

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 19.03-4 – Telecommunications	<p>The objective of this policy is to “<i>facilitate the orderly development, extension and maintenance of telecommunication infrastructure.</i>”</p> <p>It outlines that in “<i>consideration proposals for telecommunication services, seek a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.</i>”</p> <p><u>Complies.</u> The proposal provides essential mobile phone coverage for the immediate locality; and the proposal would not detrimental impact on the visual amenity of the area.</p>
Local Planning Policy Framework	
Clause 22.08 – Rural Land Use Policy	<p>Amongst the numerous objectives the policy, it outlines the need to “<i>maintain and enhance the landscape of the rural areas by encouraging development that is in harmony with the rural landscape.</i>”</p> <p><u>Complies.</u> The proposal would not detrimental impact on the visual amenity of the area.</p>
Zone	
Clause 35.04 – Green Wedge Zone	<p>The purpose of the Green Wedge Zone is:</p> <ul style="list-style-type: none"> • To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • To provide for the use of land for agriculture. • To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources. • To encourage use and development that is consistent with sustainable land management practices. • To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses. • To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes. • <i>To protect and enhance the biodiversity of the area.</i> <p><u>Complies.</u> The proposal would not detrimental impact on the visual amenity of the area.</p>

<p>Clause 35.06 – Rural Conservation Zone</p>	<p>The proposal is located outside of the area zone as Rural Conservation Zone on the land.</p>
<p>Overlays</p>	
<p>Clause 43.04 – Environmental Significance Overlay (Schedule 2)</p>	<p>The proposal is located outside of the area affected by the Environmental Significance Overlay (Schedule 2) on the land.</p>
<p>Particular Provisions</p>	
<p>Clause 52.19 – Telecommunications Facility</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 the assessment of applications involving telecommunications facilities. 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><u>Complies.</u> The proposal is considered to be generally consistent with the principles as outlined in the Code of Practice, given, that:</p> <ul style="list-style-type: none"> • The selected location would be within the vicinity of other buildings and structures, and mature planted vegetation, which would make it obscure from numerous vantage points. • There no other telecommunication facilities within the immediate surrounding area, within the proposed coverage area nominated. • The applicant has outlined that the facility is to be operated in compliance with the mandatory standards for human exposure to EME – currently the Radio communications (Electromagnetic Radiation Human Exposure) Standard 2003. The report provided by the applicant shows the maximum predicted EME will equate to 0.45 per cent of the maximum exposure limit. • The telecommunication facility would be located directly to the south of an existing shed structure; and away from neighbouring residential dwellings. Therefore, disturbance and risk has been minimised.
<p>General Provisions</p>	

Clause 65 - Decision Guidelines	<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><u>Complies.</u> The proposal is considered to be generally consistent with the State and Local Planning Policies.</p>
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