

Planning and Development Report - Committee Meeting - 16 March 2015

Since the January Committee meeting, the Planning Sub-committee identified 4 new applications of interest for Post Code 3053, it is not anticipated that any of these will cause serious concern.

The Summary of Planning Applications Post Code 3053 (updated to March 09) has been posted on the website.

Applications to which CRA has previously objected

53-63 Queensberry St (TP-2014-399) The application by the Romanian Orthodox Church to modify the the surrounding grounds and front fencing, to which CRA had objected, was refused by CoM. We await to see whether the Church will appeal the decision.

932 - 944 Swanston St. (TP-2013-1059) Alter existing building and construct a new 3 storey building for use as student accommodation. This is the historic "Fleming House" site. CRA expressed concern regarding the impact of the new building on Fleming House and requested that a heritage report be commissioned. Discussion between the CoM and the Applicant produced improvements, which addressed most of CRAs concerns. CoM issued a NOD to issue a permit, however this has been appealed by one of the objectors who has since been joined by the applicant (Newman College) who has decided to object to a condition imposed relating to bicycle parking. CRA will not be a party to this VCAT hearing, which is scheduled for the 8 April.

205-223 Pelham St (TP-2014-59) Reece Site. A 15 Storey apartment building was proposed. CRA lodged an objection on the grounds of excessive height, inadequate setbacks heritage issues and wind effects. CoM refused the application and the applicant appealed but submitted revised drawings, which amounted to a redesign, for a 13 storey version maintaining the existing heritage facade. The VCAT appeal proceeded adopting the revised design, to which CoM, CRA and three residents still objected. The 3 day hearing finished on 25 February and we await a decision.

Applications which CRA has previously been monitoring

66-88 Lygon St (TP-2014-734 S-E cnr Queensberry St) Documentation for this application, became available and was assessed by the committee as grossly inappropriate. It proposes 17 storeys where as the existing DDO is an 8 storey preferred height limit. CRA arranged a letter box drop to alert neighbours, a copy of which is on our website. CoM received 60 objections, including one from CRA. Even if the application is refused by the CoM, we can expect a VCAT appeal by the applicant.