



September 2019

Lord Mayor Sally Capp attends CRA meeting

Monday September 16, 2019



*Lord Mayor, Sally Capp thanked by
CRA President Ivana Czar*

Tackling the challenge of a fast growing city-

how we do this has ramifications for generations to come.

Environmental Questions: wind power, solar power - How can residents be involved? - How does council policy in this area relate to reality?

Housing: for all sectors of the community - The role of local government?

Traffic and parking: a fine balance of the needs of residents, businesses and visitors.

Transport: the free transport zone - extend or discard?

Planning: How do we preserve the heritage and culture of our neighbourhoods?

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How is the Queen Victoria Market fairing?

What are the plans?

Find out what's on.

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Planning

Are our building height controls fit for purpose?

Over August and September this year, the City of Melbourne exhibited a new Planning Scheme Amendment for the City, the Sunlight to Public Places Amendment C278. A key purpose of this Amendment was to introduce ‘winter sun access protection to all parks across the municipality excluding the central city, Southbank and Docklands.’



The former University Square – planning controls have a key role maintaining quality sun access

In determining both the level of protection and the controls that should be deployed, the Council relied heavily on those height controls that are included in both the zoning and design and development clauses of the current Melbourne Planning Scheme. This was no easy task, since there is absolutely no consistency in the way the current height controls operate.

For example, in the Carlton area, at least three different planning mechanisms have been used to address height preferences/requirements:

- Design and Development Overlays (DDOs),
- Zoning Clauses, and
- Building Envelope Plans included in Incorporated Plans.

These different mechanisms include both mandatory and discretionary provisions, and, to complicate matters further, express height preferences/requirements in metres and/or the number of storeys. In some parts of Carlton, no detailed height guidance is provided at all.

Most of the older DDOs in the Carlton area (those east of Swanston Street) express preferred maximum height limits in terms of the preferred number of storeys. In contrast, those DDOs west of Swanston Street express

preferred maximum height limits in metres. Although the older DDOs indicate those floor to floor heights that should apply for the different land uses (3.5 metres for residential use and 4 metres for non-residential use), there is NO consistent application of this floor to floor height.

For DDO61 which covers most Carlton properties west of Swanston Street, the following Design Requirement is included: ‘Buildings should have a minimum ground floor to floor height of 4 metres at ground floor and a minimum floor to floor height of 3.2 metres in levels above the ground floor.’

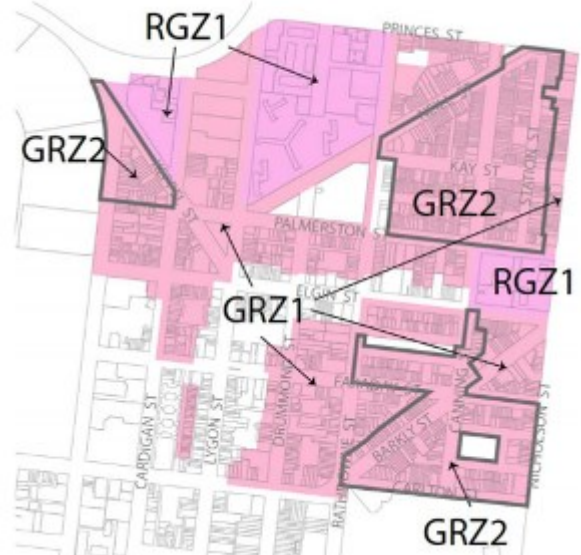
For the Carlton area, most of the DDO height controls are discretionary; that is, they may be exceeded. So, while the language of the DDOs suggests that the Maximum Building Heights should be taken seriously, in practice, most of these ‘maximums’ have become the starting point for development proposals.

