

**Appendix 6 – Grounds of Refusal**

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 spacious character of its surrounding context.
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, energy efficiency, daylight to existing windows and north-facing windows.
4. The proposal does not satisfactorily address the objectives and standards of ResCode pursuant to Clause 55 of the Melton Planning Scheme, with the energy efficiency of the existing dwelling to the south unreasonably reduced through the shadowing of north-facing habitable room windows and to the rooftop solar energy system.
5. 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.