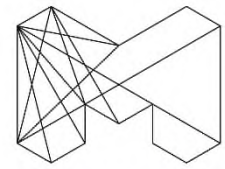


City of Melbourne

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?

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

Which application do you object to?

What is the permit application number?	TP-2017-188
What is the address of the land?	123 – 135 Bouverie Street Carlton

What are the reasons for your objection?

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]
- Local Planning Policy Cl. 22.05 – Heritage Places outside the Capital City Zone [LPP 22.05] and
- Local Planning Policy Cl 22.24 – Student Housing Policy [LPP 22.24]

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.

While we note the strong support for the proposal from both the University of Melbourne and the student housing operator UniLodge, it must be acknowledged that this support emphasises the mix and affordability of the accommodation provided rather than the architectural attributes of the development. In the view of the CRA, the height and location of the northern tower component should be much more recessive.

- At over 44 metres in height, this tower exceeds the preferred maximum height for this precinct [of 40 metres]. Also, at 13 levels above ground, this development is at the upper end of the preferred mid-rise scale of buildings [6 to 15 storeys] established for the City North area [DDO 61: Design Objective – 2nd dot point]. While the CRA is aware of other

developments that have been approved/constructed which exceed these benchmarks, in our view, these developments should not provide a precedent. If Planning Authorities believe that the DDO 61 guidance is no longer relevant, the Planning Scheme should be amended.

- DDO 61 recommends that developments should adopt a floor to floor height of 3.2 metres [above ground level]. The proposed development includes 8 floors where the floor to floor height has been reduced to 2.9 m.
- DDO 61 recommends that the setback of the new development above the street edge height should be 6 m from the street. The CRA estimates that this setback from Bouverie Street is approximately 3 m at level two [above the Heritage Building] and even less at the upper levels. In our view, this has the effect of reducing the Heritage Place to little more than a plinth.

The Heritage Context

The CRA accepts the current building and streetscape Gradings for the former Modern Printing Company Factory [“C” and “3” respectively]. We also note that this building is of both historic and aesthetic significance to the City of Melbourne. More particularly, the Statement of Significance for this Heritage Place notes the following attributes: The Art Deco style building, especially the distinctive clinker brickwork and pattern of original openings, where extant.

- While the current Heritage Policy [CI 22.05] provisions concerning the *Concealment of Higher Rear Parts and Façade Height and Setback* do not apply to land within the City North area of the Capital City Zone, in our view, the guidance with respect to the Form and Building Height of the northern tower should have been given more weight. For example, with respect to the **form** of the addition to the former Modern Printing Building, the ‘Interpretive’ test should be satisfied. In this respect, we submit that the proposed addition provides almost no “reference” to the historic size, form and proportions of the Heritage Place.
- The CRA does not accept that the VCAT decision in relation to the former factory at 205 – 223 Pelham Street provides a useful precedent for the current development. When the Pelham Street development was being considered, there was no clarity over which Heritage Policy should apply as an assessment tool.

Student Housing Policy Issues [CI 22.24]

Given that the proposed development will provide for almost 600 student beds, we note several departures from the recommended benchmarks of this Policy. They include:

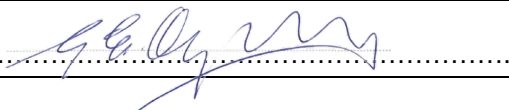
- A significant shortfall in the area allocated to Communal Outdoor Space – 750 sqm as against the recommended 1,500 sqm [at 2.5 sqm/student]
- A significant shortfall in the number of bike parking spaces – 66 internal spaces for residents and staff as against the recommended 1 space/student.
- The policy also recommends that car parking for the management and servicing needs of the building should be provided; no on-site parking has been provided.

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: 12 May 2017

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.