

**Consistency of the proposal with the Statement of Planning Policy:**

Objective number	Objective in the SOPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
1	To ensure the declared area's natural and cultural landscapes are conserved and enhanced.		✓			
		Manage land use, development and infrastructure to ensure that significant landscapes, views and vantage points are conserved and enhanced.	✓			The scale of the development is relatively small and the proposed tower is lower than the previous tower and it will not have any additional impacts on significant landscapes, views and vantage points. It is considered that it will not result in an unreasonable impact upon landscape values and natural features of this area.
		Encourage retention of native vegetation and revegetation that contributes to significant landscapes, particularly on escarpments and ridgelines and along riparian areas.	✓			The tower is constructed in exactly the same location as the original and no vegetation removal is required. Only minor temporary impact to vegetation is anticipated during construction.
		Manage development around significant landscapes of visual, scientific or education value, including along ridgelines and at vantage points.	✓			The construction of the proposed tower will be subject to strict environmental permit conditions.
		Manage development and infrastructure provision to ensure sequences of views from key road and rail corridors are maintained for current and future users.	✓			Views from the Calder Highway across the southbound entrance to Gisborne is important and preservation of this view is considered important to the maintaining the landscape character of the township, and providing a respectful transition from open, rural landscapes to the town area. The tower is lower than the previous tower and not highly visible from outside the subject site. The purpose of the tower strikes a balance with an important emergency services need.
2	To ensure the significant biodiversity, ecological and environmental values of the		✓			

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	<b>declared area are conserved and enhanced</b>					
		Conserve and enhance high-value native vegetation and biodiversity and their ecological integrity by undertaking responsible environmental management, planning, procedures and practices.	✓			The tower is constructed in exactly the same location as the original and no vegetation removal is required. Only minor temporary impact is anticipated during construction.
		Utilise appropriate historical ecological knowledge and practices from Traditional custodians of the land in the management of biodiversity and ecological and environmental values.			N/A	
		Encourage ecological restoration works in areas of identified state, regional and locally significant biodiversity value	✓			Environmental protection permit conditions will ensure minimal environmental damage occurs and restoration will occur if required.
		Establish and improve bio links to connect high-value ecological areas, including areas along waterways and areas within and between towns.			N/A	
		Minimise the effects of weeds and pest animals on biodiversity values by establishing and implementing best practice land management plans.	✓			Permit conditions will ensure the potential impact of weeds as result of the construction will be minimised.
<b>3.</b>	<b>To prioritise the conservation and use of the declared area's water catchments to ensure a sustainable local, regional and state water supply, and healthy environment.</b>				N/A	Only a small section of the lot in the south western corner of the lot is affected by the ESO5 (water catchment area). The location of the site where the tower will be erected is however not affected by this Overlay.
		Protect water quality and natural systems by discouraging development that contributes to the degradation of water quality and quantity.				
		Manage land use and development, including dams, in Declared Water Supply Catchments to retain and improve water quality and improve yield to support regional water needs and to increase system-wide capacity to Respond to demand.				
		Reinforce the role of waterways as biodiversity Linkages and as corridors for native plants and animals.				
		Ensure water supply and land use planning policies are integrated, to realise efficiencies in regional catchment management and best practice, water-sensitive urban design.				

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		Address the expected impacts of climate change, including changes in the duration and frequency of rainfall events and changes in the intensity and frequency of bushfire events.				
		Review and improve regulation and monitoring of groundwater licences and surface water diversions.				
4.	<b>To recognise, protect, conserve and enhance the declared area's Aboriginal cultural and spiritual heritage values and work in partnership with Traditional Owners in caring for Country.</b>				N/A	The site is not located within Cultural Heritage Sensitivity area.
		With Traditional Owners, identify, protect, conserve and enhance sites, landscapes and views of Aboriginal cultural significance, consistent with the Aboriginal Heritage Act 2006 and Cultural Heritage Management Plans.				
		With Traditional Owners, acknowledge, protect, promote and interpret tangible and intangible Aboriginal cultural values, heritage and knowledge when planning and managing land use and development, water and other environmental resources.				
5.	<b>To recognise, conserve and enhance the declared area's significant post-contact cultural heritage values.</b>				N/A	
		Conserve and enhance the character of state and/or nationally significant post-contact cultural heritage values (including aesthetic, historic, scientific, social and spiritual values) in the declared area's heritage places, precincts and landscapes, including sequences of views along main road and rail routes.				
		Acknowledge, promote and interpret significant post-contact cultural heritage values in the planning, design, development and management of land uses, including infrastructure.				
6.	<b>To support and encourage agricultural land uses that</b>				N/A	

