



September 2017

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Supported by the Community  
Services Grants Program



## **Working Groups**

### **Planning**

#### **Carlton's Student Housing Boom**

South Carlton, especially that area west of Swanston Street, is facing a student housing boom.

Developments that, in total, include thousands of additional beds, are either under construction or "under" application.

In the view of the Carlton Residents' Association, this boom is exposing many weaknesses in the Planning Scheme. For example:

- Developments in the Capital City Zone areas, west of Swanston Street, have severely constrained Objection and Review Rights. One must ask how this situation can be justified, when development proposals on the east side of Swanston Street do not present similar constraints.
- The Student Housing Policy, included in the Melbourne Planning Scheme, is having very little impact upon the quality of these developments. Most of the recent Applications for Student Housing Projects pay lip service to this policy. Worse still, some of the recommended benchmarks included in the policy are inconsistent with other provisions of the Planning Scheme, and therefore cannot be enforced.
- The intensity of development proposals [height and site coverage] on those sites with significant heritage places, is exposing serious weaknesses in the Heritage Policy. In CRA's view, the demand for more student beds is being prioritised over heritage considerations in most of the recent projects.

Other important planning objectives that address amenity impacts on adjacent sites and ESD matters are also being challenged.



*The former Reece Plumbing building*

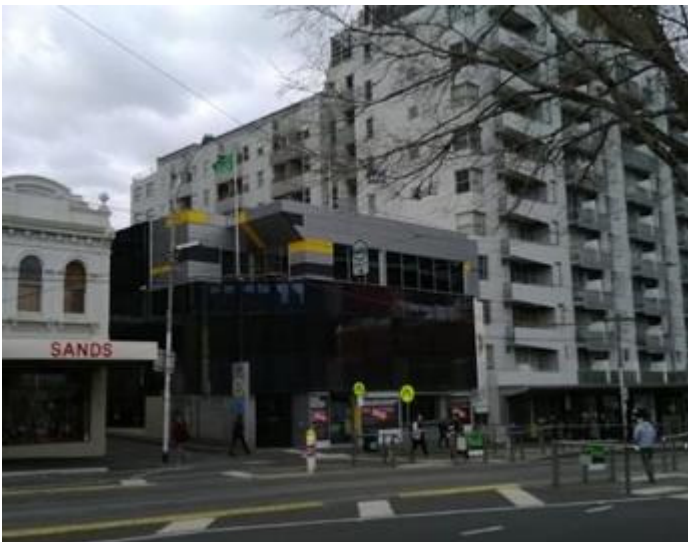
If there are important Planning Scheme Policies which cannot be implemented or prioritised, the efficacy of the Planning Scheme as a whole is called into question. Under these circumstances the case for an urgent review is obvious.

## Working groups

The former Reece Plumbing building on Pelham Street is the site of a 350 student bed facility. In developments that involve additions to significant heritage places, one of the key objectives is to retain the three dimensional form of heritage places. The Design and Development Overlay recommends that there should be a significant setback of six metres [from Pelham Street] above the recommended street edge height. In this development, applicants are encouraged to retain the traditional heritage street wall as the preferred street edge height.



123-135 Bouverie Street, site of a proposed 600 bed student facility in a 14 level building. The Applicant's Heritage consultant believes that the development proposal on the former Reece site, provides a relevant precedent for this site. This proposal has a major amenity impact on the Queensberry Children's Services Facility on Queensberry Street.



500 Swanston Street, the old headquarters of the CFMEU. According to press reports, South Africa's Redefine Properties is planning a 700 bed student facility on this site.

