



The Carlton Residents Association Inc.  
A0034345G ABN 87 716 923 898  
P.O. Box 1140 Carlton 3053  
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*Planning and Environment Act 1987*

**OBJECTION TO GRANT OF PLANNING PERMIT**

OFFICE USE ONLY  
Date Received

**WHO IS OBJECTING?**

We, The CRA Planning Committee, on behalf of The Carlton Residents Association Inc, of P.O. Box 1140, Carlton, Victoria, 3053

**WHAT APPLICATION DO YOU OBJECT TO?**

WHAT IS THE PERMIT APPLICATION NUMBER: **TP-2014-734**

**WHAT IS PROPOSED**

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 LAND IS PROPOSED TO BE USED OR DEVELOPED**

66-88 Lygon Street Carlton Victoria 3053

**WHAT ARE THE REASONS FOR YOUR OBJECTION?**

The CRA believes that this proposal is inappropriate for the subject site which is immersed in a sensitive heritage precinct and in relatively close proximity to the UNESCO heritage listed Royal Exhibition Building.

**HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?**

The Carlton Residents Association advocates on behalf of its members to preserve heritage values and amenity in Carlton by the preservation and maintenance of existing buildings and streetscapes and sympathetic development. The CRA strenuously objects to this application on the following grounds:

The proposal does not comply with the current planning height controls. The height, scale and bulk are all excessive.

The proposal does not provide the planned transitional development from the allowed higher built form of the west and the south.

This proposal would degrade the heritage values of the south east corner of Carlton which is a highly acclaimed collection of intact, low scale, late 19<sup>th</sup>/early 20<sup>th</sup> century buildings.

The proposal is inappropriate in such close proximity to the UNESCO heritage graded Royal Exhibition Building, both from the aspect of views to and from.



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The Podium-Tower treatment on Queensberry Street would not satisfy the Council's Heritage policy. The protrusion of the tower element over the podium on this frontage, would have the effect of this element becoming the dominant element in this streetscape.

The shadow diagrams, provided by the applicant, indicate that the pedestrian amenity of Lygon Street would be negatively affected for much of the morning at the equinox. This impact would be worse during the winter months. This is not a desirable outcome for one of Melbourne's premier destinations.

The internal amenity of some some apartments is considered to be substandard.

Signature:

Warren Green for the Planning Committee  
Date: 04 February 2015