

CRA Planning Group: Minutes for 09 August 2017 Meeting

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

Key Planning Applications for Report and Decision include:

Royal Exhibition Building seeking Heritage Permit.

Submissions closed early July. Ewan lodged a submission raising concern regarding the proposed roof top pavilion. Several CRA members attended the information session held by Museum Victoria on 17 July. Peter Lovell (PL) made a presentation highlighting the main changes to the proposed works. These included the elimination of the restaurant near the southern entrance and the introduction of soft and hard landscaping in this area.

With regard to the roof top pavilion, both PL and Bromwyn Linley (MV) expressed the opinion that it was most unlikely to be included. PL confirmed that it was financial not heritage issues that were determining this outcome. It is still depicted in the current documentation.

CRA will continue to monitor the process but no further action was required in the short term.

CoM TP Applications

There were 14 new applications since our July meeting and documentation was posted for eight . These were assessed as follows:

TP-2017-315 for 70 Victoria St. - This presents a partial concealment issue with the additions to the rear of the property being contentiously visible, **CRA will prepare a objection addressing this. Dennis**

(It has since been determined that CoM shares this concern and that it will need to be addressed for a permit to be issued. CRA is monitoring)

TP-2017-343 for 103 Faraday St. - It was agreed that the proposed rear extension could be intrusive in isolation but acceptable in the context of the surrounding properties as they exist. **No action required**

TP-2017-384 for 11-13 Hyam Pl. - The only issue of potential concern was 5 am start for the stated trading hours. It was decided that this did not justify further CRA involvement. **No action required**

TP-2017-486 for Lygon Court - A new facade to the Lygon St entrance providing weather protection to the existing open courtyard style entry is not as recessive as the existing conditions. It was agreed that a heritage report was justified. CRA to prepare a submission to reflect this. **Warren**

TP-2017-413, 483, 539, 551 were all discussed and considered to be of no concern. **No action required**

Objections lodged since our previous meeting:

There have been no new objections lodged by the CRA Planning Group.

Applications to which CRA has previously objected:

- **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**
- **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. CRA to Monitor to decide whether CRA should take any further action. Ewan**

- **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.**
- **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 conducted a consultation meeting (7 Aug) for the applicant and objectors. CRA, represented by Clive and Warren, was the only objector to attend. CRA has since received photomontages of the VCAT imposed setbacks and the applicant's current proposal for comparison purposes. It was agreed that the proposal is still too high and fails to duly respect the adjoining heritage properties in both Pelham and Cardigan Streets, however it is a solution not without some merit. It was decided that CRA would respond to CoM to this effect. **CRA awaits CoM determination.**
- **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. WG submitted a letter expressing the this view, a copy is attached. **CRA now awaits CoM determination.**
- **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. WG lodged a further objection addressing these. Due to the number of objections received, the CoM planning officer's recommendation to issue a permit was presented at the Future Melbourne Committee meeting on 01 August. CRA member Lester Levinson presented at that meeting as an owners Corporation representative, CRA lodged a written submission without appearing. The committee voted to approve the application. **CRA awaits formal notice of the permit approval.**
- **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. It is noted that the CoM has suspended processing, however this can mean many things. WG is endeavouring to identify the current status. **CRA monitoring.**
- **191-197 Grattan St. TP-2017-64:** (Prince Alfred Hotel) Renovations and extensions. Objection lodged by Ewan. **CoM has issued a permit.**
- **299 Lygon Street – Pidapipo Gelateria – TP-2017-83** An application to install outdoor speakers at the above address. Carlton Residents Association believes that the playing of amplified music outside a business premises in Lygon Street is inappropriate and detracts from the quiet enjoyment of food and that much of Lygon Streets outdoor area is used for. **CRA awaits CoM determination.** (*A permit has since been issued, bound by the conditions of CoM Outdoor Cafe Guidelines, which does specify acceptable noise levels. Policing this will be the challenge*)
- **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. **A permit has been issued by VCAT.**

Applications for which CRA is awaiting additional information

- **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. 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) **Suggest monitoring further when documentation becomes available.**
- **179 Grattan St: TP-2016-903:** A 14 level mixed use development on narrow block Further information required, however potentially contentious. **CRA to monitor.**
- **16-20 Grattan Place: TP-2017-77:** Construction of 6 Storey Apartment Building. Further information required, however potentially contentious. **CRA to monitor.**
- **4-12 Leicester Place : TP-2017-616:** After an unsuccessful application for a residential development on this site, this application seeks approval for a multi storey residential hotel. No details currently available. **CRA to monitor. Ewan to advise Tracie Laws.**

The status of all other current applications, including others for which documentation is still awaited, is available in the **CRA's Summary of Reviewed CoM TP Applications** dated 08 August 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 has met with other the resident groups from South Yarra, East Melbourne and North/West Melbourne. A meeting is planned with the National Trust on 17th August; however, the Panel Hearing is not expected prior to November. **Noted**

CoM consideration of Permit Applications where notice is not required.

As relevant to City North / Capital city Zone for example.

Ewan has received a positive response from Councilor Rohan Leppert providing a new CoM template addressing the concerns raised by Ewan. **Noted**

Charles Street Resident, Finn Warnock's request for advice. Warren recommended that everyone view Finn's submission for his 3 Charles St application -TP-2017-551. It was very thorough and comprehensive even acknowledging CRA's (DT) assistance. Dennis volunteered to compliment Finn on the quality of his submission. **Dennis to Action**

Resignation - John Weickhardt - The full committee formally thanked JW for past services. **Noted**

Next Meeting - Confirmed - 7 pm Monday 04 September

Venue - 2/19 Lincoln Place (Clive & Cheryl's)