



The Carlton Residents Association Inc.
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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-2014-59*****WHAT IS PROPOSED**

Construction of a 15 storey building for the purpose of dwellings and a ground floor shop and waiver of car parking and loading requirements for the shop.

WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED

205-223 Pelham Street Carlton Victoria 3053

WHAT ARE THE REASONS FOR YOUR OBJECTION?

The CRA objects to this development on grounds of excessive height, inadequate setbacks, heritage issues and wind effects.

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:

After a lengthy consultative process involving all stakeholders, the Structure Plan for the City North Area was recently adopted, resulting in planning scheme amendments, C196 and C198 being proposed. CRA may not have been amenable to every detail of the resulting documents, but CRA does recognise that they are the result of the expenditure of considerable amounts of time, effort and resources to implement planning controls for the foreseeable future. As such, CRA disputes the claim by the applicant that:

C196 and C198 are not afforded the status of seriously entertained planning proposals.

In fact CRA considers it an insult to all whom took part in the process, and contends that all current and future planning applications should conform to the requirements therein, otherwise the whole process has been a cynical waste of time and resources.



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Height and Setbacks

As an integral part of amending the planning controls, appropriate building heights for the various neighbourhoods within the City North Area were considered. This resulted in Schedule 61, to the soon to be adopted Design and Development Overlay. The Schedule specifies maximum building height and setbacks for the subject site, within DDO61 Area 5, as follows:

Maximum height 32 metres – Any part of the building above 24 metres on a street edge fronting Barry, Berkley or Pelham Street must be setback 6 metres.

The existing height controls under DDO44 are even more restrictive. At 8 stories, and adopting the project floor to floor dimension of 3.3 metres, the height should not exceed 26.4 metres.

The proposal under consideration is in excess of 50 metres high This is 5.5 stories higher than that scheduled in DDO61 or 7 stories higher than that specified in the existing DDO 44.

The proposal details setbacks from the nominated streets ranging from 1.05 to 5.15 metres and most of the setbacks fail to exceed 2.5 metres, which is less than half the 6.0 metres called for.

Further, Schedule 61 Clause 2.0 Building Works states that:

A permit cannot be granted to vary the maximum podium height and minimum podium setbacks.

Not complying with the height and setback criterion, alone, precludes the application from meeting the design objectives of DDO61 and Local Planning Policies clause 22.17 Urban Design.

Heritage

The recently conducted City North Heritage Review was intended to contribute to the rationalisation of the planning controls for the newly created extension to the Capital City Zone into the City North Area.

The review included an assessment of the subject site and concluded that it was worthy of grading, albeit C3. This, of necessity, would require a permit prior to demolition.



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Wind Effects

The wind assessment acknowledges that both downwash and corner acceleration effects would be an issue with this proposal and makes recommendations to ameliorate them by incorporating canopies and a corner cut off.

Due to the shear nature of the southern elevation, it is reasonable to expect that the downwash created by this wall will be even more severe than that of the north, which has been addressed by the inclusion of canopies.

This is going to create amenity issues for the neighbours in close proximity to the south, who have their open space as courtyards and elevated terraces.

Because of the unusual shape of the footprint of the subject building and the elevated location of the site, CRA believes that this proposal warrants model wind testing rather than the empirical assessment relied on in the applicant's submission.

Approving this application would make a mockery of the extensive consultative process undertaken and raise questions regarding the purpose of DDOs in the planning scheme.

Signature:

Warren Green for the Planning Committee

Date: 16 May 2014