

CRA Planning and Development Report - Committee Meeting - 18 July 2016

Since the May Committee meeting, there have been 26 new applications for Post Code 3053.

New Objections Lodged.

61-63 Little Palmerston Street (TP-2014-953)

This is an application to partially demolish, alter and construct additions to the existing dwelling, plus create an easement over the adjacent lane. CRA's concerns are related to the visual bulk and it's impact on the amenity of neighbouring properties and the heritage values of the streetscape.

Applications to which CRA has previously objected

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

A major roof top entertainment and restaurant venue is proposed, which will accommodate an additional 350 plus patrons, with DJ and amplified music. The applicant has taken the CoM to VCAT for failing to make a decision within the prescribed time. The CoM has subsequently refused the application. The full hearing starts on 19 September. CRA was one of 36 objectors and will be represented at the hearing.

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. CRA has attended three compulsory conferences at VCAT which failed to achieve a negotiated outcome. The case will now be heard at a merit hearing at VCAT commencing 08 August. **CRA will continue to be represented.**

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 issued a permit with minor concessions to CRA's concerns.

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. The VCAT hearing upheld CoM refusal.

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. This is 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. The applicant has appealed the CoM refusal. This hearing is scheduled to start on 05 September. **CRA will be represented.**

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. The hearing is scheduled for 19 October. **CRA will be represented.**

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. The applicant has subsequently challenged permit conditions and a VCAT hearing will ensue. Merit hearing scheduled for 28 November. CRA reassessing.

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 15 July 2016)