

Planning and Development Report - Committee Meeting - 17 November 2014

The Weekly Summary of Planning Applications Post Code 3053 updated to November 10 has been posted on the website.

Since the last Committee meeting, the Planning Sub-committee identified 12 new applications for Post Code 3053. We await further information on four, it is not anticipated that any of these will cause serious concern.

Further information is still awaited on the two previously listed multi-storey developments at the following addresses. It is anticipated that both of these applications will generate an objection from CRA.

- TP-2014-640 for 599-605 Swanston St (N-W cnr Queensberry St)
- TP-2014-734 for 66-88 Lygon St (S-E cnr Queensberry St)

Applications to which CRA has previously objected and continue to monitor

- A decision of some significance was the CoM's refusal of the application for 15-31 Pelham St (TP-2013-630) on the grounds of its bulk, overlooking, overshadowing, loss of outlook and that it was detrimental to the physical and visual amenity of streetscape, adjoining residential properties and the REB World Heritage Environs Area amongst other reasons. The applicant lodged an appeal with VCAT. The hearing date has been set for 24 November, at which CRA will be represented. It is disappointing to note, that of the 64 original objections, there are only 11 respondents listed for the appeal hearing.
- 63 Nicholson St (cnr Faraday St TP-2013-317) CoM is awaiting the submission of a redesign. There has been **no change** to 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. Discussion between the CoM and the Applicant produced improvements, which addressed most of CRA's concerns. CoM issued a NOD to issue a permit on 14 November.
- 205-223 Pelham St (TP-2014-59) Reece Site. A 15 Storey apartment building is proposed. CRA lodged an objection on the grounds of excessive height, inadequate setbacks heritage issues and wind effects. CoM refused the application, the applicant has appealed the decision and a 3 day VCAT hearing has been scheduled for 23 February 2015.

New Residential Zones

Ewan made a comprehensive submission to the panel hearing. The following is a brief update, a more detailed commentary can be found on the CRA website and the forthcoming NewsFlash.

In September this year the CRA presented its Submission to the Residential Zones Standing Advisory Committee [RZSAC]. We welcomed the inclusion of the Neighbourhood Residential Zone [NRZ] option for parts of Carlton, but submitted that the Council should have been more generous in the allocation of this zoning option.

Why the NRZ Option?

We submitted that the NRZ option should not be seen as a way of locking up areas from re-development, but, as a way of facilitating development that respects the valued heritage attributes of the inner city. We also saw the retention and re-cycling of building stock **without special heritage attributes** as an important environmental initiative. This has been acknowledged by the City of Melbourne in their Local Heritage Policy Reviews ... “The identification, conservation and integration of the heritage fabric can reduce building demolition and new construction waste and conserve the embodied energy of existing buildings.”

As there was considerable debate during the hearing over the status of submissions which argued for an **extension** of the NRZ option, the CRA took the opportunity to argue why the NRZ was important, rather than the merits of the additional areas recommended for the Carlton area.

The City of Melbourne came in for particular criticism from a Collective Group of Industry Professionals. This Group argued that the City should have maintained its original position ... where all the old Res1 Zoned areas were “translated into” the General Residential Zoning option. In the view of this Collective, the NRZ option would have the effect of locking out developers and lead to inappropriate development outcomes [a position which the CRA contested].

Where to Now?

The hearings in relation to this Amendment concluded on the 19th September, and the Report from the RZSAC was to have been provided to the Minister for Planning on Friday 17th October. As there is no requirement for the Minister to release this report, we may have to wait for some months before knowing the outcome.

Ewan Ogilvy

Planning Scheme Amendment C173 - Old Royal Women's Hospital Site

The public have been invited to review and comment on this proposed amendment, which seeks to change the zoning of the land from its current Public Use Zone to the Capital City Zone allowing new development on the site ranging in height from 25 to 59 metres. Effectively raising the maximum height on the site by 12 metres or by 3 to 4 stories.

The Planning Committee intends making a submission to this Amendment, however we also encourage individual members to consider making submissions and invite them to contact the planning committee for guidance. Submissions close on 24 November.

Warren G for Planning Committee 16 November 2014