

NSW Telecommunications Facilities Guideline Including Broadband

2 – Site Selection, Design, Construction and Operation Principles for Telecommunications Facilities, 2.2 – The Principles

PRINCIPLE 1: A TELECOMMUNICATIONS FACILITY IS TO BE DESIGNED AND SITED TO MINIMISE VISUAL IMPACT – COMPLIANCE TABLE

PRINCIPLE 1	APPLICABLE YES/NO	UNDERTAKEN YES/NO	COMMENT
a) <i>As far as practical, a telecommunications facility that is to be mounted on an existing building or structure should be integrated with the design and appearance of the building or structure.</i>	NO	NO	NA – the proposed telecommunications facility will not be mounted on an existing building or structure
b) <i>The visual impact of telecommunications facilities should be minimised, visual clutter is to be reduced particularly on tops of buildings, and their physical dimensions (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings.</i>	YES	YES	The proposed antennas and ancillary equipment has been designed to minimise visual clutter. Equipment will be collar mounted to the monopole rather than mounted on a headframe. This design solution reduces bulk of the structure and is sympathetic to the surround area.
c) <i>Where telecommunications facilities protrude from a building or structure and are predominantly backgrounded against the sky, the facility and their support mounts should be either the same as the prevailing colour of the host building or structure, or a neutral colour such as grey should be used.</i>	YES	YES	The overall height if the new structure will be approximately six metres higher than the existing light pole, therefore the increase in protrusion into the skyline will be minimal. The facility will be a neutral colour to minimise contrast with its surrounding.
d) <i>Ancillary facilities associated with the telecommunications facility should be screened or housed, using the same colour as the prevailing</i>	YES	YES	Ancillary equipment associated with the facility will be designed to fit in with its surroundings. All other ancillary items such as cabling will be trenched

<i>background to reduce its visibility, including the use of existing vegetation where available, or new landscaping where possible and practical.</i>			underground and internally within the structure so that it will not be visible and cause any visual impact to the surroundings.
e) <i>A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting.</i>	NO	NO	N/A - The proposed relocation is not located in a rural setting.
f) <i>A telecommunications facility located on, or adjacent to, a State or local heritage item or within a heritage conservation area, should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage item or conservation area.</i>	YES	YES	The proposed facility is located in the same land parcel as three heritage items. These items will not be impacted upon anyway, considering the closest heritage item is a distance of approximately 500 metres from the proposed location of the telecommunication facility.
g) <i>A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.</i>	YES	YES	There is no existing significant view which will be obstructed by the proposed telecommunications facility. The coastline is not visible from this area.

PRINCIPLE 2: TELECOMMUNICATIONS FACILITIES SHOULD BE CO-LOCATED WHEREVER PRACTICAL – COMPLIANCE TABLE (SOURCE: NSW DPI, 2010).

PRINCIPLE 2	APPLICABLE YES/NO	UNDERTAKEN YES/NO	COMMENT
a) <i>Telecommunications lines are to be located, as far as practical, underground or within an existing underground conduit or duct.</i>	YES	YES	All fibre cables will be located underground or within an existing underground conduit or duct and will not be visible from above the ground.
b) <i>Overhead lines, antennas and ancillary telecommunications facilities should, where practical, be co-located or attached to existing structures such as buildings, public utility structures, poles, towers or other radiocommunications equipment to minimise the proliferation of telecommunication facilities and unnecessary clutter.</i>	YES	YES	There were no existing poles in the required area capable of accommodating antennas, and no property owners were willing to accommodate antennas on buildings or structures. The proposed location is considered to be appropriate because it already hosts a light pole (which would be replaced).
c) <i>Towers may be extended for the purposes of co-location.</i>	NO	NO	N/A - This is not the extension of a tower for co-location purposes.
d) <i>The extension of an existing tower must be considered as a practical co-location solution prior to building new towers.</i>	NO	NO	The proposal could be considered as the extension of an existing lightpole (although the whole structure will need replacing). There are no viable opportunities to extend an existing tower instead of erecting a new monopole. An analysis of the surrounding area was undertaken prior to the selection of this site, as outlined in the Statement of Environmental Effects.
e) <i>If a facility is proposed not to be co-located the proponent must demonstrate that co-location is not practicable.</i>	YES	YES	As detailed in the Statement of Environmental Effects, a search of the surrounding area for possible sites for co-location was undertaken

			but none were identified.
f) <i>If the development is for a co-location purpose, then any new telecommunications facility must be designed, installed and operated so that the resultant cumulative levels of radio frequency emissions of the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard.</i>	NO	NO	N/A – The facility is not designed for co-location purposes.

PRINCIPLE 3: HEALTH STANDARDS FOR EXPOSURE TO RADIO EMISSIONS WILL BE MET – COMPLIANCE TABLE (SOURCE: NSW DPI, 2010).

