

Company ACHIEVEMENTS

581 Brunswick Street Fitzroy

Building on < 300m² Lot
(177m²)



Council: Yarra City Council - **Proposal:** Two storey garage with basement - **Zone:** Residential 1 Zone - **Overlays:** Heritage Overlay - **Use:** Dwelling - **Outcome:** Planning Permit issued

Designer: Nott Architecture

The applicant sought to erect a new garage with study above and basement below (cellar) on this corner site (Freeman) in Fitzroy. The Council refused the application on the basis that the proposed outbuilding at the rear of the existing dwelling 'would result in detrimental visual bulk to the northern abutting wall property failing to meet the objectives and requirements of cl. 54.04-2 (walls on boundaries)'. PPD represented the applicant/designer in this case at VCAT.

The Tribunal (P457/2014) found that:

I have decided to set aside the Council's decision subject to reduction of the northern wall height to 4.7m. I find that the amenity impact on the neighbouring property to the north will be reasonable in context of the fine-grained local area, where strict adherence to ResCode Standards is difficult due in part to narrow lots, and large walls on boundaries are not uncommon. In this instance, there will be no overshadowing or overlooking to the north, and the choice of cladding materials on the upper level will moderate the impact of wall scale.