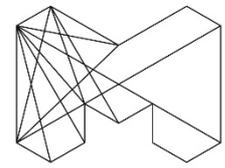


City of Melbourne

City Planning and Infrastructure,
PO Box 1603, Melbourne Vic 3001
Telephone: (03) 9658 9658 Fax: (03) 9650 1026
email: planning@melbourne.vic.gov.au
www.melbourne.vic.gov.au



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)
Fax No:	Email Address:	planningcra@gmail.com

Which application do you object to?

What is the permit application number?	TP-2016-798
What is the address of the land?	197-235 Bouverie St Carlton Victoria 3053 [Actually 220-234 Leicester Street]

What are the reasons for your objection?

Preliminary Comments

- The Carlton Residents Association [CRA] acknowledges that Graduate House provides an important residential college for graduate students and a significant meeting and conference venue in Carlton.
- We also accept that some redevelopment of Gladstone Terrace is appropriate, but we do question the extent of the planned demolition works. We also question the scale and façade treatment of the new 12 level addition.
- Although the heritage controls over the site, and the building and streetscape gradings are currently being reviewed, the draft proposals are yet to be exhibited and reviewed by a Planning Panel. Under these circumstances, the redevelopment proposal must be reviewed in the context of the current planning provisions.
- Finally, we do not accept that other recently constructed buildings surrounding University Square, and the Alan Gilbert building at the corner of Barry and Grattan Streets in particular, should provide a relevant precedent for the current proposal. The planning framework in place when these buildings were approved was very different. More specifically, detailed building envelopes were prescribed for the three major new developments surrounding the square. These building envelopes were defined in a new Incorporated Document dated 4 March 1999. Further, if there was any inconsistency between the specific controls included in the Incorporated Document and the general provisions of the Planning Scheme, the specific controls will prevail. It is also important to note that height controls over the sites surrounding the square were not introduced until 2002.

Key Planning Controls

In assessing the current development proposal, the CRA submits that the key planning controls include:

- The Design and Development Overlay 61 [DDO61] and
- Local Planning Policy Cl. 22.05 – Heritage Places outside the Capital City Zone [LPP 22.05]

The DDO Context

While the DDO61 provides a range of “preferred maximum building heights” over the City North area, it must be emphasised that these heights are preferred maximums. Further, while there will be some areas within City North where these maximums

can be achieved [or exceeded] the CRA submits that the existing building character and rich heritage fabric of the area should serve to moderate the development expectations. There is nothing in the DDO that suggests that the preferred maximum building heights articulated in the Scheme should be privileged over other important design objectives. These other design objectives include the following provisions:

- 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 amenity.
- To ensure that new buildings respect the rich heritage fabric of the area and that new buildings that adjoin the heritage buildings respect their height, scale, character and proportions.

The Heritage Context

The CRA accepts the current building and streetscape gradings for Gladstone Terrace ["C" and "2" respectively]. We also note that Gladstone Terrace is located within the HO1 Carlton Precinct, a precinct which includes most of the buildings facing Grattan Street, to the east of Graduate House. While a Draft Statement of Significance has been prepared for the HO1 Precinct, this Statement includes almost no specific reference to that part of HO1 that includes the University Square Precinct.

LPP CI 22.05 and Demolition Provisions

The CRA notes that the demolition of "the front part of 'C' and many 'D' graded buildings" will not normally be permitted. "The front part of a building is generally considered to be the front two rooms in depth." The draft of the revised Local Policy includes a similar provision: "Partial demolition will not normally be permitted in the case of ... the front or principal part of contributory buildings." As with the current policy, the "front or principal part of a building is generally considered to be the front two rooms, with roof; or that part of the building associated with the primary roof form, whichever is the greater."

In the view of the CRA, the building setback adopted for the new Stella Langford Wing [constructed behind the terraces at 210 to 214 Leicester Street] should apply to the new addition to the Gladstone Terrace. [See image below]



