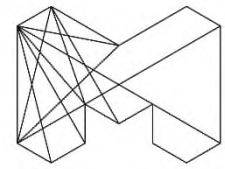


City of Melbourne

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		
Postal Address:	P O Box 1140 CARLTON.....		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-2017-85

What is the address of the land? 198 – 208 Queensberry St Carlton

What are the reasons for your objection?

Initial Comments

- The CRA is familiar with the Objection to this application prepared by Mr Clive Miller. We support this Objection, and add the following additional comments.
- Since the site area occupied by the Heritage Place takes up more than half the total consolidated site area [about 314 sqm ex 549 sqm], the CRA submits that the heritage objectives of DDO 61 should have received much more weight than was in the case with the adjacent "Beaurepaire" site at 599 Swanston Street.
- Also, since the new building is adjacent to another Heritage Place [Bouverie/Queensberry Corner] the DDO 61 Design Objectives/Requirements included in Table 2 at the bottom of page 5 [of the DDO Policy] should have influenced the development outcome.

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 CRA submits that the more extensive heritage fabric of the subject site should have signalled to the Applicant that the preferred maximum building height at this location should have been moderated and not exceeded [46 to 48 m as against the preferred maximum of 40 m].

Further, in our view, the objective of retaining and emphasising the three dimensional form of the heritage place would have been considerably enhanced by increasing the upper level setback of the new additions to at least 6 m on the Queensberry Street frontage, and 4 m on the Brompton Pl and Carlton Place frontages. It should be emphasised that these are the upper level setbacks recommended in the DDO for buildings fronting Queensberry Street and laneways in the City North Area when heritage objectives do NOT apply. In our view, these setbacks are even more important when heritage considerations are relevant.

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:

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](#)