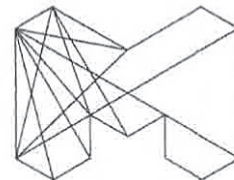


REFUSAL TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2018-59

PLANNING SCHEME

Melbourne Planning Scheme

**RESPONSIBLE
AUTHORITY**

Melbourne City Council

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ADDRESS OF THE LAND

6-10 MacArthur Place North, CARLTON VIC 3053

**WHAT HAS BEEN
REFUSED?**

Part demolition, alterations and additions to the existing buildings including a three storey rear addition plus basement parking for the purpose of three dwellings and parking in excess of the parking overlay requirement

WHAT ARE THE REASONS FOR REFUSAL?

1. The proposed additions would detract from the architectural and historic quality of the building and the surrounding area and would be contrary to the purpose of the Heritage Overlay in the Melbourne Planning Scheme and Local Policy 22.05 (Heritage Places outside the Capital City Zone) of the Melbourne Planning Scheme.
1. The proposed demolition of part of the façade and the chimneys of the building would be contrary to the purpose of the Heritage Overlay in the Melbourne Planning Scheme and Local Policy 22.05 (Heritage Places outside the Capital City Zone) of the Melbourne Planning Scheme.
2. The height, scale and bulk of the proposed development does not respect the existing neighbourhood character and is contrary to Clause 55.02-1 (neighbourhood character and infrastructure) and Clause 55.03-2 (building height objective) of the Melbourne Planning Scheme.
3. The extent of development on this site results in high site coverage, does not respect the existing neighbourhood character of the area and is contrary to Clause 55.03-3 (site coverage) of the Melbourne Planning Scheme.
4. The proposed design of the ground level rear area adjacent to Nicholls Lane creates an entrapment area which is contrary to Clause 55.03-7 (safety objective) of the Melbourne Planning Scheme.
5. The height and length of walls on the eastern, western and part of the northern boundaries of the site will result in inappropriate visual bulk to surrounding residential properties and the public realm and do not comply with Clause 55.04-2 (walls on boundaries) of the Melbourne Planning Scheme.
6. Further details are required to determine if the proposal will result in overlooking and therefore may be contrary to Clause 55.04-6 (overlooking) of the Melbourne Planning Scheme.
7. Further details are required to determine if the proposal provides for sufficient waste management, the proposal may therefore be contrary to Clause 55.07-11 (waste and recycling) of the Melbourne Planning Scheme.
8. The proposal represents an overdevelopment of the site.