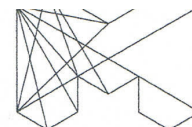


**City of Melbourne**

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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>	PO 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>	96396379 .....	<b>(W)</b>	..... <b>(M)</b> 0409140003.....
<b>Fax No:</b>	.....	<b>Email Address:</b>	<a href="mailto:planningcra@gmail.com">planningcra@gmail.com</a> .....

### Which application do you object to?

What is the permit application number? TP-2016-46 .....

What is the address of the land? 205-223 Pelham St & 81-85 Barry St Carlton 3053.....

### What are the reasons for your objection?

The Carlton Residents' Association advocates on behalf of its members to preserve heritage values and amenity in Carlton by the preservation and maintenance of existing buildings, streetscapes and sympathetic development. The CRA objects to this application on the following grounds : .....

**HERITAGE & DESIGN** – The treatment of the existing building facade, by removing paint from the brickwork and reinstating the original windows is commendable. (Tract report p33). However as the existing brickwork height defines the podium upon which the new tower addition sits, the new podium extension fronting Barry street is 3 levels and does not match the height of the existing brickwork level. It suggested that the Barry St. podium height should match the Pelham St. height at two levels not three. Although the Pelham St. frontage building envelope fits within the already approved (TP-2014-59) planning application, the new addition fronting Barry St. does not take into account the existing adjacent low rise residential properties. It is suggested that the Barry St extension should be stepped down progressively by at least four levels to ameliorate the negative impact to local residents. Moreover, considering the overall façade treatment for a residential development a greater degree of articulation and fragmentation of the rectilinear form of the tower structure could be achieved by the introduction of balconies to the apartments as has been done to the award winning "Upper House" development at the corner of Queensberry and Swanston Sts.

**LOADING ZONE ISSUE** – the current application for planning permit does not satisfy the Student Housing Policy Provision (22.24-3) – "to provide adequate space for loading waste collection" as the current loading zone in Barry and Pelham St. are inadequate.

**ON SITE CAR-PARKING PROVISION** –( Permit Trigger under MPS CI 52.06-3 ) While the Parking Schedule (CI 45.09s1) is intended to reduce the on-site parking provision at this location. Cleaning, maintenance, security staff, retail & café staff, residential manager and disabled will need some on-site parking. The current proposal does not satisfy the Student Housing Policy Provision (22.24-3) which states it is policy to "Provide car parking for the management and servicing needs of the building".

**DESIGN AND DEVELOPMENT CONSIDERATIONS (DDO 61)** –as the subject site falls within precinct 4.2 having the most constrained development expectations of the whole area, the tower component at the site's southern interface should be moderated as mentioned under "heritage & design" above.

.-Student Accommodation – the current proposal falls short on several design benchmarks - the floor to floor benchmark has been reduced to 3m from 3.2m (DDo 61 table 2 design requirements). Also the open space provision and the on-site bicycle provision fail to meet the benchmarks established in the student housing policy. (Tract Report pp22 & 23 )

**Signature:** ...Dennis Toth -  
Architect.....FOR -  
CRA.....

**Date:** .....31 March  
2016.....