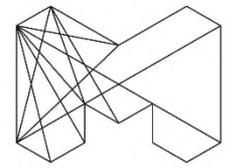


City of Melbourne

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 Inc.....		
Postal Address:	POB 1140 Carlton Victoria		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-2015-742

What is the address of the land? 86-94 Pelham Street, Carlton Victoria 3053

What are the reasons for your objection?

The Carlton Residents Association [CRA] submits that this application is not a respectful response to the Design and Development Overlay [DDO 47]. In particular at 8 storeys, this proposal

- Exceeds the preferred maximum height established by this DDO by 4 storeys, and accordingly
- A key design objective is not satisfied: “to maintain the predominant low scale nature of the area” and
- A key built form Outcome is not satisfied: “New development respects and is consistent with the built form especially low scale of the existing older building stock in the street”.

It must be noted that the new development on the opposite corner [159 – 167 Cardigan Street, Carlton], is not a relevant precedent for the current development proposal; it has a very different heritage context. [See image on next page]

Although the subject site is not within a Heritage Overlay, it is adjacent to significant heritage assets in both Pelham and Cardigan Streets. In this context we note that the Heritage Overlay Map is incorrect; the significant [A graded] two storey former factory to the west of the subject site [designed by Mr Charles Webb – designer of the Windsor Hotel] extends from 96 to 106 Pelham Street. [See image on next page] More particularly, we submit that key policies of the Carlton Local Area [cl 21.16-3] would not be satisfied ...

- Support infill residential development in south of Grattan Street where it maintains the predominant low scale nature of these areas and respects the area’s heritage context
- Ensure that development is sympathetic to the heritage values of adjacent heritage areas and places



159 – 167 Cardigan Street, Carlton

This new development, on the opposite corner, is not a relevant precedent for the current development proposal; it is not adjacent to significant heritage assets.



96 – 106 Pelham Street, Carlton [to the west of the subject site]

This A Graded Heritage Building occupies the whole frontage [the Heritage Overlay map is incorrect]

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

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

Signature: 

Date: ...23 December 2015

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](#)