

CRA Planning Group: Minutes for 04 July 2017 Meeting

Present: Mark Cleary, Warren Green, Clive Miller, Ewan Ogilvy & Dennis Toth

Special Presentation by Malcolm Foo.

15-20 minute briefing on a new experimental web portal product for *mapping planned and future developments around the State of Victoria*, using the latest state government public data available.

Malcolm demonstrated the functions of the portal which generated numerous questions, suggestions and lively discussion. Malcolm will advise us of progress on the project as it develops. The group thought that the information accessed was comprehensive however, it is more likely to be embraced by consumers and professionals in the real estate arena than planning types.

Key Planning Applications for Report and Decision include:

- **Royal Exhibition Building seeking Heritage Permit.** Closing date early July.

Discussion established that there were serious deficiencies in the documentation being made available for public perusal and Ewan undertook to follow this up with Museum Victoria. Dennis who has been involved in the ongoing process agreed to work with Ewan to determine whether there are grounds for CRA concern and or involvement prior to the 12 July closing date for submissions. The outcome of this will possibly determine whether we attend the public information session on August

Objections lodged since our previous meeting:

- **198-208 Queensberry St. TP-2017-85:** Student Accommodation [CCZ + Part Heritage Overlay] Clive prepared and lodged an objection. CRA (eo/wg) lodged a supporting objection. **CRA awaits CoM determination. Noted**
- **198-204 Faraday St. TP-1998-331/A:** (Crinitis) Amend 1998 permit to allow installation of external speakers. Information not available. CRA (wg) lodged an objection on amenity grounds. **CRA awaits CoM determination. Noted**

Applications to which CRA has previously objected:

- **123-135 Bouverie St. TP-2017-188:** Partial demo construct 14 storey student accommodation and waiver loading provision. Objection submitted by Ewan. **CRA awaits CoM determination. Noted**
Ewan raised the loss of amenity issue highlighted by parents who patronise the University child care center at 228 Queensberry Street. He suggested that the problem was serious enough for the centre that he would be prepared to attend VCAT if the process took that path.
- **121-131 Cardigan St. TP-2016-1047:** (Opposite Argyle Place South) 4 and 10 storey proposal. Objection submitted by Ewan. Applicant has appealed to VCAT on grounds of CoM lack of decision within prescribed time. CRA has lodged a Statement of Grounds with VCAT but has declined to appear. **CRA awaits VCAT determination. Noted**
- **86-94 Pelham St. TP-2015-742/A:** Dennis reviewed the documents for this application for an amended permit and lodged an objection as a consequence. CoM still processing, currently in advertising phase. **CRA awaits CoM determination. Noted**
- **232-234 Faraday St. TP-2016-1128:** Part demolition and construction of 3 storeys plus basement for use as restaurant. CRA (wg) lodged an objection. The applicant has subsequently submitted an improved proposal which, regrettably, does not address all of CRA's concerns. **Discussion requested.**

It was decided that the amended application was still short of being acceptable and warranted an Additional submission. WG to address.

- **10 Magenta Place - TP-2016- 1031** : CRA (wg) objected to the original proposal, along with 17 other objectors. The Applicant has revised the proposal, offering a reduction of one storey (6 to 5) with other minor changes, all of which are positive however do not address all of CRA's concerns. Another objection has been lodged (wg) addressing outstanding concerns. **CRA awaits CoM determination. Noted**
- **197-235 Bouverie Street - TP-2016-798** [This is the Graduate House Development on Leicester Street]. Partial demolition of existing terrace houses and the construction of an 11 storey building at the rear. Ewan has lodged an objection. **CRA awaits CoM determination. Noted**
- **191-197 Grattan St. TP-2017-64:** (Prince Alfred Hotel) Renovations and extensions. Objection lodged by Ewan. **CRA awaits CoM determination.**

WG advised that CRA was contacted by CoM asking whether we were happy with a revised submission by the applicant. Since it largely addressed our concerns and with the assurance that the CoM heritage officer was now comfortable with the proposal, we agreed to withdraw our objection. CoM made the interesting comment that the proposal was positive in that it was an hotel being refurbished for the ongoing use as an hotel. So many in the CoM had been lost to other uses. A permit would appear imminent.

- **435-439 Cardigan Street (TP-2016-474)** Additions and alterations to an existing student accommodation facility. CRA's concern related to the site management of the operation to avoid any negative impact on the neighbourhood amenity. CoM has issued a permit with conditions which address CRA's concerns. However the decision has been appealed by adjoining neighbour. **Outcome awaiting August VCAT hearing. Noted**

Applications for which CRA is awaiting additional information

- **171-175 Grattan St. TP-2015-265:** (west of Swanston St) 5 storeys proposed, ground floor retail, top floor dwelling and remainder student accommodation. Previous meeting decided that CRA had no issue with the proposal per se, however it was thought that the facade treatment may be an issue. WG has since examined further and is of the opinion that CRA has no substantial grounds for an objection. **Suggest no further action by CRA. Agreed**
- **122-136 Berkeley St. TP-2015-1146/A.** Application to delete permit conditions 1,9 & 30 reword conditions 6,7,8,10,16,23 & 34 and alter preamble relating to bicycle parking. Further enquirey by wg has revealed that the amendments sought arise from a change of use, being sought by new owners, from dwellings to student accommodation. **Suggest no further action by CRA.**
Subsequent to the meeting ,WG established that the built form of the proposal remains basically unchanged, however it is a different architect and the architectural treatment will differ as will the internal layout. (there is provision for loading facilities on site)
- **179 Grattan St: TP-2016-903:** A 14 level mixed use development on narrow block
Further information required, however potentially contentious. **CRA to monitor. Noted**
- **16-20 Grattan Place: TP-2017-77:** Construction of 6 Storey Apartment Building.
Further information required, however potentially contentious. **CRA to monitor. Noted**

The status of all other current applications, including those for which documentation is still awaited, is available in the **CRA's Summary of Reviewed CoM TP Applications** dated 06 July 2017, a copy of which will be circulated and posted on the CRA website.

Strategic Planning Matters for BRIEF Report

Heritage Review: Amendment C258 to the Melbourne Planning Scheme

Ewan to provide an update.

Ewan advised that the CoM is to have the proposal peer reviewed as the next stage. This was considered positive.

CoM consideration of Permit Applications where notice is not required.

As relevant to City North / Capital city Zone for example. Ewan to comment and group to discuss.

It was decided that CRA should take the opportunity to comment on the specific letter of advice from CoM that purported to preclude CoM considering third party objections. Ewan will draft a letter to the CoM.

Charles Street Resident, Finn Warnock's request advice.

Dennis to report.

Dennis reported a successful meeting with Finn, from which Dennis hopes Finn's proposal will benefit. It is pleasing to note that Finn, who is a practising architect, has joined CRA.

Resignation

After many years of dedication to Carlton's planning woes, John Weikhardt has advised Warren, that due to personal reasons, he was reluctantly resigning from the planning group. It was unanimously agreed, by those present, that his regular contributions and his congenial company will be sadly missed. We thank you John and wish you well for the future.

Next Meeting - Confirmed

7 pm Monday 7th August

Venue . To be decided.