

MEMBER MICRO NEWS UPDATE: 5th APRIL 2014

PLANNING APPLICATION FOR FORMER AIM SITE AT 181 FITZROY STREET, ST KILDA OPPOSITE JUNCTION OVAL

Dear JAAG Member,

For the reasons outlined in the ATTACHED letter, a number of fellow residents in and around the St Kilda Junction precinct have specific objections to the proposed development opposite Junction Oval at 181 Fitzroy Street, St Kilda (the former Australian Institute of Management site purchased last year by Pace Group). The Planning Application, which is currently being publicly advertised, proposes demolition of the existing building at 181 Fitzroy Street; buildings and works for a new 12 level building comprising of 177 dwellings, 3 ground level shops; 177 car parking spaces; waiver of the loading bay requirement and shop and residential visitor car parking and dispensation of the resident car parking requirement.

If you are in general agreement with the need to oppose the application, please join with us by printing and then signing, dating and including your name and address on the attached Notice of Objection and sending to Port Phillip Council.

Please also feel free to submit your own objections to:

Attention: Mr P. Beard
Principal Planner
Planning Department
City of Port Phillip
Private Bag 3
PO St Kilda 3182

Or email planhelp@portphillip.vic.gov.au

Quote Planning Permit Application No. 62/2014

Land: 181 Fitzroy Street, St Kilda 3182

Applicant: Urbis Pty Ltd

Application for a permit is:

- Demolition of the existing building, buildings and works for a new 12 level building
- comprising 177 dwellings, ground level shops and 177 car parking spaces;
- waiver of the loading bay requirement and shop and residential visitor car parking
- and dispensation of the resident car parking requirement.

Please note that any objections must be lodged with the City of Port Phillip Council prior to the matter being decided upon by the Planner and Council, so if you have an interest in opposing the application please complete the attached letter by signing, dating and including your name and address sending to Council ASAP as the official close date for comments is 8th April, 2014.

JAAG'S COMMUNITY WEBSITE HAS ALSO POSTED SOME NEW ITEMS WHICH INCLUDE AN INVITATION TO YOU TO JOIN US FOR THE 'OFFICIAL' OPENING OF THE STREET CROSSING ACROSS WELLINGTON STREET, AT THE T-INTERSECTION OF MARLTON CRESCENT, CONSTRUCTION OF WHICH IS TO BE UNDERTAKEN DURING THE UPCOMING APRIL SCHOOL HOLIDAYS.

For all the news go to www.jaagstkilda.com

JAAG Steering Committee

STRENGTH IN NUMBERS

Attention: Mr P. Beard
Principal Planner
Planning Department
City of Port Phillip
Private Bag 3
PO St Kilda 3182

Dear Sir,

Re: Planning Permit Application No. 62/2014

Land: 181 Fitzroy Street, St Kilda 3182

Applicant: Urbis Pty Ltd

Application for a permit is:

Demolition of the existing building, buildings and works for a new 12 level building comprising 177 dwellings, ground level shops and 177 car parking spaces; waiver of the loading bay requirement and shop and residential visitor car parking and dispensation of the resident car parking requirement.

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The site is affected by **DDO 06-1 and a Heritage Overlay (HO 05 St Kilda Hill)**.

I hereby lodge my objection to the above Application for the following reasons:

1. The proposal **does not comply with DDO 06-1** Schedule 6 to the Design and Development Overlay requiring buildings not to exceed 25.5 metres in height. The proposed development of 12 storeys will have a height of AHD 51.90 plus the lift overrun which far exceeds the 25.5 metre limit.
2. The site adjoins 2 buildings of heritage significance, the 7 storey 'Ritz' apartments on the south west and a 3-5 storey apartment building on the north east ('Lynbrae'). Any development of this site should be respectful of and sympathetic to any adjacent heritage building. The proposed building will represent 12 levels of overdevelopment with **no consideration for the Heritage Overlay. Nor will it respect the heritage significance of the adjacent buildings.**
3. According to the applicant's Sustainable Development Report forming part of the planning application the proposed development will be **'aiming' to have a 4 Star rating** which purportedly represents "Best Practice". A building of the size proposed in such a significant and prominent location **should be required to have a 6 star rating**. Its function and form should represent design excellence, which the proposed building does not.
4. **Totally inadequate on site car parking.** The Traffic Impact Report which forms part of the Application relies on previously commissioned surveys of parking conditions carried out by Ratio Consultants in July and December 2012. These surveys are very much out of date; the context has changed greatly since 2012. There has been a substantial increase in dwellings in this street and surrounding streets since 2012. These surveys cannot be relied upon to reflect current car parking demand in the area. Fitzroy Street simply cannot sustain the greatly increased street parking which would result from this proposal. **The proposed development seeks excessive car parking dispensation.**
5. The Traffic Impact Report refers to the 3 ground floor tenancies as shops. Elsewhere in the planning application the tenancies are referred to as retail. **The reference to the 3 tenancies needs to be more definitive as 'retail' potentially includes use as a restaurant or tavern, which would require more on-street car parking.**
6. There is **no provision for a loading area** on site for delivery, service vehicles and moving vans.
7. **Traffic generated** by the proposed 177 dwellings as well as 3 retail tenancies, whether from residents, visitors, waste disposal trucks, tradespeople or moving vans, will impact

greatly on traffic volumes, safety and congestion at the already stressed Princes Street / Fitzroy Street signalised intersection. Again the Traffic Impact Report supplied by the applicant relies on previously commissioned surveys of traffic conditions carried out by Ratio Consultants in 2012. These **surveys are very much out of date and do not reflect the current traffic conditions or volumes.**

8. There is **no allowance made for car-parking and traffic volumes anticipated as a result of current construction of high rise high density residential buildings in the area and future developments for which planning permits have been granted.** These will all have an impact on traffic volumes and car parking demands.
9. **Comments should be sought from Vicroads** in respect of this Planning Application to ascertain what impact traffic generated by the proposed development has on the Primary State Arterial Road of St Kilda Road at St Kilda Junction with traffic entering left from Pattison Street, as well as traffic turning right from Pattison Street into Princes Street and then the Secondary State Arterial Road of Fitzroy Street.
10. Increase in traffic congestion during construction – how is this going to be managed. A construction management plan would be required as a condition to any permit
11. The **building is too bulky and will create excessive streetscape impacts in terms of overall scale, particularly when viewed from the south.**
12. **It does not enhance, protect or respect neighbourhood character, particularly to its south, which is primarily residential and includes heritage buildings.**
13. The proposed development will loom over the adjoining residential areas. Its height and bulk will result in **overlooking of existing dwellings particularly to the south.** It will create excessive daylight impacts to the south, taking away the amenity already enjoyed by existing residents.
14. The height and bulk of the building is likely to create significant **wind tunnel effects** at street level due to the building's alignment. The building will collect and accelerate south west and north west winds. This will be felt most particularly at ground level, thereby impacting on the amenity of pedestrians. A wind impact study should be included as a condition.
15. As a condition of the development a **Developer Contribution Plan** – Open Space (5% of the land value), should be required.

_____ Signature

_____ Name

_____ Address

_____ Email

_____ Date