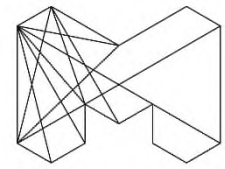


# City of Melbourne

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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- 2017-64 .....
What is the address of the land?	191-197 Grattan Street, Carlton .....

### What are the reasons for your objection?

#### Preliminary Comments

- The Prince Alfred Hotel was bought in late March 2015 by the University of Melbourne for \$4.45 million. According to a University News Release at the time, "... the Prince Alfred will operate as a good quality food and beverage pub under a new tenancy once the University takes possession of the hotel." The CRA welcomes this intention.
- The current development application includes a major [\$1.65 million] refurbishment of the hotel. Although most of the refurbishment will involve internal works, there will be significant modifications to the external façade of this Heritage Place.
- According to the Final Report of the Carlton, North Carlton and Princes Hill Conservation Study [August 1984] this Heritage Place was Graded "C" and the Streetscape "Level 2". In the June 2015 Edition of the Heritage Places Inventory, introduced on 14 January 2016 [MPS Am C269] the Heritage Place was down-graded to "D". Since the Heritage Places in this section of the Carlton Heritage Overlay were NOT reviewed as part of the City North Heritage Review and therefore not part of any exhibition review process, we do not accept the revised grading of this Heritage Place.
- There are several documentation problems with the current application. According to the Report prepared by Maureen Jackson Planning Pty Ltd, the documentation should have provided Traffic, Waste Management and ESD Reports; these reports were NOT provided in the online file provided by the Council.
- Concerning the Heritage aspects of the Development, the Maureen Jackson Report notes in several places that heritage guidance was obtained by the Applicant, but there is NO report from a heritage consultant included in the list of Appendices.

#### The Heritage Dimensions

The Maureen Jackson Report describes two of the façade modifications in the following way:

- Demolition of existing garage, replacement with built in stacking shipping containers [Bouverie Street frontage] and
- Demolition of Grattan Street side extension and replacement with container design [see images next page]

At page 14 of the Maureen Jackson Report, the following heritage comments are provided "The proposed works will ensure that the integrity of the building is retained and any works support and complement the nature of the building. Guidance has been provided by heritage consultants and a meeting has been undertaken with Council's heritage advisor on the works proposed. It is considered that the key changes and signage that are proposed will affect the sections of the building that have the least heritage value in built form, and will complement and highlight the heritage qualities of the existing building."



BOUVERIE ST VIEW

HOT BLACK



GRATTAN ST VIEW

HOT BLACK

The CRA submits that these additions fail to satisfy key provisions of the current Heritage Policy [LPP cl 22.05]. In our view, the façade pattern and colours fail the “interpretive” test [that is, constitute a simplified modern interpretation of the historic form], and the materials used in the additions are not “respectful”. The relevant provisions from the local policy are cited below:

**Façade Pattern and Colours**

*The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.*

**Materials**

*The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.*

**Energy, Water and Waste Efficiency Considerations**

It must be emphasised that the University has very ambitious aspirations on the sustainability front. These aspirations are reflected in the following comments on the release of the Sustainability Plan in January 2017

*Sustainability is deeply embedded in everything we do at the University of Melbourne. Our Sustainability Plan 2017-2020 details how, over the coming years, we will implement new ways of governing and operating our organisation in a warming world.*

*We acknowledge the seriousness and urgency of the threats posed by a changing climate and fully support a lower emissions future. Our Plan is deliberately ambitious. It represents our strengthened commitment to lead and act on sustainability challenges. Our efforts focus on the integration of research, teaching, engagement, governance and operations. We aspire to develop our campuses as models of resilient communities.*

Given these laudable aspirations, it is disappointing that the refurbishment plans provided by the applicant provide no evidence that the redeveloped hotel will include meaningful on site energy generation or water harvesting initiatives. While the ESD Report prepared by the applicant [that was not provided] may satisfy the Council’s current Policy [LPP cl 22.19], a meaningful contribution to on site energy generation would have been demonstrated through the inclusion of solar panels on the roof plan [no panels were included]. Similarly, water harvesting for toilet use [for example] would have been evidenced by the inclusion of rainwater storage tanks in the planning documentation [no rainwater tanks are included].

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

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

Signature:  .....

Date: 3 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)

**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](#)