

Appendix 5 – Grounds Of Refusal - dated 3 March 2021

1. The proposal fails to address the preferred neighbourhood character elements as outlined in Council's adopted 'House Rules – Housing Character Assessment and Design Guidelines, 2015' and referenced in the Melton Planning Scheme under Clause 21.02-5. The proposed development represents a significant departure from the established low-scale and consistent rhythm of building spacing in the streetscape.
2. The scale and intensity of the proposal is considered to be out of character with the surrounding area particularly the minimal separation between buildings, and the overall built form and visual bulk presented to the adjoining properties.
3. The proposal does not satisfactorily address the objectives and standards of ResCode pursuant to Clause 55 of the Melton Planning Scheme, with respect to neighbourhood character.
4. The proposal is inconsistent with the purpose of the General Residential Zone pursuant to Clause 32.08 of the Melton Planning Scheme by not respecting the neighbourhood character of the area.