

Item 12.16 Planning Application PA 2016/5197/1 - Redevelopment of an existing service station by demolishing existing buildings and infrastructure and building a new service station with refueling canopy and forecourt and convenience shop with associated car parking, landscaping and business identification signage At 1486-1490 Diggers Rest-Coimadai Road, Toolern Vale

Appendix 6 Notice of Refusal (Grounds) - undated

Appendix 6 – Notice of Refusal to Grant a Permit

A Notice of Refusal to Grant a Planning Permit is recommended to be issued on the following grounds:

1. The proposal intensifies the existing use of the land which is likely to have an adverse impact on the amenity of the area in terms of increased traffic, noise, dust and hours of operation.
2. The proposal is likely to have an adverse impact on the existing local road network.
3. The proposal is inconsistent with the purpose and requirements of the particular provisions relating to Service Stations pursuant to Clause 52.12 of the Melton Planning Scheme.
4. The proposal is inconsistent with state and local planning policies under the Melton Planning Scheme relating to Settlement, Out of Centre Development and Council's Urban Development Policy.