

## **CRA Planning and Development Report - Committee Meeting - 16 May 2016**

Since the March Committee meeting, there have been 22 new applications for Post Code 3053.

### **New Objections Lodged.**

#### **291-299 Lygon Street/222 224 Faraday Street - King & Godfree (TP-2016-188)**

This application is for building and works in a Commercial 1 Zone, but it is the change of use which it is designed to accommodate that is CRA's principal concern. A major roof top restaurant and entertainment venue is proposed, which will accommodate an additional 350 plus patrons, with DJ and amplified music. This will transform this Carlton precinct. CoM assessing application.

We encourage members to express their concern by lodging an objection with CoM. If allowed to proceed it could create a disastrous precedent.

### **Applications to which CRA has previously objected**

#### **558-566 Swanston Street (TP-2015-1057)**

A 17 storey mixed use development. This is on a site with a preferred height limit of 9 storeys. The applicant has taken the CoM to VCAT for failure to make a decision within the prescribed time. VCAT outcome awaited.

#### **205 Pelham/81 Barry Streets - Reece site (TP-2016-46)**

A revised proposal for this consolidated site, it has heritage, traffic / unloading problems combined with serious internal amenity issues. This proposal is in the newly extended Capital City Zone, which constrains CRA's involvement. CoM assessing application.

**4-12 Leicester Place (TP-2015-983)** CRA's concerns with his 20 storey proposal is that it is a gross over-development of a small site, compounded by difficult access and other multiple issues. CRA has been excluded from the VCAT process due to the extended Capital City Zone regulations. Awaiting the outcome of the VCAT hearing.

**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 has refused this application.

**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, however the applicant has appealed to VCAT.

**391-395 Rathdowne Street (TP-2015-583)** Ground floor commercial with 4 levels of residential. CoM has issued NOD to approve a revised proposal which is one storey lower with a different facade treatment which address CRA's main concerns. CRA does not anticipate any further action.

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

**53-63 Queensberry St (TP-2014-399)** VCAT 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 VCAT decision is still awaited.

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

**171-175 Grattan St. (TP-2015-265)** Four storey development (Student, residential & commercial). CoM has requested further Information from applicant.

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 17 May 2016*