



## The Carlton Residents Association Inc.

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P O Box 1140, Carlton 3053

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*Planning and Environment Act 1987*

### **OBJECTION TO GRANT OF PLANNING PERMIT**

OFFICE USE ONLY

Date Received

#### **WHO IS OBJECTING?**

Peter Sanders, on behalf of The Carlton Residents Association Inc.

#### **WHAT APPLICATION DO YOU OBJECT TO?**

WHAT IS THE PERMIT APPLICATION NUMBER? TP2020-533  
WHAT IS PROPOSED Alterations and a 3 storey rear addition  
WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED 6-10 MacArthur  
Place North, Carlton, Carlton  
WHO HAS APPLIED FOR THE PERMIT?

#### **WHAT ARE THE REASONS FOR YOUR OBJECTION?**

The CRA objects to this development on Heritage and amenity grounds.

#### **HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?**

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 and streetscapes and sympathetic development.

We object to the issue of a Planning Permit for this application . The subject site is in an important area of Carlton – in an outstanding square; a high quality heritage area; and a cohesive residential area

Typical of the best of Carlton.

Our specific concerns are-

##### **Heritage**

The site is in the H01 heritage precinct and is covered by the controls and Statement of Significance for this precinct. This calls for the applicant to provide adequate heritage assessment of the application which is missing.

The three houses on the site have Contributory grading.

Neighbouring building also have gradings – 2, 4, 18, 20 and 26 are contributory and 14, 16 and 28-34 have Significant grading. The only site

that doesn't have a grading is number 12 which is a vacant site!

In these circumstances careful heritage planning is essential but in this case missing.

Cl. 22.04 requires under Objectives and Permit Requirements that the “character and appearance”



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and whether the proposal is respectful taking into account the Statement of Significance of this heritage precinct.

This clause under Additions requires that they are “respectful of and in keeping with.. .the Key Attributes of the heritage precinct”. These include character and appearance of nearby significant and contributory buildings and the massing, form style etc of these surrounding buildings.

The three store addition would be clearly visible from along MacArthur Place North, Canning Street and MacArthur Square. What is visible is not sympathetic or in keeping with the heritage requirements noted above.

Additions should not “visually dominate” the area.

### **Amenity**

See Cl 55.

The requirements, under Neighbourhood Character, for proposed building including form, height, articulation etc. are not met.

The rear addition presents a bulky and box like form with little relevance or respect to the neighbourhood.

Cl 55.03-3 Site Coverage, nominates that the site coverage should not exceed 60%. Site coverage proposed is well in excess of this. This contributes to the negative appearance of the proposal and to a lack of amenity for the three dwellings.

C55.04-1 Side and Rear Setbacks.

The setbacks do not meet the objectives or standards of these clauses. As a result the high rear form looms over the neighbours and potential neighbour on 12 MacArthur Place North restricting light and reducing amenity.

### **Conclusion**

We recommend that the Planning Permit Application should be refused.

Signature.....*Peter Sanders*...for the CRA..... Date...23 September 2020