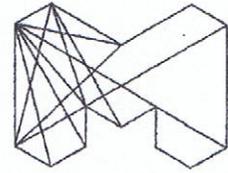


rec 24 Mar '16

REFUSAL TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2015-742

PLANNING SCHEME

Melbourne Planning Scheme

RESPONSIBLE AUTHORITY

Melbourne City Council

For further reference contact:

Josephine Lee

Telephone: 03 9658 9988

Email: planning@melbourne.vic.gov.au

Planning and Building Branch

Level 3, Council House 2

240 Little Collins Street, Melbourne

ADDRESS OF THE LAND

86-94 Pelham Street, CARLTON VIC 3053

WHAT HAS BEEN REFUSED?

Construction of an eight storey building consisting of two offices at ground level and 55 dwellings, reduction in car parking and loading requirements for the offices, waiver of visitor car parking and provision of car parking in excess of the Parking Overlay for one dwelling.

WHAT ARE THE REASONS FOR REFUSAL?

1. The proposal, due to its height and insufficient setbacks from boundaries, will result in a built form that is inappropriate in this part of Carlton where Design and Development Overlay 47 seeks to maintain the predominantly low scale nature of the area.
2. The proposal fails to respect the character, form, massing and scale of buildings within Heritage Overlays located to the north and west of the site and is contrary to Clause 15.01-5 Cultural Identity and Neighbourhood Character, and Clause 22.05 and 43.01.
3. The proposal does not satisfy the *Design Guidelines for Higher Density Residential Development* including the objectives that seek to ensure that adjacent sites can be developed with an equitable access to outlook and sunlight.

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Signature of the Responsible Authority

Date Issued: 22 March 2016