



THE CARLTON RESIDENTS ASSOCIATION INC. NEWSFLASH

December 2022

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Services Grants Program

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Planning

The CRA submits that latest proposal for the former Corkman Hotel site must be reworked

In the Association's submission to the City of Melbourne, we outlined our heritage and operational concerns; these included the following issues.

Heritage Policy Considerations

Although the CRA agreed that the proposed building envelope is respectful of the heritage context, in our view, the style and architectural expression is visually DOMINANT. More specifically, the architectural language (both the colour palette and design) is quite flamboyant. In this respect, the design COMPETES for attention with the heritage places to the immediate east and south of the development site. This is NOT appropriate.

Since there is no physical heritage fabric remaining following the illegal demolition of the Corkman Hotel, the community had a reasonable expectation that the history and social significance of the former hotel would be respected.

In the Association's view, there is no design attribute of the new development that celebrates, in a tangible way, the past history of this site.

While a hotel use is appropriate for the new development, the extent of the licensed area is massive in comparison with the former Corkman Hotel. There are no intimate spaces that were a feature of the former hotel, and no suggestion that the new venue would provide an appropriate setting for non-amplified music. The Applicant is proposing to include a licensed area of over 2000 square metres spread over 5 levels (3 above ground and 2 below ground). The trading areas include bars on FIVE levels, and kitchens on the ground, first and second levels. Those areas at ground, and above ground level, include extensive open-air terraces. It will be very difficult, in fact almost impossible, to control noise levels from these terrace areas. The Applicant is proposing to cater for over eleven hundred patrons.

Operational Aspects of the Hotel

In the Association's view, there are several operational aspects of the proposed development that must be reworked. For example, loading and waste removal is planned via Leicester Place (a lane less than 5 metres wide adjacent to the hotel site); this takes no account of vehicle access requirements for properties with off road parking accessed from Leicester Place. **In the Association's view, it is quite inappropriate for the Applicant to treat a narrow lane as a Loading Zone, or waste removal location.**

With exception of Sunday, the hotel is proposed to trade 18 hours a day, from 7am to 1am following day. **In the Association's view, if the Applicant really wanted to respect the environmental quality experienced by those residents to the immediate east and south of the hotel, it would never propose a closing time of 1.00 am on SIX days of EVERY week.** In our view, it is quite fanciful to suggest that any hotel manager will be able to meaningfully control any noise emanating from the open terraces AND patrons departing from the hotel.

Carlton Heritage Review (Am C405) Update

The Exhibition of Am C405 was the fourth, and most recent exhibition of documents concerning the Heritage of Carlton properties. This Carlton Heritage Review had its beginnings with Community Engagement in March/April 2015. The initial stages of the review involved ALL Heritage properties in the City of Melbourne; it involved TWO formal Exhibition periods, and culminated in the Gazettal of Am C258 on 10 July 2020.

In the Association's view **this Gazettal of Am C258 marked the beginning of a more comprehensive assessment of those heritage places located in Carlton (as outlined in the Government's Practice Note 1 – Applying the Heritage Overlay).** In the Association's view, there is little correspondence between the expectations of this Practice Note and the outcomes promoted by the City of Melbourne.



Image extracted from Applicant's Development Concept Plan

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Key concerns include the following:

- The Carlton Heritage Review has provided NO evidence to indicate whether those heritage places that were previously assessed to be of State Significance (the former 'A' graded places not on the Victorian Heritage Register) continue to satisfy the State Significance threshold.
- While the Practice Note has emphasised the importance of Statements of Significance as the key tool in specifying the 'how' and 'why' a heritage place is significant; the Carlton Heritage Review has delivered LESS than forty Statements of Significance for Carlton; and many of these concern small precincts that include several individual heritage places. Given that the Carlton Heritage Overlay 1 includes approximately 580 significant heritage places (Council's Pt B Submission p 25) the Carlton community has been left with a serious shortfall of the key assessment tool.
- It gets worse. About 62% of the 1510 graded heritage places recorded in the Heritage Places Inventory (Pt A) will possess even less heritage protection on account of their Contributory Status: these places will never be provided with a Statement of Significance (a key planning tool in assessing planning applications in Heritage Overlays).

While the CRA accepts that the Council and the State Government can approve a new Heritage Category that doesn't satisfy ANY of the established heritage criteria required to meet the Local Significance threshold, it must be recognised that this new heritage category carries little more status than a character place. We will never know, with any precision 'how' and 'why' these places contribute to the heritage of a precinct; a very fragile basis for making key heritage decisions.