In contrast to the DDO height controls, those areas of Carlton (north of Grattan Street) that are zoned General Residential Zone (GRZ areas) have been given mandatory building heights. While these maximums may be exceeded in defined circumstances, for the GRZ1 areas, this maximum is eleven metres and three storeys. For the GRZ2 areas, which tend to have a higher concentration of heritage places, the maximum building height has been established at eight metres. While this height guidance is more prescriptive, it must be emphasised that the mandatory heights ONLY apply to dwellings and residential buildings.

Carlton

General Residential Zones

1. ZONING APPROVED BY THE MINISTER FOR PLANNING



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To complicate matters further, there is little consistency as to whether a height limit should be mandatory or discretionary. For example, while many of the heritage dwellings of Carlton are ‘covered’ by a Zoning Clause (GRZ1 or GRZ2) that includes mandatory building heights, there are some notable exceptions. From a heritage perspective, that area to the immediate west of the Royal Exhibition Building and Carlton Gardens is located within a World Heritage Environs Area. It would be hard to imagine another area in Carlton where mandatory building heights would really help to achieve key heritage policies. Yet, most of this area is only ‘covered’ by a DDO that includes discretionary height limits. Worse still, that area located within Heritage Overlay 81, just south of Pelham Street, has NO height guidance at all.



Lygon Street opposite Argyle Square – Central Carlton

And again, within Carlton, there are two DDOs, DDO47 (Central Carlton South) and DDO48 (Central Carlton North) which have precisely the SAME Design Objectives, but very contrasting height guidance.

Design Objectives:

- To maintain the predominantly low scale nature of the area.
- To ensure development supports high levels of pedestrian amenity related to access to sunlight and sky views and a pedestrian friendly scale.

Further, the Built Form Outcomes for both these areas are almost identical.

Yet, for Central Carlton South, which surrounds Argyle Square, there is a discretionary height limit of 4 storeys, whereas, for the Central Carlton North Area (that area bounded by Cardigan, Elgin, Rathdowne and Grattan Streets) there is a mandatory height limit of 10.5 metres (about three storeys).

Finally, there is little consistency in the height expectations/guidance associated with the low-scale and growth areas.

While the Sunlight to Public Places policy considers low scale areas to include those parts of the study area with height controls of four storeys or less, and growth areas to include those parts of the study area with height controls over four storeys, Carlton has at least one Residential Growth Area that doesn’t follow this pattern. The site of the former Queen Elizabeth Hospital (bounded by Cemetery Rd East and Swanston, Keppel and Cardigan Streets) is designated as a Residential Growth Zone. However, with the exception of the mid-rise buildings of six and five levels fronting Cemetery Rd East and Swanston Street, ALL the other buildings on this site are four storeys or lower, with most of the heritage places being single storey dwellings.

Given that the scale of a new development is often the most contentious aspect of a development proposal, this author considers that there is an urgent need to review both the reasons for height guidance and the manner in which height controls are deployed to achieve important built form outcomes. The current Planning Scheme is riddled with inconsistencies.

Ewan Ogilvy August 2019

Heritage

UPDATE: Shocking News

Corkman Irish Pub -

Fines reduced for the developers who demolished the pub illegally on 15 October 2016.

Will it now be a park before it becomes high rise?

Apparently any planning application for further development would need to be approved by both the Planning Minister and the Council.

Detailed information available on the [ABC News website](#)



The 2014 Battle for 15-31 Pelham Street

- ◆ The Proposal was lodged with City of Melbourne (CoM) in 2013 for an eight storey extension to the building at 15-31 Pelham Street (see page 5).
- * CRA, along with many others, lodged objections with the Council in December 2013.
- * CoM in July 2014 refused to grant a permit.
- The developer appealed to VCAT—the hearing was held in November 2014. CoM, CRA and several other objectors were represented
- The City of Melbourne’s ‘Refusal to Grant a Permit’ was upheld by VCAT at the November 2014 hearing

From the [CRA Website](#):

15 – 31 Pelham St Carlton – TP-2013-630 – 10 October 2013

Carlton Residents Association believes that this proposal, resulting in an 8 storey building, is inappropriate for the following reasons:

