



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit form.](#)

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land **i** ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

| | | |
|------------------------------------|----------|------------------|
| Unit No.: | St. No.: | St. Name: |
| | 270 | Konagaderra Road |
| Suburb/Locality: Oaklands Junction | | Postcode: 3063 |

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

If this application relates to more than one address, please click this button and enter relevant details.

The Proposal **i** **⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

Select the focus of this application and describe below:

Development and use of a telecommunications facility

📎 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required *

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

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Existing Conditions i

④ Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Rural

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

⑤ Encumbrances on title *

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details i

⑥ Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

| | | |
|--|--|--|
| Name: | | |
| Title: <input type="text"/> | First Name: <input type="text"/> | Surname: <input type="text"/> |
| Organisation (if applicable): Stilmark Holdings Pty Ltd | | |
| Postal Address: | | If it is a P.O. Box, enter the details here: |
| Unit No.: <input type="text"/> | St. No.: <input type="text"/> | St. Name: P O Box 50 |
| Suburb/Locality: Clayfield | State: QLD <input type="text"/> | Postcode: 4011 |

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

| | | |
|---|--|---|
| Contact person's details * | | Same as applicant (if so, go to 'contact information') <input type="checkbox"/> |
| Name: | | |
| Title: Mr <input type="text"/> | First Name: Mark | Surname: Baade |
| Organisation (if applicable): SAQ Consulting Pty Ltd | | |
| Postal Address: | | If it is a P.O. Box, enter the details here: |
| Unit No.: <input type="text"/> | St. No.: <input type="text"/> | St. Name: P O Box 50 |
| Suburb/Locality: Clayfield | State: QLD <input type="text"/> | Postcode: 4011 |

Please provide at least one contact phone number *

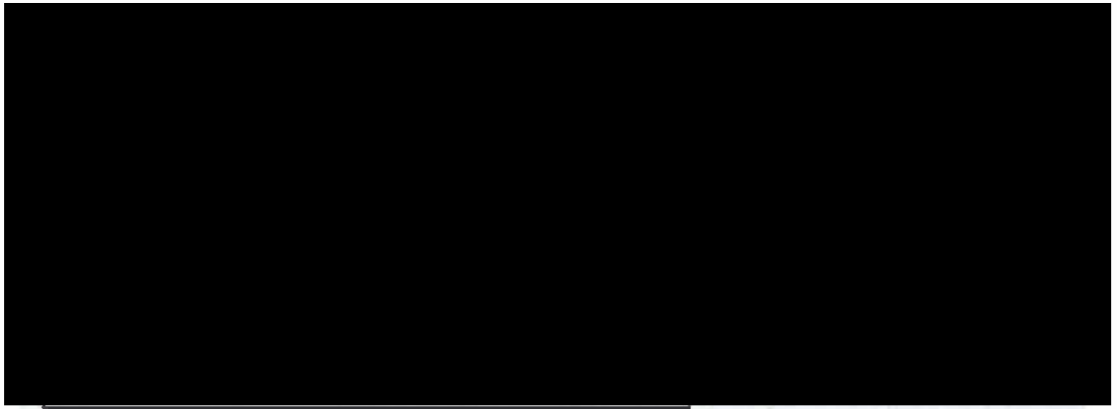
| | |
|--------------------------------------|---|
| Contact information | |
| Business Phone: <input type="text"/> | Email: mark@saqconsulting.com.au |
| Mobile Phone: 0417 088 000 | Fax: <input type="text"/> |

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Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.



Declaration i

⑦ This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

A handwritten signature in black ink, appearing to be 'D. [unclear]', written over a white rectangular box.

Date: 17/9/2021

day / month / year

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Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 **Has there been a pre-application meeting with a Council planning officer?**

No Yes

If 'yes', with whom?:

Date:


day / month / year


Checklist

9 **Have you:**

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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17 September 2021

Hume City Council
P O Box 119
DALLAS VIC 3047
contactus@hume.vic.gov.au



SAQ Consulting Pty Ltd
ABN 76 864 757 592
P O Box 50
Clayfield QLD 4011

ATTENTION: PLANNING DEPARTMENT

RE: Proposed telecommunications facility – 270 Konagaderra Road, Oaklands Junction

I advise **SAQ Consulting Pty Ltd** acts on behalf of Stilmark Holdings Ltd ('Stilmark') in respect of this application.

Stilmark is a licenced carrier for the purposes of the *Telecommunications Act 1997 (Cth)* and operates as an infrastructure provider or 'neutral host', whereby new facilities are sited, designed, acquired, built and maintained by Stilmark but utilised by carriers - such as the mobile carriers - as part of their respective networks.

The proposal by Stilmark is to establish a telecommunications facility, in the form of a mobile telephone base station, at 270 Konagaderra Road, Oaklands Junction as shown on the attached proposal plans.

The subject land is located within the *Green Wedge Zone* pursuant to the Hume City Council Planning Scheme.

Attached are the completed Permit Application Form, the proposal drawings and a copy of the Certificate of Title. Please advise the fee payable, after which I will also forward a detailed planning statement to assist in the determination of the application.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

MARK BAADE
B. Plan (Hons)
M: 0417 088 000
mark@saqconsulting.com.au

Enc.

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09537 FOLIO 028

Security no : 124090156658L
Produced 26/05/2021 03:30 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 143772.

PARENT TITLES :

Volume 06091 Folio 031 Volume 06435 Folio 968
Created by instrument LP143772 09/12/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU261988P 22/04/2021
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP143772 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---------------|-----------------------|------------|------------|
| AU261987R (E) | DISCHARGE OF MORTGAGE | Registered | 22/04/2021 |
| AU261988P (E) | MORTGAGE | Registered | 22/04/2021 |

