

CRA Planning and Development Report - Committee Meeting - 16 Jan 2016

Since the November Committee meeting, there have been 35 new applications for Post Code 3053. The planning sub-committee lodged an objection to one of these at 122-136 Berkeley Street and is awaiting for further information on 6 others, one of which could be of concern, a multi-storey mixed use proposal at 558-566 Swanston Street TP-2015-1057.

New Objections Lodged.

Four new objections have been submitted since the November meeting. The first two of which are in the newly extended Capital City Zone, which constrains CRA's involvement, but does not preclude an objection.

4-12 Leicester Place (TP-2015-983) Identified in the previous report as being contentious. CRA's assessment of this 20 storey proposal is that it is a gross over-development of a small site, compounded by difficult access and other multiple issues.

122-136 Berkeley Street (TP-2015-1146) This proposal is for a 12 mixed use development about which CRA has concerns relating to height and a lack of on-site unloading and non residential car parking.

86-94 Pelham Street (TP-2015-742) Identified in the previous report as being contentious. An 8 storey mixed use proposal on a site with a preferred height limit of 4 storeys adjoined by significant heritage assets.

1-23 Rathdowne Street (TP-2015-636) This application for a change of use has been identified as an amenity issue for nearby residents. CRA is of the opinion is that despite the mixed use zoning relevant to the site, the proposed use is not compatible with the residential use which is also allowed within this zone.

The full objection for each of the above can be viewed on our website.

Applications to which CRA has previously objected

391-395 Rathdowne Street (TP-2015-583) Ground floor commercial with 4 levels of residential. CRA considers it to be one storey too many and has concerns relating to facade treatment and overlooking. CoM still processing.

176-178 Canning Street (TP-2015-295) Partial demolition of existing building and construction of new 2 storey addition to existing dwelling. CRA's concern related to over shadowing of adjoining private open space. CoM has issued a NOD to grant a permit.

101-103 Drummond Street (TP-2015-384) Application to develop and use for student accommodation. CRA requested that a permit be conditional on an acceptable site management plan. CoM has issued a NOD to grant a permit with conditions relating to site management that address CRA's concerns.

23-32 Lincoln Square South (TP-2015-440) The revised proposal reducing the overall height by 2 storeys to a total of 15, was assessed by VCAT, which upheld the CoM refusal, no permit was granted.

701-703 Swanston St. (TP-2013-337/A) Seeking to allow amplified music on Rydges rooftop. CoM has issued a NOD to grant an amended permit with conditions relating to site management that address CRA's concerns.

53-63 Queensberry St (TP-2014-399) VCAT has refused to grant the permit being sought, effectively precluding the creation of the on-site car park, which was CRA's primary concern. However, VCAT has given the church the opportunity to amend it's application to accommodate works of less concern to the CoM and CRA. Final outcome still awaited.

66-88 Lygon St - 'Downtowner' (TP-2014-734) The VCAT hearing was concluded after a 6 days. VCAT finally upheld the CoM refusal, no permit was granted.

100-102 Bouverie St - (TP-2015-273) A 12 storey mixed use development. At the VCAT practice hearing on 27 November, CRA was struck out of the proceedings and the MFB was restricted in their grounds of objection, all due to the gazettal of Amendment C196 (Capital City Zone) The hearing will proceed with no further CRA involvement.

Applications about which CRA has serious concerns but still awaits further information.

171-175 Grattan St. (TP-2015-265) This application proposes a multi-storey mixed use development, it is likely to attract an objection from CRA but we await details

A copy of CRA's objections can be found on our website as can the Summary of Planning Applications Post Code 3053 (updated to 11 January 2016)

Warren Green 15 January 2016