Application Number **D/9/2015**
Application Date 16/01/2015 12:00:00 AM
Location **748-750 Plenty Road RESERVOIR VIC 3073**
Description 1. Construct a four (4) storey building plus basement comprising of 30 dwellings; 2. Reduce the visitor car parking rate; 3. Alter access to a Road in a Road Zone Category 1 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?

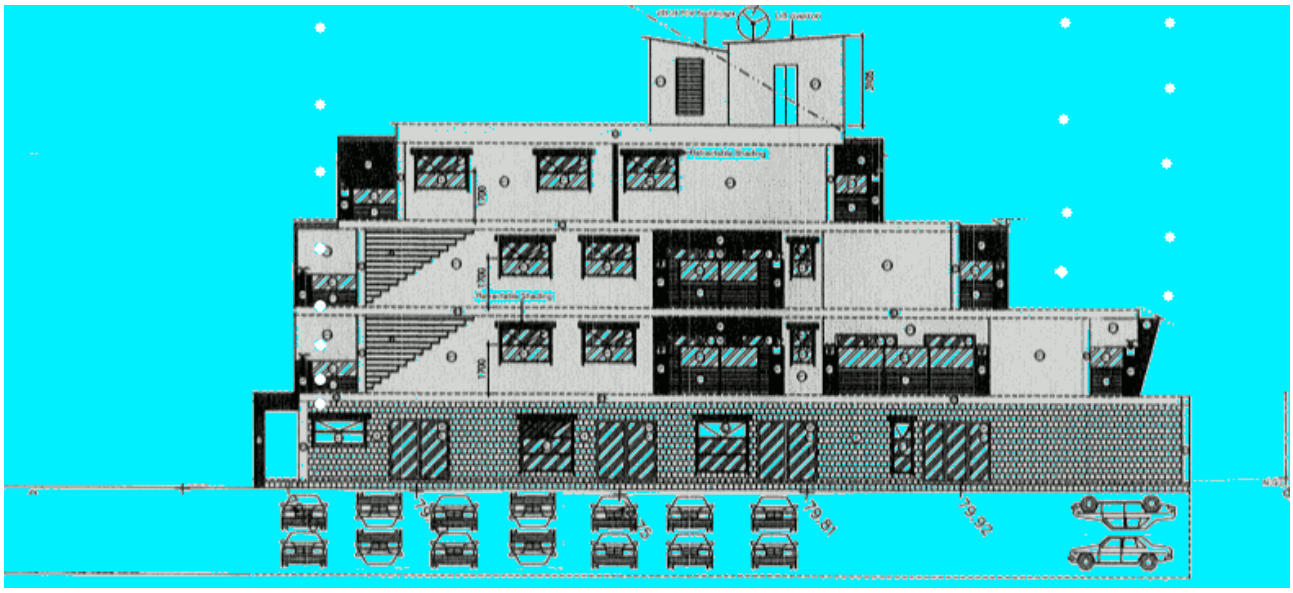
1. The proposal does not respect the neighbourhood character of the area.

2. The proposed development is not considered to be generally energy efficient and does not comply with standard B10 (Energy efficiency) at Clause 55.0305 of the Darebin planning Scheme.

3. The proposal does not provide adequate side and rear setback to the adjoining residential properties, the proposal fails to comply with standard B17 (side and rear setbacks) at Clause 55.04-1 of the Darebin Planning Scheme and fails to comply with the proposed Design and Development Overlay (DDO17) under amendment C137.

4 .The proposal is an over development.

5. No visitor car parking is provided contrary to Clause 52.06 of the Darebin Planning Scheme.

Date Issued 1 August 2016

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