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: "WALLAN DOWNS" 270 KONAGADERRA ROAD OAKLANDS JUNCTION VIC 3063

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 22/04/2021

DOCUMENT END

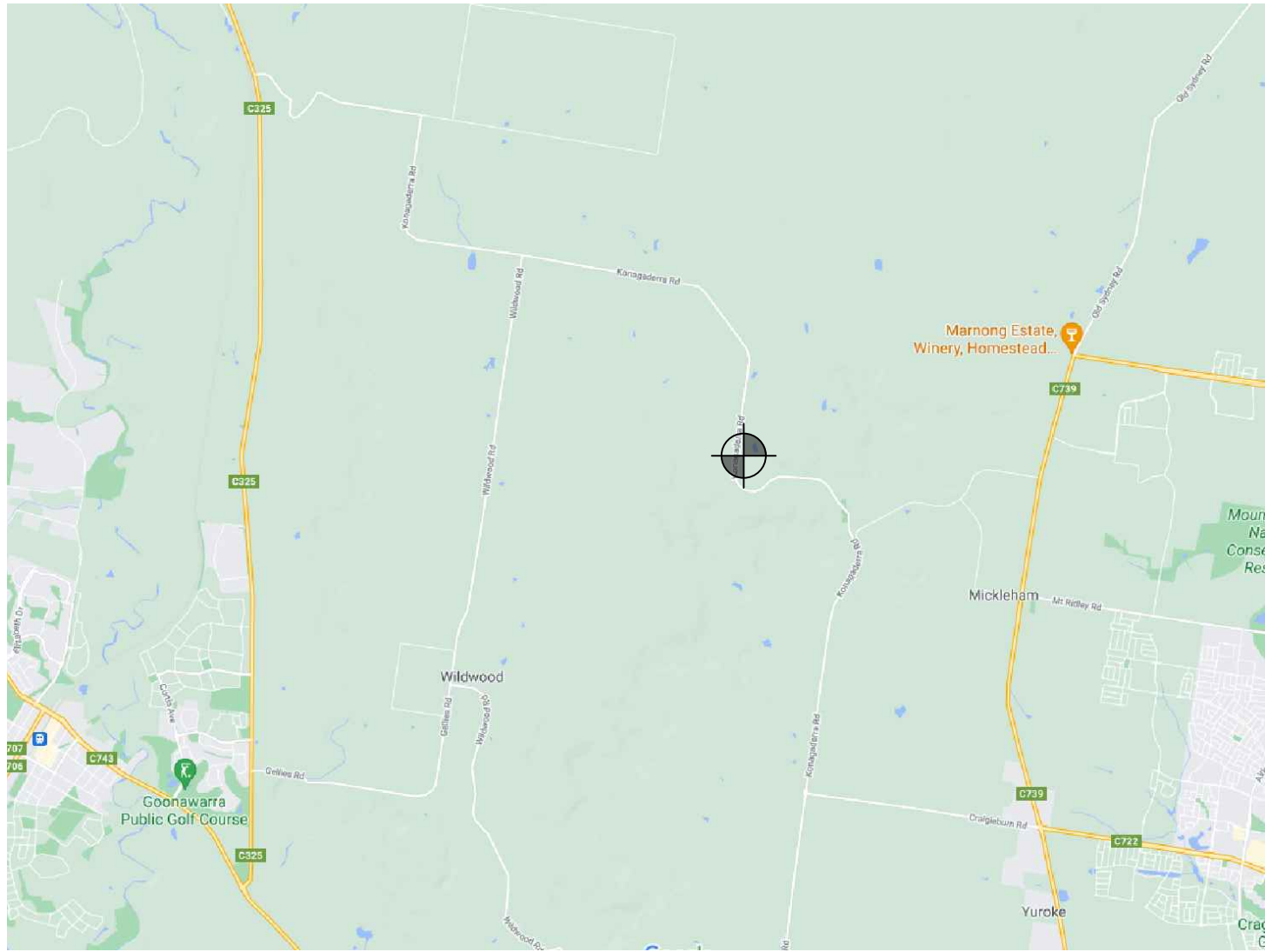
Delivered from the LANDATA System by GlobalX Terrain Pty Ltd

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|-------------------------|------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| DATE OF ISSUE | 05.06.2021 | 30.09.2021 | | | | | | | | | | | | | | | | | | |
| DRAWING PACKAGE VERSION | 1 | 2 | | | | | | | | | | | | | | | | | | |

GENERAL DRAWINGS

| | | | | | | | | | | | | | | | | | | | | |
|---------------|------------------------|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| AV3063-002-P1 | DRAFT SITE PLAN | A | B | | | | | | | | | | | | | | | | | |
| AV3063-002-P2 | DRAFT SITE SETOUT PLAN | A | B | | | | | | | | | | | | | | | | | |
| AV3063-002-P3 | DRAFT SITE ELEVATION | A | B | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |



LOCALITY PLAN
NOT TO SCALE

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WILDWOOD NORTH-KONAGADERRA

270 KONAGADERRA ROAD,
OAKLANDS JUNCTION,
VIC 3063

SITE ID: AV3063-002



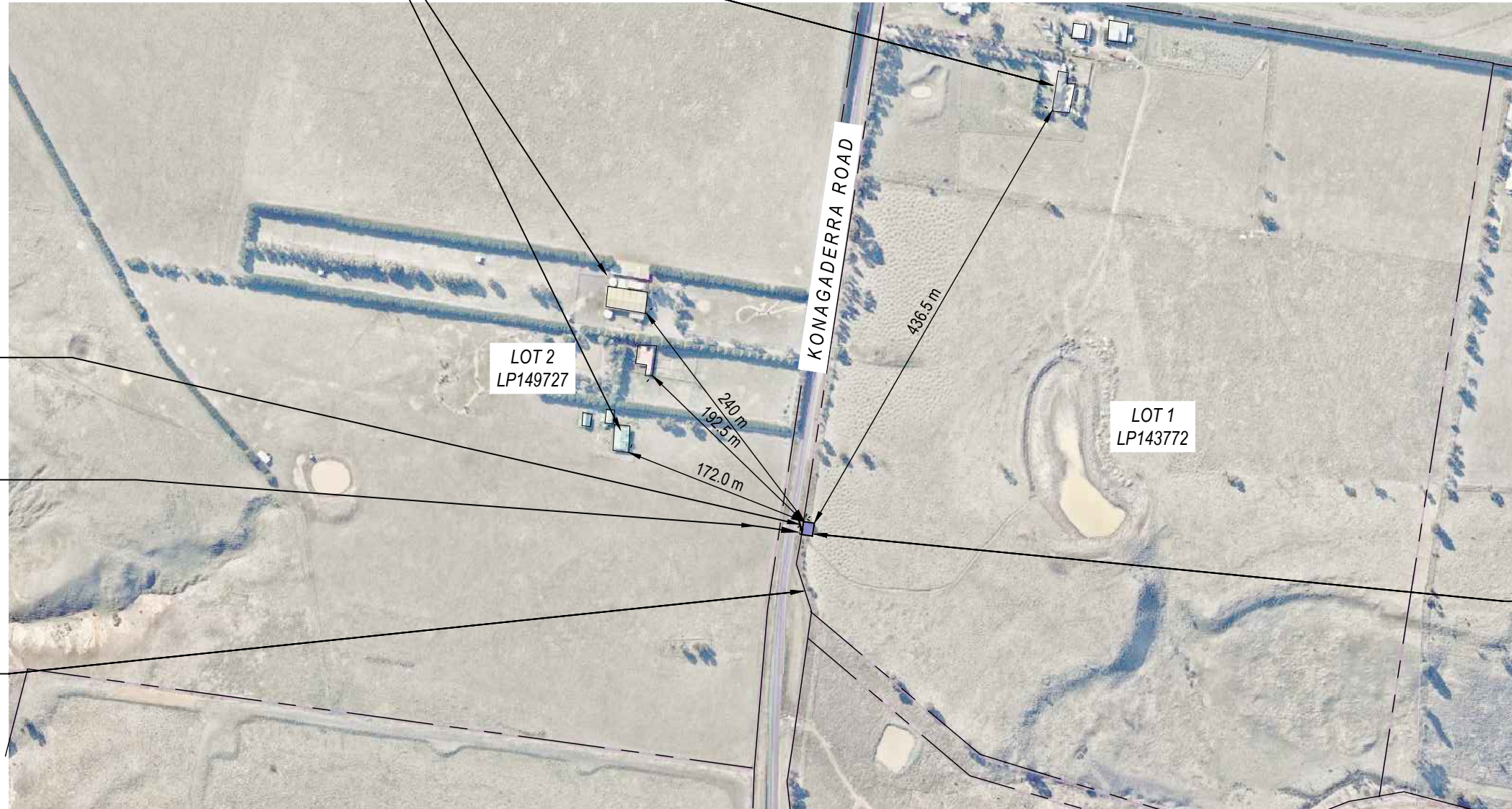
STILMARK TELECOMMUNICATIONS
a. 37-45 Myrtle Street,
Chippendale NSW 2008
w. www.stilmarkgroup.com

