



The Carlton Residents Association Inc
A0034345G ABN 87 716 923 898
PO Box 1140 Carlton Vic 3053
planningcra@gmail.com
www.carltonresidents.org.au

Zoning corrections of public open space and anomalies in the Planning Scheme Am. C380melb – Submission from Association

Exhibition Start Date: 03/12/2020 Submissions Close Date: 08/02/2021

Reason for Amendment

Council has identified various open spaces and parks across the municipality where the existing zone does not reflect the existing or intended use of the land. The zone sets out the types of uses that may occur on that land. There are also four properties that are zoned as open space which are privately owned residential properties and two properties which are affected by two zones and require correction.

Amendment C380 is required to ensure the zoning correctly identifies the existing use of land as open space or other uses.

Key Issues

Given the time constraints, it has not been possible to undertake a complete audit of all the open space reservations in the suburb of Carlton. It is noted that the variety of open space reservations recorded in the current MPS, and those addressed in the corrections include the following types:

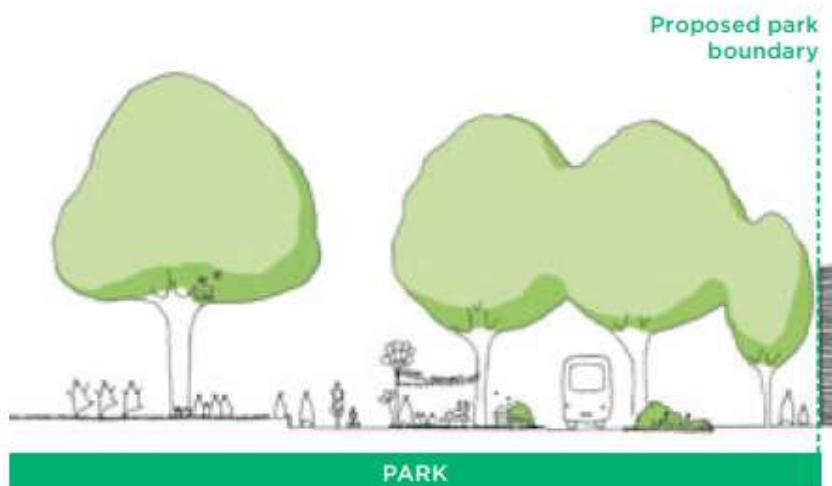
- Major reservations including Princes Park and the Carlton Gardens
- The Squares of Carlton, including University and Lincoln Square
- Reservations associated with road closures, including the Neill-Canning Street Reservation, and
- Pocket Parks, including the Keppel Street Pocket Park

In this Submission it is noted that

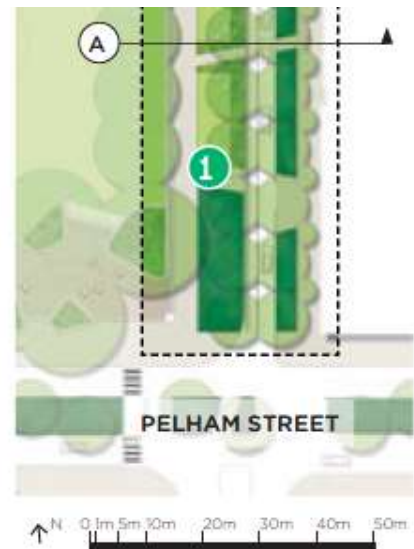
- Recent [and significant] extensions to both the University and Lincoln Squares have not been updated/corrected
- Reservations associated with full or partial road closures have not been recorded consistently
- The inclusion of Pocket Parks has not been applied consistently; one notable omission being the refined pocket park at the junction of Leicester, Barry and Queensberry Streets, and
- The complete absence of any of the significant and historic median strip reservations.

Carlton Squares require boundary Corrections

Although University Square remains incomplete [on account of works associated with the Melbourne Metro] it is clear from the Management Plan that the re-configured Leicester Street is intended to be a road within a park, not a road adjacent to a park. Accordingly, the Eastern boundary of University Square should extend to the building line, and not where recorded in the current Planning Scheme map. See extract from the *University Square Master Plan Part 2 Actions 2016* below and recent image.



Section A: Proposed conditions of Leicester Street looking north towards Grattan Street showing the park extending to the building edge, wide pedestrian paths and a single northbound traffic lane 'road within a park'



Plan of proposed Leicester Street

34 melbourne.vic.gov.au/universitysquare



University Square from the Leicester Street building line, just north of Pelham Street

Similarly, the current Planning Scheme Zoning Map does not accurately record the significant extensions to Lincoln Square. Before the north and south extensions of this park were instigated, both Lincoln Square North and South provided centre of the road parking. See the before and after images below. The extract from Google maps records the previous configuration of Lincoln Square North.



Lincoln Square North [from Google Maps]



Lincoln Square North from Bouverie Street [post re-configuration]

[Reservations associated with full or partial road closures have not been recorded consistently](#)

It is noted that Amendment C380 includes a correction to the Neill-Canning Street Reservation adjacent to Princes Street. Station Street is closed to Princes Street at this location. That's fine, but why are other open space reservations associated with road closures not recorded at all? This is quite inconsistent. For example, the Lytton Street Reserve closes Cardigan Street at Cemetery Road East, and Keppel Street is closed at Swanston Street with another reservation. See images below.



