

CRA Planning and Development Report - Committee Meeting - 15 August 2016

Since the July Committee meeting, there have been 11 new applications for Post Code 3053.

No New Objections Lodged.

Applications to which CRA has previously objected

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 its impact on the amenity of neighbouring properties and the heritage values of the streetscape. CoM is still processing.

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. CRA has already attended two days at VCAT, including today's compulsory conference. The full merit hearing starts on 19 September.

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 the VCAT case for a total of seven days, in addition to time spent on preparation, and now awaits the VCAT decision .

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 limiting CRA involvement. 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. CRA attended a VCAT for two days including a compulsory conference, at which a mediated outcome resulted in 7 storeys with accompanying setbacks being approved. Still an over development in CRA's view.

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. The changes sought don't warrant any further attention by CRA.

CRA is still monitoring 10 applications for which further information is awaited. At this stage, no major concerns are anticipated.

A copy of CRA's objections can be found on our website as can the Summary of 2016 Planning Applications Post Code 3053 (updated to 12 August 2016)

CRA's next major commitment is the continuing Heritage review saga.