FOR APPROVAL

DRAWING No.
AV3063-002 - 00



EXISTING BUILDINGS



PROPOSED POWER ROUTE
TBC

PROPOSED SITE ACCESS
FROM KONAGADERRA ROAD

PROPERTY BOUNDARY

PROPOSED INSTALLATION
AND LEASE AREA
(HATCHED)

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SITE PLAN

SCALE 1:5000

| | | | | | |
|----------|------------|----------------------|-------|----------|----------|
| B | 30.09.2021 | ISSUED FOR APPROVAL | EW | EW | MH |
| A | 05.06.2021 | ISSUED FOR APPROVAL | EW | EW | MH |
| REVISION | DATE | REVISION DESCRIPTION | DRAWN | DESIGNED | APPROVED |

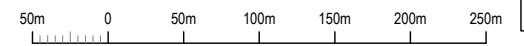
STILMARK
STILMARK TELECOMMUNICATIONS
a. Level 1, 37-45 Myrtle Street,
Chippendale NSW 2008
w. www.stilmarkgroup.com

AV3063-002 WILDWOOD NORTH- KONAGADERRA

270 KONAGADERRA ROAD, OAKLANDS JUNCTION, VIC
3063

| | | |
|---------------------------------|--------------------------------|---------------|
| TITLE: DRAFT SITE PLAN | | |
| DRAWING STATUS: FOR APPROVAL | DRAWING No. AV3063-002 - P1 | REVISION B |

SCALE 1 : 5000 AT A3





| | | |
|-------------|-------------------|-------------|
| DATUM POINT | GDA94 COORDINATES | |
| | LATITUDE | -37.5448813 |
| | LONGITUDE | 144.8335859 |

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PROPERTY BOUNDARY

KONAGADERRA ROAD EDGE (APPROX LINE)

PROPOSED INSTALLATION AND LEASE AREA (120m²) (HATCHED)

PROPOSED SITE GROUP METER PANEL FLUSH MOUNTED WITH FENCE

FIBRE PIT

ELECTRICAL PIT

PROPOSED 3.0m WIDE DOUBLE ACCESS GATES

PROPERTY BOUNDARY

approx 7000

10000 LEASE AREA + COMPOUND AREA

12000 LEASE AREA + COMPOUND AREA

PROPOSED 40m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME

PROPOSED CABLE TRAY

PROPOSED COMPOUND SECURITY FENCE

PROPOSED EQUIPMENT CABIN

SITE SETOUT PLAN

SCALE 1:75



STILMARK TELECOMMUNICATIONS
 a. Level 1, 37-45 Myrtle Street, Chippendale NSW 2008
 w. www.stilmarkgroup.com

AV3063-002 WILDWOOD NORTH- KONAGADERRA

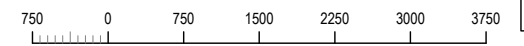
270 KONAGADERRA ROAD, OAKLANDS JUNCTION, VIC 3063

TITLE: DRAFT SITE SETOUT PLAN

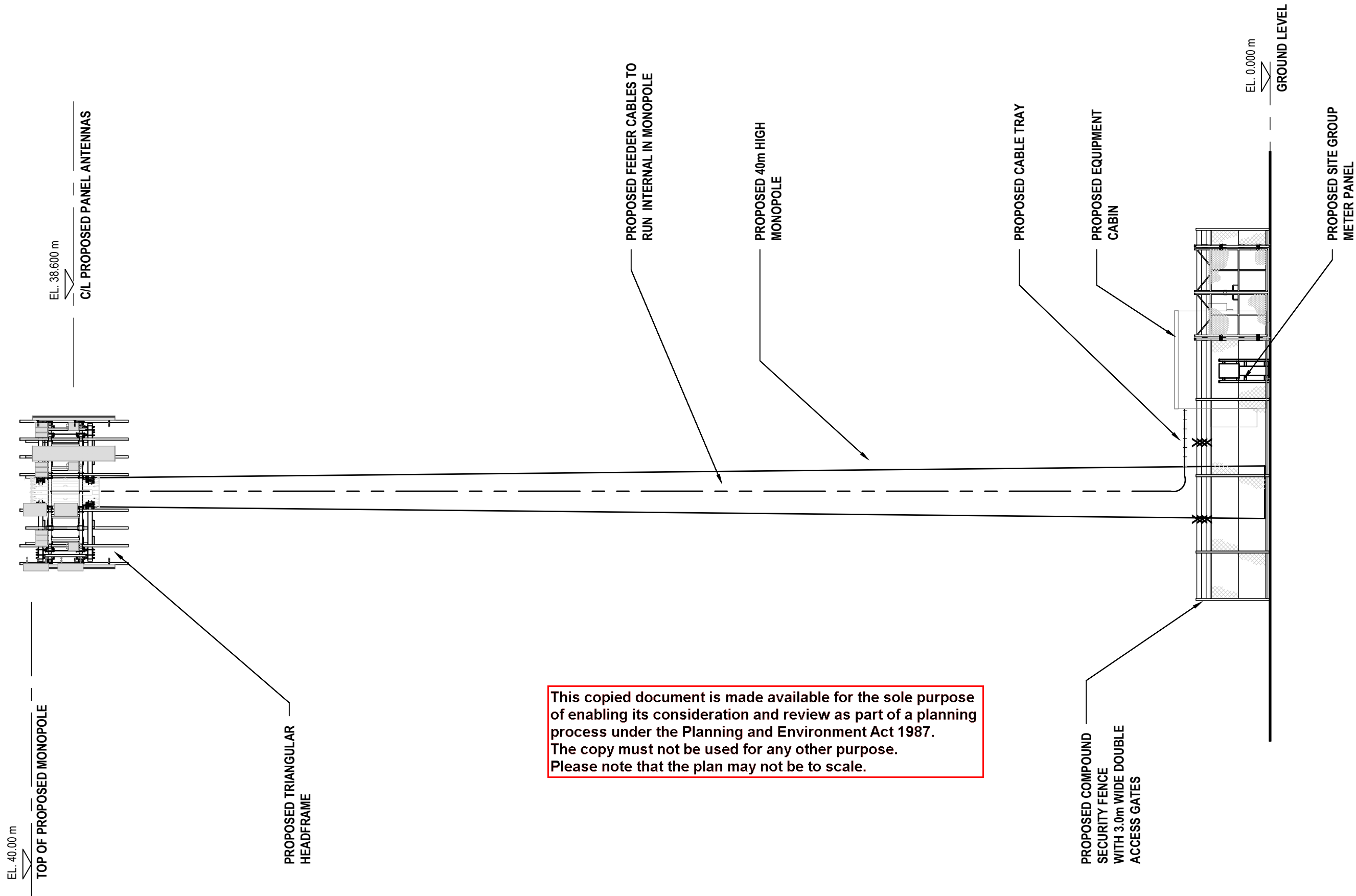
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|----------|------------|----------------------|-------|----------|----------|
| B | 30.09.2021 | ISSUED FOR APPROVAL | EW | EW | MH |
| A | 05.06.2021 | ISSUED FOR APPROVAL | EW | EW | MH |
| REVISION | DATE | REVISION DESCRIPTION | DRAWN | DESIGNED | APPROVED |

