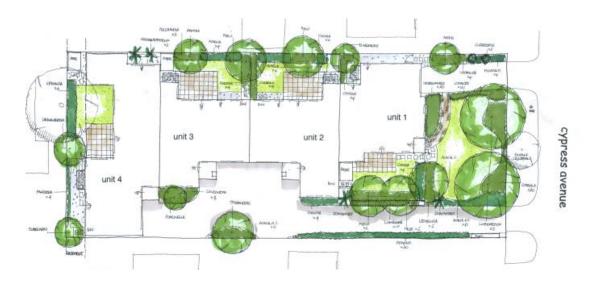
## Company ACHIEVEMENTS

## 35 Cypress Avenue, Boronia

Medium density dwellings - Three double and one single storey



Council: City of Knox - Zoning: Residential 1 & no overlay

The Responsible Authority refusal was response to the sites location being outside of the Boronia Activity Centre that is its location within the Residential 3 Zone as distinct from the Residential 1 Zone. The subject site was 300m from the Boronia Activity Centre and abuts the Activity Centre as identified in the Land Use Framework Plan in Clause 22.06. Examination of the site and surrounds revealed that the development of medium density housing around the activity centre has been consistent for some decades. Further that the Residential 1 Zone south of Boronia Road consisted of some 64 MDH sites located between Woodvale Road and Dorset Road, which is 50% more than the existing 40 sites remaining. These areas were identified in the planning scheme as "dispersed infill residential".

Council also considered that the design was inadequate in that it did not response to the key desired future character is *Low scale dwellings set within an open landscape with occasional large native trees and in some precincts large stands of native and exotic trees.* Council put that the front setback arrangement particularly at the first floor is contrary to the preferred character theme and that he development should have been separated at first floor level. The Tribunal stated: *I do not share Council's concerns regarding this proposed form. The proposed development continues the length of the site, attached at the ground level and provided with a minimal separation at the first level between dwellings 2 and 3. The first floor setback to the street is minimal to bedroom 1 of dwelling 1 and a setback is provided to bedroom 2 and the ensuite. This form of development is not uncommon in the area and not out of character with the area.* 

PPD represented the application at VCAT and used Rob Thompson as an expert witness on the issue of landscape. VCAT set aside the Council decision and a planning permit was issued in October 2013.