

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 19.03-4 (Telecommunications)	<p>The Policy seeks to facilitate the orderly development, extension and maintenance of telecommunications infrastructure. The policy seeks to ensure that modern telecommunications facilities are widely accessible to business, industry and the community, and that their technology needs are met. The policy does not prohibit telecommunications facilities in any zone, and seeks to ensure that there is a balance struck between the provision of important telecommunications infrastructure and environmental impacts arising from such infrastructure.</p> <p>The proposal is consistent with this policy as it will enhance mobile coverage in this locality, will result in minimal works being needed owing to it being a light pole replacement and refurbishment, and will be located at the furthest point possible from nearby sensitive uses.</p>
Local Planning Policy Framework	
Clause 21.01-10 (Infrastructure)	This aspect of the Municipal Strategic Statement identifies that the City of Melton is well served by utilities facilities, including telecommunications facilities. Extending the permit will not compromise this aspect of the Municipal Strategic Statement.
Clause 21.03-2 (Planning objectives)	<p>The Municipal Strategic Statement has a number of land use objectives sought to be achieved by the Melton Planning Scheme, including the need to create sustainable and livable communities that are attractive and desirable places in which to live, and to ensure that infrastructure is designed and provided in an efficient and timely manner that reflects sound planning principles.</p> <p>The proposal is consistent with this aspect of the Municipal Strategic Statement given that the facility is a swap of an existing light pole, is a monopole as opposed to a lattice style tower, so is less intrusive, and is located as far away as possible from nearby residential uses, so as not to be visually intrusive.</p>
Clause 22.03 (Recreation and Open Space Networks Policy)	The Policy aims to ensure that there is adequate provision for recreation and open space networks that cater for a variety of lifestyle needs. The proposal does not compromise this policy and the Burnside Heights Recreation Reserve will still be retained for passive and active open space purposes.
Clause 22.04 (Urban Development Policy)	The Policy seeks to ensure that infrastructure is designed and provided in an efficient and timely manner and that development reflects sound planning principles and practices.

	The proposal is consistent with this policy given that the telecommunications facility will respond to servicing needs, but has also been designed and sited in accordance with best practice requirements.
Zone	
Public Park and Recreation Zone	A planning permit is required for the use and development under the zone provisions. As part of the initial application requirements when the permit was first issued, the written consent of the public land manager (ie: Council) was required to be provided consenting to the application being made, and to the proposed use and development. This written consent was required at the time, prior to the permit being issued.
Other	
Development Plan Overlay control (Schedule 7 – Tenterfield)	Clause 43.04 of the Melton Planning Scheme requires that prior to a planning permit being issued for any use, development or subdivision, a development plan for the land must be prepared to the satisfaction of the Responsible Authority. A development plan for the Tenterfield subdivision was approved on 14 November 2002 in accordance with this overlay control, and identifies the land as being use and developed for the purpose of district open space.
Clause 52.19 (Telecommunications Facility)	In accordance with this particular planning scheme control, a permit is required to construct a building or carry out works for a telecommunications facility. The purpose of this control is to ensure that telecommunications infrastructure and services are provided in efficient and cost effective manner to meet community needs, and to encourage the provision of telecommunications facilities with minimal impact on the amenity of the area. The proposal is consistent with this policy.