

Appendix 3 – Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
Planning Policy Framework	
<p>Clause 19.03-4S (Telecommunications)</p>	<p>The objective of this policy is to <i>“facilitate the orderly development, extension and maintenance of telecommunication infrastructure”</i>.</p> <p>The strategies of this policy are:</p> <ul style="list-style-type: none"> • <i>Facilitate the upgrading and maintenance of telecommunications facilities.</i> • <i>Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.</i> • <i>Ensure the communications technology needs of business, domestic, entertainment and community services are met.</i> • <i>Ensure the use of land for a telecommunications facility is not prohibited in any zone.</i> • <i>Encourage the continued deployment of broadband telecommunication services that are easily accessible by:</i> <ul style="list-style-type: none"> ○ <i>Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.</i> ○ <i>Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.</i> • <i>Ensure a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.</i> • <i>Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.</i> <p>The proposal is located at a new site and is an upgrade in comparison to the existing facility to better serve the communications needs of the community, including through the use of mobile broadband.</p> <p>The proposal is considered to comply with this policy.</p>
Local Planning Policy Framework	
<p>Clause 21.11 (Infrastructure)</p>	<p>One of the key objectives relevant to this proposal is <i>“to ensure that new communications infrastructure does not adversely impact upon sensitive uses and landscape features whilst also facilitating a world class communications network”</i>.</p> <p>The proposal is consistent with this objective as it does not adversely impact upon sensitive uses, particularly residential</p>

	amenity, and the new facility will facilitate improvements to the communications network.
Zone	
Industrial 1 Zone	<p>A planning permit is required for the use and development of a telecommunications facility.</p> <p>The purpose of the Industrial 1 Zone is:</p> <ul style="list-style-type: none"> • <i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i> • <i>To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.</i> <p>A telecommunications facility is a sensitive use and will be located in a zone that will not detrimentally impact the local community.</p>
Particular Provisions	
Clause 52.19 (Telecommunications Facility)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • <i>To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.</i> • <i>To facilitate an effective statewide telecommunications network in a manner consistent with orderly and proper planning.</i> • <i>To encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.</i> <p>Before deciding on an application, consideration must be given to the effect of the proposal on adjacent land and to the principles for the design, siting, construction and operation of a telecommunications facility set out in <i>A Code of Practice for Telecommunications Facilities in Victoria, July 2004</i>.</p> <p>The four principles under the Code of Practice 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 emissions will be met; • Disturbance and risk relating to siting and construction should be minimised. <p>The proposal is considered to be generally consistent with the principles based on the following:</p> <p>Principle 1:</p>

	<ul style="list-style-type: none"> • The monopole is located well inside the industrial area and will have no impact on residential amenity or the prevailing character of the industrial area; • The facility will be nestled between two buildings near the eastern property boundary, with equipment associated with the facility well setback from the street frontages of Collins Road and Industrial Drive; • No heritage items or areas are impacted by the proposal; and • The proposed facility does not obscure any significant or noteworthy view. <p>Principle 2:</p> <ul style="list-style-type: none"> • There are no existing buildings or structures in the area that would permit co-location to occur and the technical and network requirements to be met; and • The new monopole will allow for capacity for one or two additional carriers to co-locate in the future. <p>Principle 3:</p> <ul style="list-style-type: none"> • The proposed facility is required to comply at all times with the relevant Radiation Protection Standard and once operational must have this compliance certified by an accredited person. <p>Principle 4:</p> <ul style="list-style-type: none"> • The subject land and surrounding street network will allow for straightforward construction of the facility with no unreasonable danger or impediment to traffic or pedestrian movement; • No flora or fauna will be removed or disturbed; and • Permit conditions will ensure construction will occur at appropriate times and any damage caused on the site or Council infrastructure will be remediated.
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"> • <i>The Municipal Planning Strategy and the Planning Policy Framework.</i> • <i>The purpose of the zone, overlay or other provision.</i> • <i>Any matter required to be considered in the zone, overlay or other provision.</i> • <i>The orderly planning of the area.</i> • <i>The effect on the amenity of the area.</i>

Item 12.5 Planning Application PA 2019/6451 - Use and development of the land for the purpose of a telecommunications facility comprising a 45 metre high slimline monopole with associated panel antennae and equipment shelter At 17 Collins Road, Melton

Appendix 3 Assessment against relevant planning controls - undated

	The proposal is considered to be generally consistent with the Planning Policy Framework, Local Planning Policy Framework, Industrial 1 Zone and Particular Provisions.
--	---