

CRA Planning Group Report – to Committee Meeting - 18 Jun 2018

CRA PLANNING GROUP - MINUTES OF MEETING

DATE: 4 June 2018

VENUE: 15 Drummond Place Carlton

PRESENT:

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

Apologies: Andrew Spencer

The PG welcomed Peter Sanders to the meeting. Peter, a long time Carlton resident and planning advocate, has returned to live in Carlton after several years residency on the other side of the Yarra. We look forward to his ongoing involvement after he returns from a planned trip OS.

1 NEW PLANNING APPLICATIONS RECEIVED SINCE LAST MEETING

15 new planning applications (PAs) have been received by CoM for Carlton 3053.

Those identified as warranting assessment are as follows:

TP Reference	Address
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TP-2018-372	192 Drummond St
TP-2018-405	127 Drummond St
TP-2018-422	111 & 113 Cardigan St

No information is available yet on the above three submissions.

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

TP Reference	Address
TP-2018-228	19 Owen St
TP-2018-352	16 Carlton St
TP-2017-573	194 Canning St
TP-2018-308	146 Barkly St

TP-2018-228 19 Owen Street - PG generally supports this application however the proposed bike and bin area on the submission is “unaesthetic” WG to discuss with AS who raised this aspect.

No objection to TP-2018-352.

No objection to TP-2017-573.

Visibility of access structure to the roof terrace of TP-2018-308 could be an issue. DT will study and an objection will be drafted if deemed necessary.

TP-2006-92/C - Carlton Wine Room, at the corner of Faraday and Drummond Streets, have applied to increase patronage from 108 to 150 and to extend closing time from 23:00 to 01:00. WG asked whether CRA should object to the infiltration of

such premises into residential areas. The CRA PG felt that if the area was zoned residential then it would be reasonable to lodge an objection. DT will investigate.

WG said that several applications for illuminated signage have been made. These have generally been resisted in the past especially in heritage and residential areas. Applications have been received for Alan Gilbert Building in Barry Street, The Bellagio in Bouverie St , the Downtowner on Lygon St and for the MU Eastern Precinct Car Park in Cardigan St. CRA PG felt that there was no particular reason to object to the present submissions but that a watchful eye should be kept on any signage proposed for particularly sensitive location.

2 OBJECTIONS LODGED BY CRA PG SINCE LAST MEETING

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

TP Reference	Address

3 PREVIOUS CRA PG OBJECTIONS NOW DECIDED BY CoM

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

TP Reference	Address
TP-2017-828	500 Swanston St. Permit issued after VCAT compulsory conference.

On the day of the VCAT compulsory conference the applicant withdrew agreed concessions to height and setbacks to subsequently reinstate them plus a minor increase in the eastern boundary setback to be issued a permit by VCAT.

4 PREVIOUS CRA PG OBJECTIONS AWAITING DECISION BY CoM or VCAT

The following CRA PG objections are awaiting decision by CoM or VCAT:

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. EO said that whatever CoM decides for the Corkman Hotel will set a strong precedent for this development.
TP-2017-637	195 -197 Palmerston St. Actioned by WG. VCAT appeal by applicant due to CoM indecision.
TP-2017-714	47- 49 Nicholson St. Actioned by EO. An amended design has been submitted which is a lot better than the original and CRA will probably not pursue this further.
TP-2018-59	6 -10 MacArthur Place North. Actioned by DT. A neighbor has requested CRA support.
TP-2016-903	179 Grattan St. Actioned by EO. CoM refused permit. Appealed by Applicant to VCAT. EO recommends that CRA support CoMs objection at VCAT with a brief submission. VCAT has determined no compulsory conference will be held and that the matter go straight to appeal, which CRA interpret as a sign of no compromise.

5 APPLICATIONS REQUIRING DOCUMENTATION TO PERMIT ASSESSMENT BY CRA PG

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

TP Reference	Address
TP-1993-240/A	192 - 202 Lygon St

TP-2017-573	194 Canning St
TP-2017-1032	292 Lygon St [cnr York Pl]
TP-2018-94	2 - 40 Lygon St [Trades Hall]
TP-2018-199	54a Canning St
TP-2018-276	26 Drummond St
TP-2018-372	192 Drummond St
TP-2018-405	127 Drummond St. PS has had a preview of the plans which show an additional floor in the middle of the building footprint. Review when formally submitted.
TP-2018-422	111 - 113 Cardigan St

6 MATTERS ARISING FROM PREVIOUS MINUTES

At last months meeting WG had 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 reported that he had requested a copy of the construction management plan but had received no response from CoM. CM will make another attempt before leaving in October.

7 STRATEGIC PANNING MATTERS FOR REVIEW

- **Heritage Review Amendment C258 Melbourne Planning Scheme**

EO reported that a “directions hearing” was held last Friday. The hearings will take place in August and September. CoM will take three days. 27 parties wish to appear. UoM want 1.5 days. Bryce Rayworth will be involved as heritage consultant for a number of parties to the review. CRA was the only residents group in attendance. EO has requested 45 min for his submission.

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

WG attended a meeting at the Carlton Library but found it unhelpful in providing any further useful planning information.

- **Corkman Hotel**

EO has prepared a draft submission to CoM. EO considers that planning aspects have been prioritized over heritage aspects. Eighty people have responded to the exhibited planning submission. The CRA PG endorsed submission of EOs draft letter.

- **CRA PG Workload**

MC offered to distribute notices to neighbours of proposed developments. CRA PG were grateful for MCs offer. The need for notices will be assessed on a case by case basis.

- **Carlton Baths Car Park**

Submission received after agenda issued. WG drew attention to an objection submitted by Lester Levinson, of the CRA TTPNA Group, to TP -2011-178/A for the redevelopment of the Carlton Baths Family Resource Centre car park. CRA PG did not think that the loss of three car parking spaces warranted a submission by the PG and suggested that the TTPNA was the appropriate conduit for an objection based on these grounds. CRA PG felt that no further action was warranted. WG to respond to Lester's email advising the PG of the TTPNA objection.

- **Heritage Tool Kit**

