

Planning and Development – 20 January 2014

Since the November Committee meeting, the Planning Sub-committee reviewed 16 new applications for post code 3053, continued to monitor the five outstanding applications to which CRA had objected and is awaiting additional information in relation to TP-2013-947 a 15 storey student accommodation proposal at 123-127 Bouverie St.

The application for Stage 4 of the Cardigan/Keppel housing estate redevelopment has been lodged. The Department of Transport Planning & Local Infrastructure (DTPLI) will process this. It will, in effect, be a formalisation of the review process that has been adopted for the Carlton Housing Estate Redevelopment.

Applications to which CRA has previously objected

- 138 Rathdowne St: new application for 3 storeys is only 200mm higher than for earlier 2 storey proposal. CRA objected to the bland and prominent east elevation. A permit has been **issued** with an extensive list of conditions, amongst which CRA's sole objection was addressed.
- 63 Nicholson St (cnr Faraday St): CoM is awaiting the submission of a redesign. There has been **no change** in the status of this application.
- 15-31 Pelham St:- Currently 4 storey offices on a heritage site. Proposal for conversion to residential resulting in 8 storeys at centre of site which CRA considers inappropriate. Major concerns include overshadowing, World Heritage precinct impacts, and local heritage issues. There are 65 objections. CoM currently assessing the application. There has been **no change** in the status of this application.
- 100 -108 Drummond St (Cancer Council Building) Renovations to façade and minor alteration to fourth floor. CRA objected to the proposed treatment of the façade on heritage grounds. The applicant has submitted a modified design, which addressed CRA's (and CoMs heritage advisor's) concerns. CRA has withdrawn its objection. Apparently one objection still remains so we expect a Notice of Decision to Issue a permit.
- 152-154 Queensberry St. This application is for the construction of a 16 storey apartment building adjacent to the multi coloured student accommodation at the corner of Swanston St. CRA objected to excessive height (DDO45-9 storeys) mass, bulk streetscape, internal amenity etc. A permit for this proposal has been **Refused**, however an appeal to VCAT by the applicant is inevitable.
- 106-112 Queensberry St & 12-14 Little Cardigan St application to demolish existing buildings and construct 6 storey apartment building with reduced provision for car parking. Since our last meeting, we reviewed this application. The building envelope is virtually identical to that which had previously been approved for an hotel. The change of use to residential was more a positive than negative, So grounds for objection were few. However we lodged an objection based on two minor issues. One, seeking improved measures to prevent overlooking adjoining residence open space, the second relating to the architectural treatment of the north wall. A permit has been **Issued**, which addressed the overlooking, but not the wall treatment

New Application Being Monitored

123-127 Bouverie St (TP-2013-947) An application for a 15 storey development by Melbourne University for use as student accommodation and ground floor retail. The proposal also has a frontage to 116-128 Leicester St.

63 Elgin Street TP-2013-553

The CoM did not have issues with the proposed coffee shop use but had problems with serving coffee etc through a shop-front to customers on the footpath. This was due to numerous council regulations/policies and public liability issues.

We were under the impression that the application had been withdrawn and that is where we thought the matter ended. However, Ben and his partner amended the application to pursue approval for the coffee bar use separately, which is why the application is still alive.

Because the building works (window modifications) proceeded without the appropriate permit(s), it attracted an infringement notice. Details of which, we are unaware.

It would appear that the coffee shop use is about to receive approval, with attendant conditions. The fate of the "modified" shopfront will depend on the outcome of the ongoing "negotiations"

Warren for Planning Sub Committee

18 January 2014