

CRA Planning and Development Report - Committee Meeting - 21 Mar 2016

Since the January Committee meeting, there have been 21 new applications for Post Code 3053.

New Objections Lodged.

Firstly a proposed 17 storey mixed use development at 558-566 Swanston Street TP-2015-1057. This is on a site with a preferred height limit of 9 storeys. We are also preparing an objection to a revised proposal for 205 Pelham/81 Barry Streets (Reece site) TP-2016-46. This has heritage, traffic / unloading problems combined with serious internal amenity issues. This latter proposal is in the newly extended Capital City Zone, which constrains CRA's involvement, but does not preclude an objection.

Applications to which CRA has previously objected

4-12 Leicester Place (TP-2015-983) 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. At this stage CRA appears to have been excluded from the VCAT process due to the extended Capital City Zone regulations.

122-136 Berkeley Street (TP-2015-1146) This proposal is for a 12 storey mixed use development about which CRA has concerns relating to height and a lack of on-site unloading and non residential car parking. Another application with extended Capital City Zone implications. CoM is still processing.

86-94 Pelham Street (TP-2015-742) An 8 storey mixed use proposal on a site with a preferred height limit of 4 storeys adjoined by significant heritage assets. CoM is still processing.

1-23 Rathdowne Street (TP-2015-636) This application for a change of use has been identified as an amenity issue for nearby residents. This application has been refused by the CoM.

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. The application has been amended, reducing the height by one storey and offering a different facade treatment, which largely addresses CRA's concerns. CoM is still processing.

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. The CoM decision has been appealed and will now be decided at VCAT.

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 its application to accommodate works of less concern to the CoM and CRA. Final outcome still awaited.

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 proceeded and approval granted after relatively minor changes were negotiated by the remaining parties.

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 19 March 2016