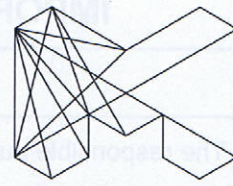


REFUSAL TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2014-399

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

53-63 Queensberry Street, CARLTON VIC 3053

WHAT HAS BEEN
REFUSED?

Alterations to existing church and footpath, including removal of existing temporary crossover and construction of new crossover, loading and unloading bay, replacement of presbytery windows and side fence and installation of new boiler, A/C unit and sliding gate

WHAT ARE THE REASONS FOR REFUSAL?

1. The proposed development is contrary to the provisions of Clause 43.01, Clause 22.05 and Clause 22.17 of the Melbourne Planning Scheme in that:
 - a. The proposed works will adversely affect the significance, character and appearance of the heritage place.
 - b. The proposed works fail to conserve and enhance the identified cultural heritage significance of the church in that the works (namely the front fence and car parking / loading area) do not conserve, protect and enhance the fabric of identified heritage place and will detract from the visual prominence of this A grade heritage building in this level 1 streetscape.
 - c. The proposed works associated with the fence removal and replacement with a gate are not sympathetic to the heritage value of the church in that the works does not positively conserve all parts of the buildings of historic and architectural interest which together contributes to the significance, character and appearance of the building and the streetscape.
 - d. The proposed works do not make a positive contribution to the built form and amenity of the area and are disrespectful to the architectural, social and historic character and appearance of the streetscape and the area.
 - e. The proposed works do not contribute to a pedestrian and vehicular network which would ensures pedestrian movement and amenity is a priority and is protected.
 - f. The proposed works fail to ensure that the development creates and maintains a high quality landscape setting.
2. The proposed car parking loading area fails to accord with the design standards of clause 52.06-8 of the Melbourne Planning Scheme.

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Date Issued: 20 February 2015

Signature of the Responsible Authority

A handwritten signature in blue ink, appearing to be 'N. Sissons', written over a horizontal line.