# WANTED

**CRA's Planning Working Group urgently needs additional members due to a recent retirement and an ever increasing number of planning issues demanding attention.**

**The ideal attributes for potential group members are:**

- An interest in and a familiarity with matters planning
- The ability to read and interpret drawings
- Availability to attend monthly evening meetings (1<sup>st</sup> Monday)
- The appreciation of crushed and bottled grapes with soft fine tannins is helpful but not essential

# REWARD

**Work with a convivial and diverse group whose members enjoy life, and also believe that keeping Carlton livable plays a large part in that. The group would like to think, that their past efforts have contributed to Carlton's livability.**

**For further information on the above offer - contact:**

**Planning Group Convenor  
WarrenGreen**

or

**Planning Group Member  
EwanOgilvy**

**[planningcra@gmail.com](mailto:planningcra@gmail.com)**

APP No./ADDRESS	DETAILS OF WORK/CRA INTEREST
<p><b>Previous Carried Forward –</b>  <b>TP-2015-742/A</b> 86-94 Pelham St.  <b>Objection</b></p>	<p>A mediated VCAT outcome resulted in a permit for 7 storeys with accompanying setbacks. The Applicant has re-applied for a variation to the permit. CRA objected to any relaxation of the mediated permit conditions, however CoM has agreed to the elimination of the setbacks subject to a modified facade, which is more sympathetic to the adjoining heritage properties. After a consultative meeting with the CoM and the Applicant, CRA is taking no further action. <b>CoM processing</b></p>
<p><b>TP-2016-798</b> 197-235 Bouverie St            ( 220-234 Leicester St) <b>Objection</b></p>	<p>Melbourne University Graduate House. Part demolition and construction of 12 storey student accommodation. CRA is of the opinion that the demolition is excessive, the proposed 12 stories to the rear is an over development of the site and the facade treatment is unsympathetic to the heritage precinct. <b>CoM temporarily holding processing.</b></p>
<p><b>TP-2016-1031</b> 10 Magenta Place  <b>Objection</b></p>	<p>Change of use (from warehouse) and construction of 6 storey residential building, subsequently amended to 5 storeys with minor setbacks. CRA’s concerns relating to exceeding the preferred height of 4 storeys, the inadequate setback and lack of carparking, were not fully addressed by the amended submission. <b>Permit Issued</b></p>
<p><b>TP-2016-1047</b> 121-131 Cardigan St  <b>Objection</b></p>	<p>A 4 to 10 storey student accommodation proposed. CRA’s concerns related to the height, the impact on pedestrian amenity and some aspects of the internal residential amenity. The Applicant appealed to VCAT on the grounds that CoM failed to make a decision within the prescribed time. CoM subsequently issued a notice of refusal. CRA lodged a Statement of Grounds with VCAT, however CRA did not appear at the hearing. <b>Permit Issued.</b></p>
<p><b>TP-2016-1128</b> 232-234 Faraday St  <b>Objection</b></p>	<p>A 3 storey development plus basement, incorporating restaurant and residential uses. Local policy specifically discourages restaurant use in this location. CRA also asserts that the proposal is not an appropriate response to the existing streetscape. A slightly modified proposal has been lodged, however CRA’s concerns remain. <b>CoM processing.</b></p>
<p><b>TP-2017-64</b> 191-197 Grattan St  <b>Objection</b></p>	<p>Prince Alfred Hotel - Major refurbishment involving alteration and additions increasing floor area. CRA submits that the additions fail to satisfy the current heritage policy and deficient in sustainability issues. A modified proposal has been lodged. CRA’s concerns partly addressed. <b>Permit Issued.</b></p>
<p><b>TP-2017-83</b> 299 Lygon St  <b>Objection</b></p>	<p>Pidapipo - Install outdoor speakers on facade of building. CRA considers inappropriate. <b>Permit Issued</b> (subject to noise levels which will need monitoring)</p>
<p><b>TP-1998-331/A</b> 198-204 Faraday St  <b>Objection</b></p>	<p>Critini’s - Install outdoor speakers on facade of building. CRA considers inappropriate. <b>Permit Issued</b> (subject to noise levels which will need monitoring)</p>
<p><b>TP-2017-85</b> 198-208 Queensberry St  <b>Objection</b></p>	<p>Partial demolition of existing building and construction of 15 storey student accommodation. CRA has concerns relating to heritage and over development. <b>CoM processing.</b></p>
<p><b>TP-2017-188</b> 123-135 Bouverie St  <b>Objection</b></p>	<p>Partial demolition and construction of 13 storey student accommodation. CRA has concerns relating to height, heritage and student housing policy issues. <b>CoM processing</b></p>

