

## CRA Planning Group Report – to Committee Meeting - 16 April May 2018

### CRA PLANNING GROUP - MINUTES OF MEETING

**DATE:** 09 APRIL 2018

**VENUE:** 15 Drummond Place Carlton

**PRESENT:** Warren Green                      Ewan Ogilvy                      Dennis Toth  
                 Andrew Spencer                      Clive Miller                      Mark Cleary

#### 1 New Planning Group member

Andrew, who has an urban design background, was welcomed to the PG by the other attendees.

#### 2 NEW PLANNING APPLICATIONS RECEIVED SINCE LAST MEETING

WG reported that 11 new planning applications (PAs) have been received by CoM for Carlton and detailed documentation posted for 2 other PAs. WG has perused these and determined that the following warrant discussion by the Planning Group.

**TP-2017-637 195-197 Palmerston St** The proposal is for a single dwelling of 3 storeys to replace an existing much modified Victorian terrace (of no heritage significance and not listed). The PA was discussed and it was agreed that the only issue relevant to CRA was the (subjective assessment) that the architectural form of the front of the building on Palmerston Street was somewhat unsympathetic to the adjacent heritage listed terrace. MC reported that the neighbours are aware of the development proposal. WG undertook to submit a brief CRA PG response.

**TP-2018-75 488 Swanston St** WG reported that the works involved was insignificant and did not warrant discussion. Not discussed.

Other PAs were not discussed.

### **3 OBJECTIONS LODGED BY CRA PG SINCE LAST MEETING**

**TP-2018-59 6-10 MacArthur Place North** The CRA PG objection is available on CRA website. A notice to nearby residents (resolved at last meeting) was drafted and delivered by MC.

### **4 PREVIOUS CRA TP OBJECTIONS NOW DECIDED BY CoM**

**TP-2016-1031 10 Magenta PI** CoM permit upheld by VCAT.

**TP-2016-903 179 Grattan St** CoM refused permit. Deadline for appeal 21 May 2018.

### **5 PREVIOUS CRA TP OBJECTIONS AWAITING DECISION BY CoM**

**TP-2017-714 47-49 Nicholson St** Actioned by EO.

**TP-2017-761 623-645 Swanston St Lincoln Place South** Actioned by EO.

Private submission made by CM in Oct 2017. Amended PA submitted by developer in March 2018. CM commented that the revised submission did make some effort to address a number of issues that were raised at the meeting held by CRA TP and representatives of the developer in September 2017 and that no further grounds for objection are available. CM said that he accepted the outcome achieved insofar as it affects his property and would be making no further submission.

**TP-2017-616 Leicester PI** Actioned by EO.

**TP-2016-798 Bouverie St Graduate House** Actioned by EO. The revised rendered view showing façade treatment was discussed and it was agreed that the new proposal was hardly an improvement on the original and, rather than being recessive and in sympathy with the significant heritage facades of the existing buildings of the site, it appears to be making an “architectural statement” although what that statement may be seems unclear. It was agreed that no further action by CRA PG would be made.

**TP-2017-828 498-504 Swanston St** WG reported that he had attended a meeting at Contour Consultants office. Amended drawings have been prepared by the developer that have addressed a number of the issues raised by CRA PG, such as:

- Relocating the cycle parking to the ground floor
- Including two small lounges on each floor
- Providing for equal and equitable development to the South of the site by inclusion of larger light wells
- Reduction of building height by 2 storeys at front and rear

A VCAT compulsory conference is scheduled for 08 May 2018.

## **6 APPLICATIONS REQUIRING DOCUMENTATION TO PERMIT ASSESSMENT BY CRA PG**

There are 12 applications for which documentation is still not available and which therefore cannot be assessed by CRA PG. These are identified in CRA’s Summary of Reviewed CoM TP Applications spreadsheet attached to these minutes.

## **7 STRATEGIC PANNING MATTERS FOR REVIEW**

**Heritage Review Amendment C258 Melbourne Planning Scheme** EO reported that the panel hearing will not be held until August 2018. EO reported that

he will continue to record examples of inconsistencies and errors in the proposed new heritage classification.

**Carlton Connect Initiative (former Royal Womens Hospital)** WG said that there had been no identifiable response to CRA PG seven page submission prepared by EO and that work has commenced on the demolition of the old RWH 3AW building.

**Corkman Hotel** EO updated the group on the CoM proposed Planning Scheme amendment for the site and commented that there could never be an entirely satisfactory outcome to this issue. It was agreed that the draft submission prepared by EO should be submitted by CRA.

**CRA PG Workload** CRA PG is a volunteer group with very limited resources and it is inevitable that the group will not always be able to respond to development issues in the full and professional manner in which individual members may sometimes wish. No further resources are ever likely to be forthcoming either from within CRA or from the residents of Carlton generally which means that the workload of the CRA PG must be prioritised and limited to the capabilities and resources currently available.

It was acknowledged that a disproportionate burden has been carried by WG concerning administrative matters and by EO on strategic matters. Furthermore, it was conceded that within the group only EO has the detailed knowledge and experience to further certain of the strategic concerns (but perhaps with some assistance from AS who is new to the group).

CM undertook to relieve WG of the minute taking responsibilities at least until the October 2018 meeting after which CM will again be unavailable. WG will be required to liaise with CM concerning next meeting agendas.

Prioritisation of workload can only be achieved on a case by case basis at future meetings by the assignment to and acceptance of tasks by individual members of the group. The group as a whole must accept that it may not be possible to action all matters that present themselves and that some must be passed over for lack of resources. This should be reflected in the minutes of meeting. Should CRA as a

whole feel this to be unacceptable it is a matter for the CRA governing members to address.

## **8 NEXT MEETING**

Time and Date: 19:00 Monday 07 May 2018

Venue: 2/19 Lincoln Place, Carlton