

Planning and Development Report - Committee Meeting - 20 April 2015

Since the March Committee meeting there have been 13 new applications for Post Code 3053. The Planning Sub-committee identified 3 applications of interest, two of which should cause no serious concern, the third application is for external alterations to the existing building at 109 Drummond St. This is the anomalous three storey office building just south of Drummond Place,. This could have repercussions due to the adjoining Victorian streetscape. The Summary of Planning Applications Post Code 3053 (updated to April 20) has been posted on the website.

Applications to which CRA has previously objected

53-63 Queensberry St (TP-2014-399) The application by the Romanian Orthodox Church to modify the the surrounding grounds and front fencing, to which CRA had objected, was refused by CoM. We await to see whether the Church will appeal the decision.

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 CRAs concerns. CoM issued a NOD to issue a permit, however this has been appealed by one of the objectors who has since been joined by the applicant (Newman College) who has decided to object to a condition.imposed relating to bicycle parking. CRA will not be a party to this VCAT hearing, which was scheduled for the 8 April. We await the decision.

205-223 Pelham St (TP-2014-59) Reece Site. A 15 Storey apartment building was proposed. CRA lodged an objection on the grounds of excessive height, inadequate setbacks heritage issues and wind effects. CoM refused the application and the applicant appealed but submitted revised drawings, which amounted to a redesign, for a 13 storey version maintaining the existing heritage facade. The VCAT appeal proceeded adopting the revised design, to which CoM, CRA and three residents still objected. The 3 day hearing finished on 25 February and a permit has been issued for the proposal as submitted to the hearing.

66-88 Lygon St (TP-2014-734 S-E cnr Queensberry St) This application was assessed by the committee as grossly inappropriate. It proposes 17 storeys where as the existing DDO is an 8 storey preferred height limit. CRA arranged a letter box drop to alert neighbours, a copy of which is on our website. CoM has 55 objections, including ours. The application was refused by the CoM, we now expect an appeal to VCAT by the applicant.

Warren Green 20 April 2015