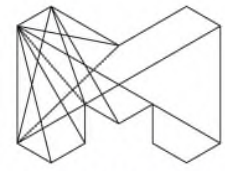


City of Melbourne

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

Which application do you object to?

What is the permit application number? TP-2015-983

What is the address of the land? 4-12 Leicester Place Carlton Victoria 3053.....

What are the reasons for your objection?

The Association submits that this application is a gross over-development of this site, and that it fails to address key Decision Guidelines of the Capital City Zone - Schedule 5 [CCZ5] and important Design Objectives of Schedule 61 to the Design and Development Overlay [DDO61]

The underlying premise that a mixed use development of 20 levels [61 m], a development that is way in excess of the preferred maximum building height for DDO61A4.1 [of 40 m], can be justified because significant "development sites" to the east [Red Cross buildings] and south [Oxfam Australia HQ building] are likely to be redeveloped to 40 m, has no proper basis.

The developer cannot assume that proximate sites will be developed to the "preferred maximum building height" established in the Planning Scheme. These preferred maximums should never be taken as a given, and certainly never as a starting point for new development proposals.

In planning, the context of a development proposal, provides a very important basis for assessing developments. The Application requirements enunciated at 4.0 of the CCZ5 underlines this contention. The Association submits that the Applicant has failed to take sufficient account of the significant heritage assets to the west and north of the subject site. These include

Pattison Terrace [HO62] 148-152 Leicester Street [C Grade – Individually Significant] in a level 2 Streetscape. According to the Statement of Significance, this terrace may be the earliest remnant residential building from the first phase of development in this part of Carlton during the late 1850's/early 1860's



The Carlton Inn [HO85] 154-160 Leicester Street [C Grade – Individually Significant] in a level 2 Streetscape. According to the Statement of Significance, this inn, one of the earliest extant buildings in this part of Carlton, is of historic and aesthetic significance.

Former C Huppert & Co Factory [HO84] [C Grade – Individually Significant] in a level 3 Streetscape The Statement of Significance emphasises that this interwar building is of historic and aesthetic significance [as a distinctive example of the Moderne style]



The Association submits that this development fails to respond adequately to the following key Design Objectives from DDO61

- 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.

This DDO also includes important design objectives for all DDO areas at Table 2. They include the following

To ensure that new buildings and works adjoining individually significant heritage buildings or buildings within a heritage precinct respects the character, form, massing and scale of the heritage buildings.

The design of new buildings should respect the character, height, scale, rhythm and proportions of the heritage buildings.

New buildings should step down in height to adjoining lower scale heritage buildings.

It must also be acknowledged that the buildings to the immediate east, north and west of the development proposal include residential uses. Those fronting the development on Leicester Place will be severely impacted. In the Association’s view, key Built Form Outcomes for DDO Area 4.1 would not be satisfied. In particular, we submit that the pedestrian amenity of Leicester Place would be severely compromised. For example, at this location, development that

Delivers a scale of development that provides street definition and a high level of pedestrian amenity, having regard to access to sunlight, sky views and a pedestrian friendly scale.

Is expected.



Residences to north of development



Residences to west of development

Although the development site is within the City North Urban Renewal Area, where there is a desire to increase the supply of residential accommodation, we do not believe that key DDO objectives for this area should be compromised in order to satisfy the residential demand. There are other far more appropriate and less sensitive sites for developments of “Haymarket” intensity. .

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

The Association concludes that the current application fails to respect the existing heritage overlays to the north and west of the Subject site.

We further conclude that a 60 m high mixed use development at this location will severely compromise the public realm of Leicester Place.

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

Signature:	Date:
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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

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](#)