| | | |
|---------------------------------|-------------------------------|---------------|
| DRAWING STATUS: FOR APPROVAL | DRAWING No. AV3063-002- P2 | REVISION B |
|---------------------------------|-------------------------------|---------------|

SCALE 1 : 75 AT A3



A3



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WESTERN ELEVATION
SCALE 1:125

| | | | | | |
|----------|------------|----------------------|-------|----------|----------|
| B | 30.09.2021 | ISSUED FOR APPROVAL | EW | EW | MH |
| A | 05.06.2021 | ISSUED FOR APPROVAL | EW | EW | MH |
| REVISION | DATE | REVISION DESCRIPTION | DRAWN | DESIGNED | APPROVED |

STILMARK
STILMARK TELECOMMUNICATIONS
a. Level 1, 37-45 Myrtle Street, Chippendale NSW 2008
w. www.stilmarkgroup.com

AV3063-002 WILDWOOD NORTH- KONAGADERRA

270 KONAGADERRA ROAD, OAKLANDS JUNCTION, VIC 3063

| | | |
|---------------------------------|-------------------------------|---------------|
| TITLE: DRAFT SITE ELEVATION | | |
| DRAWING STATUS: FOR APPROVAL | DRAWING No. AV3063-002- P3 | REVISION B |

Our ref: Wildwood North SLB

3 December 2021

Harry Valentine
Town Planner
Hume City Council
P O Box 119
DALLAS VIC 3047



SAQ Consulting Pty Ltd

ABN 76 864 757 592

P O Box 50

Clayfield QLD 4011

Dear Harry

**RE: P24035 - Proposed telecommunications facility
270 Konagaderra Road, Oaklands Junction**

As previously advised, **SAQ Consulting Pty Ltd** acts on behalf of Stilmark Holdings Ltd ('Stilmark') in respect of this application.

Stilmark is a licenced carrier for the purposes of the *Telecommunications Act 1997 (Cth)* and operates as an infrastructure provider or 'neutral host', whereby new facilities are sited, designed, acquired, built and maintained by Stilmark but utilised by carriers - such as the mobile carriers - as part of their respective networks. Stilmark structures are purposely designed and constructed to allow for collocation of at least two or even three carriers to occur.

The proposal by Stilmark is to establish a telecommunications facility, in the form of a mobile telephone base station, at 270 Konagaderra Road, Oaklands Junction as shown on the attached proposal plans.

The subject land is located within the *Green Wedge Zone* pursuant to the Hume City Council Planning Scheme.

A brief cover letter was provided at the time of lodgement. This letter constitutes a detailed planning statement as to the merits of the proposal to assist Council with its determination of the application, including against the Planning Scheme and the Victorian Telecommunications Code of Practice. The necessary fees have been paid.

I am also in receipt of Council's request for further information (dated 30 September 2021), which the updated proposal plans (attached) and the content of this planning statement address in full.

I am also in receipt of your email dated 3 November 2021 relating to Melbourne Airport's initial comments on the proposal. Having considered the airport's comments the applicant has elected to continue with the application as now proposed and will separately submit for an airspace approval (as per the documentation supplied by the airport).

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Need for the Facility

Stilmark is proposing the facility to cater for a projected future need by the carriers in this area, which forms part of a larger strategic program across Victoria. As such, the proposal represents strategic and practical forward planning based on projected future need - an approach which, for this type of infrastructure, has generally not occurred in the past.

However, it is critical to note that as Stilmark is an infrastructure owner and provider it will not build the structure until a carrier elects to locate on it – that is, the structure will not be speculatively built in the hope it will be collocated on. As such, there will be no impact – visual or otherwise - from the structure until there is a need for it to be constructed. To that end, Council and the community do not need to be concerned that unnecessary structures will be constructed, regardless of whether there is an approval in place. Notwithstanding, Stilmark is confident that there will be a demand in time for the proposed structure and seeks an approval on that basis.

Once the structure is in place, it will also be suitable and available for collocation by a second (and potentially third) carrier. This preference and preparation for collocation will also help to minimise the number of such structures in the council area and give Council an improved basis on which to drive collocation when new facilities (by others) are proposed.

In terms of future requirements, the coverage in the area is generally poor and there are no mobile phone base stations within 3.5 kilometres of the proposed location.

At such a distance it is simply not possible to adequately service the area around the proposed location from existing facilities. Data services in particular are unreliable and throughput speeds slow, particularly inside buildings.

Figure 1 below shows an extract from www.rfnsa.com.au which is essentially a database of all existing (and proposed) facilities in Australia.

