

Appendix 6 – Notice of Refusal to Grant a Permit

That Council advise VCAT, the permit applicant and objectors that it would have issued a Notice of Refusal to Grant a Planning Permit on the following grounds:

1. The proposal is inconsistent with the State and Local Planning Policy Framework as it fails to respect or complement the existing and preferred neighbourhood character of the area.
2. The proposal is inconsistent with the objectives and standards of Res Code pursuant to Clause 55 of the Melton Planning Scheme in relation to neighbourhood character, front setbacks, energy efficiency and private open space.
3. The proposal is inconsistent with Council's adopted Housing Character Assessment Guidelines, in particular, the guidelines for the Garden Suburban 1 character area.
4. The proposal will result in the creation of adverse traffic impacts in terms of the number of vehicle crossovers proposed along Coburns Road and the one way vehicle access point from Second Avenue into the subject land.
5. The proposal is considered to be an overdevelopment of the subject site.