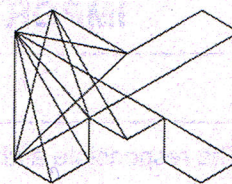


REFUSAL TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2014-59

PLANNING SCHEME

Melbourne Planning Scheme

**RESPONSIBLE
AUTHORITY**

Melbourne City Council

For further reference contact:

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Planning and Building Branch

Level 3, Council House 2

240 Little Collins Street, Melbourne

ADDRESS OF THE LAND

205-223 Pelham Street, CARLTON VIC 3053

**WHAT HAS BEEN
REFUSED?**

Construction of a 15 storey building for the purpose of dwellings and a ground floor shop, with dispensations from the loading and car parking requirements associated with the shop

WHAT ARE THE REASONS FOR REFUSAL?

1. The proposal, due to its height and insufficient setbacks from street boundaries at the upper levels, will result in a built form that is inappropriate in this part of the proposed City North urban renewal area, particularly having regard to the proposed Design and Development Overlay 61 under Amendment C196 to the Melbourne Planning Scheme.
2. The proposed demolition of a building recommended for heritage protection under Amendment C198 to the Melbourne Planning Scheme will be detrimental to the historical value of South Carlton.
3. The proposal will not deliver an active street frontage and contribute to a high amenity and walkable neighbourhood, contrary to the objectives of Clause 22.17 Urban Design Outside the Capital City Zone and Schedule 61 to the design development Overlay proposed under Planning Scheme Amendment C196. (and higher density guidelines / SPPF)
4. The proposed arrangements for vehicle access and parking, deliveries and waste collection are not safe and convenient, and will therefore adversely impact on the operation of adjoining streets.
5. The proposal will detract from the amenity of the residential properties to the south by reason of visual bulk and overshadowing of north-facing open spaces.
6. The proposal fails to provide for an appropriate level of internal amenity for future occupants.

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Date Issued: 6 August 2014

Signature of the Responsible Authority