

Appendix 5 – Grounds of Refusal

That Planning Application No. PA2019/6668 be refused for the purpose of a two lot subdivision at 196-246 Sinclairs Road, Deanside, on the following grounds:

1. The proposed subdivision is contrary to the purpose and decision guidelines of the Urban Growth Zone - Clause 37.07 of the Melton Planning Scheme.
2. The proposed subdivision is contrary to the purpose and decision guidelines of the Rural Conservation Zone pursuant to Clause 35.06 of the Melton Planning Scheme.
3. The proposal creates a small fragmented lot of 2.883 hectares, which has the potential to prejudice the Kororoit Precinct Structure Plan and does not constitute orderly planning.
4. The proposal has the potential to prejudice the logical, efficient and orderly future urban development of land within the locality.