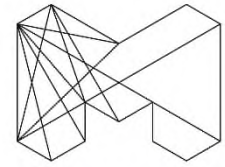


# City of Melbourne

City Planning and Infrastructure,  
PO Box 1603, Melbourne Vic 3001  
Telephone: (03) 9658 9658 Fax: (03) 9650 1026  
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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?

<b>Name:</b>	Carlton Residents' Association .....		
<b>Postal Address:</b>	P O Box 1140 CARLTON.....		<b>Postcode:</b> 3053
	.....		
	The following information is not mandatory, but will assist in keeping you informed during the application process.		
<b>Telephone No. (H)</b>	9347 4498 .....	<b>(W)</b>	..... <b>(M)</b> .....
<b>Fax No:</b>	.....	<b>Email Address:</b>	planningcra@gmail.com .....

### Which application do you object to?

What is the permit application number?	TP- 2016-1047 .....
What is the address of the land?	121 – 131 Cardigan Street Carlton .....

### What are the reasons for your objection?

#### Introductory Comments

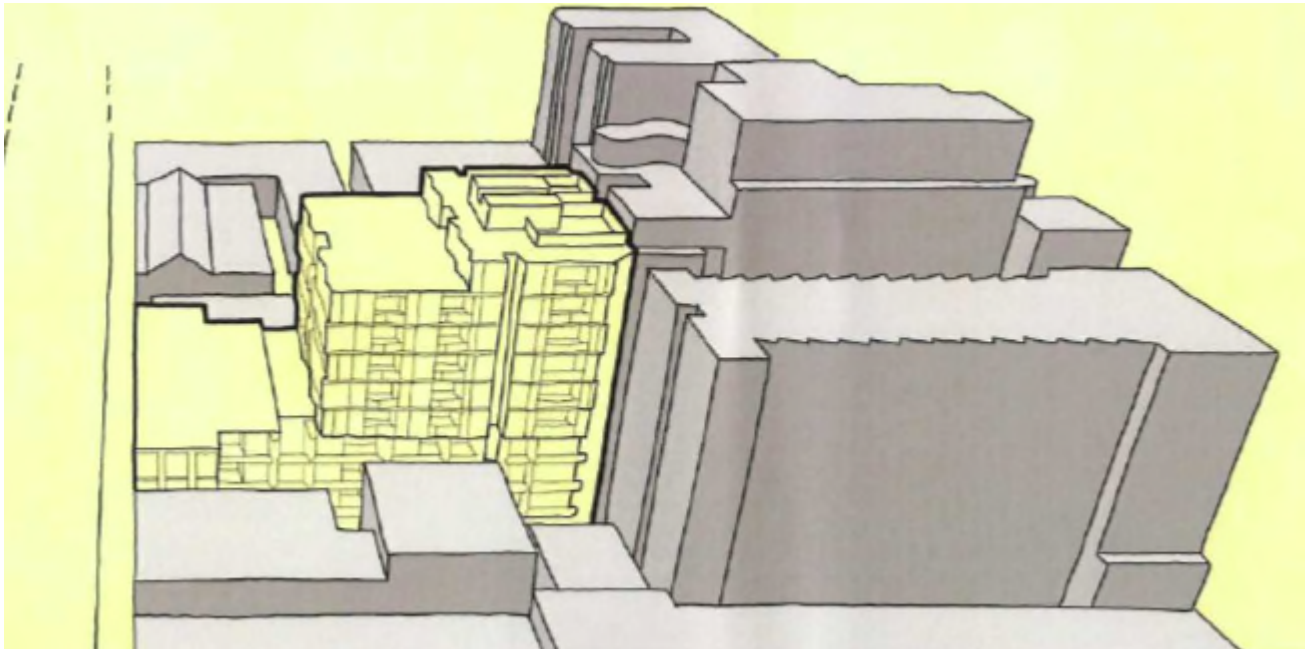
While the CRA welcomes the lower scale of development on the Cardigan Street frontage [at 4 levels] we submit that the 10 level rear section should be moderated. We are also of the view that solar access to the lower level south facing private open spaces is poor, and should be compensated by providing use of the roof space for shared open space.

#### Massing of building elements

The key planning control is the DDO 47, which has a recommended [but discretionary] building height of 4 storeys. We note that a principal Objective of this DDO is to "maintain the predominant low scale nature of the area." At 10 levels, the rear section of the development would establish a "mid-rise scale of buildings (6 to 15 storeys)" a level of intensity that is intended for the City North Capital City Zone. At 10 levels, the proposal would also exceed the recommended maximum height for those developments facing Swanston Street [of 9 levels – DDO 45].

While we are aware that taller buildings have been approved in the Pelham Street area of DDO 47, we do not accept that these buildings should provide a relevant benchmark for an area intended to be low scale in nature. If Planning Authorities believe that the intended low scale of DDO 47 is no longer relevant or appropriate, the Planning Scheme should be amended. In our view, there are many other sites in the Carlton area where more intense developments could be located.

We accept that the shadow analysis provided by the Applicant demonstrates that much lower buildings, including a 6 level residential building, would still cast a shadow over the roofs of the dwellings on the South side of Kelvin Place. However, in our view a building of this lower scale, would provide a much better quality of pedestrian amenity for both Kelvin Place and Levers Terrace, the second key Objective of DDO 47.



View of new Development from the North [Image extracted from Application]

### Quality of Private and Communal Open Space

In this matter, we note the recommendations provided in the *Guidelines for Higher Density Residential Development* [a document accepted by the Applicant as a relevant benchmark].

**OBJECTIVE 6.3:**

***To allow solar access to the private and shared open spaces of new high density residential units.***

***DESIGN SUGGESTION 6.3.1: ORIENT BALCONIES, TERRACES AND COMMUNAL OPEN SPACE TO OPTIMISE ACCESS TO SUNLIGHT.***

***DESIGN SUGGESTION 6.3.2: USE THE OPEN SPACES ON BALCONIES, PODIUMS AND ROOF TERRACES TO PROVIDE OPEN SPACES WITH MAXIMUM ACCESS TO SUNLIGHT.***

***Roof spaces may be good locations for open space as they provide access to sun not always available at lower levels. [Emphasis added]***

Since the lower level and South facing private open spaces of the new development will receive very little, if any, solar access, in our view, the Applicant should have considered using the roof space over the 4 level section of the development [facing Cardigan Street] for shared open space. This roof space would still be available for rainwater harvesting.

### 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: 5 April 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](mailto:planning@melbourne.vic.gov.au)