

CITY OF MELBOURNE

17 July 2026

Carlton Residents Association
C/- Dennis Toth
147 Drummond St
CARLTON VIC 3053

GPO Box 1603
Melbourne VIC 3001
Telephone (03) 9658 9658
DX210487
ABN 55 370 219 287

Dear Objector

**OBJECTION TO PLANNING PERMIT APPLICATION: TP-2025-593
250 DRUMMOND STREET, CARLTON VIC 3053
PARTIAL DEMOLITION, BUILDING AND WORKS ASSOCIATED WITH AN
EXTENSION AND EXTERNAL ALTERATIONS TO THE EXISTING SINGLE
DWELLING**

Receipt of your objection to the above application is acknowledged. Your objection has been attached to the Planning Application file and will be considered before the application is determined.

As an objector to the application, you will be advised of Council's decision on this matter. If you would like to discuss the application in the interim, please contact the planning officer on the number listed below.

You can also follow the progress of the application by accessing our online Town Planning Permits Register at <https://www.melbourne.vic.gov.au/planning-permit-register> and entering the application number - the information on the register is updated daily.

Yours sincerely

Planning Business Support Team
Planning and Building Branch

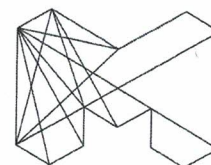
Planning Officer Hayden Krsanac
Telephone 03 9658 9658
Email planning@melbourne.vic.gov.au

The City of Melbourne is committed to protecting your privacy. For details about how we will use and disclose the personal information you have provided in this contact, please refer to our Privacy Statement www.melbourne.vic.gov.au/Privacy or contact us on 03 9658 9658.

Our reference TP-2025-593

City of Melbourne

City Planning and Infrastructure,
PO Box 1603, Melbourne Vic 3001
Telephone: (03) 9658 9658 Fax: (03) 9650 1026
email: planning@melbourne.vic.gov.au
www.melbourne.vic.gov.au



CITY OF MELBOURNE

OBJECTION TO GRANT OF PLANNING PERMIT

Planning and Environment Act 1987

Is this form for me? This is the form to object to a planning permit application where the City of Melbourne is the decision maker. Please do not use this form to object to Ministerial applications.

Who is objecting?

Name:	Dennis Toth for Carlton Residents' Association.....		
Postal Address:	PO Box 1140 Carlton		Postcode:3053
The following information is not mandatory, but will assist in keeping you informed during the application process.			
Telephone No. (H)	0409140003.....	(W)	(M) 0409140003.....
Fax No:			
Email Address:	planningcra@gmail.com.....		

Which application do you object to?

What is the permit application number?

TP-2025-593

What is the address of the land?

250 Drummond St Carlton 3053.....

What are the reasons for your objection?

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, streetscapes and sympathetic development. The CRA objects to this application on the following grounds :

The site is affected by the following planning controls under the Melbourne Planning Scheme:

- General Residential Zone – Schedule 1 (GRZ1)
- Heritage Overlay (HO1)
- Parking Overlay – Precinct 12 (PO12)
- Design and Development Overlay – Schedules 4 and 66 (DDO4 and DDO66)

Basic errors in the applicants submission – town planning report item 2.3 Neighbouring Properties wrongly located as follows

- Northerly Adjoining Property 248 Drummond St (actually number 248 is to the south)
- Southerly Adjoining Property 252 Drummond St. (actually number 252 is to the north)
- this discrepancy may have resulted in the inaccurate shadow diagrams

Overshadowing – as shown on Dwg. DA-11c the private courtyard area 248 Drummond st. will be overshadowed by a new North boundary wall 3.985m high, replacing the existing brick fence at 2m height. The additional wall height will overshadow the existing open area more extensively than the shadow diagrams suggest. Also note that the shadow diagrams are reversed as they have the Sun rising in the West and setting in the East .

Heritage Issues – The building's historical and structural integrity is compromised for the following reasons. Sectional drawing DA-10c shows a three level, totally new structure behind the existing Victorian front façade, with the second storey floor level not even lining up with the existing balcony level. This is a total demolition of the structure with only the façade remaining. Facadism is a most insensitive design solution in this HO1 heritage Overlay area.

Dennis Toth 14/7/2026