

## **CRA Planning Group Report – to Committee Meeting - 21 May 2018**

The minutes of the Planning Group meeting held on 07 May 2018 are here under..

The following comments relate to subsequent actions or events.

**498-504 (500) Swanston St. TP-2017-828** The VCAT compulsory conference was attended by Dennis and Warren on 08 May. The CoM indicated that it would have been prepared to issue a permit if the proposal was 2 storeys lower and if minor adjustments were made to boundary setbacks. Another objector pushed for additional setback on the east elevation. With the agreement of all parties, VCAT issued a planning permit.

**195-197 Palmerston St TP-2017-637** The Applicant has initiated proceedings at VCAT on the grounds that CoM failed to make a decision within the prescribed 60 days. CRA planning group has yet to decide on it's strategy with respect to this.

### **CRA PLANNING GROUP**

#### **MINUTES OF MEETING**

**DATE:** 7 May 2018

**VENUE:** 2/19 Lincoln Place Carlton

**PRESENT:**

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

#### **1 NEW PLANNING APPLICATIONS RECEIVED SINCE LAST MEETING**

New planning applications (PAs) have been received by CoM for Carlton, as follows:

<b>TP Reference</b>	<b>Address</b>
TP-2018-308	146 Barkly St
TP-2018-345	138 Queensberry St
TP-2018-352	16 Carlton St
TP-2018-355	122-128 Berkley St

Detailed documentation has been posted by CoM for other PAs, as follows:

<b>TP Reference</b>	<b>Address</b>
TP-2018-228	19 Owen St

There does not appear to be any contentious issues in TP-2018-228 so no action warranted at present. Revisit in the future when PA for adjoining 16 Carlton St submitted.

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

The following objections to PAs were lodged by CRA PG since the last meeting:

<b>TP Reference</b>	<b>Address</b>
TP-2017-637	195-197 Palmerston St

Objection to TP-2017-637 was lodged by WG last month and is awaiting CoM decision.

**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.

### 3 PREVIOUS CRA PG OBJECTIONS NOW DECIDED BY CoM

The following CRA PG objections to PAs have now been decided by CoM:

TP Reference	Address
TP-2016-903	179 Grattan St. CoM refused permit, appealed by Applicant to VCAT
TP-2017-761	623-645 Swanston St-Lincoln House. NOD to issue permit

A decision as to whether a full submission to VCAT should be made on TP-2016-903 should be made by the full group of CRA PG (but suggested not, as the commitment is too great).

**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.

WG suggested that both CRA PG and CM submit a request to CoM to review and comment on the construction management plan for TP-2017-761. CM will prepare an email to CoM and forward to WG. WG will obtain an electronic copy of the NoD.

#### 4 PREVIOUS CRA PG OBJECTIONS AWAITING DECISION BY CoM

The following CRA PG objections are awaiting decision by CoM:

TP Reference	Address
TP-2016-798	197-235 Bouverie St / 220-234 Leicester St - Graduate House. Actioned by EO.
TP-2017-616	4-12 Leicester Place. Actioned by EO
TP-2017-637	195-197 Palmerston St. Actioned by WG
TP-2017-714	47-49 Nicholson St. Actioned by EO
TP-2017-828	500 Swanston St. Actioned by CRA
TP-2018-59	6-10 MacArthur Place North. Actioned by DT

**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. 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 conference is scheduled for 08 May 2018.

WG said there is a VCAT compulsory conference tomorrow on TP-2017-828. VCAT appeal was based on CoM not responding within 60 days. CoM have responded with an officers report which would have approved development subject to certain conditions; inter alia reduction by 2 storeys. Applicant has responded with a (without prejudice) documents for the conference that reinstated 1 of the 2 storeys and a smaller light-well incorporated in the initial submission. Other concessions are reasonable but insufficient. WG said CRA will maintain its original objections at VCAT.

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

The following PAs require documentation to permit assessment by CRA PG:

<b>TP Reference</b>	<b>Address</b>
TP-1993-240/A	192-202 Lygon St
TP-2017-573	194 Canning St
TP-2017-1032	292 Lygon St [cnr York Pl]
TP-2018-95	2-40 Lygon St [Trades Hall]
TP-2018-199	54a Canning St
TP-2018-276	26 Drummond St
TP-2018-308	145 Barkly St
TP-2018-345	138 Queensberry St
TP-2018-352	16 Carlton St

#### **5 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.

EO has lodged a substantial submission on behalf of CRA. CRA PG did invite the wider membership of CRA to make submissions for their own locale but none appear to have been submitted. WG asked CM to repeat his(general) submission to the Planning Panel Victoria.

- **Carlton Connect Initiative (former Royal Womens Hospital)**

WG said that there had been no response from CoM to CRA PG submission and that work has commenced on the demolition of the old RWH building.

- **Corkman Hotel**

CRA's submission, prepared by EO, has been submitted.

- **CRA PG Workload**

WG and CM have coordinated a new approach to preparation of agendas and minutes of meeting to reduce workload and duplication. WG said the method of onward transmission of information to the full committee of CRA, the Newsflash and the website also needs streamlining to reduce the workload to CRA PG members.

CM suggested that as Newsflash is quarterly that “active” or “important” matters from the minutes of meeting could be brought forward but “greyed out” so as not to be intrusive. This can be implemented immediately.

MC suggested that where CRA perceives that there are objectionable issues in a PA that CRA PG could produce a notice for distribution to near neighbours to alert them to the PA and to give them CRA’s contact. This can be decided on a case by case basis when CRA PG meet to discuss PAs.

## **6 NEXT MEETING**

Time and Date:

19:00 Monday 04 June 2018

Venue TBA