

Planning and Development Report - Committee Meeting - 17 Aug. 2015

Since the July Committee meeting there have been 12 new applications for Post Code 3053. The Planning Sub-committee is awaiting further information on 5 of these, although none are likely to be of serious concern.

New Objections Lodged.

176-178 Canning Street (TP-2015-295) Partial demolition of existing and construction of new 2 storey addition to existing dwelling. CRA's concern related to over shadowing of adjoining private open space.

101-103 Drummond Street (TP-2015-384) Application to develop and use for student accommodation. CRA requested that a permit be conditional on an acceptable site management plan giving third parties access to 24 hour contact details in case of inappropriate behaviour issues.

Applications to which CRA has previously objected

23-32 Lincoln Square South (TP-2015-440) Previously identified as problematic, a 16 storey development which is 100% over the recommended height control and does not respect the other assets in this heritage precinct. The applicant has appealed to VCAT on the grounds that CoM failed to make a decision within the prescribed time. The VCAT process starts with a Practice Day Hearing on 04 September.

701-703 Swanston St. (TP-2013-337/A) Seeking to allow amplified music on Rydges rooftop. CRA raised concerns related to amenity issues for the surrounding residents. The number of objectors has risen from the previously reported 88 to 112.

53-63 Queensberry St (TP-2014-399) The application by the Romanian Orthodox Church to modify the the surrounding grounds, to which CRA had objected to on heritage issues, was refused by CoM. The Church has appealed, the VCAT hearing has been set for 24 September. CRA will be represented.

66-88 Lygon St - 'Downtowner' (TP-2014-734) The application was refused by the CoM. The applicant has appealed the refusal. A Compulsory Conference failed to yield a negotiated outcome, so the appeal will be decided at the full hearing scheduled for the 24 August. CRA will be represented.

100-102 Bouverie St - (TP-2015-273) A 12 storey mixed use development on a small site, CRA's concerns relate to bulk, height, scale, urban design and internal amenity. The applicant has appealed to VCAT on the grounds that CoM failed to make a decision within the prescribed time. The hearing is scheduled for February 2016.

193-197 Nicholson Street - 'Fernwood Gymnasium' (TP-1998-476/A) Seeking an amendment to the original permit to facilitate 24/7 trading. A permit was issued with extended but restricted trading hours and conditions generally reflecting CRA's and objectors concerns.

41 Macarthur Place (TP-2014-1013) Partial demolition and construct additions to rear of existing dwelling. CRA concerns were, bulk, heritage and loss of amenity for adjoining properties .

Applications for which CRA still awaits further information.

171-175 Grattan St. (TP-2015-265) This application proposes a multi-storey mixed use development, it is likely to attract an objection from CRA but we await details.

109 Drummond St. (TP-2015-279) This is the anomalous three storey office building just south of Drummond Place. The details released indicate no material change to the building envelope, the changes sought will not make the building any less anomalous however it will be an improvement on the existing. The drawings are currently on line at CoM website.

A copy of CRA's objections can be found on our website as can the Summary of Planning Applications Post Code 3053 (updated to August 15)

Warren Green 17 August 2015