

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 19.03-4S – Telecommunications	<p>The objectives of the policy is to facilitate the orderly development, extension and maintenance of telecommunication infrastructure.</p> <p>The new telecommunication facility is required to replace the existing telecommunication at 393 Leakes Road, which will be decommissioned and removed.</p> <p>The proposal is considered to be consistent with the policy.</p>
Local Planning Policy Framework	
Clause 22.16 – Rural Landscape Character Policy	<p>The objectives of the policy include:</p> <ul style="list-style-type: none"> • To ensure consideration is given to the rural landscape character when assessing applications to develop land. • To recognise the importance of significant landscape features as a key contributor to the rural character of the City of Melton. To ensure that development in rural areas and viewing corridors is sympathetic and does not adversely impact on the area. • To implement the recommendations of the <i>Significant Landscape Features Strategy, May 2016</i> and <i>Landscape Management Guidelines, May 2016</i>. <p>The proposal is considered to be consistent with the policy.</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.

	<ul style="list-style-type: none"> To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes. To protect and enhance the biodiversity of the area. <p>The proposal is considered to be consistent with the purpose of the zone.</p>
Particular Provisions	
Clause 52.19 – Telecommunications Facility	<p>The policy outlines that the Code of Practice for Telecommunications Facilities in Victoria (2004) to is 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>The proposal is considered to be consistent with the policy.</p>
General Provisions	
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"> <i>The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</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> <p>The proposal is considered to be consistent with the decision guidelines.</p>