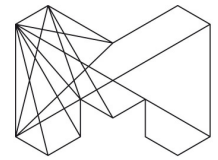


# PLANNING PERMIT OBJECTION FORM

Planning and Environment Act 1987



CITY OF MELBOURNE

## Important notes about the objection to permit application

**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.

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, during the relevant period set out in the Act. A full copy of your objection (including your name and personal information) will be made available on request to any person, for a limited period.
3. A summary of your objection will be included in a publicly available planning report, which may be published on Council's website. Your name will not be published in the planning report. Your objection, and the personal information supplied with it, will not be disclosed to any other external party, unless required or authorised by law.
4. 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 application](#)

## Who is objecting?

|                |                                    |             |           |
|----------------|------------------------------------|-------------|-----------|
| Name           | Carlton Residents Association Inc. | Contact No. | 040914003 |
| Postal Address | PO Box 1140 Carlton, Vic           | Post Code   | 3053      |
| Email          | planningcra@gmail.com              |             |           |

## What Planning Permit Application are you objecting to?

|         |                               |                 |             |
|---------|-------------------------------|-----------------|-------------|
| Address | 498-504 Swanston St, Carlton. | Application No. | TP-2017-828 |
|---------|-------------------------------|-----------------|-------------|

## What are the reasons for your objection?

The Carlton Residents Association advocates on behalf of its members to:

- Support the retention of the heritage assets within Carlton and to discourage new development that fails 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.

The CRA supports the establishment of a quality student housing complex on the subject site, and acknowledges the positive contribution that the effective widening and activation of Cornell Place provides. CRA also recognises that the design has largely addressed natural light and ventilation issues.

In reviewing the documentation accompanying the application CRA observes that:

A – The application proposes 18 storeys to the Swanston Street frontage, which is 100% greater than the preferred 9 storey height scheduled for DDO 45. With the exception of Upper House, other recent buildings fronting Swanston Street are between 9 and 12 storeys.

The justification for the approval at VCAT for Upper House to exceed the preferred height of DDO 45, was a perceived excellence in architectural design. CRA does not believe that this justification is relevant to this application. CRA is also of the opinion that one building in Swanston Street of 16 plus storeys does not create an emerging built form, when so many others present at 9 to 12 storeys. The Swanston Street built form has been established, Upper House was and should remain the exception.

B - The application proposes 17 storeys to the Queensberry Place frontage which is 110% greater than the preferred 8 storey height limit scheduled for DDO 44. In this instance, CRA would expect a conservative application of the height controls of DDO44 to respect the property at 25 Queensberry Place, which is a residential conversion of a two storey brick warehouse complex. built in the early 1900's, refurbished and subdivided into five residential units in 1997.

C – The proposal does not provide meaningful setbacks on street frontages. Although the DDO's applicable to this development site do not include upper level setbacks; urban design considerations would suggest that **much more generous upper level** setbacks on the laneway frontages [especially] are highly desirable

D - The equal and equitable development rights of properties at 25 Queensberry Place, and 57 to 71 Cardigan Street do not appear to have been acknowledged. Setbacks to accommodate these should be incorporated.

E – The 80 bicycle spaces provided is less than the required minimum, and they are inconveniently located in the basement which is only accessible by lift.

F– The provision of communal lounge/kitchen/study areas on levels 10, 11, 16 and the **Lower Ground and Mezzanine Levels** is inadequate and inappropriately distributed.

G – Provision of staff parking spaces is less than is required.

H – The façade treatment to the Swanston St and Cornell Place to level 9 height, is off-form finished precast concrete with clear anodised aluminium grating over. According to our architectural expert, this will present a severe, bland and austere visual form to the proposed building. The lack of articulation to the West façade fronting Swanston St. from levels 1 to level 9 height will emphasise the cladding treatment of this development.

.....  
**Planning Group of the Carlton Residents Association Inc.**

Date 21/12/2017

*(If there is not enough room, attach a separate page)*

### How to Apply and Enquiries:

Mail: Planning Department - City of Melbourne  
GPO Box 1603 Melbourne 3001

Email: [planning@melbourne.vic.gov.au](mailto:planning@melbourne.vic.gov.au)

Tel: 03 9658 9658