

Grounds of refusal

The amended development plan is refused on the following grounds:

1. It fails to provide for the orderly planning of the area, with the building scale and lack of on-site landscaping suggesting an overdevelopment of the site.
2. It does not comply with the requirements of Clause 43.04-3 or Schedule 1 of the Development Plan Overlay.
3. The proposal fails to comply with the following clauses of the State Planning Policy Framework of Melton Planning Scheme in terms of respecting neighbourhood character: Clause 15.01-1, 15.01-2, 15.01-5 and 32.04.
4. The proposal fails to comply with the following clauses of the State and Local Planning Policy Framework of the Melton Planning Scheme in particular Clause 17.01-1 (Business), 17.01-2 (Out of centre development) and 22.06 (Retailing Policy).
5. Lack of adequate information to justify proposal.