- The scale, height and bulk are all excessive
- It is inappropriate within the Royal Exhibition Building World Heritage Buffer zone
- It degrades the adjacent heritage listed buildings at 31-35 Pelham Street and 150 Drummond St
- The highly graded heritage streetscapes of Drummond, Rathdowne and Pelham Streets will be severely impacted
- The amenity of the existing dwellings in the two residential buildings at 121 and 125 –139 Rathdowne Street will be severely diminished

[Read CRA Objection](#)

[Read CRA Submission to VCAT](#)

[Read VCAT Decision](#)

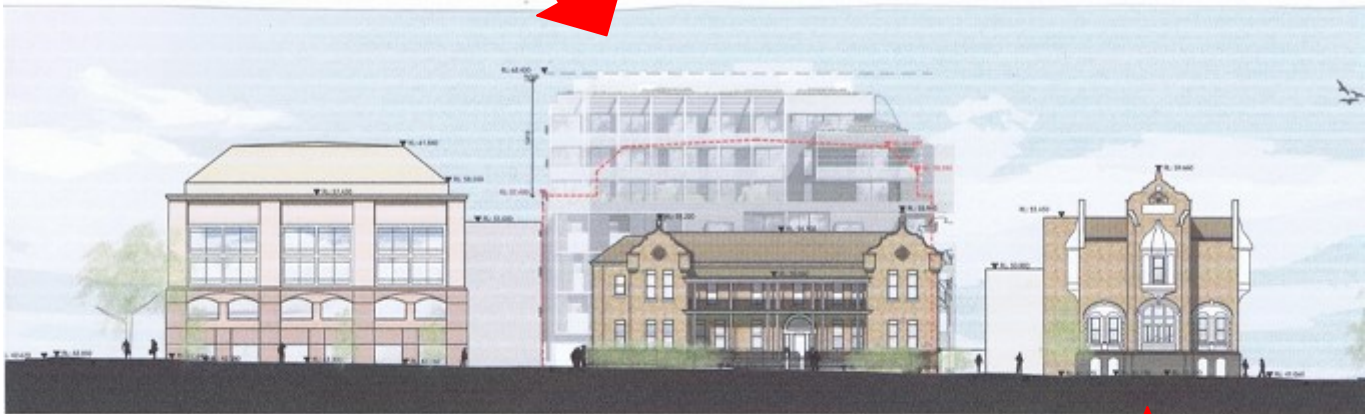


Heritage preserved

CRA issued a **Town Planning Alert**

detailing the proposal

An inappropriate redevelopment resulting in an 8 storey building within the Royal Exhibition Building World Heritage Environs Buffer Zone at 15 –31 Pelham St Carlton



Pelham Street

No 15 – 31



Drummond Street No 150

No 116



Rathdowne Street

No 125 – 139

No 151

**IT'S TIME
TO JOIN CRA**

Join online via the following link -
<https://www.trybooking.com/ZMEB>

OR, for an EFT payment—
CRA Direct Credit Details: Bendigo Bank,
BSB: 633 000 Account No.: 146960570.

**Please ensure all details are included for
EFT membership payments.**

VCAT

**VCAT hearing for 16-22 Drummond Street
took place 12 to 16 August 2019**

The VCAT members presiding were Bill Sibonis and Stephen Axford. John Cicero acted for the applicant and David Song for the Council. Council engaged a heritage expert and the applicant had experts for heritage, urban planning, traffic and visual representation.

The applicant's architect provided many corrections to the previously submitted drawings. This complicated the proceedings. These mostly related to errors of dimension and labelling.

Drummond street resident Jim Quinn raised issues relating to the position of those who had come to an agreement at the Compulsory Conference, as their names appeared on the list of respondents. It seems that if something was to arise which conflicted with that agreement the parties could have an opportunity to re-engage.

