

Report to the Future Melbourne (Planning) Committee

Agenda item 6.2

**Planning Permit Application: TP-2015-988
200-590 Royal Parade, Carlton North (Princes Park)**

15 March 2016

Presenter: Evan Counsel, Acting Planning Coordinator

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of an application for planning permit lodged by the Melbourne City Council seeking planning permission for the demolition of two public toilet blocks at 200-590 Royal Parade, Carlton North, otherwise known as Princes Park (refer to Attachment 2 – Locality Plan).
2. The site is located within the Public Park and Recreation Zone and is affected by the Heritage Overlay (HO1 – Carlton Precinct).
3. A planning permit is required for the proposed demolition pursuant to Clause 43.02 Heritage Overlay of the Melbourne Planning Scheme.
4. The Melbourne City Council's Princes Park Masterplan includes key recommendations which plan for installation of new toilet blocks to the south of Crawford Oval to replace those facilities proposed to be demolished under this permit application.
5. Public notice of this proposal was given by ordinary mail to The Melbourne Cemetery (being the only adjoining property) and by posting a notice on each of the toilet blocks for a 14 day period. No objections were received.

Key issues

6. Key issues to consider are limited to the appropriateness of the demolition given the significance of the heritage place.
7. The Heritage Overlay affects the entire Princes Park, and the Melbourne City Council Heritage Places Inventory does not identify the toilet blocks as having individual heritage significance. The demolition of the blocks will not affect the significance of the heritage place and is supported.

Recommendation from management

8. That the Future Melbourne Committee resolves that a Planning Permit be issued subject to the conditions set out in the delegate report (refer to Attachment 4).

Attachments:

1. Supporting Attachment (page 2 of 15)
2. Locality Plan (page 3 of 15)
3. Selected Plans (page 4 of 15)
4. Delegate Report (page 8 of 15)

Supporting Attachment

Legal

1. Pursuant to Section 96 of the Planning and Environment Act 1987 (Act), 'a responsible authority must obtain a permit from the Minister before carrying out any use or development for which a permit is required under the planning scheme for which it is the responsible authority, unless the planning scheme gives an exemption.
2. Clause 67.01 of the Melbourne Planning Scheme provides an exemption from the provisions of Section 96 of the Act for demolition of a building.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

5. Pursuant to Clause 67.02 (Notice Requirements) of the Melbourne Planning Scheme, in accordance with Section 52(1)(c) of the Act, public notice of the application was given by ordinary mail to The Melbourne Cemetery (being the only adjoining property) and by posting a notice on each of the toilet blocks for a 14 day period.
6. The National Trust of Australia (Victoria) was not required to be notified as the application does not relate to land on which a building is classified by the Trust.

