

Appendix 6 – Grounds of Refusal

The planning application is refused on the following grounds:

1. The use and development of a camping and caravan park is contrary to the purpose and decision guidelines of the Green Wedge Zone and Clause 57 (Metropolitan Green Wedge Land) of the Melton Planning Scheme.
2. The use and development of a camping and caravan park is contrary to the purpose and decision guidelines of Clause 45.08 (Melbourne Airport Environs Overlay) of the Melton Planning Scheme.
3. The proposal is contrary to the Planning Policy Framework and Local Planning Policy Framework, more specifically Clause 11 (Settlement), Clause 11.11-1R2 (Green wedges – 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 15.01-6S (Design for rural areas), Clause 17.04-1S (Facilitating tourism), Clause 18.04-1R (Melbourne Airport), Clause 21.01-3 (Rural areas), Clause 21.03-2 (Planning Objectives) and Clause 22.08 (Rural land use policy).
4. Reasons of objecting to proposal submitted by Melbourne Airport relating to use of caravans for permanent residency, a discretionary use proposed in the Melbourne Airport Environs Overlay, Schedule 2 (MAEO2), compliance of proposal with the density limit of one dwelling per 300m² under MAEO2, unsuitability of the land use, non-permanent structures (particularly caravans) not meeting the noise attenuation requirements, and the application's lack of detail with regards to external lighting which has the potential to cause light spillage above the horizontal plane and create visual distraction to pilots.