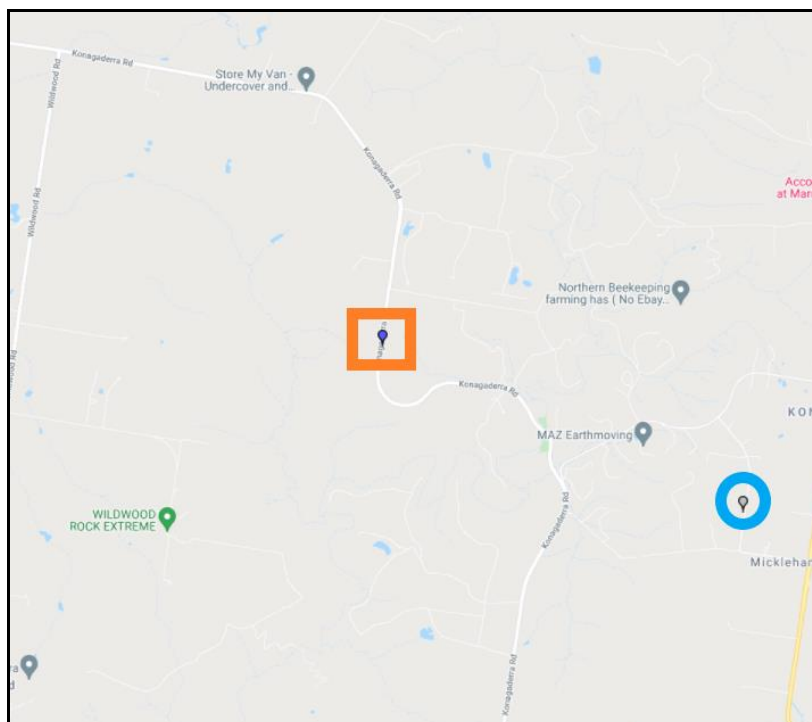


Figure 1: Proposed Location (orange square) and existing facility in surrounding area



As indicated on the extract, the proposed facility (marked with a red dot) sits about 3.5 kilometres from the nearest existing facility, which is located to the east at 740 Mt Ridley Road (site 3064023). There are no other existing facilities within 4.5 kilometres in any direction.

The new facility is well placed to allow for coverage to the rural and rural living land uses in the area and to fill in the 'gap' in the inter-urban break to the east, west and south of the location.

Given the total lack of existing telecommunications infrastructure and other tall structures in the area, collocation is also not an option for addressing future requirements and a new structure will be required. Given the extensive growth being experienced in metropolitan Melbourne, it is essential that the appropriate infrastructure is in place to allow for the proper servicing of the growing demand for services and the provisioning of new services in under-serviced areas such as this.

The Proposal

The proposal is to establish a new telecommunications facility in the form of a monopole and equipment cabinets at 270 Konagaderra Road, Oaklands Junction. The details of the facility are shown on the plans lodged with the application.

More particularly, the proposal consists of the following elements:

- a 40-metre tall monopole and compound located on the western boundary of the subject land along the Konagaderra Road frontage and near the south-western corner of the land;
- a new headframe mounted at the top of the monopole to accommodate up to nine (9) panel antennas;
- a new equipment shelter (dimensions 3.0m H x 2.5m W x 3.0m D), connected to the monopole by an overhead cabletray; and
- security fencing with double gates for access.

All cables connecting the antennas to the various cable trays will be internal to the monopole, except where they exit the monopole to connect to the relevant antennas. The monopole does not have any provision to allow it to be climbed and will be specifically designed to allow for collocation to occur.

It is not necessary to remove any vegetation to access, install, operate or maintain the facility.

Subject Land

The subject land is located on the eastern side of Konagaderra Road at Oaklands Junction.

The land is roughly square shape with a frontage to Konagaderra Road of approximately 560 metres and a similar depth, giving it total area of about 39.2 hectares. The subject land is located in the *Green Wedge Zone*.



Most of the land is cleared and used for farming purposes, with a dwelling and farm buildings located in the north-western corner. Vegetation is very sparse, with almost all the land's trees are located in the area of the dwelling and along two of the boundaries (northern and western).

The proposed facility will be located near the south-western corner of the subject land.

The Locality

The locality is that of a vast farming area on the outer northern edge of Greater Melbourne. The locality includes some rural living lots to the north and east and Deep Creek runs through the area to the south and east of the subject land. Apart from these rural living areas, dwellings and buildings generally are scattered and land is generally clear of vegetation.

As noted above, the nearest existing telecommunications facility to the subject land is located approximately 3.5 kilometres to the east. There are no other existing facilities within 4.5 kilometres.

Assessment against the Planning Scheme

As noted above, the subject land and proposal is located in the *Green Wedge Zone* of the Hume Shire Planning Scheme. In this zone, a telecommunications facility such as that proposed requires a permit.

Green Wedge Zone

The purpose of the *Green Wedge Zone* is set as follows:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

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.

To protect and enhance the biodiversity of the area.

With respect to the zone's purposes, the proposed facility and its location on the subject land do not adversely impact on the use of the land for agricultural purposes nor any of the land uses set down above. The proposal does not interfere with sustainable land management practices, productive agricultural use or the biodiversity of the area.



The proposal, while a visible element in the landscape, does not materially impact on the open rural landscape. I note the location selected is outside the Environmental Significance overlay affecting the land and is not contained within a Significant Landscape overlay or similar.

The proposed facility will, however, provide an improved level of telecommunications services in the area, benefitting the surrounding farming area and rural living uses in the locality. Further, rural-type zones, such as the *Green Wedge Zone* are generally accepted as an appropriate location for such infrastructure and similar structure are a common sight in such areas.

In terms of the Decision Guidelines to be considered by Council, I note the following with respect to the proposal:

- The land is capable of supporting the proposal and no existing land use or a land use likely to occur in the zone is threatened by it;
- The proposed facility will provide an improved level of service to the surrounding rural locality;
- The establishment of the proposed facility does not require the clearance of any vegetation or the disturbance of any habitat;
- The location selected minimises the loss of agricultural land; and
- There are no areas of architectural, historic, or scientific significant or of natural scenic beauty or importance materially affected by the proposal or its siting.

The proposed infrastructure is sited such that it can meet the projected future coverage and network needs for the area and while tall, will have a very minimal impact on the landscape, particularly given it is sited well away from sensitive land uses.

As such, the location selected within the *Green Wedge Zone* is suitable for the proposed infrastructure and allows it to be provided in a coordinated and orderly way while minimising its impacts on the surrounding locality to the extent it can.

Overlays

The subject land is affected by a number of overlays, but only the bushfire overlay affects the selected location. As such, the provisions of clause 13.02-1S Bushfire Planning apply.

With respect to bushfire risk and management, the proposed facility:

- is not a habitable building;
- results in only a minor intensification of development and/or land use on the subject land and is not located near any dwellings or other habitable buildings;
- does not result in an increase of residents or employees;
- does not involve the occupation of employees on site for any considerable amount of time; and
- does not result in an increase to the bushfire threat.

As such, the outcomes sought by clause 13.02-1S are achieved in this instance.



