CONTENTS

1 INTRODUCTION

1.1 Purpose and scope of this Policy

The evolution of technology for cellular phones, introduction of competition in the availability of service providers and ever increasing market demands for increased access to telecommunications services have lead to corresponding demands by service providers for new installations in the centre of Sydney including the Circular Quay and Rocks Area.

The Sydney Harbour Foreshore Authority ("SHFA") which is responsible for the administration of the area identified in Map 1, is concerned that such demands must be balanced against the need to protect its special environmental and heritage character.

This policy primarily deals with installations as covered in Part 1 of the Telecommunications (Low-Impact Facilities) Determination (Amendment No. 1, 1999). Other installations referred to in Part 2-6 inclusive are not considered in this Policy. The matter of co-located facilities in Section 7 is considered in the context of installations referred to in Part 1 of that document.

Accordingly, this Policy has been developed to regulate development proposals for the location and installation of telecommunications antennas and associated infrastructure. It aims to manage installations in such a way as to safeguard the environment. The Policy promotes the use of nominated sites, sharing and co-location, and sets performance objectives and criteria for new installations.

Under the Telecommunications Act 1997, carriers seeking to implement installations in an area of environmental significance will not be granted a facility installation permit unless "*the carrier has made reasonable efforts to negotiate in good faith*". Subject to this Policy, SHFA requires Carriers and Service Providers to make a development application in accordance with this policy, and receive consent for the proposal in order to satisfy the requirement of the Telecommunications Act 1997.

1.2 Citation

This document may be referred to as the "*SHFA Policy for Telecommunications Installations in The Rocks and Circular Quay"* – hereafter referred to as *"the Policy".*

1.3 Land covered by the Policy

The Policy applies to land in The Rocks for which SHFA has been delegated the role of consent Authority by the Minister for Urban Affairs and Planning. The majority of this land is owned and managed by SHFA. The Policy also refers to land in Circular Quay which is owned by SHFA. (See Map 1).

1.4 Relationship to other plans and statutory instruments

The provisions of the Policy are in addition to those contained in the Telecommunications Act 1997, The Environmental Planning and Assessment Act as amended (1979 No 203), Sydney Regional Environmental Plan No. 23

– Sydney and Middle Harbours, State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries, and to the Sydney Cove Redevelopment Authority Scheme. If there is any inconsistency between the Policy and these cited instruments, they will prevail.

Each Development Application (DA) will be assessed having regard to the cited instruments, the Policy, other matters listed in Section 79C of the Environmental Planning and Assessment Act, as amended, and any other policies of SHFA.

The relevant Consent Authority will give high priority to consistently applying the provisions of this Policy.

1.5 The SHFA development application guide

Applicants should also refer to the SHFA Development Application Guide (see Appendix A4). The Guide comprises details on the following:

1 The development assessment process
2 Requirements for proposed development in the Rocks
3 Development assessment and determination
4 Post development assessment application requirements.

A development application for an installation covered by this policy will normally comprise:

- a completed application form
- scaled engineering plans and details including – plan, elevations and 3-dimensional representation of proposal including associated cabling and infrastructure in photo-montage from both street level and overhead observation points (drawings and elevations at 1:100 scale, details at 1:20 scale)
- planning report reviewing suitability of site in terms of policy and feasibility of co-location or sharing
- Heritage Impact Statement for any installation on a listed heritage site
- report on estimated service life of installation and plans to decommission, remove, and remediate structure at end of service life
- approval from property owner
- approval from lessee.

Map 1

2 OBJECTIVES OF THIS POLICY

2.1 General objectives

The objectives of this Policy are:

2.1.1 To manage and regulate the introduction of telecommunications antennas and associated infrastructure.

2.1.2 To safeguard and protect the overall heritage character and heritage significance of the study area and the integrity and fabric of individual sites and places in the study area.

2.1.3 To protect important study area viewlines and vistas as viewed from positions both within and external to the study area and townscape values associated with The Rocks.

2.1.3 To identify specific sites for installation of telecommunications antennas and associated infrastructure, where impact on heritage and townscape can be minimised.

2.1.4 To recognise a variety of existing and likely future technologies affecting the requirements for telecommunications services in the study area.