Apart from the Planning Practice Note (cited above) the other key heritage guidance document is the Burra



Elgin Street at Drummond looking East.

Carlton has hundreds of heritage places that were graded Significant, but which have not been provided with Statements of Significance. These places include the Elgin Buildings on the SE Corner and the former Carlton Post Office on the north side of Elgin Street, just beyond the intersection.

(Image taken June 2020 E. Ogilvy)

Charter (the Australia ICOMOS Burra Charter, 2013). According to this Charter, the *Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.* Article 5. Values: 5.1 (emphasis added). Earlier, in Article 1. Definitions (Burra Charter) at 1.2 these values are listed: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

While this Charter emphasises the importance of considering ALL aspects of cultural and natural significance, for most of Carlton's heritage places the Council has provided no evidence to the community to demonstrate that this expectation has been satisfied.

From an examination of Lovell Chen's Grading Conversion Excel Spreadsheet (July

2018), it is clear that the consultant's **initial** focus was upon the visual attributes of those places subject to review. Since the Council is yet to release an updated version of this Spreadsheet to the community, this Association has no way of knowing what, if any, further assessment work was undertaken in relation to the hundreds of heritage places initially assessed as Contributory Places.

Ewan Ogilvy, November 2022

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Now is the time to renew your CRA membership or join:

www.trybooking.com/CEHBB

OR, for payment—CRA Direct Credit Details:

Bendigo Bank, BSB: 633 000 Account No.: 146960570.

Please ensure all details are included for EFT membership payments.

Find a membership form [here](#)

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City of Melbourne and Re-purposing student housing in Carlton:

S72 'change of use' planning applications

Early in 2022, the CRA Planning Working Group was concerned about the reduced need for student housing in Carlton during the Covid period and beyond. Requests for re-use of purpose-built student housing have been received by City of Melbourne, with proposals to use these buildings for various other groups seeking accommodation, including short-term accommodation.

The CRA Planning Working Group is concerned that some of these applications may lead to an increase in sub-standard residential accommodation in Carlton. We were unsure of the process the CoM uses to judge an application that seeks to convert student accommodation into another form of accommodation.

While understanding the need to fill vacant buildings, there appears to be no formal policy or guidelines applicable to the relaxation of the student accommodation controls relating to occupants, conditions of stay and the physical amenity of the accommodation.

We have recognised six categories of possible accommodation for S72 'change of use' applications in Carlton:

Student accommodation	Residential hotels
Rooming houses	Short term accommodation
Apartments	Serviced apartments

We were able to locate some existing CoM policy links regarding Student accommodation, Rooming houses and Apartments, but could find little relevant policy information on the CoM website regarding the other categories: Residential hotels, Short term accommodation and Serviced apartments.

As a result, we wrote to CoM Planning seeking clarification. We received a detailed response including links to relevant sites, although clear guidelines for all possible forms of housing/accommodation are not as developed as we might wish.

We are keeping an eye on requests to CoM for re-purposing of existing

student accommodation. These have reduced since the re-opening of borders 'post' Covid, but vigilance is required.

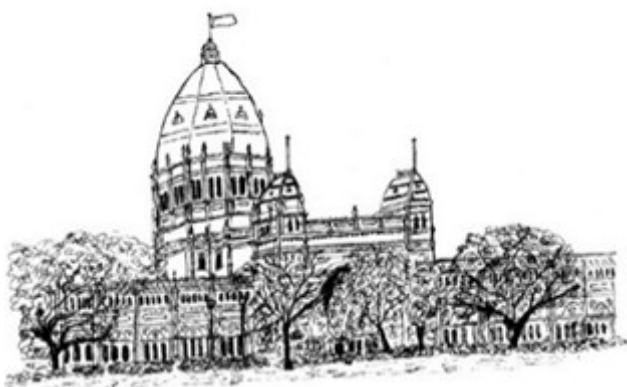
We are still seeking clarification regarding the process applied to decisions made by CoM when responding to requests from developers.

We plan to meet with CoM Planning in the near future to continue the discussion, and will provide a fuller report then.



What does the future hold for this building?

New CRA Gift Cards Pack for Christmas



CRA Gift Card Packs will be available to purchase at our Twilight Christmas Picnic on Tuesday evening, December 6th.

A pack of 5 cards (with envelopes), featuring assorted scenes of Carlton, drawn by CRA member Suzanne Hood, will be available for \$20.00.