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	strengthen the declared area's economy and contribute to the rural landscape.					
		Encourage the use of rural-zoned land for agricultural purposes and encourage the use of high-quality soils for soil-based agriculture.				
		Encourage and support innovations in agricultural practices (such as sustainable farming, water reuse, technologies to enable farming to adapt and respond to emerging and niche markets).				
		Support agricultural practices that improve soil health and respond to and encourage adaptation to climate change.				
		Encourage measures to ensure agricultural practices protect and enhance soil quality, water quality, biodiversity and native plants and animals.				
		Manage the effects of rural land use and development on important environmental and cultural values.				
		Restrict the supply of rural-living-zoned land to conserve and protect agricultural practices.				
		Protect strategic extractive resource areas and existing quarry operations from encroachment from inappropriate development.				
		Proposals to establish an extractive industry must adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.				
7.	To provide for a diverse and sustainable visitor economy compatible with the natural and cultural values of the area.				N/A	
		Support and facilitate sustainable and responsible tourism and recreation-related land uses and developments (such as agritourism) in keeping with the declared area's significant landscapes, environmental and cultural values.				
		Facilitate tourism-related land use and development that encourages people to recognise and understand Aboriginal and post-contact cultural heritage.				

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		Ensure the conservation and enhancement of Declared Water Supply Catchment Areas of regional or state significance in the planning of tourism and recreational land uses.				
		Protect the unique rural character of towns in the declared area.				
8.	To plan and manage growth of settlements in the declared area consistent with protection of the area's significant landscapes, protection of catchments, biodiversity, ecological and environmental values, and consistent with the unique character, role and function of each settlement.				N/A	
		Direct urban development to a hierarchy of settlements identified for growth, through clearly defining long-term settlement boundaries.				
		Direct rural residential development to rural-living-zoned land as provided for in the Macedon Ranges Council's rural living strategy, In the Rural Living Zone – Strategic Direction (2015).				
		Encourage infill development that respects the townships' character.				
		Limit the expansion of settlements in high risk locations, actively reducing the risks associated with natural hazards.				
		Encourage a range of housing types within settlement boundaries to support a diverse range of housing needs.				
		Encourage provision of an adequate supply of well-serviced employment land within settlement boundaries to support local and regional jobs and services.				
		Encourage the use of voluntary Cultural Heritage Management Plans.				
9.	To manage the provision of infrastructure consistent with protection of the area's		✓			

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	significant landscapes and protection of environmental values to support the social and economic needs of communities and increase resilience to climate change effects.					
		Provide timely infrastructure and services to meet community needs in sequence with development.	✓			The proposed tower balances the importance of telecommunications infrastructure for the region and the community with the need to protect important landscapes.
		Maintain and enhance transport connections that provide links between and within regional communities and to major cities.			N/A	
		Reduce use of fossil fuels and reduce greenhouse gas emissions by prioritising active transport and public transport modes.			N/A	
		Maintain view lines of state-significant landscape features from the main road and rail transport corridors.	✓			Mount Gisborne is a significant distance away from the Calder Freeway and nearest railway line and the proposed tower will not impact on view lines from these transport connections.
		Ensure the future operation and development of major transport linkages and rail corridors and upgrading and improved management of freight routes are considered when managing the growth of settlements.			N/A	
		Ensure equitable access to community infrastructure.			N/A	
		Encourage the use of active and public transport by planning infrastructure and facilities in accessible locations, and improve walking and cycling routes.			N/A	
10.	Respond to the challenges and threats of climate change and natural hazards with careful planning and mitigation strategies.		✓			
		Support community and government planning for disaster preparedness and climate resilience.	✓			Western Water has advised that the tower is essential to re-establish high grade communications to key infrastructure sites in fire prone areas that can remotely turn on asset

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						protecting deluge systems and alternate water sources in fire events. The CFA has also confirmed that the tower is essential to their communications needs. The tower will therefore play an important role in minimising the communities risk in bushfire events.
		Manage bushfire risks while also retaining valued biodiversity and landscape character.	✓			Western Water and the CFA has advised of the importance of the proposed tower to assist to manage bushfire risks. Neither the siting nor construction of the tower will require vegetation removal and appropriate conditions are imposed to minimise environmental degradation.
		Plan for more renewable energy generation and distribution.			N/A	
		Ensure proposals to establish renewable energy facilities adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.			N/A	
		Ensure planning for future use and development of land prone to flooding minimises the consequences of inundation.			N/A	