There were several respondents. Giovanni Fuscaldo spoke in particular about traffic issues. Written statements were presented by Denis Toth, Peter Harrison, and on behalf of Ian Bird, The Foundlings, The Healys, Barbara Pesel and Stuart Ayre followed by Lyn Cracknell, Liz Hunt and Warren Green for Peter Sanders and CRA.

All attended a site inspection of 16-20 Drummond Street The inspection of 22 was restricted to the VCAT members and heritage expert, Meredith Gould,. It was suggested that the VCAT members would visit the site again later.

Carlton residents Warren Green, Peter Harrison, Liz Hunt and Lyn Cracknell attended the five days and had the opportunity to question the applicant's submissions. We await the tribunal decision.

Topical Issues

The challenge of equitable growth and liveability in cities

This was the topic of a Melbourne Connect breakfast event at the University of Melbourne on Monday 19 August, 2019.

The university is interested in exploring the way that "place" can inform its work and is increasingly active in the city as a civic actor.

The event was a panel discussion with, Melbourne Sustainable Society Institute Director, Brendan Gleeson, Acting Chief Executive Officer, City of Melbourne, Claire Ferris Miles and from Bloomberg Associates in New York, Gordon Innes. The host, Director of Alumni and Stakeholder Relations at the university, was James Allan.

The panel discussed the role of 'anchor institutions' and 'sticky capital'. Institutions like universities have a vested interest in the neighbourhood they are in, and can think and plan long term and outlive city and state governments. Universities also have enormous resources and influence as employers, procurers of services, landowners and landlords.

It was noted that at the University of Melbourne the idea of facilities management has shifted to place making, and this requires collaboration. For the university to engage with the community a shared understanding of needs, goals, aspirations and partnerships, and a shift from past practices of critiquing from above is needed.

The types of questions that the university, local community organisations and businesses can ask are:

- How can we influence economic mobility for residents who are not students?
- How can we support economic activity in our area
- What types of shared targets can we agree on?

This questioning can translate in practice to locally relevant and beneficial research, adjusting procurement practices and targets to support, for instance, women owned or minority owned businesses, and small businesses partnering with larger businesses.

The vision needs to be owned and shared ‘from the top’, incentives created, and targets agreed. These types of initiatives are happening globally, for example with UK universities contributing to the cost of mass transit services and US university procurement systems geared to support local economic growth.

A proposition put forward in response to the intractable and alarming issue of housing affordability is that gentrification is not the problem, but rather displacement. It was noted that the City of Melbourne has an affordable housing target of 15 per cent of new dwellings, consistent with other Australian cities, and is promoting exemplar affordable housing. Emergent urban planning processes like ‘affective mapping’ was mentioned as a potential way to retain important places as well as demand higher standards in the built environment.

The problem of a winner-take-all approach to urbanism was raised. How can the university and the city be internationally competitive institutions and places, but not at the expense of local residents and other regions?

A consequence of innovation concentrating in the cities for instance, can be a backlash in the regions and political polarisation. This led onto the question of big data and how universities and companies can combine data sets to better serve (presumably their own and) the public interest, for instance to provide better transport services. It was noted that the government sector could learn from the private sector in this regard.

If you are interested in acting on any of the ideas raised and would like CRA support, please get in touch.

carltonresidents@gmail.com

Lisa Adams

Community News

Local Government Reform:

Details on the proposed new local government law is available here:

<https://www.localgovernment.vic.gov.au/our-programs/local-government-act-review>

Thanks to Cr Jackie Watts for the update on the process of reform at the CRA meeting in July.

The Potter

Do you know what’s happening at ‘The Potter’?

[Find out here](#)

[Subscribe](#)

Let's Talk Carlton - In Conversation: Lord Mayor & Vice Chancellor 25 September 5.30 to 8pm

**An important event to attend
Be sure to register [here](#)
by 24 September**

This community forum arose from the Carlton Parkville Conversation with the Lord Mayor, held in September 2018. The aim - to address ways to represent the interests of the local community and improve community engagement with the University of Melbourne.