The ideal Christmas gift, or use them yourself for dropping a line to friends or relations for any occasion.

All proceeds from the card pack will go to CRA.

Traffic, Transport, Parking and Noise Abatement

FALLING ON DEAF EARS NO LONGER ?

Two years ago, in the midst of Covid-19 lockdowns, some CRA members learnt of the activities of a not-for-profit association, Bruitparif, documenting over the previous 15 years the causes and effects of man-made noise in France. Recently, Françoise Levinson and her husband, Lester, former CRA committee member, visited the subsidiary, Viginoiz S.A. Their interest was to find a technological solution to loud music and hooning noise bedevilling Carlton.

Neither the City of Melbourne nor the Victoria Police have been able to solve this worsening problem. Viginoiz' acoustic cameras enable identification of vehicles making noise in excess of legally acceptable limits. The initial Viginoiz equipment, MEDUSA, for identifying noise, has been trialled extensively around Paris and installed by two localities beyond there.

Further development of this technology, HYDRA, can identify the loudest noise source at any instant, and then proceed within seconds to the next loudest, and so on, when the previous one has diminished. It can make this distinction with total accuracy and is able to pinpoint individual sources of noise. The pinpointing of offenders is then recorded by a camera. It is not difficult to imagine how useful this would be in exacting penalties for the sort of hooning that we experience in Australia, not least in Melbourne. French authorities are expected to certify its use in 2023.

Normally HYDRA stands about 6m above ground, which could impair registration plate identification but would not affect the noise recording or filming of the loudest vehicle.

Technical descriptions in English are available.

Interested residents may contact Lester (carltonresidents@gmail.com) or, in the meantime, may be satisfied by looking at the product section on the www.viginoiz.com website.

Vale Paul Madden

It is with deepest sadness that we record the sudden death of long-time CRA member, Paul Madden, 20 November; two days before his 76th birthday. We express our most sincere sympathy to his partner Helen and their family.

For five decades Paul made significant contributions to social justice at both a local and national level. His personal and professional life was committed to social justice and alleviating poverty and homelessness. His unique and selfless vision was for transforming local churches and pubs, into cultural hubs, accessible to all.

Following his graduation as BA & MBA, Paul worked with Rev. Prof. Brian Howe at the Fitzroy Centre for Urban Research and Action. His research led to anti-poverty programs and development of community housing. He led in advocating for public housing tenants across all inner Melbourne highrise estates.

In the 1980s Paul worked in Canberra as Private Secretary and Ministerial Advisor to elected Federal Member for Batman, Brian Howe. Brian was ultimately Minister for Social Security, Minister for Defence Support and Deputy Prime Minister, in the Hawke-Keating Governments, 1983-88. Brian described Paul as his 'right hand man'.

Following momentous years in Canberra, Paul became Victorian State Manager for Comcare, then General Manager of the Victorian WorkCover Authority, followed by Director of New Tourism Australia.

In 1997 Paul's life took new directions as General Manager of the Stork Hotel, which he transformed into a cultural hub. Through the not-for-profit Stork Theatre, Paul staged numerous literary, opera, cabaret and philosophical events, which continue at the time of his death. Amid all this activity, Paul was Chair of St Kilda Community Housing; he transformed the Carlton Church of All Nations (CAN) into a high quality liturgical and adaptable performance space.

A Memorial Service for Paul was held at CAN on 29 November. We will all miss his diverse skills, warm personality and wise counsel.

Mary-Lou Howie - President, Friends of Queen Victoria Market Inc writes:



Community advocacy has finally led to action

A brutal, unrealistic response time frame imposed by the City of Melbourne (CoM) administration – 2.5 business days between the release of Council documents and Council meetings - has been a prohibitive impediment to community engagement. Like many stakeholders, Friends of Queen Victoria Market struggled to address serious detailed issues

within such a tight constraint which meant that we were unable to thoroughly read, consult with other stakeholders, analyse, write and submit on complex matters within the given time.

Councillors and the CEO of the CoM were emailed to request that the council meeting administrative processes permit ten working days for public scrutiny.

Success. It seems our voices may have been heard and the period will change from 5 to 11 days in reality, 7 business days (excluding 2 weekends) between reports presented at Future Melbourne Committee (FMC) and for decision by Council.

