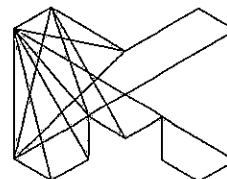


# REFUSAL TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2014-734

PLANNING SCHEME

Melbourne Planning Scheme

RESPONSIBLE  
AUTHORITY

Melbourne City Council

For further reference contact:

Anne Batson

Telephone: 03 9658 8678

Email: [planning@melbourne.vic.gov.au](mailto:planning@melbourne.vic.gov.au)

Planning and Building Branch

Level 3, Council House 2

240 Little Collins Street, Melbourne

ADDRESS OF THE LAND

Downtowner On Lygon, 66-88 Lygon Street, CARLTON VIC 3053

WHAT HAS BEEN  
REFUSED?

Demolition of existing building and construction of a multi-storey residential building and associated works (greater than the 8-storey height in DDO Schedule 44), and use of the ground floor for retail premises and place of assembly with a reduction in the standard car parking requirement

## WHAT ARE THE REASONS FOR REFUSAL?

1. The proposed development will have a dominating impact on the existing and preferred low-scale built form character of South Carlton, contrary to Clauses 43.02 and 22.17 of the Melbourne Planning Scheme.
2. The proposed scale, design and prominence of the tower on Queensberry Street fails to respect the significant heritage buildings on opposite and adjoining properties, and the Level 1 streetscapes along Lygon and Drummond Streets, contrary to Clauses 43.01 and 22.05 of the Melbourne Planning Scheme.
3. The proposed height fails to maintain the contrast between Carlton South and Hoddle Grid, contrary to Clauses 43.02 and 22.17 of the Melbourne Planning Scheme.
4. The layout of the proposed dwellings compromises the internal amenity of many dwellings, contrary to Clause 22.17 of the Melbourne Planning Scheme, and the Design Guidelines for Higher Density Residential Development (DSE 2004).
5. The proposed development fails to demonstrate sufficient potential to achieve a 5-star Green Star rating, contrary to Clause 22.19 of the Melbourne Planning Scheme.
6. The extent of shadow affecting nearby residential properties in Drummond Street is unreasonable in the context of an overdevelopment of the site.
7. The proposed Place of Assembly, which includes a broad range of uses other than gymnasium (restricted recreation facility), may have a detrimental impact on the amenity of the area.
8. The proposed crossover will have a detrimental impact on an existing street tree, necessitating its removal.

Page 1 of 1

Date Issued: 2 April 2015

Signature of the Responsible Authority

A handwritten signature in black ink, appearing to read 'A. Batson'.