2.1.5 To take account of a variety of stakeholder interests in this study area.

2.1.6 To provide clear guidelines for the installation of all forms of communication antennas and associated infrastructure in the form of *Performance Objectives and Assessment Criteria*.

2.1.7 To ensure that relevant Australian Standards for safety and structural integrity are met and maintained, and that all mountings and peripheral equipment are designed so as to take account of the heritage and urban design significance of the site and surrounding area and are largely reversible.

2.1.8 To promote and support co-location or sharing of facilities to minimise visual impact on entire buildings and streetscapes both from ground level and aerial observation points.

2.1.9 To protect and any archaeological and aboriginal values that may be affected.

3 ELEMENTS

3.1 Overview of the study area

The study area includes the portion of East Circular Quay up to the western face development abutting the roadway; the ferry terminals and Cahill Expressway as far as the edge of Alfred Street; and the Rocks Conservation Area (refer to Map 1).

In urban design terms the study area is one of the most visible and important in Australia, and is of National significance by virtue of its history, transport and tourist focus. In particular, the Rocks Conservation Area comprising the western segment of the study area, is of national heritage significance and listed as a conservation area in the Register of the National Estate. In part the citation states:

"An area of great historical significance which dates from the first years of settlement in Australia. The long history of the Rocks, along with the topography of sandstone escarpments, has resulted in the area having a coherent and consistent character. There is an abundance of warehouses and massive wharves, reflecting the area's maritime dependence. Buildings of social significance include clubhouse, Mission and accommodation facilities for seamen and public houses to cater for the inhabitants of hundreds of cottages and terrace houses. The townscape formed by all these diverse buildings is made up of streetscapes and urban spaces, in particular Argyle Place, which contain unusual yet compatible mixtures of commercial, social and residential buildings. Views from those streets and parks such as Observatory Hill benefit from the topography and add to the aesthetic significance of the area."

The Rocks is also listed as a heritage precinct in the draft SHFA Heritage Register under section 170 of the NSW Heritage Act, 1977. Individual areas, sites and many buildings are also listed in the SHFA draft Section 170 Heritage Register, and by the National Trust. Refer to map of heritage sites listed in the Register.

Note: Areas may be defined as *an area of environmental significance* pursuant to the Telecommunications (Low-impact Facilities Determination 1997) acting under sub-clause 6(3) of Schedule 3 to the Telecommunication Act 1997. The Determination states in clause 2.5 (in part):
"...(6) An area is an area of environmental significance if it is entered in the Register of the National Estate or the Interim List for that Register.
(7) An area is an area of environmental significance if under a law of the Commonwealth, a State or a Territory, it consists of a place, building or thing that is entered in a register relating to heritage conservation".
For any installation in an area of environmental significance, Schedule 3 of the Act requires a facility installation permit. Clauses 21 – 35 of Schedule 3 of the Act detail the procedures relating to the granting of an installation permit. Clause 27 states that such a permit must not be issued unless ... "*the carrier has made reasonable efforts to negotiate in good faith with ...(ii) each administrative authority whose approval is required, or would, apart from Division 3, be required for carrying out the installation*"...

Similarly areas which are not in SHFA ownership, in the study area, including Circular Quay and East Circular Quay contain heritage items which are listed in the Central Sydney LEP, and the Sydney Regional Environmental Plan No. 23 (refer to Map 2).

3.2 Antenna types considered under this Policy

The main antenna types considered under this Policy include:

- Satellite dishes
- Microwave dishes
- Whip antennas – with or without ground plane for HF, VHF or UHF communications
- Panel antennas for cellular phones
- Micro-cell antennas for cellular phones.
- High gain TV antennas or TV antennas on towers
- "Ham" antennas
- Any visible wiring associated with the above antenna types.

Illustrations and technical details of typical installations are included in Table 1. Please note that high gain TV antennas or TV antennas on towers receive signals but do not transmit and are excluded from the Telecommunications (Low Impact Facilities) Determination 1997 (Amendment No. 1 of 1999).

p 8 insert publisher page here (table of antenna types)

3.3 Sites nominated for Macro Installations

Macro installations are defined as any of the antennas listed in 3.2, excluding micro-cell installations, or “Ham” antennas which must be assessed on a case by case basis. Sites which are suitable for a macro installation are provided in Table 1 and Map 4. It is considered that macro installations sited in/on a preferred site and meeting design requirements listed in 3.5 comply with the requirements of this Policy provided heritage and archaeological issues are adequately addressed. Land owners' consent and Head lessees approval must also be sought from SHFA or other relevant organisation.

