



The Carlton Residents Association Inc.
A0034345G ABN 87 716 923 898
P.O. Box 1140 Carlton 3053
www.carltonresidents.org.au
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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-2013-630

WHAT IS PROPOSED

Convert Offices to Residential & Construct 4 Storey residential Building

WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED

15 – 31 Pelham Street Carlton 3053

WHAT ARE THE REASONS FOR YOUR OBJECTION?

The CRA objects to this development on heritage & amenity grounds.

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:

1. The development proposal to add 4 storeys to the existing building will result in a building that is **excessive in scale, height ,and bulk** for this area of Carlton
2. The development will have an **adverse impact on the adjacent properties**, especially in respect to overlooking and overshadowing. It will not only cause a loss of natural daylight to the existing apartments but will have a **psychological effect caused by being overlooked all the time**. Previously the existing apartments were overlooked only during office hours, now there will another 4 stories, and all will be residential units.
3. The development will be **an intrusion of the views to, and from, the World Heritage Exhibition Building**. It is proposed that the tower of the Exhibition Building be opened to the public, so that the views can be taken in from this special building. The addition of 4 stories to the existing building will block and change the views to the west. It will also block views to the Exhibition Building from many existing residences in Carlton.



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4. Drummond Street is a **Level 1 streetscape** and as such, any extension to a building should not be visible from the street. The existing mansard roof of the building that is changed is already visible from Drummond Street. Consequently the proposed addition of 4 stories to this existing building will be **very visible**. This will degrade the existing heritage listed buildings that are located in Drummond Street and that make this street so special.
5. The **documentation is deceptive** in regards to the view from Drummond Street. The view should be at 90 degrees from across the street and, as it is shown on Dwg. TP651- the view is taken over the wrong building, [it should be taken over 116-140 Drummond Street not 14 Drummond Street].

Signature

Karen R Green

Date: 10 October

2013