**There have been 49 applications since the June Newsflash which generated two new objections.**

<p><b>TP-2017-486</b> 368-386 Lygon St  <b>Objection</b></p>	<p><b>Lygon Court.</b> An application to alter the Lygon St entry providing weather protection and a more prominent facade treatment. CRA is concerned about its impact on the surrounding heritage streetscape. <b>CoM Processing.</b></p>
<p><b>TP-2017-616</b> 4-12 Leicester Place  <b>Objection</b></p>	<p>Demolish existing building, construct a 15 storey residential hotel. This is the site of a previous application for a 20 storey residential development that CRA had objected to and VCAT had upheld the CoM refusal of permit. CRA still considers that this is an inappropriate development for this site. <b>CoM Processing.</b></p>

**There are 16 applications for which further information is awaited.**

**Note:** Details of all objections can be accessed in the ‘Summary of Reviewed Applications’ on the [CRA website](#).

## Traffic, Transport, Parking and Noise Abatement

(The convenor of this group, Lester Levinson contact details: carltonresidents@gmail.com)

### Residential Noise

#### The Law

The *Environment Protection Act 1970* makes it an indictable offence to cause unreasonable noise from any residential premises. Residential noise may be unreasonable at any time of the day.

The *Environment Protection (Residential Noise) Regulations 2008* list special types of equipment and the times their use is prohibited. The prohibited times apply when the noise can be heard from inside a habitable room of a nearby residence.

City of Melbourne local laws, the *Public Health and Wellbeing Act 2009*

*Residential Tenancies Act 1997*

#### Construction Noise

The provisions for unreasonable noise apply to residential premises and apartments under construction in Carlton.

Construction equipment such as jackhammers and power tools, used by builders and residents, are covered by the prohibited times in the EP Regulations.

#### Commercial Noise – Indoor Entertainment Venues

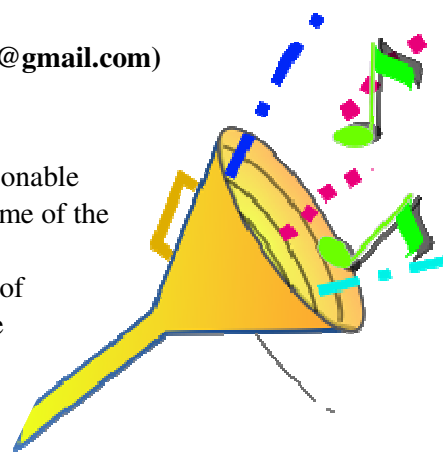
When the disturbing noise is coming from a venue such as a pub, restaurant or nightclub, the police have the power to require a venue to reduce the noise between midnight and 8.00 am.

#### Animal Noise

The *Domestic Animals Act 1994* covers noise from a dog or cat. Barking Dogs can also be considered unreasonable under Section 48A of the EP Act.

#### Prohibited Times For Home Occupation Noise

The *Environment Protection (Residential Noise) Regulations 2008* list specific types of equipment and times their use by occupants is prohibited:



Group	Prescribed Items	Prohibited times
1	A motor vehicle (except a vehicle moving in or out of premises), lawn mower or other grass-cutting device and any equipment or appliance not falling within Group 2 having an internal combustion engine	<b>Monday to Friday:</b> before 7am and after 8pm <b>Weekends and public holidays:</b> before 9am and after 8pm
2	An electric power tool, chain or circular saw, gas or air compressor, pneumatic power tool, hammer and any other impacting tool and grinding equipment	<b>Monday to Friday:</b> before 7am and after 8pm <b>Weekends and public holidays:</b> before 9am and after 8pm
3	A domestic air conditioner or evaporative cooler, heat pump, swimming pool pump, spa pump, water pump other than a pump being used to fill a header tank, domestic heating equipment (including central heating and hot water systems) and a domestic vacuum cleaner	<b>Monday to Friday:</b> before 7am and after 10pm <b>Weekends and public holidays:</b> before 9am and after 10pm
4	A musical instrument and any electrical amplified sound reproducing equipment including a stereo, radio, television or public address system	<b>Monday to Thursday:</b> before 7am and after 10pm <b>Friday:</b> before 7am and after 11pm <b>Saturday and public holidays:</b> before 9am and after 11pm <b>Sunday:</b> before 9am and after 10pm
5	Any electric equipment or appliance not falling within Groups 2,3 and 4, including electric gardening equipment, but not electric equipment or appliances for personal care or grooming, or for heating, refrigeration or preparation of food	<b>Monday to Friday:</b> before 7am and after 8pm <b>Weekends and public holidays:</b> before 9am and after 8pm

