

Appendix 5 – Grounds of Refusal

1. The proposal is not consistent with the orderly planning of residential areas. In particular:
 - a. The subject site is not located close or have direct access to an arterial road.
 - b. The subject site is not located close to public transport.
 - c. The subject site is located in a tucked-away residential area, which is not conducive to the establishment of non-residential uses.
2. The proposal would have a detrimental impact on the residential amenity of neighbouring residents.