Transport Considerations – Melbourne Airport

Melbourne Airport has provided preliminary comment that the proposed structure will intrude into Prescribed Airspace in this location. The ground height is estimated at 238m AHD and the top of the proposed structure is 262.5m AHD, representing an intrusion of approximately 24.5 metres.

It is not uncommon for such structures to be built where they intrude into prescribed airspace and it may be the case here that measures such as obstacle lighting, painting or a shorter structure could make the proposal acceptable to Melbourne Airport.

As such, the applicant has elected to continue with the application and make separate application for airspace approval to Melbourne Airport during Council's assessment period.

Infrastructure Provisions

Part 19 of the Scheme deals with infrastructure requirements and is broad in its application. Telecommunications are dealt with in 19.03-4.

The Objective of the Scheme in this respect is:

“To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.”

The Scheme also lists a number of strategies, which are:

- *Facilitate the upgrading and maintenance of telecommunications facilities.*
- *Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.*
- *Ensure the communications technology needs of business, domestic, entertainment and community services are met.*
- *Do not prohibit the use of land for a telecommunications facility in any zone.*
- *Encourage the continued deployment of broadband telecommunications services that are easily accessible by:*
 - *Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.*
 - *Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.*

Ensure a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

In this instance, the proposal will provide a new telecommunications facility specifically to improve the level of service required to the area around the subject land. The new facility will be capable of accommodating 4G and 5G services to the area.

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As there are no opportunities for collocation or any other structures on which the facility could be placed, a new structure is required. In this instance it has been appropriately located within a rural area and away from sensitive land uses.

As such, in this instance an appropriate balance between the need for the facility and its impact on the environment has been struck.

It is also a requirement of the Scheme that the Code of Practice for Telecommunications Facilities in Victoria (Department of Sustainability and Environment, 2004) be considered. This is reinforced by Part 52.19 of the Scheme and an analysis of the Code is also set out below.

Telecommunications Facility (52.19)

The Planning Scheme also specifically mentions telecommunications facility at 52.19.

The key purpose of this part of the Scheme is to ensure telecommunications facilities:

- Meet the communication needs of the community;
- Ensure the approach to the assessment of such facilities is consistent;
- Minimise impacts on amenity.

The need for the facility, its benefits and likely impacts on amenity have already been set out above. In the context of a rural area that is generally cleared of vegetation and only sparsely populated, it is considered the proposal is acceptable and balances the communications needs with visual impact.

The proposed facility is neither a 'low-impact facility' nor exempt by some other means (such as the Victorian Code). As such, a permit is required.

An assessment against the Code is set out below.

Victorian Telecommunications Code of Practice

With respect to the Code, the proposed facility is not one set out in Section 5 of the Code and therefore requires a permit.

With respect to the Principles set out in Section 4 of the Code, I note the following:

Principle 1:

- No heritage places are affected by the proposed facility;
- No street trees will be lopped, pruned or removed; and
- The location of the proposed facility does not impact on significant views.

Principle 2:

- There are no existing buildings or structures in the area that would permit collocation to occur and the technical and network requirements to be met.

Principle 3:

- As with all mobile telecommunications facilities in Australia, 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.



Principle 4:

- The subject land and surrounding street network will allow for very 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;
- Construction will occur at appropriate times (and can be conditioned to ensure compliance if Council sees fit to do so); and
- As part of any construction, any damage caused to Council or public infrastructure will be remediated back to its original condition.

As such, the need, siting and design of the proposed facility generally complies with the Principles and intent of the Code.

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Conclusion

The proposal by Stilmark to construct a new telecommunications facility in the form of a 40m-tall monopole and associated equipment near the south-western corner of the land at 270 Konagaderra Road, Oaklands Junction. The proposed facility has been identified as being required to meet the future projected need for improved telecommunications in this area and forms part of a larger program of forward planning for future telecommunications requirements across Victoria.

There are no similar existing facilities within almost 3.5 kilometres of the selected location and as such there will be a requirement for an additional structure as demand for telecommunications services increases.

The proposed facility is appropriately located in a rural zone and is well away from sensitive land uses. The location selected is an already cleared and unused area of the subject land not requiring the removal of any vegetation.

Visual impact from the proposed facility is quite limited due to the rural location and arrangement of land uses in the area. Wider impacts diminish quickly with distance.

The proposal is generally consistent with the intent of the *Green Wedge Zone* and the relevant outcomes sought by the Planning Scheme and does not materially threaten the desired outcomes of the zone or surrounding area.

It is noted Melbourne Airport has raised some concerns about the proposal and they are currently being directly addressed with the airport through the appropriate approvals channels.

With respect to the Planning Scheme more generally, I consider the subject proposal sufficiently accords with the strategic and practical intent of both the Planning Scheme, relevant State policy and the realities of the subject land and the locality with respect to telecommunications.

Accordingly, the application warrants a planning permit. Should Council require any additional information prior to making its determination, please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Baade', is positioned above the printed name.

