

Amendment C278: Sunlight to public parks

Submission from the Carlton Residents Association Part 1

22 June 2020

Planning Panels Victoria Presentation

Argyle Square from Lygon Street



Key conclusions of Carlton Residents' Association [CRA]

- The proposal to ensure that new development responds with appropriate building heights and setbacks to protect sunlight access to our municipal parks is laudable.
- While many of the height controls in the Carlton area are recommended maximum building heights, the CRA accepts that, for the purposes of determining whether a park falls within a low scale or a growth area, these recommended maximum heights should provide the appropriate benchmark.
- Further, while the limited additional overshadowing test is also based upon discretionary street wall heights/building heights, the CRA accepts that these discretionary heights should be regarded as mandatory for the purposes of this test.

Key conclusions of Carlton Residents' Association, continued

- At the other extreme, it is not clear what purpose would be served by including DDO8 overlays over those residential areas that currently have a mandatory maximum height [**with few exceptions**] of 8 or 9 metres. The proposed Planning Scheme Amendment makes it clear that where the overall building height is 9 metres or less, NO overshadowing analysis is required
- Finally, the designation of Argyle Square as a Park Type 2 cannot be accepted. This square is surrounded by a DDO which provides for a maximum building height of 4 storeys. Although this height may be exceeded, given the preponderance of low scale heritage places located on Argyle Place North and other street frontages, this area cannot be considered as a Growth Area.

