

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 is inconsistent with the relevant state and local planning policies outlined under the Planning Policy Framework and Local Planning Policy Framework (including Council's Municipal Strategic Statement and Council's Housing Diversity Policy) in relation to housing and neighbourhood character.
2. The proposal is inconsistent with the purpose of the General Residential Zone (Schedule 1) by failing to respect the neighbourhood character of the area.
3. The proposal fails to satisfy the objectives and standards of Res Code pursuant to Clause 55 of the Melton Planning Scheme in relation to neighbourhood character, residential policies relating to housing and secluded private open space.
4. The proposed development in terms of its built form, scale, visual bulk, lack of visual separation between dwellings, intensity and materials is inconsistent with and fails to respect or complement the existing and preferred neighbourhood character of the area as outlined under Council's Housing Assessment Character and Design Guidelines.