Lytton Reserve at 81 Cemetery Road East



Lytton Reserve from the Cardigan Street Closure looking west



Reservation at the Keppel Street closure at Swanston Street

The inclusion of Pocket Parks has not been applied consistently

The *Melbourne Innovation Districts City North Opportunities Plan* [2020] identifies a number of “Innovation” Streets in the City North area. According to this Plan: *As [these streets] are typically 30 metres wide, they have extensive, but often under-utilised, on-street parking and large amounts of space for increased pedestrianisation and public use.*

In relation to Leicester and Barry Streets it is noted that: *Through the [University Square] Master Plan's implementation, both Barry and Leicester Streets will have increased pedestrian priority. This pedestrian prioritisation can be extended along the entire length of both streets; Barry Street is already being redesigned by City of Melbourne. There is long term opportunity for the University of Melbourne to coordinate its key thoroughfares with these streets and further activate the urban realm, especially as many of their buildings already exist on these streets.*

The *MID City North Opportunities Plan* includes the pocket park at the junction of Leicester, Barry and Queensberry Streets as an example of what can be achieved with “unused space in the urban realm.” So, why was this space NOT included in Amendment C380 to the Planning Scheme?

Carlton includes several other pocket parks that should be included in the Planning Scheme Amendment. The small pocket park adjacent to the Australian School of Optometry [at the corner of Cardigan and Palmerston Streets] is one notable example.

See following page for images.



The Barry, Leicester, Queensberry Street Pocket Park



Open Space at the Australian School of Optometry

It is noted that the Exhibited Amendment includes the site of the Toy Library in Cardigan Street as a **public park and recreation zone** [PPRZ]. However, to designate this site as a PPRZ reservation is not consistent with the treatment of other Community/Local Government land-uses where the primary use is NOT open space. For example, the Kathleen Syme Library and Community Centre has not been given a **public park and recreation zoning** on account of the valued open spaces at the front of this facility... See images below.



Cardigan Street Toy Library [ex Chapel] Carlton



Open space at the Kathleen Syme Library and Community Centre

The complete absence of any of the significant and historic median strip reservations

It must be recognised that Carlton Streets have been a key location for tree planting and “greening” initiatives in the municipality for decades. The following extracts from the Council Report: *Carlton Urban Forest Precinct Plan 2013-23* provides an important historical perspective [highlighting added].

In response to calls from the public to beautify streets and plant for the health benefits of trees, Melbourne City Council initiated a program of systematic street tree planting in 1878; Swanston Street (Madeline St), Drummond Street and Sydney Road (Grattan to Brunswick Road) were budgeted for planting. An 1879 Argus letter to the editor calls for higher tree guards in Carlton due to horses and cows feeding on young elms. Historic photos indicate College Crescent (then Madeline St) was planted with elms in the 1880s or 1890s and that planting had occurred outside the Children's Hospital in Rathdowne Street around that time as well.

Other significant periods of street tree planting occurred in the 1930s when many tree islands and medians were constructed. Much of this work occurred in Carlton, with Neill Street, Kay Street, Rathdowne Street, Palmerston Street, Keppel Street and Drummond Street reportedly planted as part of this program. Another wave of planting occurred from the 1970s onward and this period saw a greater emphasis on the use of native trees.

The Carlton precinct is distinguished by several inherent geometries in its streetscapes - a north-south oriented grid, strong diagonals, crescents, and notably the five formally laid out squares which form an integral part of the street system. Most streets in Carlton are 30 metres wide, with relatively narrow footpaths and no nature strips (Grattan Street being an exception). Centre medians, roundabouts and tree islands are present in the majority of streets. This configuration provides fantastic opportunities for planting large trees in streets.

It is a fact that many of the Carlton Streets identified above have retained well developed and utilised centre of road medians and roundabouts; these spaces include mature trees and generous grassed areas. To exclude these areas from the current Planning Scheme Amendment makes no sense whatsoever. The omission is particularly problematic, since the Council has exhibited an amendment to the Planning Scheme that has the potential to protect sunlight access to these centre of the road reservations. *Amendment C278 Sunlight to public parks* includes Design and Development Overlay controls adjacent to many [but not all] of those Carlton Streets that include well developed and utilised median reservations. One must ask, what is the purpose of these Overlays, if not to enhance the quality and enjoyment of these valuable open spaces?

The following images illustrate the quality of these open spaces; they should be formally designated as Public Park and Recreation Zones AND afforded further protection through the more extensive use of the Overlay Controls introduced by *Amendment C278 Sunlight to public parks*.



Drummond Street median opposite La Mama [ex Court House]



Drummond Street median opposite Masani Restaurant



Drummond Street median at Moton Place



Cardigan Street roundabout and median strip at Keppel Street



Keppel Street median strip from Swanson Street

Ewan Ogilvy [for the Association]

Submission approved by the Carlton Residents Association Committee 18 January 2021