MARK BAADE

B. Plan (Hons)

M: 0417 088 000

mark@sagconsulting.com.au

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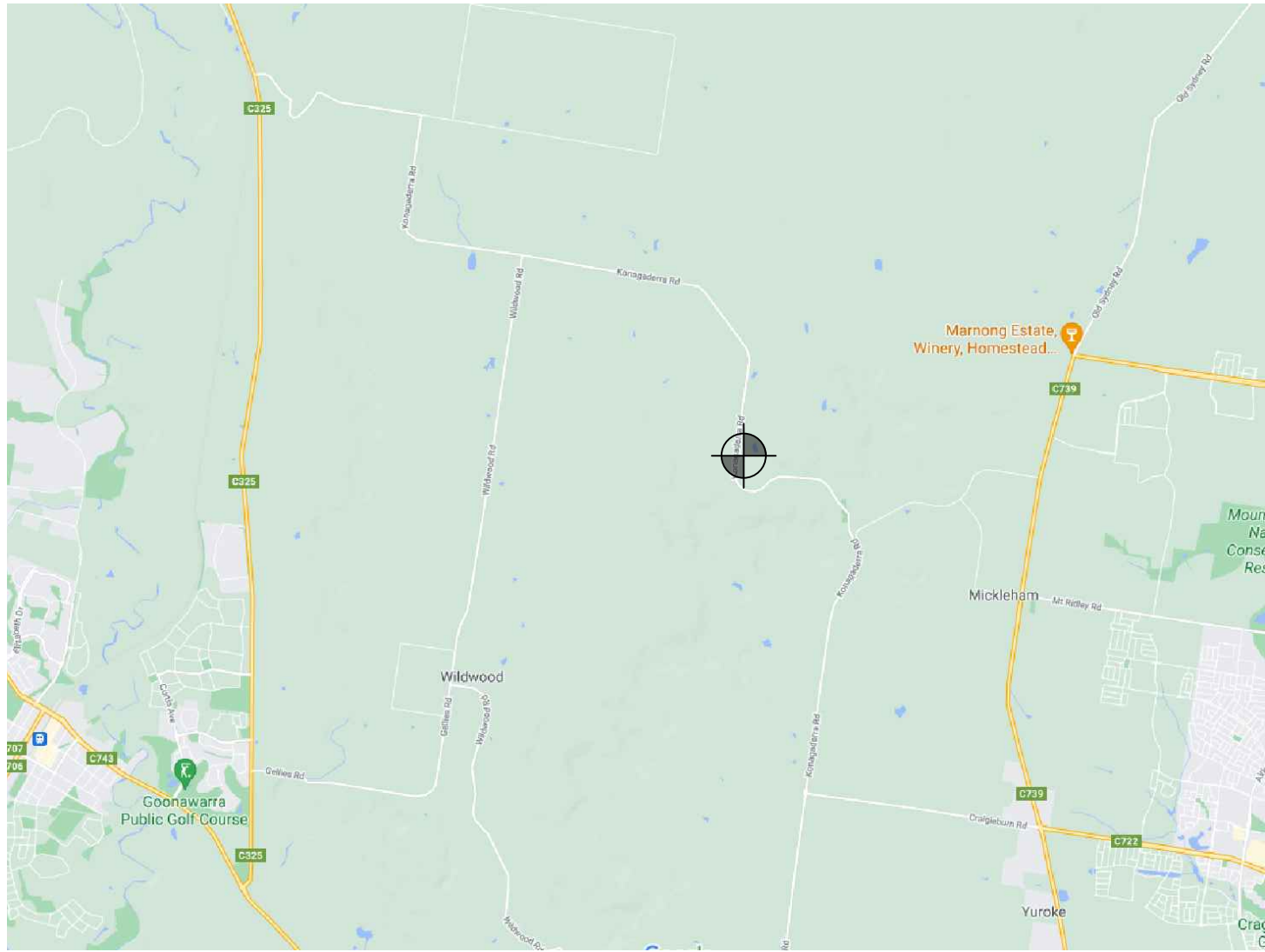
Attached:

Updated proposal plans

| | | | | | | | | | | | | | | | | | | | | |
|-------------------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| DATE OF ISSUE | 05.06.2021 | | | | | | | | | | | | | | | | | | | |
| DRAWING PACKAGE VERSION | 1 | | | | | | | | | | | | | | | | | | | |

GENERAL DRAWINGS

| | | | | | | | | | | | | | | | | | | | | |
|---------------|------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| AV3063-002-P1 | DRAFT SITE PLAN | A | | | | | | | | | | | | | | | | | | |
| AV3063-002-P2 | DRAFT SITE SETOUT PLAN | A | | | | | | | | | | | | | | | | | | |
| AV3063-002-P3 | DRAFT SITE ELEVATION | A | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |



LOCALITY PLAN
NOT TO SCALE

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WILDWOOD NORTH-KONAGADERRA

270 KONAGADERRA ROAD,
OAKLANDS JUNCTION,
VIC 3063

SITE ID: AV3063-002



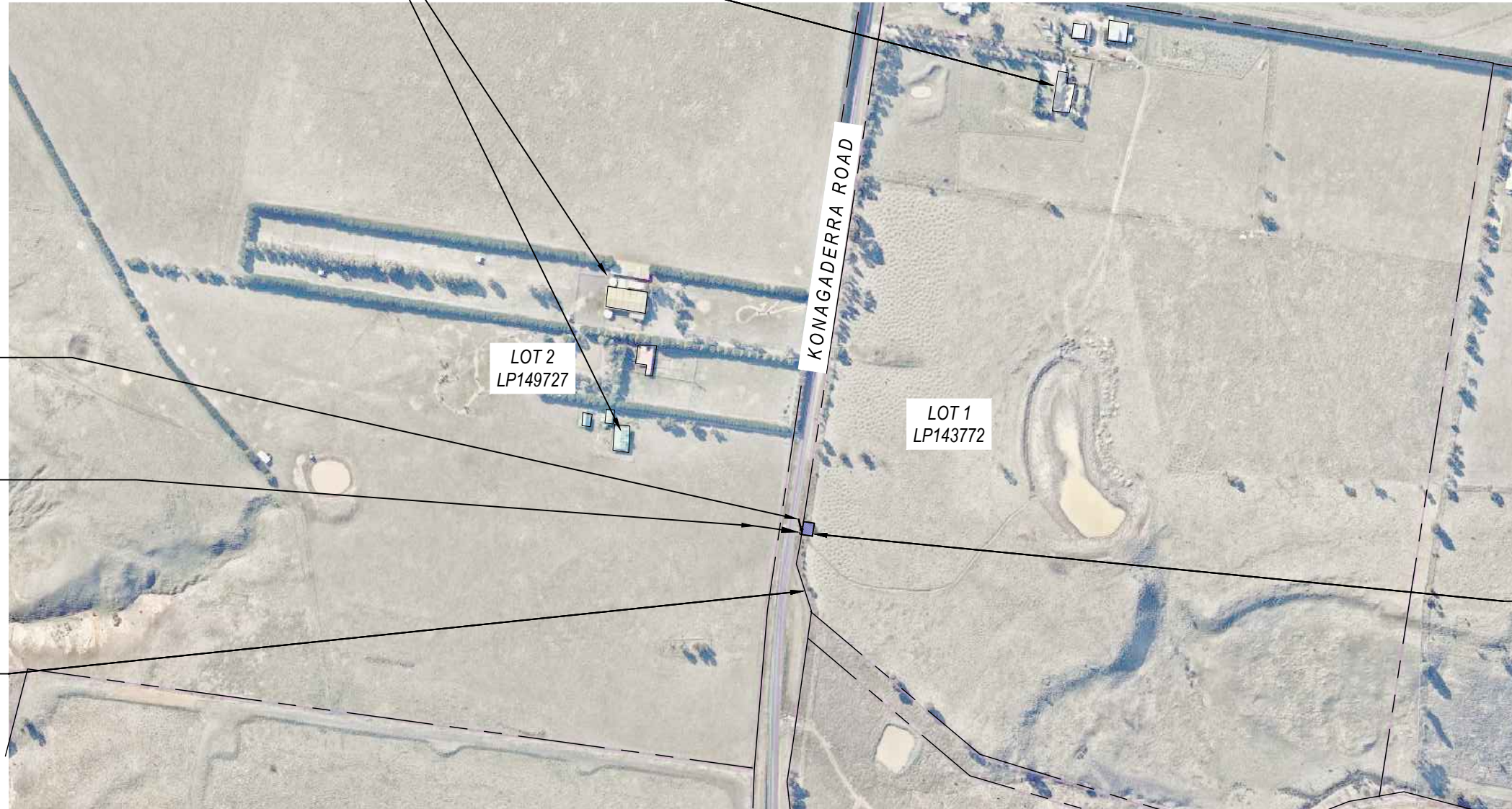
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a. 37-45 Myrtle Street,
Chippendale NSW 2008
w. www.stilmarkgroup.com