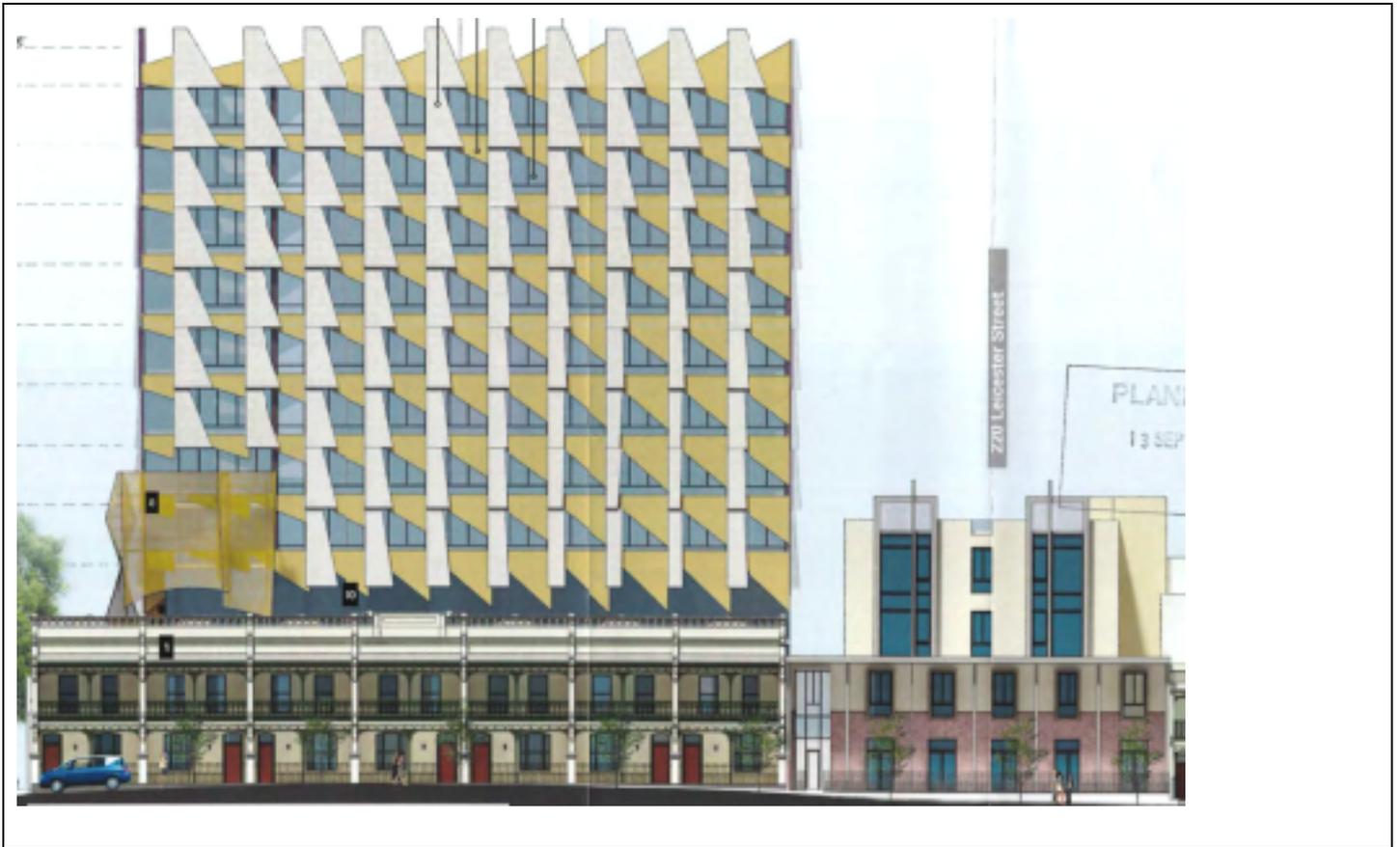
LPP CI 22.05 and Design of Addition to Graduate House

This Policy includes considerable guidance in relation to the following matters: Form; Façade pattern and colours of new building; Materials; Details and Building Height.

More particularly, we note that a RESPECTFUL outcome is required in relation to the FORM of the addition; that the BUILDING HEIGHT should RESPECT the character and scale of adjoining buildings and the streetscape; and that the surface materials of the addition should always be RESPECTFUL. Other design attributes, including the façade pattern and colours, and the window and ornament details of the addition should be INTERPRETIVE. These words RESPECTFUL and INTERPRETIVE have a particular meaning in the Policy.

Respectful and interpretive refer to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. 'Respectful' means a design approach in which historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work. 'Interpretive' means a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

In the view of the CRA, the principal façades of the new addition to Graduate House do not satisfy the "Interpretive" test. While the use of historic or closely equivalent materials would be difficult with such a large building addition, we do not understand why the façade pattern and colours, and other key details [of Gladstone Terrace] could not have been "referenced". In our view, the angular light grey concrete panels and angular bronze/gold solid and perforated metal spandrels will compete for attention and provide a significant contrast with the existing façade pattern and detailing of the Gladstone Terraces. [See image below]



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

Signature:

Date: 23 November 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](#)