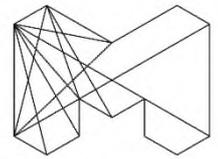


PLANNING PERMIT OBJECTION FORM

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 Your name will not be published in the planning report.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	47-49 Nicholson Street, Carlton	Application No.	TP-2017-714
----------------	---------------------------------	------------------------	-------------

What are the reasons for your objection?

Note: Your objection should state how the proposal will affect you and should relate to matters relevant to the proposed use or development.

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

The Carlton Residents Association welcomes the refurbishment of this heritage place for residential use and submits that the reconfiguration and restoration of the front sections [new units 2 and 3] is a respectful outcome. However, we do not believe that the upper level addition to unit 1 is appropriate given that it fronts Murchison Street, one of the most significant heritage streetscapes in Carlton.

We accept the current Heritage Place Gradings and Streetscape Levels for both the Nicholson and Murchison Street frontages, as stated in the 2016 Inventory. More particularly, the subject site includes a C Grade Heritage Place in a Level 2 Streetscape. All the Heritage Places fronting Murchison Street [west of Council Lane 1127] have been graded C or higher; and all are located in a Level 1 Streetscape. [See map]



According to our reading of the current Heritage Policy, this means that new additions to the existing Heritage Place at 47-49 Nicholson Street should

- Adopt a design approach in which the historic building form and colours are adopted, but a modern interpretation is used in the case of detailing and decorative work,
- With respect to the façade height and position, the new addition [fronting the lane and Murchison Street] should not dominate the adjoining C Graded Heritage Place, and
- With respect to the height of the new addition [new Unit 1] this should respect both the character and scale of the adjoining buildings and the streetscape.



Image – 14 and 12 Murchison Street and side elevation of subject site

In summary, while the inclusion of the striking zinc clad and angular form of the new addition to Unit 1, may be appropriate in a non-heritage environment, the Association does not believe that this addition satisfies the heritage guidelines articulated in the current local policy [CI 22.05] and summarised above.



Perspective views extracted from the exhibited scheme

More particularly, we submit that this element constitutes a dramatic architectural statement which represents a significant departure from the historic building form. Further, we submit that the significant heritage context requires a more respectful outcome.

EO 12 October 2017

How to Apply and Enquiries:

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

Email: planning@melbourne.vic.gov.au

Tel: 03 9658 9658