

App Number **D/461/2015**

App Date 23/06/2015 3:55:19 PM

Location **27 Murphy Grove PRESTON VIC 3072**

Description A medium density housing development comprised of the construction of a 3-storey development including basement car parking, comprised of twelve(12) dwellings and a reduction in the car parking requirement, as shown on the plans accompanying the application.

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## CITY OF DAREBIN REFUSAL TO GRANT A PERMIT

### WHAT ARE THE REASONS FOR THE REFUSAL?

1. The proposal fails to comply with the desired future character of the area through the absence of meaningful landscaping opportunities throughout the site, dominant built form in the streetscape and the application of incongruous design detailing. The policy objectives of clause 22.02 of the Darebin Planning Scheme are not met.

2 The proposal fails to comply with a number of standards and/or objectives of clause 55 of the Darebin planning scheme including:

- clause 55.02-1 (neighbourhood character) – see ground 1 above.
- clause 55.02-2 (residential policy) – the development intensity is not in keeping with neighbourhood character and local conditions.
- Clause 55.03-1 (street setback) – the street setback of the development does not comply with the standard and objective of the clause. The proposed setbacks are not commensurate with the prevailing setbacks of the area and will result in building bulk in the streetscape.
- clause 55.03-3 (site coverage) – site coverage is excessive and does not provide an appropriate balance of building footprint to open space ratio commensurate with surrounding land.
- Clause 55.03-4 (site permeability) – insufficient information has been provided with the application to verify minimum site permeability in accordance with standard B9. The development does not incorporate measures to minimise the impacts of stormwater runoff from the site.
- Clause 55.03-5 (energy efficiency) – the development 's design is not energy efficient; in particular with regards to reliance on artificial lighting , mechanical cooling and management of stormwater runoff.
- Clause 55.03-8 (landscaping – insufficient open areas are available on the site for the purpose of planting canopy trees.
- Clause 55.03-9 (access) – the location of vehicle access point is ill-considered and not site responsive. The location of the proposed crossover will detrimentally impact on the amenity of the adjoining southern property.
- Clause 55.04-1 (side and rear setbacks) – the developments set backs form the side and rear boundaries and continuous built form will create visual bulk impacts on the adjoining properties.

Date Issued 18 DEC 2015