

CRA Planning Group: Minutes for 02 October 2017 Meeting

Attendees: Mark Cleary, Warren Green, Ewan Ogilvy, Dennis Toth and Cameron White.

Apology: Clive Miller who is on six months leave of absence.

Key Planning Applications for Report and Decision include:

CoM Town Planning Applications

There were only 10 new applications since our August meeting and documentation was posted for eight, all of which should be assessed. They are:

- **288-290 Drummond St. TP-2017-274** (cnr. Moton Pl.) Demolish existing dwelling and construct 4 apartments in 3 storeys.

It was agreed that there were urban design issues. Dennis agreed to prepare an objection.

- **131-133 Station St. TP-2017-380** Demolish existing dwelling and Construct 2 dwellings.

It was agreed that there were design/heritage issues. Warren agreed to prepare an objection.

- **73 Palmerston St. TP-2017-427** Alterations and extension to existing dwelling.

It was agreed that there were no issues of concern. No action required.

- **96 Barkly St. TP-2017-694** Part demolition, construct extension to existing 2 storey dwelling.

WG preliminary assessment suggests no action required.

It was agreed that there were no issues of concern. No further action required.

- **47-49 Nicholson St. TP-2017-714** Part demolition alterations and additions to construct 3 dwellings.

It was agreed that there were design/heritage issues. Cameron agreed to prepare an objection.

- **190-192 Pelham St. TP-2017-734** This is the redevelopment of University Square by CoM. Considering the extensive consultative process associated with this project, WG suggests that there is no further action required.

It was agreed that there were no issues of concern. No further action required.

- **623-645 Swanston St. TP-2017-761** This is Lincoln House owned by Melbourne University. Demolition of ~~two~~ existing heritage buildings on **Swanston Street** and construction of 4, 10 and 14 storey student accommodation. Ewan has prepared a draft CRA objection, a copy of which is attached. Clive lodged an individual objection, his amenity will be severely impacted if approved.

It was agreed that Ewan's draft objection was appropriate and should be submitted.

- **Macarthur Pl. TP-2015-190/A** Amend permit to part demolish and reconstruct outbuilding.

WG preliminary assessment suggests no action required.

It was agreed that there were no issues of concern. No further action required.

Objections lodged since our previous meeting: There has been one new objections lodged by the CRA Planning Group The new objection was:

- **6 O'connell Lane TP-2017-651** Additions to existing dwelling. Dennis prepared an objection after being alerted by the owner (copy attached). We should ensure that the owner also lodges an objection, although he was overseas at the time. It was noted that this application also exceeded the 8m preferred height limit [on O'Connell Lane] imposed by DDO. *So it was agreed that an addendum to our objection should be lodged and Dennis to pursue the owner regarding his submission of an objection.*

CRA made a second submission for the application **198-208 Queensberry St. TP-2017-85**, for which amended documentation had been lodged by the applicant. The amended drawings did nothing to address CRA concerns. (copy attached) *Noted*

Discussed at previous Meeting:

- **TP-2017-315 for 70 Victoria St.** - Which presented a partial concealment issue with the additions to the rear of the property being contentiously visible. It has since been determined that CoM shares this concern Warren advised that the CoM heritage advisor was now comfortable with a revised submission providing a greater setback to the upper level.

It was agreed that no further action was necessary.

Applications to which CRA has previously objected and now awaits CoM determinations.

- **4-12 Leicester Place TP-2017-616**
- *****A- 198-208 Queensberry St. TP-2017-85** [see above for CRA response to revised submission]
- **123-135 Bouverie St. TP-2017-188**
- **121-131 Cardigan St. TP-2016-1047** *WG obtained a copy of the decision.*
- *****B-96-94 Pelham St. TP-2015-742/A**
- **232-234 Faraday St. TP-2016-1128**
- **10 Magenta Place - TP-2016- 1031** *CoM has issued a NOD to issue a permit which has been appealed by an objector.*
- **197-235 Bouverie Street - TP-2016-798** It is noted that the CoM has indicated to the applicant that the proposal would not be supported in its present form and has suspended processing whilst the applicant reconsiders and or redesigns. *CRA monitoring.*

Applications for which CRA is awaiting additional information to enable assessment.

- **179 Grattan St: TP-2016-903:** A 14 level mixed use development on narrow block Further information required, however potentially contentious. *CRA to monitor.*
- **16-20 Grattan Place: TP-2017-77:** Construction of 6 Storey Apartment Building. Further information required, however potentially contentious. *CRA to monitor.*

The status of all other current applications, including others for which documentation is still awaited, is available in the **CRA's Summary of Reviewed CoM TP Applications** dated 28 September 2017, a copy of which will be circulated and posted on the CRA website.

Strategic Planning Matters for Brief Report

- **Heritage Review - Amendment C258 Melbourne Planning Scheme:**

Ewan reported that submitters would be advised in the near future, of the details of the changed timetable etc for the processing of this Amendment. *Noted*

Other Business -

- **Carlton Residents Association - Planning Issues requiring Attention**

Ewan had a meeting with Rohan Leppert at which Rohan indicated that there was an intention to revisit the problems associated with the applications which did not go through the advertising process. Other matters documented in the summary paper [including implementation problems with the Council's Student Housing Policy] may be more difficult to reform. *Ewan to monitor.*

- **Invitation for CRA to attend round table discussion about the heritage of the former Royal Women's Hospital site.** Despite WG contacting the History Group, Ewan, Ivana and Warren were the only attendees. A relatively constructive discussion was had. *Noted*
- The matter of work load for the members of the planning work group was discussed, including the recruiting of additional members. Ewan reported that ex Councillor Lynch [a barrister specializing in criminal law, and a resident of Palmerston Place] had expressed interest in assisting the group; Ewan offered to explore the possibilities with him. *It was agreed that existing members would give this issue due consideration and that it be pursued as an ongoing agenda item.*
- **World Heritage Environs Area – the Salisbury Place Development in Fitzroy.** Ewan reported that the outcome of the forthcoming appeal could establish a significant precedent for further development proposals in the WHEA area. The Fitzroy Objectors have retained the services of Mr Nigel Lewis to provide an expert heritage opinion during the hearing. *Noted*

Next Meeting - Confirmed - 7 pm Monday 06 November
decided.

Venue - To be

Note:

Status of items above marked thus* has changed since the planning group meeting held on 02/10/2017.**

*****A - TP-2017-85 NOD to issue a permit**

*****B - TP-2015-742/A NOD to issue an amended Permit**

The new objections minuted above and subsequently lodged with the CoM, can be viewed on the CRA website.

WG 13-10-2017