



The Carlton Residents Association Inc

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CRA Interim Objection

**186-190 Lygon Street,
Carlton, 3053**

TP-2022-195

The Carlton Residents Association (CRA) advocates on behalf of its members to:

- Support the retention of the heritage assets of the Carlton community and to discourage new developments that fail to respect these assets.
- Maintain the quality of the public realm with a focus upon maintaining access to sunlight and sky views, and a pedestrian friendly scale.
- Interpret and apply the performance based provisions of the Melbourne Planning Scheme fairly so that the interests of no one party are unfairly privileged over the interests of another party

CRA is of the opinion that the proposed development, as detailed in the documentation lodged with the application, is inappropriate for the subject site at 186-190 Lygon Street.

The areas of concerns which generate this opinion are:

The unsympathetic way that the new development relates to the Heritage component of the existing site.

The unsympathetic way that the new development relates to the Heritage buildings to the east of the site in Pelham Street.

Both height and scale of the proposed development are considered inappropriate for this site.

Finally, the shadowing effects need close scrutiny to quantify the impact on Argyle Square to the west and the private open space of the dwellings within the Pelham Court complex opposite (on the south side of Pelham Street).

CRA is aware that changes may occur to the detailed design prior to final assessment, which may warrant further or amended comments by CRA.

Warren Green
for CRA
21 July 2022

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We will attach your submission to the planning application file and consider it before we make a determination on the application. If you objected to the application, we'll let you know our decision.

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