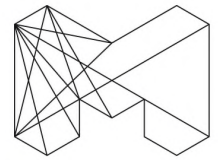


PLANNING PERMIT OBJECTION FORM

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 Your name will not be published in the planning report.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.	
Postal Address	PO Box 1140, Carlton VIC	Post Code	3053
Email	planningcra@gmail.com		

What Planning Permit Application are you objecting to?

Address	4 – 12 Leicester Place, Carlton	Application No.	TP-2017-616
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What are the reasons for your objection?

The Carlton Residents Association [CRA] 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

KEY ASSOCIATION CONCERNS

The CRA supports the redevelopment of this site for residential purposes, but submits that:

- The scale of the development is inconsistent with the preferred mid-rise scale of buildings established for this precinct of the City North area, and
- That insufficient attention has been given to the heritage guidance provided in the Design and Development Overlay – Schedule DDO 61.

Because of the land-locked nature of this site and the constrained access arrangements, we submit that:

- There will be significant traffic congestion in Leicester Place, and that
- It will be almost impossible for any Construction Management Plan to satisfactorily address the legitimate amenity concerns of the surrounding property owners and occupiers.

SCALE OF DEVELOPMENT AND HERITAGE CONSIDERATIONS

While the DDO61 provides a range of “preferred maximum building heights” over the City North area, it must be emphasised that these heights are preferred maximums. There is nothing in the DDO that suggests that the preferred maximum building heights articulated in the Scheme should be privileged over other important design objectives. These other design objectives include the following provisions:

- To ensure development responds appropriately with suitable building scale, heights and setbacks to the existing character, context, and interfaces with established residential areas, and immediate amenity.
- To ensure that new buildings respect the rich heritage fabric of the area and that new buildings that adjoin the heritage buildings respect their height, scale, character and proportions.

Also, at 14 levels above ground, this development is at the upper end of the preferred mid-rise scale of buildings [6 to 15 storeys] established for the City North area [DDO 61: Design Objective – 2nd dot point]. While there are other developments that have been approved/constructed which exceed these benchmarks, it must be emphasised that the Planning Scheme provides for developments up to 60 metres high in the “Haymarket” sub-area of DDO61. At 52 metres high, the revised proposal for this site is only about 10 metres [or three levels] lower than the first proposal for this site, and still well in excess of the preferred maximum height of 40 metres established for this sub-area.

The DDO61 also provides quite detailed guidance in relation to heritage matters in Table 2-Design Requirements for all DDO Areas. This guidance is relevant, because the proposed development “sits behind” significant Heritage Places fronting both Pelham and Leicester Streets. Accordingly, the CRA submits that much more weight should have been accorded to the following objectives.

Design Objective: To ensure that new buildings and works adjoining individually significant heritage buildings or buildings within a heritage precinct respects the character, form, massing and scale of the heritage buildings.

Design Requirement: The design of new buildings should respect the character, height, scale, rhythm and proportions of the heritage buildings.

While the façade treatment of the revised development proposal is much more restrained, we do not think that a 15 level tower, just 7.2 metres from the 2 storey Heritage Places to the west, or 10 metres from the residential properties to the north is a respectful outcome. [See image of first development proposal with extent of height reduction of revised scheme indicated in red polygon.]



ACCESS CHALLENGES PRESENTED BY LAND-LOCKED DEVELOPMENT SITE

Currently, all the residential properties to the north of the development site include garage entries/exits to Leicester Place. Leicester Place also provides access to the Red Cross garage at the east end; the Red Cross buildings front Pelham and Bouverie Streets to the north east of the development site. [See images next page]. But, the revised development proposal before the Council includes

- The entry to the underground carpark at the east end of Leicester Place, and
- The entry to the Loading Bay, also to Leicester Place [opposite the dwelling at no 15]

Given that the distance between the dwellings to the north and the Podium of the Residential Hotel is just over 6 metres, it is difficult to see how the inevitable traffic conflicts could be managed effectively. In the view of the CRA, this challenge provides a further strong argument for moderating the height of the new development, and, in this way reducing the traffic movements generated by the current hotel proposal.

OTHER MATTERS

The Association notes that while the revised application is described as a Residential Hotel, the descriptor UNIT is used to describe the accommodation provided [from Podium Level 1 to Tower Level 14]. Under these circumstances, we submit that it is quite anomalous that the new Apartment Standards cannot be used to assess this development.

While the Association is primarily concerned over the effect of the development upon the public realm, we do query whether it is appropriate to include communal kitchens, a “kids play room” and a private lounge in the basement levels; areas which do not include windows.



Illustration of Garage Entries to the north of the development site



Development site to the south of Leicester Place with the Red Cross Garage Entry at the east end of Leicester Place

How to Apply and Enquiries:

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

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Tel: 03 9658 9658