommunication facilities.

The policy provides guidance and specific requirements to ensure telecommunication facilities are appropriately sited and designed to protect the unique landscape of Yarra Ranges.

The Telecommunication Facilities Policy has been adopted by Council for purposes of Section 60(1A) (g) of the Planning and Environment Act 1987 and facilitates consistency between the Yarra Ranges Planning Scheme and Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan in relation to telecommunication towers.

Policy objectives

- To reduce the visual impact of telecommunication facilities and ensure the type, scale, design and siting of the telecommunication facility is not detrimental to the landscape
- To minimise disturbance to vegetation and natural features of the land
- To ensure fire risk to the facility is considered as part of the proposal for the use and development of a proposed telecommunication facility
- To minimise the number of telecommunication facilities by encouraging the co-location of facilities or upgrade to existing facilities.
- To recognise the public benefits of telecommunication infrastructure.

Policy

It is policy that when considering proposals for telecommunication facilities Council give preference to proposals which:

- Demonstrate a need for the facility
- Comprise the upgrading of existing facilities
- Comprise the co-location of new facilities with existing facilities
- Propose a facility that will be used by more than one telecommunication provider
- Demonstrate consistency with the design objectives of any Significant Landscape Overlay and Design and Development Overlay that applies to the site
- Minimise the visual impact on the landscape by
 - o Siting facilities away from visually exposed sites, hilltops, ridgelines, identified significant landscapes and or areas of environmental value
 - o Disguising and designing facilities into the surrounding built form landscape.
- Avoid the need for native vegetation and habitat removal to construct the facility
- Avoid sites where vegetation removal will be required to protect the facility from bushfire risk

In accordance with the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan and consideration of Section 60 (1A)(g) of the Planning and Environment Act no additional towers or masts should be constructed within the Mount Dandenong Ridge Area (as shown on the attached map) unless the proposal replaces an existing tower or mast.

Proposal requirements

Proposals for a telecommunication facility are to be accompanied by the following information:

- Written explanation of why the facility is required, including an identification of the area that the facility will serve and a demand analysis
- How the facility will reduce areas that have no emergency service coverage from any provider
- Steps already taken to improve existing facilities and consideration of options for co-location
- A written assessment of at least three other feasible alternative sites on different properties for the establishment of the facility and the rationale for the preferred site
- Indicative photomontage illustrations, 3D modeling of long range and short range views of the proposed facility from key vantage points
- An analysis of the site and surrounding area including:
 - o Location of the proposed development and associated buildings or structures, and any existing buildings and features on the site
 - o Topography of the land, including contours and identification of any features including ridgelines, hilltops and vegetation
 - o Location of vehicular access
 - o Identification of gateways and main roads
 - o Identification of any other telecommunication facilities in the area.
- Details of any vegetation that requires removal, including that required to mitigate fire risk and an explanation of how vegetation removal will be minimised
- A written explanation of how the facility has been designed in order to minimise the visual impact
- A written description of how new and existing landscaping will assist in screening the facility from short and long range views.

Mount Dandenong Ridge Area