Name of site		**On heritage list ■**	**Details**
1.	88 George Street	■	High rise section at southern end, installation behind parapet.
2.	ANA Hotel, 176 Cumberland Street		At roof level
3.	Quay West, 98 Gloucester Street		At roof level
4.	Regent Hotel, 199 George Street		At roof level
5	Grosvenor Place, 225 George Street		At roof level high rise new section
6.	Old Sydney Park Royal Hotel, 55 George Street	■	At roof level behind parapet
7.	200 Cumberland Street	■	At roof level behind parapet
8.	Lawsons, 212 Cumberland Street	■	At roof level behind parapet

Heritage Sites

Heritage sites indicated as listed ■, require additional documentation as noted in section 1.5 of this Policy. In particular, any proposals will need to be consistent with the relevant SHFA Conservation Management Plan, be supported by a statement of heritage impact of installation and associated infrastructure and details of fixings designed to minimise impact on building fabric. (See also Appendix A1 for listing of heritage sites).

3.4 Macro installations in other sites

The majority of sites to be found in the study area are heritage buildings. For the purposes of this clause and related table and illustrations, any building may be characterised as “heritage” or “contemporary”; “medium-high rise” or “low rise”, “flat/parapet roof” or “pitched roof”. “Heritage” is defined as pre 1960, and medium-high rise is defined as any building of 5 storeys or more. Examples of these buildings are provided overleaf.

Map 2

Contemporary, medium-high rise flat roof

Contemporary, low rise, flat roof

Heritage, medium-high rise, flat roof

Heritage, low-rise, flat roof

EXAMPLES OF BUILDING TYPES IN THE STUDY AREA

Contemporary or heritage with pitched roof

EXAMPLES OF BUILDING TYPES IN THE STUDY AREA

In most circumstances, installations involving fixing to the facades of buildings shall not be permitted. Guidelines in deciding which buildings may be suitable for roof-top sites other than those listed in 3.3 are as tabulated below subject to the criteria old/new, high/ low and pitched/flat roof. Similarly the rules listed in 3.5 for the various antenna types also apply to these installations. In addition, in order to limit the proliferation of roof mounted installations and to promote sharing, the preferred density is:

For buildings of 5 or more storeys: one installation per 50 square metres of roof area.

For buildings less than 5 storeys in height: one installation per 100 square metres of roof area.

Antenna type							
Building type	**whip > 1m**	**whip < 1m**	**dish >1.2m**	**dish < 1.2m**	**panel >0.1 sq m**	**panel <0.1 sq m**	**TV anten-na**
C, H, F	Roof only	Roof only	Roof only	Roof only	Roof only	Behind parapet	Roof only
C, L, F	**X**	Roof	**X**	Roof	**X**	Roof only	Roof only
HR, H,F	**X**	Roof only	**X**	Roof only	**X**	Behind parapet	Roof only
HR, L, F	**X**	Roof only	**X**	Roof only	**X**	**X**	Roof only
HR or C, H or L, P	**X**	**X**	**X**	**X**	**X**	**X**	**X**

Legend

X not permitted
C contemporary
HR heritage
H high rise
L low rise
F flat roof
P pitched roof

3.5 Other requirements for macro antennas

3.5.1 Dish Antennas

Performance Objective	**Assessment Criteria**
PC-D1 : Minimise visual impact both from street level, and where practicable, from observation points above roof level.	AC-D1: Generally shall only be mounted at roof level. For a point to point micro wave dish, the mounting level shall be set such that the lower lip of the dish is no higher than the level of any surrounding parapet.

	AC-D2: Shall be no greater than 3.0m in diameter.
	AC-D3: Shall be sited at least 3.0m back from the inside face of any parapet and with the base mounted at roof level.
	AC-D4: Shall be painted in colour that complements the colour of the surrounding building elements.
	AC-D5: Favourable consideration will be given to mesh dishes in colour as per AC-D4.
	AC-D6: The installation shall minimise damage/drilling to the fabric of the building. Favourable consideration shall be given to mass support not requiring permanent anchorage, provided that it can be demonstrated that the roof structure is adequate and the installation would withstand design-wind loading forces.