Relation to Council policy

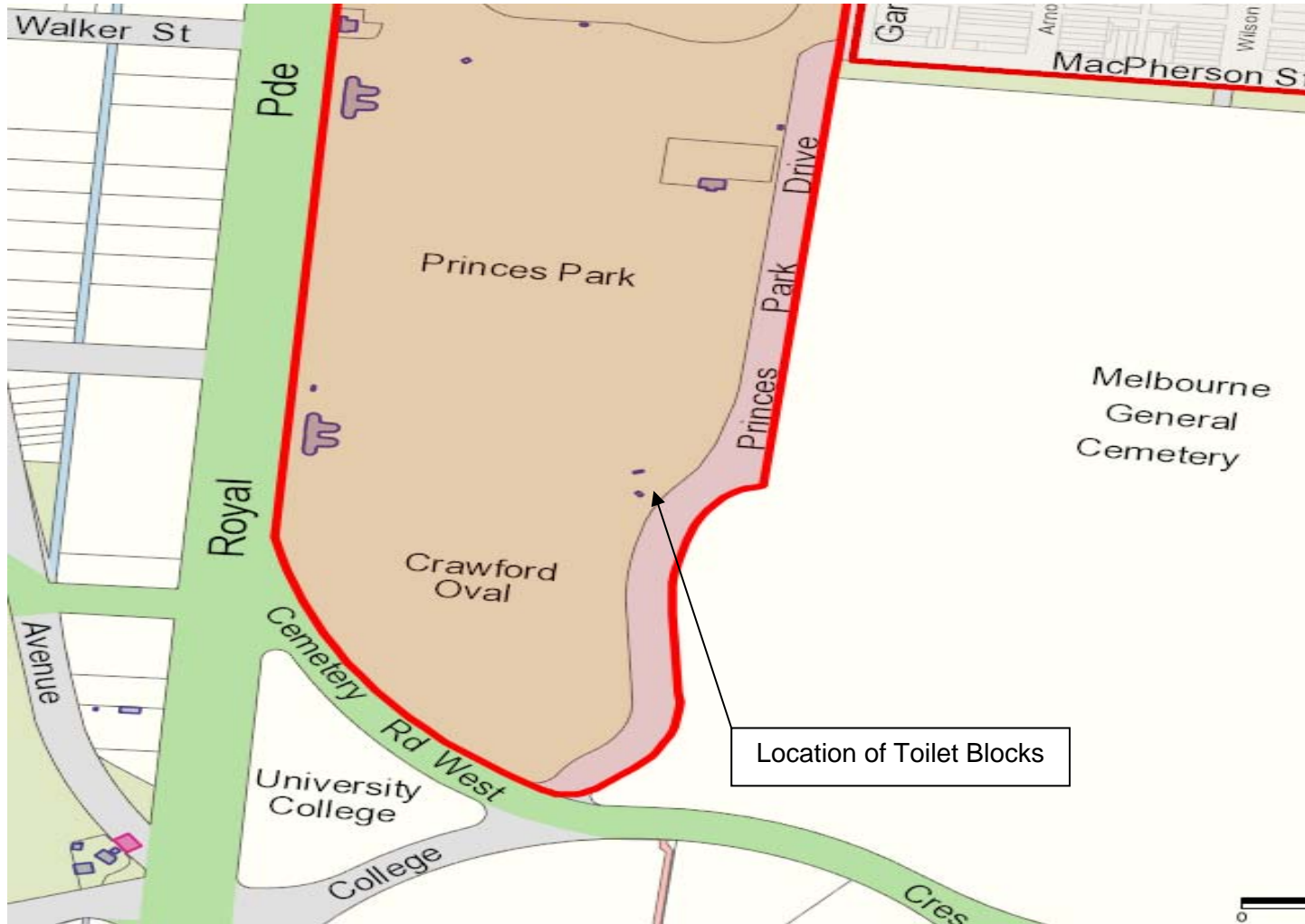
7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

8. Not relevant to this application as Clause 22.19 Energy, Water and Waste Efficiency does not apply to applications for the demolition of a building.

