

Appendix 6 – Grounds of Refusal

1. The proposal fails to address the preferred neighbourhood character elements as outlined in Council's adopted 'House Rules – Housing Character Assessment and Design Guidelines, 2015' and referenced in the Melton Planning Scheme under Clause 21.02-5. The proposed development represents a significant departure from the established low-scale and consistent rhythm of building spacing in the streetscape.
2. The scale and massing of the proposal is considered to be out of character with the surrounding area particularly the minimal separation between buildings, and the overall built form and visual bulk presented to the adjoining properties.
3. The proposal does not satisfactorily address the objectives and standards of ResCode pursuant to Clause 55 of the Melton Planning Scheme, with respect to neighbourhood character.