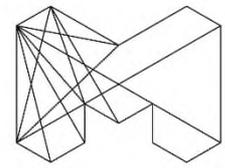


City of Melbourne

City Planning and Infrastructure,
PO Box 1603, Melbourne Vic 3001
Telephone: (03) 9658 9658 Fax: (03) 9650 1026
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CITY OF MELBOURNE

OBJECTION TO GRANT OF PLANNING PERMIT

Planning and Environment Act 1987

Is this form for me? This is the form to object to a planning permit application where the City of Melbourne is the decision maker. Please do not use this form to object to Ministerial applications.

Who is objecting?

Name:	Carlton Residents Association Inc.....		
Postal Address:	POB 1140 Carlton Victoria		Postcode: 3053
		
	The following information is not mandatory, but will assist in keeping you informed during the application process.		
Telephone No. (H)	(W)
		(M)
Fax No:	Email Address:	planningcra@gmail.com

Which application do you object to?

What is the permit application number?	TP-2015-1146.....
What is the address of the land?	122 – 136 Berkeley Street, Carlton Victoria 3053.....

What are the reasons for your objection?

The Carlton Residents Association [CRA] is supportive of the proposed uses for this site, but submits that the development fails to satisfy several important design and development overlay provisions. Further, we do not believe that the on-site loading facilities should be waived, or that the commercial car space provision should be reduced to zero.

1. Design and Development Overlay Concerns

1.1. The CRA notes that the subject site is located within the DDO61A4.2 area that has a preferred maximum height of 32 m [the lowest of the recommended maximum heights in South Carlton] and a recommended maximum street edge height of 24 metres. We also note that a key design objective for the City North area is to establish a mid-rise scale of buildings of from 6 – 15 storeys, and that another objective is "To ensure development responds appropriately with suitable building scale, heights and setbacks to the existing character, context, and interfaces with established residential areas, and immediate vicinity." The CRA does not believe that the proposed development satisfies either the established benchmarks or the design objectives.

1.1.1. At an overall height of 37.6 m [twelve storeys plus lift over-run], the proposal exceeds the preferred maximum height established for this precinct.

1.1.2. If the minimum floor to floor heights established in Table 2 of DDO61 had been adopted, the maximum number of storeys that can be achieved at the street edge is seven storeys [6 storeys above ground @ 3.2 m = 19.2 m + ground floor @ 4 m = 23.2 m in total]; not the eight levels proposed by the applicant.

1.1.3. Given that the adjacent dwellings to the north and south of the subject site are two and four storeys respectively, we submit that the street edge height should be at the lower end of the preferred mid-rise scale [ie 6 storeys]. In our view the adoption of the maximum street edge height will result in a poor

interface with the established dwellings to the north and south, and result in a key design objective for this precinct not being satisfied. [See image below]

- 1.2. Further, we do not believe that the approved redevelopment of the Reece site [on Berkeley and Pelham Streets] should become the new height benchmark for this precinct, as the Reece site was determined well before the gazettal of the new City North Planning Scheme Amendment. [In this context, we note that the Council's internal Urban Design advice [dated 20 Feb 2014] in relation to the Reece Development recommended a maximum building height for the Reece site of 10 storeys.]



- 2.
3. Loading zone and commercial parking provision.
 - 3.1. The CRA does not believe that the on-site loading provision should be waived. Since there is no requirement for the residential component to include on-site loading arrangements, all furniture, white goods and other deliveries to the dwellings will, of necessity, be required to use the on street loading zone. To expect this same on street zone to also satisfy the needs of the proposed ground floor café and shop is not reasonable; it would be a poor planning outcome.
 - 3.2. While the CRA accepts that the intention of Schedule 1 to the Parking Overlay [45.09] is to reduce the on-site provision of car parking for both the residential and non-residential uses, we do not believe that it is appropriate for the non-residential provision to be reduced to zero as recommended by the applicant. To suggest that all the employees of both the café and the shop will be able to make alternative transport/parking arrangements is, in our view quite unrealistic. We also note that this matter is the subject of a permit trigger that is not exempt from third party decision and review rights [52.06-3 of the MPS].

How will you be affected by this proposal?

The Carlton Residents Association advocates on behalf of its members to

- Support the retention of the heritage assets of the Carlton community and to discourage new developments that fail to respect these assets
- Maintain the quality of the public realm with a focus upon maintaining access to sunlight and sky views, and a pedestrian friendly scale
- Interpret and apply the performance based provisions of the Melbourne Planning Scheme fairly so that the interests of no one party are unfairly privileged over the interests of another party

(If there is not enough room, attach a separate page)

Signature: 

Date: ...15 January 2016

Please lodge the completed and signed form and all relevant documents to:

Planning Department
City of Melbourne
PO Box 1603
Melbourne VIC 3001

or

planning@melbourne.vic.gov.au

Important notes about the objection to permit application

1. Your objection and the personal information on this form is collected by The City of Melbourne for the purposes of the planning process, as set out in the Planning and Environment Act 1987 (the Act). If you do not provide your name and address, the City of Melbourne will not be able to consider your objection.
2. Your objection will be available at the City of Melbourne office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the Act.
3. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting the City of Melbourne.

See also [Objecting to a planning permit application](#)