

Planning and Development Report - Committee Meeting - 16 June 2014

It is with regret that CRA is farewelling Victoria Hamer, the longest serving member of the planning committee. Victoria and her partner Bob are deserting Carlton for neighbouring North Melbourne. We can safely assume that Carlton's loss will lead to North Melbourne's gain. The other committee members would like to express their gratitude for Victoria's sage advice and bonhomie during her long stint on the committee and wish them both the best of luck for the challenges ahead.

Since the May Committee meeting, the Planning Sub-committee identified 13 new applications for Post Code 3053. 8 were reviewed and additional information is awaited for the remaining 5. No new objections have been lodged. The 4 outstanding applications to which CRA had objected continue to be monitored. .

Applications to which CRA has previously objected and continues to monitor

- 63 Nicholson St (cnr Faraday St TP-2013-317) CoM is awaiting the submission of a redesign. There has been **no change** in the status of this application
- 15-31 Pelham St (TP-2013-630) 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 is currently assessing the application. There has been **no change** in the status of this application.
- 932 - 944 Swanston St. (TP-2013-1059) Alter existing building and construct a new 3 storey building for use as student accommodation. This is the historic "Fleming House" site. CRA expressed concern regarding the impact of the new building on Fleming House and requested that a heritage report be commissioned. This application is subject to ongoing discussions between CoM and the Applicant over the heritage issues. Some improvements are anticipated.
- 205-223 Pelham St (TP-2014-59) Reece Site. A 15 Storey apartment building proposed. CRA has lodged an objection on the grounds of excessive height, inadequate setbacks heritage issues and wind effects.

Previous Applications for which additional information was awaited

- 235- 237 Faraday St (TP-2014-55) "The Carlton movie House" Conversion of first floor to 8 apartments. has been withdrawn and a new application TP-2014-396 has been lodged for works associated with the alterations to ground floor shops and first floor offices. CRA has not identified grounds for objection.
- 1-3 Waterloo St (TP-2014-65) Alterations and additions to construct 5 dwellings. CRA did not identify grounds for objection. **NOD issued** however, an appeal has been lodged by objectors.

Applications for which additional information is still awaited

There are seven other applications being monitored by CRA, but at this stage none of these is expected to be of concern.

New Residential Zones

The initial CoM proposal for the replacement of the Residential 1 & 2 Zones within Carlton was based on a strict interpretation of the State Governments criterion, in particular, those for the Neighbourhood Residential Zone (NRZ). The CoM was contending that the existing controls through heritage overlays and design & development overlays would protect neighbourhood character. As a result, Carlton was denied any NRZ precincts, disappointing but not unexpected by the planning committee.

The subsequent 6 week consultative process identified extensive community concern that neighbourhoods were not adequately protected and the planning officers revisited the assessment criterion and the resulting proposal submitted to the Future Melbourne Committee on the 3 June included several NRZ precincts for Carlton which were previously destined to be General Residential Zoned.

The planning committee is pleased with the outcome resulting from the more liberal interpretation of the criterion, however it is currently assessing the proposal to identify any serious anomalies. A submission to the Residential Zone Standing Advisory Committee will be made if any are identified.

Warren G
for Planning Committee

16 May 2014