Locality Plan

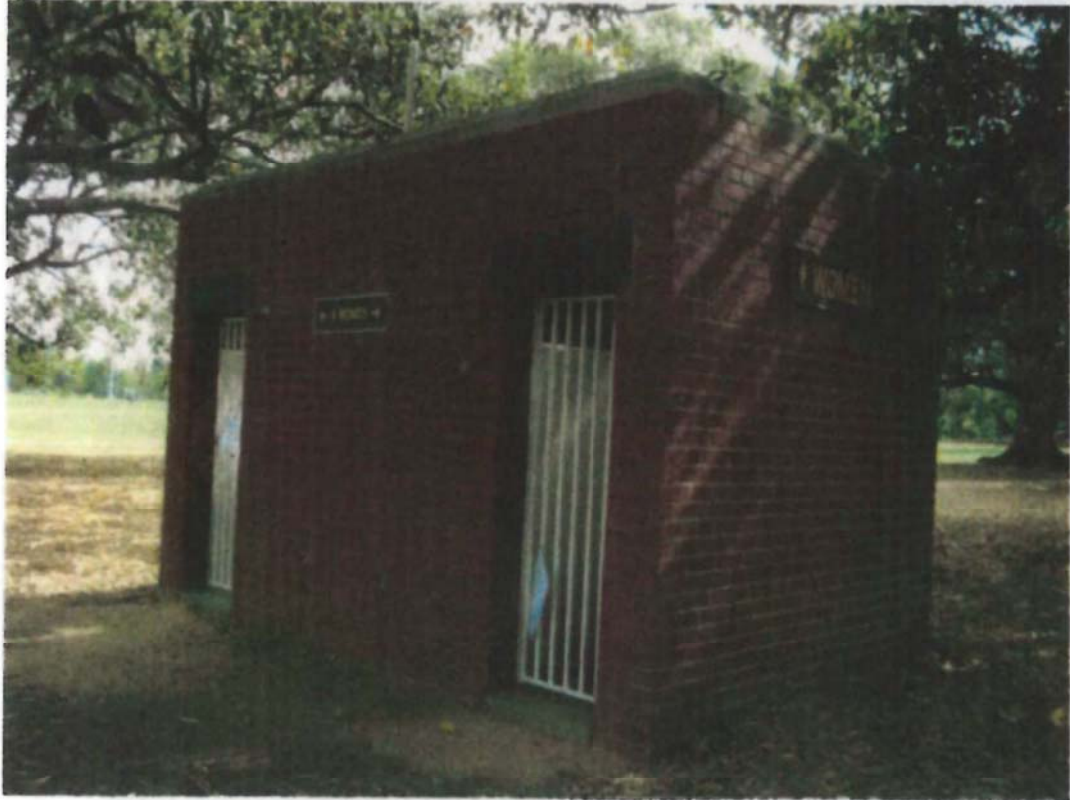
200-590 Royal Parade, Carlton North

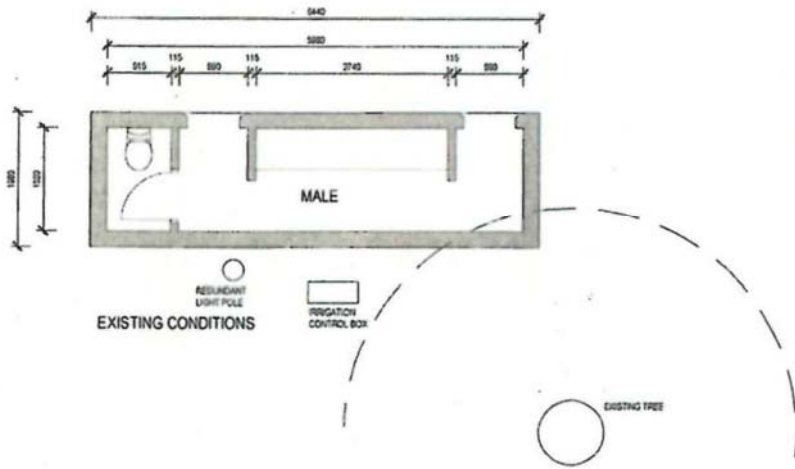
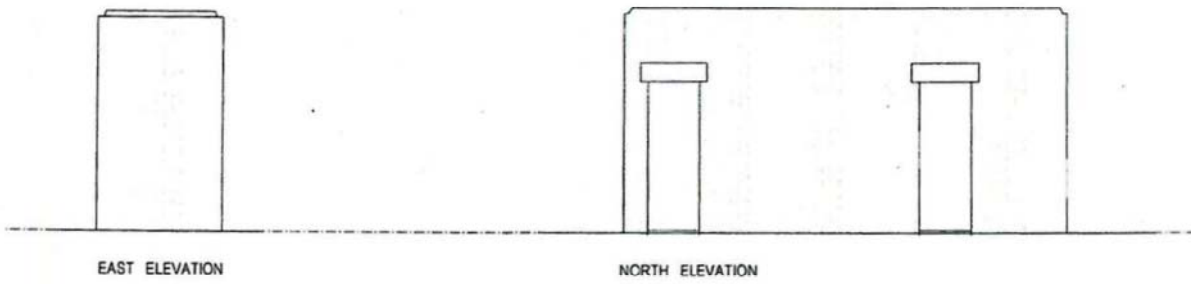


Princes Park Brick Toilets – 22nd October 2015

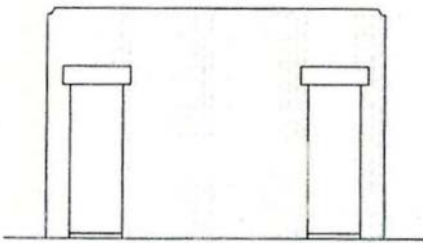
Planning Permit Application for Demolition