The proposed amendment is intended to enable greater public participation and transparency in the councils' decision-making process and hopefully a far reaching impact on the community, for example, in relation to planning matters, heritage review and new Council policies and plans and changes to Local Laws

The South Yarra Heritage Review, presented at the 8 November Future Melbourne Committee meeting, was the first matter to employ a longer lead time.

The question arises – What other 'rules' need to change to benefit the community?

Your voice is critical in ensuring our local government works in the interest of the community they serve.

For current news on Queen Victoria Market: www.facebook.com/FriendsofQueenVictoriaMarket

Friends of Queen Victoria Market wish everyone a safe and joyful festive season!

Mary-Lou Howie, President

Ellen Sandell, State MP for Melbourne writes:

\$8.4 million for Carlton North Primary School!

I'm so happy to share that the state government has announced \$8.4 million for upgrades at Carlton North Primary School!

For almost two years I've been working with the school to push the state government to fund maintenance and upgrades for this beautiful heritage school - including maintaining the heritage building, fixing the fire alarm, upgrading the playground and the inside spaces in the main building, damp and leaks in classrooms, and replacing the worn-out heating system.

Dr Tim Read, Greens MP for Brunswick, and I have visited the school and met with parents numerous times, helped develop a funding proposal and taken it direct to Ministers and the Treasurer, met with the Department of Education, and elevated the community's petition calling for this much-needed funding.

This announcement shows that when we work together to put pressure on the government, we can get wonderful things done. Congratulations Carlton North Primary School!

The Greens and I want to ensure that all Victorian families have access to a high-quality, genuinely free public school. We're calling for a \$1.46 billion increase in funding over the next five years for Victoria's public schools, which are still the lowest funded in the country. This funding mean schools will be genuinely free, with no out-of-pocket costs for things like digital devices and subject fees.

We're also pushing for an independent Victorian school building authority, so all schools get the upgrades and maintenance they need, when they need it, not just during election times.



Ellen and Tim at Carlton North Primary School

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Public transport must be accessible for everyone

Right across the state, people who use wheelchairs, have limited mobility, or use prams can't get on many of our trains and trams.

Despite over 40 years of activism from the disability community and their allies, the Victorian Government is still decades off making our public transport accessible. It's failed to meet the legislated requirements under the Disability Discrimination Act to upgrade all tram stops by the end of 2022. At the current rate of construction, our network won't be accessible to everyone until 2066!

Along with my Greens colleagues, I've joined disability advocates in pushing the government to make our public transport system accessible for all.

We're calling on the state government to:

- Double the number of accessible tram stops, to get us closer to a fully accessible tram network
- Build more low floor trams
- Upgrade train stations across the city to make them accessible, and user-friendly

For more information on my work for local schools, head to: ellensandell.com/education.



Ellen Sandell with baby Luca and disability advocates Anthony (left) and Martin at a tram stop in Carlton.

CoM

Cr Dr Olivia Ball, local resident and City of Melbourne Councillor writes.

Friends and neighbours - some news from Melbourne City Council (aka City of Melbourne, CoM), your closest level of government.



Carlton's online portal is live

The Council's [Participate Melbourne](https://participate.melbourne.vic.gov.au) website gives access to the latest consultation information on Council's activities.

Even closer to home, Council has launched Carlton's very own information and feedback portal, called [Participate Carlton](https://participate.melbourne.vic.gov.au/carlton-neighbourhood-portal). It is your go-to resource for information about Carlton and a way for Council to listen to the Carlton community:

<https://participate.melbourne.vic.gov.au/carlton-neighbourhood-portal>

City of Melbourne Annual Report

The latest on Council activities in the past financial year is now available in our annual report: www.melbourne.vic.gov.au/about-council/our-performance/pages/annual-report.aspx. In it, we report on progress in meeting our *Council Plan 2021-25*, and our annual plan and budget. You can read online or print the annual report and send feedback to council via the above link.

Carlton Community Grocer is back!

After a pandemic-induced hiatus, the Carlton Community Grocer relaunched its weekly market on Friday 25 November.

Open 9am to 1pm at 510 Drummond St on the public housing estate, this not-for-profit social enterprise offers fresh produce for *everyone*, to increase access to affordable, healthy, culturally relevant food in a dignified way that brings the community together – at a time when local food insecurity is at a shocking high.

Please come along on Friday mornings and get your shopping done while supporting this important community asset.

'Til next time, Olivia



Argyle Square Carlton
Fringe Parade and Lygon St Block Party
Celebrating
Melbourne Fringe's 40th birthday



**Lygon street
and Argyle
Square
came alive
October 2022**