FOR APPROVAL

DRAWING No.
AV3063-002 - 00



EXISTING BUILDINGS



PROPOSED POWER ROUTE
TBC

PROPOSED SITE ACCESS
FROM KONAGADERRA ROAD

PROPERTY BOUNDARY

LOT 2
LP149727

LOT 1
LP143772

KONAGADERRA ROAD

PROPOSED INSTALLATION
AND LEASE AREA
(HATCHED)

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SITE PLAN

SCALE 1:5000

| | | | | | |
|----------|------------|----------------------|-------|----------|----------|
| A | 05.06.2021 | ISSUED FOR APPROVAL | EW | EW | MH |
| REVISION | DATE | REVISION DESCRIPTION | DRAWN | DESIGNED | APPROVED |



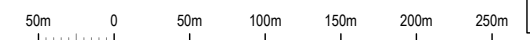
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 270 KONAGADERRA ROAD, OAKLANDS JUNCTION, VIC
 3063

| | | |
|---------------------------------|--------------------------------|---------------|
| TITLE: DRAFT SITE PLAN | | |
| DRAWING STATUS: FOR APPROVAL | DRAWING No. AV3063-002 - P1 | REVISION A |

SCALE 1 : 5000 AT A3





| DATUM POINT | GDA94 COORDINATES | |
|-------------|-------------------|-------------|
| | LATITUDE | -37.5448813 |
| | LONGITUDE | 144.8335859 |

PROPERTY BOUNDARY

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PROPOSED INSTALLATION AND LEASE AREA (120m²) (HATCHED)

PROPOSED SITE GROUP METER PANEL FLUSH MOUNTED WITH FENCE

FIBRE PIT

ELECTRICAL PIT

PROPOSED 3.0m WIDE DOUBLE ACCESS GATES

PROPERTY BOUNDARY

10000 LEASE AREA + COMPOUND AREA

12000 LEASE AREA + COMPOUND AREA

PROPOSED 40m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME

PROPOSED CABLE TRAY

PROPOSED COMPOUND SECURITY FENCE

PROPOSED EQUIPMENT CABIN

SITE SETOUT PLAN

SCALE 1:75

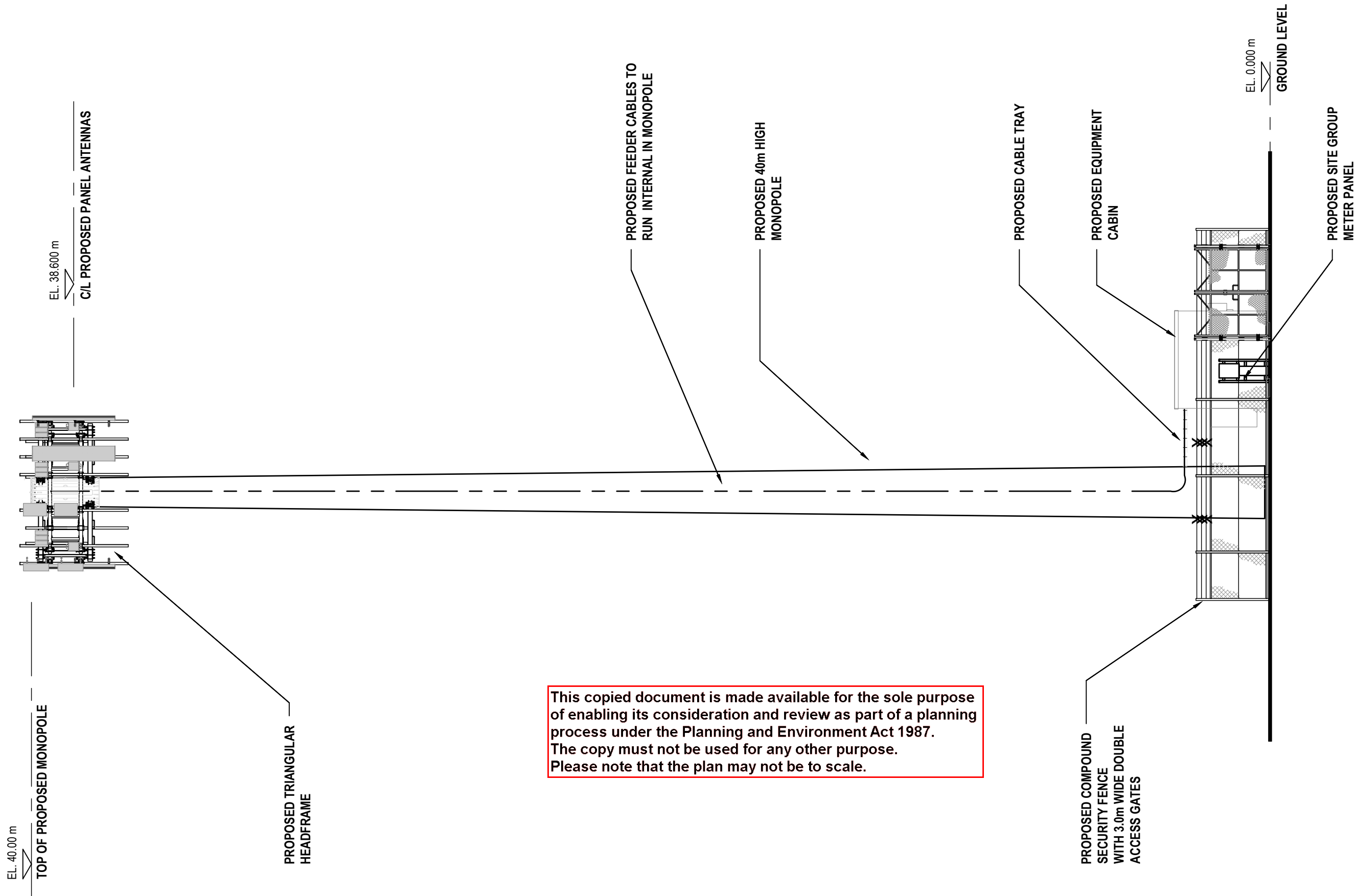
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WESTERN ELEVATION
SCALE 1:125

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3063

| | | |
|---------------------------------|-------------------------------|---------------|
| TITLE: DRAFT SITE ELEVATION | | |
| DRAWING STATUS: FOR APPROVAL | DRAWING No. AV3063-002- P3 | REVISION A |