### Approaching Your Neighbour

The best approach for dealing with noisy neighbours is to talk to them and work together to settle any disagreement. Take opportunities to talk generally to your neighbours about unreasonable noise, well before it is allowed to occur.

If a neighbour notifies you of an intention to make a noise eg a late night party or early morning use of a power tool, raise your concerns immediately and try to reach an agreement.

If your neighbour is making a noise and it is prohibited under the restrictions listed in the table above, remember that your neighbour may not be aware that you are being disturbed and also that the noise is illegal.

Seek help if you feel anxious about approaching your neighbours alone. Alternatives include asking family members, friends (including other neighbours), for help when making a personal approach; or dropping off a letter in their mailbox.

### Reporting Noise Issues

If in need of urgent relief from unreasonable noise, call 000 and submit your request for police help.

Also, report the noise disturbance to City of Melbourne. You can do this by phoning 03 9658 9658 between 7.30am and 6pm Monday to Friday, or you can fill in an online form. When reporting you will be asked:

- What happened? Describe the noise in as much detail as you can.
- Where it happened? The location of the noise – exact address or cross streets and other landmarks.
- When it happened? Timely reporting is critical. Call in as soon as possible after the incident

Remember to keep records from the outset.

### The West Gate Tunnel Project. Will it affect Carlton?

The aim of the West Gate Tunnel Project is *to give Melbourne a much needed major alternative route from the West Gate Freeway to the CBD making it easier to get to the workplaces, universities and hospitals in the city's north.*

<http://westgatetunnelproject.vic.gov.au/western-distributor-authority/>

An Environmental Effects Statement (ESS) for the Project is available on this web site but submissions have closed.

The City of Melbourne submission, available on its website, stated unequivocally, *The City of Melbourne does not support a project that brings additional vehicles into the central city.*

<http://www.melbourne.vic.gov.au/about-council/committees-meetings/meeting-archive/pages/future-melbourne-committee-4-july-2017.aspx>

*The majority (between 54 and 65 per cent) of city-bound morning peak vehicles using the Footscray Road elevated section of the Project would access the central city, some 2,900 to 3,500 vehicles per hour. This brings unsustainable traffic volumes to the economic heart of the State and the world-leading biosciences and hospital precincts.*

The City of Melbourne reminds us that the Eddington Report, used as some justification for the Project, recommended no entry or exit ramps to the city. *It was conceived as a city bypass, not a city access road like the Project.*

*The City of Melbourne opposes the Project's connection to Dynon Road. ...it will introduce significant amounts of traffic into local streets in North Melbourne and beyond....*

*Analyses undertaken by the City of Melbourne show that the extra traffic will cause peak hour congestion on local streets in North Melbourne for 12-14 hours a day.*

The main streets identified are Gatehouse, Arden, Queensberry and Victoria.

Will there be a flow-on effect to Carlton?

City of Melbourne states the impact on public transport, particularly tram services in North Melbourne and Carlton, has not been assessed nor has there been an assessment of where the increased traffic will go. With one million people already in the city on any weekday where will cars park and what will be the effect of the increased traffic on suburbs bordering the city, including Carlton.



