

#### Grounds of Refusal

1. The proposal is deemed to be inconsistent with the Telecommunications Policy at Clause 19.03-4 of the Melton Planning Scheme. In particular, the need for proposals to *"seek a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure."* The possibility of co-location does not appear to have been properly investigated, given, the location of the proposed facility and it's proximity to the existing facility on the land.
2. The proposal is deemed to be inconsistent with Council's Rural Land Use Policy at Clause 22.08 of the Melton Planning Scheme. In particular, the need to maintain and enhance the landscape of the rural areas by encouraging development that is in harmony with the rural landscape. The erection of two telecommunication facilities within such close proximity to each other is deemed to be inconsistent with this policy objective.
3. The proposal is deemed to be inconsistent with the purpose of the Green Wedge Zone at Clause 35.04 of the Melton Planning Scheme, given, that the proposal is contrary to the need to *"protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes."*
4. The proposed telecommunication facility is not in keeping with the design and siting principle of *"A Code of Practice for Telecommunication Facilities"* July 2004, in particular, the first and second principles which requires telecommunications facilities to be sited to minimise visual impacts, and outlines that facilities should be co-located wherever practical.
5. The height of the proposed facility and its bulky headframe has potential to be visually dominant from the Melton Highway and surrounding land.