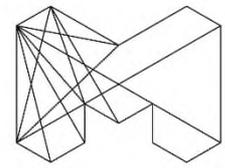


# City of Melbourne

City Planning and Infrastructure,  
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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?

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

### Which application do you object to?

What is the permit application number?	TP-2015-1057 .....
What is the address of the land?	558-566 Swanston St, Carlton Victoria 3053 .....

### What are the reasons for your objection?

The Carlton Residents Association [CRA] is supportive of the redevelopment of this site for residential use on the upper levels, and for a ground floor retail space fronting Swanston Street. The CRA also appreciates the diversity of dwelling sizes provided, and that a setback of 10 metres [glass line to glass line] to the College House development to the north has been provided.

The CRA also notes those planning provisions [especially DDO 45] that acknowledge the transitional nature of the area and the opportunity for the development of a new built form character. We also note that the site is well positioned to make good use of the public transport strengths of Swanston Street.

Although the subject site is opposite the City North Growth area, it must be emphasised that it is not in an identified Growth Area, and that the scale of development must be moderated if the Scheme is to retain credibility. More particularly we note that

- A key Design Objective of DDO 61 [City North] is to “establish a mid-rise scale of buildings (6 to 15 storeys) that is distinct from the tall built form in the Hoddle Grid area to the south” and that
- The preferred maximum building heights established for the City North Area are 60 metres in the vicinity of the Haymarket area and 40 metres for most of the Carlton area west of Swanston Street.

In this context, we submit that the scale of the proposed development at 558 Swanston Street at 17 levels [56.2 metres] exceeds the

- Preferred Maximum Height of 9 storeys [approx. 32 metres for DDO 45] by a very wide margin; and
- It also exceeds the mid-rise scale of development that is planned for the City North Growth Area.

From the drawings presented by the applicant, it is clear that the Upper House Development [17 levels and 57.76 metres] at the south east corner of Swanston and Queensberry Streets is seen to be a relevant bench mark for the new development at 558 Swanston Street. The CRA does not agree with this conclusion

- To the east of the subject site, DDO 47 establishes a preferred maximum height of just 4 storeys, whereas
- To the east of the Upper House Development, the DDO 44 establishes a preferred maximum height of 8 storeys.

In the view of the CRA, the transition from the 9 storeys of DDO 45 to the 4 storeys of DDO 47 is already quite dramatic; a transition from 17 storeys to 4 storeys would not be a good planning or environmental outcome.

While the current lot ownership structure of the building at 121 Cardigan Street [to the east of the subject site] may make the redevelopment of this site more difficult; a key built form outcome for this DDO 47 area is that “New development respects and is consistent with the built form especially low scale of the existing older building stock in the street.” [See images below]



117 – 121 Cardigan Street, Carlton [to the rear of the subject site]



Cardigan Street Terraces south of Gibbons Place

**In conclusion, the CRA acknowledges that a new more intense development of the subject site is appropriate, but, we do not accept that architectural excellence will necessitate a scale of development more appropriate for the Haymarket Area of the City North Growth Area.**

**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

<b>Signature:</b> 	<b>Date:</b> ... 2016 January 21st
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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](mailto: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.