

Appendix 5 – Grounds of refusal

1. The proposal is inconsistent with the Green Wedge Policy located at Clause 11.04-7 of the Melton Planning Scheme as it will contribute to further fragmentation of agricultural land in the green wedge.
2. The proposal is inconsistent with the State Agriculture Policy of the Melton Planning Scheme, as it will contribute to further loss of agricultural land within areas that have limited supply of agricultural land.
3. The proposal is inconsistent with the City of Melton Rural Land Use Policy located at Clause 22.08 of the Melton Planning Scheme.
4. The proposal is inconsistent with the objectives of the Green Wedge Zone located at Clause 35.04 of the Melton Planning Scheme.
5. The proposal would undermine the outcomes being pursued by the adopted Western Plains North Green Wedge Management Plan, as it will contribute to further fragmentation of agricultural land within Precinct 8 – Coburn’s Road.
6. The proposal will negatively impact on environmental features of the site and in this regard is inconsistent with relevant State and Local Planning policies related to the need to protect environmental assets.
7. Given that further strategic work needs to occur within the Green Wedge North Management Plan area in the form of a supply and demand analysis to inform potential future subdivision, the proposal is considered premature.