

Old Royal Women's Hospital Redevelopment

From 16 October to 24 November 2014 you can review and comment on Planning Scheme Amendment C173 Carlton Connect and a proposed development plan for the site. Visit

<http://participate.melbourne.vic.gov.au/projects/carltonconnect> to find out more and make a submission.

Written submissions can be:

1. Submitted online [on participate.melbourne.vic.gov.au website]
2. Sent by email to carltonconnectC173@melbourne.vic.gov.au
3. Or addressed to:
Robyn Hellman, Strategic Planning
City of Melbourne, PO Box 1603, MELBOURNE VIC 3001

Written submissions will be public documents and made available on the Council's website. The Future Melbourne Committee will consider submissions to determine the appointment of an independent panel for review.

In summary [from the CoM website]

The land and the Carlton Connect project are owned by the University of Melbourne. The City of Melbourne has prepared this planning scheme amendment at the university's request.

The amendment seeks to change the zoning of the land from its current Public Use Zone to the Capital City Zone, accommodating new research, development and education facilities in addition to community, commercial, residential and retail spaces and student housing.

The amendment will include a Development Plan Overlay (DPO) to guide the long term development of the hub.

Three main buildings currently occupy the former Royal Women's Hospital site with a height range up to 47 metres. The Amendment, as currently proposed, allows new development on the site to range from 25 metres to 59 metres.

Possible Dot Points

The existing 12 storey [plus ground floor] 3AW block, which may be retained, already exceeds the preferred height for this part of Carlton by several floors. The University wants to add more floors to this building and redevelop the western [Swanston St] section of the block with a building taller than the existing 3AW block, and the eastern [Cardigan St] section with a 40 metre high structure ... about ten floors.

- **This redevelopment will not “provide the opportunity for development of a transitional nature between the Carlton neighbourhood and the retail core”; developments higher than 40 metres [about 10 floors] would not be approved in the retail core of the CBD.**
- **The existing 3AW block already casts significant shadows over Grattan Street during the middle of the day for 6 months of the year. Adding extra floors to this building and replacing the two storey A J Cunningham building [on Swanston St corner] with a building taller than the existing 3AW block will not improve the pedestrian amenity of Grattan Street.**

To facilitate this development a rezoning to the Capital City Zoning is proposed. This effectively EXCLUDES the community from ANY further say over the detailed use and development matters. The notice, decision requirements and review rights of the planning act are effectively scrapped for ALL but a limited number of uses.

- **If the University is seriously wanting to engage with the Carlton residents, it would never approve this Capital City Zoning option.**

The new Development Plan Overlay includes many laudable objectives, with considerable emphasis being given to the Environmentally Sustainable Design measures [ESD measures]. At the Development Plan level it has been determined to use the Green Star Communities Rating Tool Pilot ... a Green Building Council of Australia initiative. While it is possible that the redevelopment may include cutting edge ESD initiatives, there are no guarantees.

- **While comprehensive, point scoring ESD rating tools will not ensure [for example] that this development will generate all its own energy with renewable resources or capture and treat all its water.**