

Appendix 4 – PA2012/3735 Grounds of Refusal for an extension of time request for a three dwelling development permit at 57 Staughton Street, Melton South

1. There has been a change in planning circumstances in relation to the State and Local Planning Policy Frameworks of the Melton Planning Scheme, including the rezoning of the land to the Residential Growth Zone, and the proposed development is no longer consistent with the requirements of the Melton Planning Scheme.
2. A considerable amount of time has passed since the date the permit was originally issued and very little has been done to enact the permit.
3. The time originally imposed on the permit, and the previous extension of time granted for the permit has given sufficient time for the permit to be enacted.
4. If a fresh application were lodged for the same proposal on the same parcel of land, it is unlikely to be supported by Council.
5. Given the change in planning circumstances surrounding the property, the proposal is considered to be an underdevelopment of the land.