

**Appendix 5 – Grounds of Refusal**

1. The proposal is inconsistent with the State Planning Policy Framework of the Melton Planning Scheme. In particular, Clause 14.01 (Agriculture), which discourages the *“development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.”* and *“the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.”*
2. The proposal is inconsistent with Council's adopted *Western Plains North Green Wedge Management Plan, 23 September 2014*. In particular, the proposal is deemed to be inconsistent with the strategic direction of Precinct 5 and the actions (recommendations) identified as part of the Green Wedge Management Plan.
3. The proposal is inconsistent with the objectives and requirements of Council's Rural Land Use Policy. In particular, the proposal is deemed to be pre-mature, given, that further strategic work as outlined Council's adopted *Western Plains North Green Wedge Management Plan, 23 September 2014* has not been undertaken. The proposal is deemed to be inconsistent with the policy being that further strategic work is required to ensure rural subdivisions are controlled, well planned, economically sustainable developments which minimise environmental impact in locations accessible to infrastructure and services.
4. The proposal is contrary to the purpose of the Green Wedge Zone pursuant to Clause 35.04 of the Melton Planning Scheme. The proposal fails to recognise, protect and conserve green wedge land for agricultural purposes and does not encourage sustainable land management practices, and sustainable farming activities.