3.5.2 Whip Antennas

Performance Objective	**Assessment Criteria**
PO-W1: Minimise visual impact both from street level, and where practicable, from observation points above roof level.	AC-W1: Shall only be mounted at roof level
	AC-W2: Shall have radiating or whip elements no greater than 3.0m in length.
	AC-W3: Shall be sited at least 3.0m back from the line of parapet and with the base mounted at roof level.
	AC-W4: The base shall be mounted no higher than 2.0m above roof level.

3.5.3 Panel Antennas

Performance Objective	**Assessment Criteria**
PO-P1: Minimise visual impact both from street level, and where practicable, from observation points above roof level.	AC-P1: Larger panel installations must be mounted on a roof mount set 3.0m back from any parapet and no higher than 3.0m above roof level (ie to the top of the panel).

3.5.4 TV Antennas

Performance Objective	**Assessment Criteria**
PO-TV1: Minimise visual impact both from street level, and where practicable, from observation points above roof level.	AC-TV1: Shall only be mounted at roof level.
PO-TV2: Minimise impact on the face of the building	AC-TV2: Shall have an array no greater than 2.0m in length.
	AC-TV3: Shall be mounted no higher than 3.0m above roof level or less than 3.0m from any parapet.
PO-TV3: Generally avoid location of antennas on any pitched roof building	AC-TV4: Shall not be installed on a pitched roof or chimney.
	AC-TV5: Shall be limited to one installation per building, ie designed to operate as a shared facility.

3.6 Micro Cell

Micro cell installations normally comprise a small whip antenna (approximately 150-400 mm long) cable feed and a communications box. Telecommunications Carriers prefer to install the antenna at a position no greater than 5-7m above street level. The installation provides local coverage often up and down a street carrying high levels of communication traffic. The form of micro cell antennas and mounting requirements call for a case by case approach – subject to the following performance criteria.

Performance Objective	**Assessment Criteria**
PO-MC1: Discourage the installation of antennas on any listed heritage site	AC-MC1: Any installation on sites listed in the SHFA draft Heritage Register (appendix A) shall be accompanied by a Statement of Heritage Impact prepared by an accredited heritage expert reviewing the heritage impact of the proposal.
PO-MC2: Minimise visual impact from street level	AC-MC2: Neither the cabling nor the box shall be visible to a pedestrian at street level.
PO-MC3: Minimise impact on the face of the building, including cabling.	AC-MC3: The installation of cabling shall not be approved on building fabric which is of heritage significance or makes a townscape contribution to the area. For other sites, such installation shall involve minimal damage/drilling to building fabric.
	AC-MC4: Cabling shall generally not be permitted where it is visible on external facades.
	AC-MC5: The whip shall be mounted at a position no greater than 50mm from the face of the building behind the antenna, and painted in colour to match the wall face.
	AC-MC6: Favourable consideration will be given to providing masking elements on contemporary buildings (which provide minimal RF attenuation) integrated with the building structure and would cater for additional carriers.

3.7 Installation, Maintenance and Safety

Each application for any installation (excluding TV or micro-cell) shall be accompanied by an engineering report and design details certifying the structural stability of the whole installation and detailing a periodic maintenance program and safety checking. The report shall also contain an estimate of service life of installation and detail plans to decommission, remove, and remediate the structure and fabric of the building at end of the service life.

In the case of roof mounted installations, the form of roof construction and suitability of roof structure for fixing purposes shall be clearly explained. The integrity of the roof membrane and structural adequacy are to be detailed; particularly in the case of older buildings in which bituminous roofing and/or timber rafters have been used.

3.8 Co-location and/or sharing

Favourable consideration shall be given to any development application involving co-location or sharing of sites. In this context, 'co-location' means "occupying the same building" and 'sharing' means "sharing some or all of the telecommunications facilities already installed". The Applicant shall demonstrate that consideration has been given to sharing or co-location, and provide reasons/documentary evidence where this is considered to be impracticable.