PRINCIPLE 3	APPLICABLE YES/NO	UNDERTAKEN YES/NO	COMMENT
a) <i>A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard.</i>	YES	YES	The facility will comply with the maximum human exposure levels for radiofrequency emissions and thus once operational will be fully compliant with the Radiation Protection Standard.
b) <i>An EME Environmental Report shall be produced by the proponent of development to which the Mobile Phone Network Code applies in terms of design, siting of facilities and notifications. The Report is to be in the format required by the Australian Radiation Protection Nuclear Safety Agency. It is to show the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard, and demonstrate compliance with the Mobile Phone Networks Code.</i>	YES	YES	An EME Environmental Report is provided as an appendix of the Statement of Environmental Effects.

PRINCIPLE 4: MINIMISE DISTURBANCE AND RISK, AND MAXIMISE COMPLIANCE – COMPLIANCE TABLE
(SOURCE: NSW DPI, 2010).

PRINCIPLE 4	APPLICABLE YES/NO	UNDERTAKEN YES/NO	COMMENT
a) <i>The siting and height of any telecommunications facility must comply with any relevant site and height requirements specified by the Civil Aviation Regulations 1988 and the Airports (Protection of Airspace) Regulations 1996 of the Commonwealth. It must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development and reported to the Civil Aviation Safety Authority Australia.</i>	YES	YES	The facility will not break the Obstacle Limitation surface on the obstacle limitation surface plan for any airport.
b) <i>The telecommunications facility is not to cause adverse radio frequency interference with any airport, port or Commonwealth Defence navigational or communications equipment, including the Morundah Communication Facility, Riverina.</i>	YES	YES	The facility will run on Optus exclusive frequencies and will not cause adverse radio frequency interference with any airport, port or Commonwealth Defence navigational or communications equipment, including the Morundah Communication Facility, Riverina.
c) <i>The telecommunications facility and ancillary facilities are to be carried out in accordance with the applicable specifications (if any) of the manufacturers for the installation of such equipment.</i>	YES	YES	The telecommunications facility will be carried out in accordance with the applicable specifications of the manufacturers for the installation of such equipment.
d) <i>The telecommunications facility is not to affect the structural integrity of any building on which it is erected.</i>	NO	NO	N/A – The facility is a standalone facility and will not be erected on any building.

e) <i>The telecommunications facility is to be erected wholly within the boundaries of a property where the landowner has agreed to the facility being located on the land.</i>	YES	YES	The telecommunications facility will be wholly contained within Lot 7356 DP1167221. The landowner has provided consent for the lodgement of a development application for a telecommunications facility being located on this parcel of land.
f) <i>The carrying out of construction of the telecommunications facilities must be in accordance with all relevant regulations of the Blue Book – ‘Managing Urban Stormwater: Soils and Construction’ (Landcom 2004), or its replacement.</i>	YES	YES	The construction of the facility will be in accordance with all relevant regulations of the Blue Book – “Managing Urban Stormwater: Soils and Construction” (Landcom 2004), or its replacement.
g) <i>Obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction are to be mitigated.</i>	YES	YES	Construction activities will take place within Lot 7356 DP1167221 and changes to traffic and access are not expected. Any traffic changes will be implemented in accordance with an approved Traffic Management Plan. There will be no risks to traffic or pedestrians during the operation of the proposal.
h) <i>Where practical, work is to be carried out during times that cause minimum disruption to adjoining properties and public access. Hours of work are to be restricted to between 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.</i>	YES	YES	Construction times will be controlled via condition of consent set by Northern Beaches Council if development consent is granted for this proposal.
i) <i>Traffic control measures are to be taken during construction in accordance with Australian Standard AS1742.3-2002 Manual of uniform traffic control devices – Traffic control devices on roads.</i>	YES	YES	A traffic management plan will be produced in regards to construction and maintenance traffic for the proposed facility. This can also be set as condition of consent if this proposal is granted development consent.
j) <i>Open trenching should be guarded in accordance with Australian Standard Section 93.080 – Road</i>	NO	NO	There will be no open trenches outside Lot 7356 DP1167221 and all trenches will be covered or filled so

<i>Engineering AS1165 – 1982 – Traffic hazard warning lamps.</i>			that they are not open overnight.
<i>k) Disturbance to flora and fauna should be minimised and the land is to be restored to a condition that is similar to its condition before the work was carried out.</i>	YES	YES	No significant flora and fauna will be impacted. Any disturbance to the land will be restored to condition similar to that before the work was carried out.
<i>l) The likelihood of impacting on threatened species and communities should be identified in consultation with relevant state or local government authorities and disturbance to identified species and communities avoided wherever possible.</i>	YES	YES	It is unlikely that the proposed development would impact upon threatened species (refer to the Flora and Fauna Assessment and Biodiversity Management Plan in Appendix N).
<i>m) The likelihood of harming an Aboriginal Place and / or Aboriginal object should be identified. Approvals from the Department of Environment, Climate Change and Water (DECCW) must be obtained where impact is likely, or Aboriginal objects are found.</i>	YES	YES	An AHIMS search has been completed and six Aboriginal items or places were identified within Lot 7356 DP1167221. An extensive search identified that these are not located within the vicinity of the proposed location of the telecommunication facility. If any suspected items or objects are found during excavation, work will cease immediately and the OEH will be consulted and works will not re-commence until OEH has granted consent.