

Planning and Development Report - Committee Meeting - 20 October 2014

The updated Weekly Summary of Planning Applications Post Code 3053 will be posted on the website.

Since the July Committee meeting, the Planning Sub-committee identified 33 new applications for Post Code 3053. Ten were reviewed but only two were considered significantly inappropriate and it is anticipated that objections will be lodged against both, when more detail is available. Both applications are for multi-storey developments far in excess of the current height controls. They are -

- 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)

The 4 outstanding applications to which CRA had objected, continue to be monitored.

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** 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. Discussion between the CoM and the Applicant produced improvements, which addressed most of CRA's concerns, a decision by the CoM appears imminent.
- 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 VCAT hearing is expected in early 2015.

Previous Applications for which additional information was awaited

TP-2014-350 sought to change the use of the incomplete Piccolo development, on the corner of Swanston & Queensberry Streets, from that of dwellings to serviced apartments. CRA was concerned by potential ramifications of this application, but it is has since been withdrawn.

Applications for which additional information is still awaited

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

New Residential Zones

This is the subject of a separate report prepared by Ewan, who made a comprehensive submission to the panel hearing.

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.