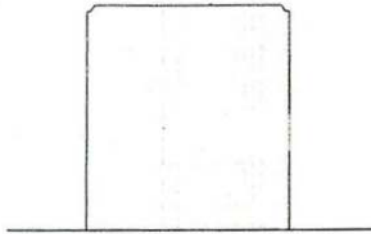




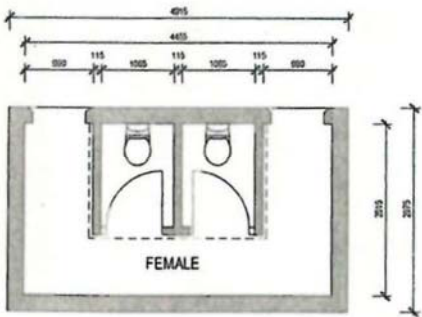
SK01 MALE TOILET



WEST ELEVATION



NORTH ELEVATION



EXISTING CONDITIONS

SK02 FEMALE TOILET

DELEGATED PLANNING APPLICATION REPORT**MINOR WORKS IN A HERITAGE OVERLAY**

Application number:	TP-2015-988
Applicant:	City Of Melbourne
Address:	Princes Park, 200-590 Royal Parade, CARLTON NORTH VIC 3054
Proposal:	Demolition of two public toilet blocks.
Date of application:	29 October 2015
Responsible officer:	Steven Petsinis

1. SUBJECT SITE AND SURROUNDS

The subject site is located at 200-590 Royal Parade, Carlton North and forms part of Princes Park which has a total area of 2,560 acres.

Princes Park borders Princes Park Drive (Level 1 Streetscape) to the east, Royal Parade (Level 3 Streetscape) to the west, Cemetery Road West (Level 3 Streetscape) to the south and Bowen Crescent (Level 3 Streetscape) to the north. Princess Park is identified as 'C' graded pursuant to the City of Melbourne Heritage Places Inventory 2014.

The park contains a range of sports and recreational facilities including Crawford Oval that is a recreational ground adjacent the southern boundary of the park. Crawford Oval is serviced by a path that traverses across the park from Princess Park Drive to Royal Parade, on the northern and southern boundaries of the path lie a set of freestanding brick toilet blocks that are setback approximately 45 metres and 40 metres respectively from Princes Park Drive.

An inspection of the site and surrounding area was undertaken on 10 December 2015.

Aerial Photo / Locality Plan



Figure 1: Subject site and surrounding area. (Location of Toilet Blocks indicated)



Figure 2: Women toilet blocks. (Photo taken 14 December 2015)



Figure 3: Men toilet blocks. (Photo taken 14 December 2015)

2. BACKGROUND AND HISTORY

2.1 Planning Application History

There is no directly relevant history or background for this application.

3. PROPOSAL

3.1 Demolition

The following demolition is proposed:

- Demolition of the mens toilet block (located to the south of walking path).
- Demolition of the womens toilet block (located to the north of the walking path).

4. STATUTORY CONTROLS

The following clauses in the Melbourne Planning Scheme require a planning permit for this proposal:

Clause	Permit Trigger
Clause 36.02 Public Park and Recreation Zone (PPRZ)	Pursuant to Clause 36.02 a permit is not required for demolition.
Clause 43.01 Heritage Overlay (HO1)	Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building.

5. STRATEGIC FRAMEWORK

5.1 State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are summarised as follows:

Clause 15 – Built environment and Heritage

Clause 15.01 – Urban environment.

The relevant objectives of this policy are:

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

Clause 15.03-1 – Heritage conservation

To ensure the conservation of places of heritage significance.

5.2 Local Planning Policy Framework (LPPF)

Municipal Strategic Statement (MSS)

Council's Municipal Strategic Statement, under Clause 21.08-5 includes the following vision:

'There is strong support for conservation of heritage buildings and streetscapes'.

The following implementation strategies, Heritage in Carlton, are relevant to the application:

'Protect heritage places, including buildings, structures, streetscapes, historic subdivision patterns, street layout, landscape features and indigenous sites in Carlton'.

'Ensure that development is sympathetic to the heritage values of adjacent heritage areas and places'.

