

Planning and Development Report - Committee Meeting - 20 July 2015

Since the June Committee meeting there have been 11 new applications for Post Code 3053. The Planning Sub-committee identified one new application of interest. A proposal for a five storey development at 391-395 Rathdowne St. (Woodards Real Estate) the remainder should cause no serious concern.

New Objections Lodged.

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.

701-703 Swanston St. (TP-2013-337/A) Earlier apprehension over this application, seeking to allow amplified music on Rydges rooftop, was vindicated by the CoM receipt of 88 objections. CRA's raised concern related to amenity issues for the surrounding residents.

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 to on heritage issues, was refused by CoM. The Church has appealed and a VCAT hearing has been set for September.

66-88 Lygon St - 'Downtowner' (TP-2014-734) The application was refused by the CoM. The applicant has appealed the refusal. The VCAT Practice Day Hearing was held on 12 June. A subsequent Compulsory Conference failed to yield a negotiated outcome, so the appeal will be decided at the full hearing scheduled for the 16 August.

100-102 Bouverie St - (TP-2015-273) A 12 storey mixed use development on a small site, CRAs concerns relate to bulk, height, scale, urban design and internal amenity.

193-197 Nicholson Street - 'Fernwood Gymnasium' (TP-1998-476/A) Seeking an amendment to the original permit to facilitate 24/7 trading. CRA objected on issues related to resident amenity. CRA was supported by objections from several local residents.

41 Macarthur Place (TP-2014-1013) Partial demolition and construct additions to rear of existing dwelling. CRA objected on the following grounds. Visual bulk, loss of amenity for adjoining properties and requested a heritage report.

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 for which approval is being sought for external alterations. This could have repercussions due to the adjoining Victorian streetscape.

101-103 Drummond St. (TP-2015-384) Permission is sought to use the property as student accommodation. Concerns relating to on-site management could be an issue.

A copy of CRAs objections can be found on our website as can the Summary of Planning Applications Post Code 3053 (updated to July 17)

Warren Green 20 July 2015