



REFUSAL TO GRANT A PERMIT

Application No: D/875/2018

Planning Scheme: Darebin Planning Scheme

Responsible Authority: City of Darebin

ADDRESS OF THE LAND 650-652 Plenty Road & 121 Rene Street PRESTON VIC 3072

WHAT HAS BEEN REFUSED? The construction of a four (4) storey building for the purpose of dwellings, convenience restaurant and shop; Alterations to access to a road in Road Zone, Category 1; as shown in the documents submitted with the application.

WHAT ARE THE REASONS FOR THE REFUSAL?

- (1) The proposal does not comply with Schedule 17 of the Design and Development Overlay, in particular:
 - a) The overall height exceeds the mandatory height requirement.
 - b) The building is not sufficiently set back from the east property boundary.
 - c) The proposal provides a poor ground floor interface to Rene Street.
 - d) The recessed ground floor building entry from Plenty Road is not suitable.
 - e) Over use of external materials and colours
- (2) The amenity impacts on the south adjoining property are unreasonable, with particular regard to:
 - a) Visual bulk arising from excessive walls on boundaries and insufficient boundary setbacks.
 - b) Insufficient set back from existing north facing windows
 - c) Overshadowing
- (3) Insufficient solar access is provide to private open spaces
- (4) The proposal is considered to be an overdevelopment of the site.
- (5) Insufficient bicycle facilities are provided for the expected demand of the development.
- (6) The proposal has not sufficiently considered the needs of people with limited mobility in the design of the development, specifically the provision of Units no. 2.02, 2.03, 2.04, 2.05, 2.08, 2.09 and 2.10 are split over two (2) levels.

Date Issued 25 JULY 2019

**Signature for the
Responsible Authority**