Local Policies

Clause 22.05 – Heritage Places outside the Capital City Zone

The objectives of this policy aim to conserve all parts of buildings which contribute to the significance, character and appearance of the building, streetscape or area and ensure that any new development, alterations or extensions make a positive contribution to the building form and amenity of the area and are respectful of the existing character and appearance of the area and promote protection of aboriginal heritage values.

The policy sets out a series of performance standards for assessing planning applications. The following standard is relevant to the assessment of this application:

The front part of 'C' graded buildings.

Before deciding on an application for demolition of a graded building the responsible authority will consider as appropriate:

- The degree of its significance.
- The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.
- Whether the demolition or removal of any part of the building contributes to the long term.
- Conservation of the significant fabric of that building.
- Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.

A demolition permit should not be granted until the proposed replacement building or works have been approved.

5.3 Princes Park Masterplan 2012

The Princes Park Masterplan was implemented in 2012 in order to provide strategic direction and guide the management of the park for a 10 year period.

The report highlights the need to provide improved public toilet facilities as well as intent to ensure that a good sense of perceived personal safety in the park is reflected through the design, location and size of public toilets. The key recommendations plan (p11) provides detailing of the installation of the new toilet blocks to the south of Crawford Oval.



Figure 4: Key recommendations plan. Princes Park Masterplan 2012, City of Melbourne Page 11.

6. PARTICULAR PROVISIONS

There are no relevant particular provisions relevant to this proposal.

7. GENERAL PROVISIONS

The following general provisions apply to the assessment of the application:

- Clause 65, Decision Guidelines - which includes the matters set out in Section 60 of the Planning and Environment Act 1987 (the Act).

- Clause 66, Referral and Notice Provisions
- Clause 67, Applications under Section 96 of the Act
- Pursuant to Section 96 of the Planning and Environment Act 1987, 'a responsible authority must obtain a permit from the Minister before carrying out any use or development for which a permit is required under the planning scheme for which it is the responsible authority unless the planning scheme gives an exemption.
- Clause 67.01 provides an exemption from the provisions of S96 of the Act for demolition of a building associated with a Class 1 use (toilet block).

8. PUBLIC NOTIFICATION

Pursuant to Clause 67.02 (Notice Requirements), in accordance with Section 52(1)(c) of the Act, notice must be given to adjoining owners and occupiers and the National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the trust.

Princes Park is surrounded by Royal Parade to the west, Cemetery Road West to the south, Bowen Crescent to the north-east, and Gratton Street and The Melbourne Cemetery (Princes Park Drive forms part of Princes Park) to the east.

Notice of this proposal was given by ordinary mail to The Melbourne Cemetery (being the only adjoining property) and by posting a notice on each of the toilet blocks for a 14 day period.

The National Trust of Australia (Victoria) was not required to be notified as the application does not relate to land on which a building is classified by the Trust.

9. OBJECTIONS

No objections were received.

10. REFERRALS

The application was not referred to the City of Melbourne's Heritage Advisor as the demolition is considered minor in nature and there is adequate direction set out in the local policies to guide the assessment process.

11. ASSESSMENT

The application seeks permission for the demolition of two public toilet blocks. The key issue for consideration in the assessment of this application is whether the demolition will adversely affect the significance of the heritage place.

Clause 22.05 provides performance standards for demolishing or removing original parts of heritage buildings.

The site is afforded a 'C' grading in the Inventory, however the Building Identification Sheet for the site references a pavilion adjacent Oval No. 1. No heritage contribution or heritage significance of the toilet blocks is noted in the Building Identification Sheet, the Heritage Inventory, or the Heritage Overlay. No material suggests that the toilet blocks contribute to the conservation of the heritage significance of the grounds, pavilions or any of the gradings of surrounding streetscapes. The proposed demolition satisfies the requirements of Clause 22.05.

Given the above, and noting the recent construction of new toilet blocks in September 2015 (illustrated in the Princes Park Masterplan 2012) the demolition of both toilet blocks is supported.

12. OFFICER RECOMMENDATION

The proposal is consistent with the relevant sections of the Melbourne Planning Scheme, as discussed above. It is recommended that a Planning Permit be issued subject to the following conditions:

1. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
2. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The Responsible Authority may extend the time for completion of the development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.