*Footscray Road, Port and city access*

The ESS and the submissions will be the subject of a public hearing by an Inquiry and Advisory Committee (IAC). Public hearings commenced at Footscray Community Arts Centre on 14 August 2017.

You can also register on the WDA site to receive updates on the Project.

### Friends of the REB and Carlton Gardens

#### Restoration of the Royal Exhibition Building

At last, a significant move has been made to spend the community inspired \$20m allocated by the Gillard Government in the 2011/12 Budget.

Recently, the revised plans for the restoration produced by heritage architect Lovell Chen, were lodged by Museum Victoria (MV) with Heritage Victoria (HV), to obtain a permit for the works.

The Friends of the REB and Carlton Gardens, CORBA and CRA, working together, were amongst those who made submissions to HV before their 19 July 2017 deadline. HV has 60 days to forward its recommendations to the Federal Minister for the Environment and Energy. An appeal against the HV decision is possible, and HV may conduct a public hearing. So there may be further delay before the Minister is called upon for his final decision.



In 2012, the purposes to be served were set out in the National Partnership Agreement - *'to contribute significantly to the conservation of the fabric of the building and its world and national heritage values'*. This agreement which was signed by the then Federal Minister, Hon Tony Burke MP, and the then Victorian Premier, Hon Ted Baillieu MP, provides for these outputs from works:

1. *Dome repairs (including cupolas);*
2. *Repair and repainting of the building joinery (mainly external);*
3. *Restoration of the facades (including render repairs and repainting); and*
4. *Upgrade of the dome promenade.*

The repairs (Items 1-3) are a necessity but without explanation, the architectural plans do not include the northern face of the REB, its 'shopfront' and main entrance for visitors.

That leaves Item 4 as the issue under greatest scrutiny, with any new features requiring adherence to the building's world and heritage values. Of course, the new elevator for the public to conveniently access the walkway around the circumference of the Dome, merely replaces the one introduced in 1888 for the Centennial Exhibition.

The first architectural plans tabled in 2016 included new features at the base of the Dome: a pavilion with a toilet and pantry, and a café. At ground level on the south-west corner, a new access point was proposed for visitors which separates them from those attending other activities and entering using the main entrance. So visitors seeking the Dome experience, would be sent to the 'back door'.

All of these new features would alter the external appearance of the REB and are considered to be unnecessary. The community view is that they are all designed to protect the MV income stream from the commercial use of the REB for its trade shows, such as the Baby and Toddler Show, which have negative impacts upon the world and national heritage values. Contrast the intrinsic value of these so called 'exhibitions' with the inscription on the UNESCO World Heritage List - *'under criterion (ii), being a place that exhibits an important exchange of human values, over a span of time or within a cultural area of the world, on developments in architecture and technology, monumental arts, town planning or landscape design'*.

It is interesting to note that the 2017 version of the plans, do not include the café, and there was a last minute verbal undertaking to the community that the pavilion is to be excluded on cost-benefit grounds, rather than heritage value. However, the plans submitted to HV still retain the Pavilion and will be assessed on this basis.

The community has spoken without knowing the full story and should not be disappointed if the final decision is unfavourable. Also, there could be more twists and turns. However, the experience so far looms large as a cautionary tale.

The permit decision by Heritage Victoria is expected 21 October

### IT'S TIME TO JOIN CRA

Join online via the following link -

<http://www.trybooking.com/NTQA>

**OR**, for an EFT payment—

CRA Direct Credit Details: Bendigo Bank,  
BSB: 633 000 Account No.: 146960570.

**Please ensure all details are included for EFT membership payments.**

If you love Carlton but do not reside or own property in postcode 3053, please join as a 'Friend of Carlton'.

## A Message from Ellen Sandell State member for Melbourne Selling Public Land: a bad idea



Public housing has a vital role to play in our community, especially here in inner Melbourne. But currently our public housing is in crisis: many homes are run down, and suffer from poor maintenance and security. The waiting list is more than 35,000 people.

Now, public housing tenants, and our community, are facing a new threat.

The Andrews Labor Government plans to sell-off publicly-owned land on public housing estates across Melbourne to private developers.

