

Appendix 6 – Grounds of Refusal

The planning application is refused on the following grounds:

1. The use of an existing building as a hall and associated building and works is contrary to the purpose and decision guidelines of the Green Wedge Zone and Clause 65.01 of the Melton Planning Scheme.
2. The proposal is contrary to the Planning Policy Framework and Local Planning Policy Framework, more specifically Clause 11 (Settlement), Clause 11.01-1R (Green wedges – Metropolitan Melbourne), Clause 11.01-1R (Settlement – Metropolitan Melbourne), Clause 13.05-1S (Noise abatement), Clause 13.07-1S (Land use compatibility), Clause 14.01-1S (Protection of agricultural land), Clause 14.01-1R (Protection of agricultural land – Metropolitan Melbourne), Clause 21.01-3 (Rural areas), Clause 21.03-2 (Planning Objectives) and Clause 22.08 (Rural land use policy).
3. The proposal will result in potential rural amenity loss to surrounding residents due to proposed hours of operation, number of patrons and noise from patrons and music.
4. The proposed use more appropriately fits the definition of a Function Centre and therefore it could be argued that it is prohibited.