

Grounds of Refusal

1. It is considered that the siting and location of the proposed telecommunication facility is contrary to the *Toolern Precinct Structure Plan* and undermines the applied Rural Conservation Zone.
2. It is considered that the siting and location of the proposed telecommunication facility will result in significant visual impact due to the exposure to the future secondary arterial road to the northern boundary and is within close proximity to the future residential development at 1256-1258 Mount Cottrell Road.
3. It is considered that the proposed telecommunication facility does not meet *A Code of Practice for Telecommunications Facilities in Victoria (Department of Sustainability and Environment, 2004)*, with respect to the first principle relating to siting to minimise visual impact.
4. It is considered that the proposed telecommunication facility does not constitute orderly planning.