

Planning and Development Report - Committee Meeting - 19 May 2014

I am pleased to report that John Weickhardt has volunteered to assist the planning committee with their regular monitoring of planning applications for post-code 3053. We welcome John aboard and put out an invitation for yet another interested member to bring the committee up to a practical operating size of 5.

Since the March Committee meeting, the Planning Sub-committee reviewed 12 new applications for Post Code 3053, lodged 1 new objection and is awaiting additional information on 5 of the applications. The monitoring of the 6 outstanding applications, to which CRA had objected, continued.

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.
- 152-154 Queensberry St. (TP-2013-736) **Permit Issued.** This application was originally for the construction of 16 stories. CRA participated in the VCAT mediation, which resulted in concessions by the applicant including eliminating 2 stories and increasing setbacks. This outcome was a substantial improvement on what may have been.
- 106-112 Queensberry St & 12-14 Little Cardigan St. **Permit Issued** CRA's concerns were addressed by the the conditions imposed by the permit, other objectors concerns addressed through negotiation, VCAT hearing did not eventuate.
- 123-127 Bouverie St (TP-2013-947) **NOD Issued** 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. CRA's objection was against the proposed 49 metre height which exceeds the recommended limit of 40 metres set by DDO61. Negotiations between CoM and MU resulted in the elimination of one storey and other design improvements.
- 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.

New Objection Lodged

- 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. Refer to our website for details of the submission.

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. CRA did not identify 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**
- 183-185 Palmerston St (TP-2014-77) A new application to construct an additional dwelling at rear of the existing house. A previous proposal was refused. CRA did not identify grounds for objection. **NOD Issued**

Applications for which additional information is awaited

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

Warren G for Planning Committee

16 May 2014