The Carlton Collaboration Partnership invites you to an evening with Lord Mayor Sally Capp, University of Melbourne Vice-Chancellor Duncan Maskell and the Carlton Local Agencies Network (CLAN) to discuss engagement with Carlton and Melbourne. Share in a conversation about the experiences and opportunities for the communities who live, work, study, visit and have businesses in the Carlton neighbourhood.

For more details and to register for this free event go [here](#).

Register by 24th September to attend.

**Queen Victoria Market
How is your market fairing?
Find out more on the following links**

[Queen Victoria Market Precinct Renewal](#)

[What’s happening there today](#)

[What of the future?](#)

[Friends of the Market](#)

Update from police:

Report non-urgent crime and events anytime, anywhere
Call the Police Assistance Line 131 444 or online at

<https://www.police.vic.gov.au/palolr>

Call Triple Zero (000) immediately if the incident is life-threatening, needs immediate police attendance, a crime is happening, or an offender is (or may be) still in the area.

A message from Fiona Patten MP



Fiona Patten is the Leader of the Reason Party and Member for Northern Metropolitan Region in the Victorian Parliament's Legislative Council.

I recently got along to the Farmer's Market at Carlton North Primary School. It was a rainy old day but lots of people were there, the coffee was great and it was impossible to go past the three cheese toasties, the falafels, the amazing mushrooms and I won't even begin to talk about the baked goods.

What I really enjoyed were the conversations. It's nice to speak face-to-face and listen to what people really think about living in the area and to hear their ideas and suggestions, not limited by social media word counts.

It was a dreary morning and death was what many wanted to speak about. Not necessarily their own, but more about the Voluntary Assisted Dying laws that became active in June this year. Many had a story to tell about a good death or a difficult one. And not surprisingly everyone I spoke to was supportive of the new laws. As the politician who initiated the process that led to the reforms in Victoria, it was especially gratifying.

It may come as a surprise but Parliament has regular processes to get us from an idea to legislation. The thought of endless committee meetings will fill many with dread. No doubt they can sometimes be tedious but they are an integral step in the process and it is where the magic happens, sometimes.

Parliamentary Committees are important because MPs from all sides of the political divide draw on the knowledge of hundreds of submissions from individuals, organisations, experts and businesses.

I was fortunate to be on many parliamentary committee inquiries in the last term, but was absolutely privileged to be on the End of Life Choices Inquiry conducted by the Legal and Social Issues Committee. I put up the terms of reference that were adopted by the Government and then was able to see it through, reading the 1100 submissions and learning from the scores of witnesses and experts that

we met from here and overseas. It was an unforgettable experience and more extraordinary because it led to law reform that many thought impossible. It is a law that will be used by very few, but will bring comfort to many.

This term, I've been appointed Chair of the Legal and Social Issues Committee and already we have quite a 'to do' list. We're finalising an inquiry on Spent Convictions which I also initiated. We will then move onto an inquiry into homelessness in Victoria initiated by my crossbench colleague, Transport Matters MP, Rod Barton. The interest in this issue is already huge.

There are 16 inquiries currently underway covering everything from free tram zones to cannabis. These inquiries are a great way for Members of Parliament to connect with the community and I encourage everyone to get involved.

More information on the committees can be found here:

<https://www.parliament.vic.gov.au/committees>

You can get in touch with Fiona Patten by phoning 03 9386 4400 or email

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The Lord Mayor at CRA



Find out more about:

- What and how to [recycle](#) correctly
- Graffiti reporting - go to [CoM](#) or use [snap send solve](#)
- The [Vision and Goals](#) and the [9 strategic goals](#) for the CoM
- The CoM Transport Strategy Report coming in October
- [Your City](#)