

## Carlton Residents Association – AGM – 15 February 2016

### Planning and Development Report for 2015

Committee: Warren Green (Convenor), Malcolm Foo, Ewan Ogilvy, Denis Toth, John Weickhardt

The Committee monitors planning scheme amendments and issues of a strategic nature.

In addition, the CRA Planning Committee meets to consider the planning applications for the previous month for the 3053 postcode. The committee is particularly alert to the following:

- overlooking or any other loss of amenity to neighbouring properties
- loss of amenity to the wider surrounding area (bulk, aesthetics, sunlight, car parking)
- whether the application complies with any heritage overlay, height controls and internal amenity issues (primarily in multi-dwelling developments)

#### 1. Strategic Planning Issues

During 2015 CRA prepared submissions for the following planning scheme amendments and reviews.

Amendment C173 - Carlton Connect

Amendment C196 - City North - Capital City Zone

Amendment C198 - City North Heritage Review

Heritage Planning Policy Review

University Square Redevelopment

#### 2. Planning Applications

Our prediction at last years AGM, that 2015 was not looking attractive, was born out with the planning committee reviewing 177 planning applications and lodging 9 objections for postcode 3053. An additional 3 objections were submitted for applications lodged in 2014. By comparison, there were only 119 applications and 2 objections in 2014.

The details of CRA objections submitted during 2015 can be found on our website. They related to.

**TP-2014-399 53-63 Queensberry Street - Romanian Church - Proposed onsite car park.**

**TP-2014-734 66-88 Lygon Street - The Downtowner Motel - 13 Storey Mixed use development.**

TP-2014-1013 41 Macarthur Place - Alterations and additions to residence

**TP-2015-273 100-102 Bouverie Street - 12 Storey Mixed use development.**

TP-2015-295 176-178 Canning Street - Alterations and additions to residence

TP-2015-384 101 & 103 Drummond Street - Use for student accommodation.

**TP-2015-440 23-31 Lincoln Square South - 15 Storey Mixed use development.**

TP-2015-2013-337/A 701-703 Swanston Street - Installation of outdoor amplified sound system

TP-2015-583 391-395 Rathdowne Street - 5 Storey Mixed use development.

TP-2015-636 1-23 Rathdowne Street - Change of use to leisure and recreation.

TP-2015-742 86-94 Pelham Street - 8 Storey Mixed use development.

**TP-2015-983 4-12 Leicester Street - 20 Storey Mixed use development.**

As can be seen from the preceding, there has been a dramatic increase in multi-storey development. The CoM and CRA have been of like mind on all of the major applications this year and CoM's refusal to grant permits has lead to VCAT hearings for those in bold print above and two of the others are likely to be candidates for VCAT hearings.

CRA appeared at these hearings, which typically ran for 1 to 6 days. The reward for this major commitment was VCAT rulings supporting the CoM refusals on two of the major developments. The Downtowner and Lincoln Square South. Rulings on the other three are still awaited

CRA has frequently been challenged by the applicant's advocate at VCAT to advise where are those people who are most directly affected by this alleged inappropriate development? So, objections from individuals, especially those in close proximity to the proposed development, add considerable weight to any submission by CRA. We encourage all members to keep this in mind when inappropriate development is proposed. Outright victories may be rare, but serious concessions are often achieved.

Further information on the above applications should be available on the CoM website.

[www.melbourne.vic.gov.au/BuildingandPlanning/Planning/Pages/PlanningRegisterSearch.aspx](http://www.melbourne.vic.gov.au/BuildingandPlanning/Planning/Pages/PlanningRegisterSearch.aspx)

Planning Committee monthly reports and summaries are available on the CRA website.