

1. Amendment to Part F General Development Controls

F7 Telecommunications facilities

F7.1 APPLICATION REQUIREMENTS

Applies to land

This control applies to the assessment of development applications for the construction, alteration, establishment and use of telecommunications facilities on land shown on the Coffs Harbour LEP 2013 Land Application Map.

Objectives

- To ensure development applications for telecommunications facilities include all required information and documentation.

Requirements

1) The following documents must be provided with the application:

- An environmental Electromagnetic Energy (EME) report.
- A visual impact assessment report.
- An image or images showing the proposed facility located on the site as viewed from any significant public vantage point or points.
- A landscaping plan if landscaping is proposed.
- An outline of the site selection process, including the consideration of alternative sites where alternatives are available.
- Where co-location is not proposed, a plan showing existing facilities in proximity to the proposed site or intended coverage area and an explanation as to why each facility is not suitable to accommodate the proposed facility.
- Where pre-development application consultation has been undertaken with the community and owners of land surrounding the site or other land likely to be affected by the proposed facility on the proposed facility and/or site selection, the application should include a report detailing the methods and outcomes of that consultation.
- Where the proposed development is mobile phone telecommunications infrastructure, an outline of how the site selection and design of the facility are consistent with the provisions of *Industry Code C564:2020 Mobile Phone Base Station Deployment*.

Note- text highlighted in yellow indicates text to be added to the existing DCP

F7.2 SITING, DESIGN AND AMENITY REQUIREMENTS

Applies to land

This control applies to the assessment of development applications for the construction, alteration, establishment and use of telecommunications facilities on land shown on the Coffs Harbour LEP 2013 Land Application Map.

Objectives

- To ensure that telecommunications facilities are located to avoid or minimise adverse impacts on the built or natural environment.
- To ensure that telecommunications facilities are sited to avoid or minimise adverse impacts on areas of high landscape or scenic amenity and/or significant vistas, views or focal points.
- To ensure that the design of telecommunications facilities incorporates measures to minimise visual impact where required.

Requirements

- 1) The facility should be co-located on or with existing telecommunications infrastructure where possible or should be designed to facilitate future co-location.
- 2) The facility must not be sited where it will create significant adverse visual impact on areas, locations, landscapes, landscape features or landforms of high scenic amenity value. The facility must not be located where it will interrupt or have a significant adverse impact on views from any significant public vantage point, or within any significant public view corridor or to any significant public focal point. The facility must not have significant adverse impact on views of heritage items or significant landmarks, streetscapes or vistas.
- 3) The facility (including any security fencing) must have suitable setbacks from site boundaries to enable the provision of landscaping and screening planting, parking and manoeuvring areas and asset protection zones where required. Where it is not possible to provide setbacks to site boundaries, the application must demonstrate that this will not result in adverse impacts on its surroundings.
- 4) The form, scale, materials, external colours and finishes of the structure or building must minimise its visual impact, be sympathetic to the surrounding landscape and, where required, measures such as camouflage or screening planting are employed.
- 5) Where the facility is located within an area of open space or a rural or natural area and is prominently visible from public vantage points, the facility must use landscaping and/or tree planting to provide screening of structures from public vantage points and assist its integration into the landscape.
- 6) The site must have a legal point of access to a formed public road.

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7) Operation of the facility must not create adverse impacts on the amenity of surrounding land from noise or as a result of inadequate maintenance of the site or facility.

8) The facility should be located a minimum of 500 metres from sensitive land uses.

Exceptions

- If co-location with existing infrastructure is not possible, the application must provide evidence to show that there is no existing infrastructure that is suitable for co-location (including an outline of the technical or locational issues that prevent co-location).

Notes

Under the provisions of SEPP (Transport and Infrastructure) 2021 the consent authority must have regard to any guidelines published by the Secretary; this includes the NSW Telecommunications Facilities Guideline, NSW Department of Planning and Environment, 2022 or any successive version.

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F7.3 ENVIRONMENTAL REQUIREMENTS

Applies to land

This control applies to the assessment of development applications for the construction, alteration, establishment and use of telecommunications facilities on land shown on the Coffs Harbour LEP 2013 Land Application Map.

Objectives

- To ensure that development of telecommunications facilities is responsive to the environmental constraints of the land.
- To ensure that development occurs in a manner that provides for the continued protection of high conservation value land.

Requirements

- 1) Development is to comply with the relevant controls of E1 Biodiversity of this Plan.

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F7.4 FLOOD PLANNING REQUIREMENTS

Applies to land

This control applies to the assessment of development applications for the construction, alteration, establishment and use of telecommunications facilities on land shown on the Coffs Harbour LEP 2013 Land Application Map.

Objectives

- To ensure that telecommunications facilities on flood prone land are compatible with the flood hazard.

Requirements

- 1) Development is to comply with the relevant controls of E4 Flooding of this Plan.

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F7.5 HERITAGE REQUIREMENTS

Applies to land

This control applies to the assessment of development applications for the construction, alteration, establishment and use of telecommunications facilities on land shown on the Coffs Harbour LEP 2013 Land Application Map.

Objectives

- To preserve the heritage significance of heritage items and heritage conservation areas within the Coffs Harbour City Council local government area.
- To conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance within the Coffs Harbour City Council local government area.

Requirements

- 1) Development is to comply with the relevant controls of F2 Heritage Conservation of this Plan.

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2. Amendment to Part A6 Definitions

Telecommunications facility has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Telecommunications facility means—

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

Sensitive land uses means land uses or facilities where the community associated with the use or occupation of those sites may be sensitive to the placement or development of telecommunications infrastructure in proximity to those sites. Sensitive land uses are considered to include; schools, child care facilities, residential land use zones, aged care facilities and hospitals.

3. Amendment to Part I Schedule of Amendments

NO. 23	City of Coffs Harbour LGA	Coffs Harbour DCP 2015- Amendment No. 23 (Telecommunications facilities)	Approved	23 March 2023	17 April 2023
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