

#### **Appendix 6 – Grounds of Refusal**

The planning application is refused on the following grounds:

1. The proposal is contrary to the Planning Policy Framework and Local Planning Policy Framework, that seek to protect industrial areas from encroachment by incompatible uses that might limit future development opportunities and discourage non industrial land uses in industrial areas that will prejudice the availability of land in identified areas for future industrial use and compromise the viability of the area for industrial use.
2. The proposal is contrary to the purposes of the Ubarn Growth Zone, Schedule 9 (UGZ9) and the Industrial 1 Zone (IN1Z) as it would prejudice the future use and development of the site for industrial purposes.
3. The proposal is not generally in accordance with the Mt Atkinson and Tarneit Precinct Structure Plan (PSP) in that it is inconsistent with the future use and development of the site for industrial purposes and will result in the loss of industrial land.
4. The early establishment rather than later, of non – industrial uses in an undeveloped industrial area is likely to limit or impact negatively upon the areas future development as envisioned in the Mt Atkinson and Tarneit Precinct Structure Plan (PSP).
5. Insufficient information provided regarding the nature of the proposed uses.