

**Assessment against relevant Planning Scheme controls**

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>State Planning Policy Framework</b>	
Clause 19.03-4 Telecommunications  Objectives: <i>To facilitate the orderly development, extension and maintenance of telecommunication infrastructure</i>	<ul style="list-style-type: none"> <li>Proposals for telecommunication services should seek a balance between the provision of important telecommunication services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.</li> <li>This clause recognises that telecommunications infrastructure is an integral part of connecting businesses and communities to a broader network.</li> <li>The proposed telecommunication facility is considered contrary to this provision, as the proposed location is within a heritage and conservation area within the Toolern Precinct Structure Plan.</li> <li>The site is within close proximity to the future secondary arterial road, which is located within the northern boundary, which will result in significant visual impact due to the exposure of the road.</li> </ul>
<b>Local Planning Policy Framework</b>	
Clause 22.04 Urban Development Policy	<ul style="list-style-type: none"> <li>This Clause recognises that Melton City will experience tremendous growth and development which will result in the construction of hundreds of kilometres of roads, drains, reticulated services, electricity and gas supply lines and telecommunications facilities.</li> <li>Although this infrastructure is primarily servicing our rural communities, it is located in an area where it can connect to a number of other facilities in the surrounding area and be used as a 'hub' site.</li> <li>The proposal is consistent with the objectives of this policy.</li> </ul>
<b>Zone</b>	
Clause 37.07 Urban Growth Zone Schedule 3	<ul style="list-style-type: none"> <li>A planning permit is required under this provision.</li> </ul>
<b>Overlay</b>	
Clause 45.06 Development Contributions Plan Overlay Schedule 3	<ul style="list-style-type: none"> <li>This provision does not apply for the proposed telecommunications facility.</li> </ul>
<b>Other</b>	
Toolern Precinct Structure Plan	<ul style="list-style-type: none"> <li>The subject site is located within a conservation open space area of the Toolern Precinct Structure Plan.</li> </ul>

	<ul style="list-style-type: none"> <li>• The subject site is identified as property 58.</li> <li>• Pursuant to the Toolern Precinct Structure Plan, the northern boundary of the site is designated as a secondary arterial road with a width of 38m road reserve.</li> <li>• It is considered that the location of the telecommunications facility is contrary to the Toolern PSP, as the subject site is a heritage conservation open space area and the future secondary arterial road to the northern boundary will result in significant visual impact, due to the visually exposed location of the road. The telecommunications facility will also be located 141m from the future residential subdivision to the south-west at 1256-1258 Mount Cottrell Road.</li> <li>• Therefore, the telecommunications facility will prejudice the future implementation of the Toolern PSP.</li> </ul>
<b>Particular Provisions</b>	
<p>Clause 52.19 Telecommunications Facility</p>	<ul style="list-style-type: none"> <li>• A planning permit is required under this clause to construct a building or construct or carry out works for a Telecommunications facility.</li> <li>• The decision guidelines under this Clause have been considered and it had been determined that the proposal is not appropriately sited to minimise visual impact and amenity impact to adjoining residential development, due to its proximity to sensitive uses and is within a conservation area.</li> </ul>

***A Code of Practice for Telecommunications Facilities in Victoria (Department of Sustainability and Environment , 2004)***

A Code of Practice for Telecommunications Facilities in Victoria is an incorporated document in all planning schemes in Victoria. The purpose of this code is to:

- Set out the circumstances and requirements under which land may be developed for a telecommunications facility without the need for a planning permit.
- Set out principles for the design, siting, construction and operation of a telecommunications facility which a responsible authority must consider when deciding on an application for a planning permit.

There are 4 principles under The Code which are outlined below:

Principle	Response
<p>1. A Telecommunications facility should be sited to minimise visual impact.</p>	<p>The facility is located to the rear of the subject site and would be visually prominent when the northern boundary becomes a secondary arterial road. Additionally, the site is located within close proximity to future residential lots.</p>

	<p>The facility will also compromise the applied Rural Conservation Zone objectives and the landscape character of the area due to the visually prominent position.</p> <p><b>Not Met</b></p>
<p>2. Telecommunications facilities should be co-located wherever practical.</p>	<p>One nearby site (1256-1258 Mount Cottrell Road) was considered for co-location but it was ruled out as the site was outside the 'search ring area'. Aside from existing telecommunications towers, there are no opportunities for co-locating the nbn Fixed Wireless network. As a result, co-location was not a viable option for the area that needs to be serviced.</p> <p><b>Met</b></p>
<p>3. Health standards for exposure to radio emissions will be met.</p>	<p>An Environmental EME report was submitted with the application. The EME levels were calculated using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The report shows that the maximum predicted EME will equate to 0.11% of the maximum exposure limit. This is substantially less than 1% of the maximum allowable exposure limit.</p> <p><b>Met</b></p>
<p>4. Disturbance and risk relating to siting and construction should be minimised. Construction activity and site location should comply with State environment protection policies and best practice environmental management guidelines.</p>	<p>The site will be accessed by an existing crossover on Mount Cottrell Road. A new access track will be created to extend from the existing driveway to the proposed location of the facility. All construction and servicing staff will use this access track. A total construction period of ten weeks is anticipated. Once the facility is operational, the facility will function on a continuously unstaffed basis and will typically only require maintenance works three times a year.</p> <p><b>Met</b></p>