The private developers will get to build a swathe of new private apartment blocks. In return, all they have to do is rebuild public housing with a measly 10% increase in current units.

It's not a good deal for public housing tenants or for the communities that live near them. It's also a bad deal for Victorians.

Private developers will reap significant profits from this plan, with very little community benefit in return.

Social benefits did not improve for public housing residents when a similar redevelopment was undertaken in Carlton, according to research from the University of Melbourne. It just led to huge profits for private developers.



### *Is this the best solution?*

The plan is also unsustainable. A 10% increase in public housing units will only put a very small dent in the extremely long wait-list. As Dr Kate Shaw from the University of Melbourne argues, "at some point, further investment will be required and there will be no land left to sell."

Even worse, the developers are only required to increase the number of public housing units - not the total number of residents that can live there. So they may replace a 3-bedroom apartment with 3 studio apartments. Where will families go?

In August, the Greens and I successfully moved in Parliament for an urgent Parliamentary Inquiry into this plan to sell-off public land. The inquiry will shine a light on the

flaws in the plan and there will be an opportunity for concerned members of the public to make submissions.

This plan to sell off public land is the wrong way to go. We need a new large-scale build of public housing, like in the 1960s.

I'll be campaigning to reverse these poor decisions, alongside my colleague and Federal Greens MP for Melbourne Adam Bandt. If you're also concerned about the sell-off of public land, please get in touch so we can discuss how the community can work together on this important issue.

## An update from Carlton Connect

Carlton Connect moved out of LAB-14, but the exciting program of events and collaborations continues within our vibrant community of innovators at Melbourne. Our partners and friends are driving creative collisions, exploring new ways of working, thinking and learning, and have some fantastic things to show for their hard work:

### **BLOOD: Attract and Repel**

Part exhibition, part experiment - Science Gallery Melbourne's inaugural program.

See it at the Frank Tate Building until 23 September.

Opening hours:  
Tuesdays-Saturdays,  
12pm-6pm.

[Find out more about BLOOD: Attract and Repel](#)



## City of Melbourne's new Community Engagement Partner for Carlton

Hello, my name is Sam Cremean and I've recently started at the City of Melbourne as the Community Engagement Partner for Carlton and Parkville. I have a range of experience in community development and urban planning, and a passion for making cities more socially and environmentally sustainable.

The 'Placemaking and Engagement' branch at the City of Melbourne is implementing a 'place-based' approach to community engagement to improve integration and enhance coordination between the City of Melbourne, the community and other key stakeholders. My role is to oversee the community engagement for a range of projects and initiatives in Carlton and Parkville and to support the local community's ideas and input.

Carlton is one of our city's great places. It has a unique mix of both established and newly arrived cultures and communities which adds vibrancy to the streets and this is articulated through the contrast of incredible heritage buildings and impressive modern institutions. So close to the CBD, yet a well-connected community of its own.

Cont from page 7

Attending Neighbour Day in March provided me with great insight into how the Carlton community is working together. It was a strong example of successfully partnering with local organisations to celebrate and connect. Let's hope the 2018 event is even bigger and better!

I'm looking forward to working closely with the Carlton Residents Association on future projects and supporting the ideas and energy of the Carlton community.

### Cardigan Street, Sunday Street event - Coming Soon

Residents of Cardigan Street and surrounds will get the chance to meet each other on car-free Cardigan Street in November. CRA and the City of Melbourne are collaborating to host a 'Sunday Street'. We're working on having the street closed to traffic, supporting neighbours to meet each other and enjoy the environment.

The event will be a great chance to celebrate the recent works to slow traffic on the street: Lytton street median tree

planting, 40km/ hr and Local Traffic Only signs on Cardigan Street, and pedestrian crossings installed on the Cardigan St roundabouts. It will also be a chance to consider if any further works are needed. CRA will be in touch with members with further details closer to the date.



# La Mama Golden Jubilee



La Mama Photos by Darren Gill

# Congratulations

[Read more on the La Mama Facebook page](#)