

Appendix 3 – Assessment against relevant Planning Scheme controls – dated 10 April 2018

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 19.03-4 (Telecommunications)	<p>The policy in this section of the Melton Planning Scheme seeks to facilitate the orderly development, extension and maintenance of telecommunications infrastructure.</p> <p>The proposal is consistent with this policy. By establishing essential services that meet the needs of the growing community, in particular wireless communications infrastructure, ensures that communities remain viable, safe and sustainable.</p> <p>The proposal will also help Council achieve its objectives of supporting a connected community by making it possible to remain in a relatively rural location and still have access to online services and communications.</p> <p>The Victorian Civil and Administrative Tribunal in its decision relating to telecommunications facilities has affirmed that in making a decision the most important criteria is that the proposal must achieve an acceptable planning outcome, for the benefit of present and future generations. The proposal satisfies this criteria by safeguarding that the services in this area will be improved substantially.</p>
Local Planning Policy Framework	
Clause 22.08 (Rural land use)	<p>The policy seeks to ensure that all land use and development is in accordance with proper land management practices which will conserve the natural resources, amenity and environmental values of the rural areas, particularly with respect to air quality, noise and watercourse capacity.</p> <p>The proposal is consistent with this policy because any conditions on the permit will ensure compliance with the land management plan that affects the subject site.</p>
Clause 22.04 (Urban Development Policy)	<p>The policy seeks to ensure that infrastructure is designed and provided in an efficient and timely manner and the development of urban areas reflect sound planning principles and practices.</p> <p>The proposal is consistent with this policy. The proposed Optus monopole will be an important linkage in introducing a stable Optus telecommunications network in the Municipality, particularly in the identified growth areas of Harkness.</p>
Zone	
Clause 35.05 (Green Wedge A Zone)	The purposes of the zone include the need to:

	<ul style="list-style-type: none"> • Protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area; • Ensure that use and development promotes sustainable land management practices and infrastructure provision; • Protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes; • Recognise and protect the amenity of existing rural living areas. <p>The installation of a telecommunications facility at this site in the form of a concrete monopole will have little impact on existing uses, as the facility is located within an unused area of the site. It is noted that activities previously undertaken on the land can continue around the compound area and the installation will have little impact on any activities encouraged by this zone</p> <p>The new structure does not require the removal of any trees or significant vegetation on the site.</p>
Overlays	
<p>Clause 42.01 (Environmental Significance Schedule 1)</p>	<p>The purposes of this overlay include the need to identify where the development of the land may be affected by environmental constraints and to ensure the development is compatible with identified environmental values.</p> <p>The proposal will not have any impact on the Melton Harkness Road Gilgai Woodland. The proposal is for a development of a telecommunications tower only, and associated equipment shelter that will not adversely impact the woodland.</p>
<p>Clause 44.06 (Bushfire Management Overlay)</p>	<p>The purposes of the overlay include the need to:</p> <ul style="list-style-type: none"> • Ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire; • To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented; • To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level. <p>Notice was given to Country Fire Authority. No response was received so it is assumed that they have no objection to the proposal. In addition the shelter proposed is not for habitable purpose so there will not be a risk to loss of life.</p>
Other	
<p>Telecommunications Facility (Clause 52.19)</p>	<p>Clause 52.19 of the Melton Planning Scheme requires the Code of Practice for Telecommunications Facilities in Victoria (2004) to be used in assessment of the applications involving telecommunications facilities. There are four</p>

	<p>basic principles which should be applied when assessing the merits of the proposal.</p> <p>These four principles are:</p> <ul style="list-style-type: none"> • A telecommunications facility should be sited to minimise visual impact; • Telecommunications facilities should be co-located wherever practical; • Health standards for exposure to radio emission will be met; • Disturbance and risk relating to siting and construction should be minimised. <p>The proposal is deemed consistent with the four principles for the following reasons</p> <ol style="list-style-type: none"> 1. The visibility of the proposed telecommunications facility from properties that are far off is considered not to be intrusive from these properties. 2. Optus has invited Vodafone to co-locate telecommunications infrastructure on the proposed facility in order to eliminate the need for additional mobile base stations in the near future. 3. The proposal will be designed and installed to satisfy the requirements contained with Radiation Protection Standard - Maximum Exposure Levels to Radiofrequency Fields - 3kHz to 300 GHz, Arpana, May 2002. 4. Construction of the facility will be carried out in accordance with relevant Occupational Health and Safety Guidelines.
<p>A Code of Practice for Telecommunications Facilities in Victoria, July 2004 (Clause 81.01)</p>	<p>There are four basic principles which should be applied when assessing the merits of the proposal. These four principles are:</p> <ul style="list-style-type: none"> • A telecommunications facility should be sited to minimise visual impact; • Telecommunications facilities should be co-located wherever practical; • Health standards for exposure to radio emission will be met; • Disturbance and risk relating to siting and construction should be minimised. <p>The proposal is consistent with the above requirements. The proposed telecommunications facility is considered as having a reasonable level of visual impact. The visual impact of the proposed development will vary depending on the viewing distance, number of viewers, period of view and vantage point within the surrounding areas.</p> <p>Optus has invited Vodafone to co-locate telecommunications infrastructure on the proposed facility in order to eliminate the need for additional mobile base stations in the near future.</p>

	<p>The environmental electromagnetic energy report provides a summary of calculated radiofrequency (RF) electromagnetic energy (EME) levels around the base station. The maximum EME level calculated for the proposed system is 0.68% of the public exposure limit. The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) exposure limit is 100%.</p> <p>Hence the proposal is considered to be consistent with the code.</p>
General Provisions	
<p>Clause 65- Decision Guidelines</p>	<p>The provision outlines that before deciding on an application the responsible authority must consider amongst other things:</p> <ul style="list-style-type: none"> • The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • The purpose of the zone, overlay or other provision. • Any matter required to be considered in the zone, overlay or other provision. • The orderly planning of the area. • The effect on the amenity of the area. <p>As outlined previously the proposed telecommunications facility is deemed to be consistent with the relevant state and local planning policies, the zoning provisions, and the general provisions relating to the assessment of telecommunications facilities. As such, the application should be supported.</p>