

MICRO NEWS UPDATE – 21 July 2016

**NEW PLANNING APPLICATION AT COUNCIL  
FOR 10 STOREY BUILDING COMPRISING OF  
103 DWELLINGS, 3 RETAIL/CAFÉ TENANCIES,  
CAR PARKING SHORTFALL, WAIVER OF  
LOADING BAY REQUIREMENTS, ALTERED  
ACCESS TO A ROAD ZONE**

Proposed development at: 54 – 60 St Kilda Road, St Kilda (currently 2 storey office building on the corner of Charnwood Road)

A Planning Application has been lodged and is currently at public advertising for “**Construction of a 10 storey building comprising 103 dwellings, three retail/cafe tenancies, car parking shortfall, waiver of loading bay requirements, altered access to a road zone**”.

Should you wish to lodge an objection at Council a sample notice of objection form is attached as a guide. Please adapt it to highlight your specific concerns e.g. overlooking, overshadowing, etc. You do not have to include all the points listed. Council and VCAT are now required ‘(where appropriate) to have regard to the number of objectors in considering whether the use or development may have a significant social effect’ so, if this proposal causes concern, please lodge an objection **by the 26<sup>th</sup> July, 2016**. Objections can be sent by post or emailed to [planningobjections@portphillip.vic.gov.au](mailto:planningobjections@portphillip.vic.gov.au)

You can view the plans as per the below Council website

[www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)

Go to: Click on Planning & Building (blue tab on the right hand side of the home page). Click on View Advertised Planning Documents Online (then select ‘at advertising’). Click on ‘Application Number’ in order to sort by application number (54-60 St Kilda Road, St Kilda– **436/2016** currently on page 1). Then you can click on the application number, and the attachments will all be there available for you to click on and view

**Together we can make a difference to our precinct.**

As always for all the news and updates go to [www.jaagstkilda.com](http://www.jaagstkilda.com)

**STRENGTH IN NUMBERS**

Planning Business Support  
City of Port Phillip  
Private Bag 3  
PO St Kilda 3182

Dear Sir/Madam,

**Application No.: Planning Permit Application No. 436/2016**

**Address: 54-60 St Kilda Road, St Kilda**

**Proposal: Construction a 10 storey building comprising 103 dwellings, three retail/cafe tenancies, car parking shortfall, waiver of loading bay requirements, altered access to a road zone.**

I object to the above Application for the following reasons:

1. The design of the building departs in a number of important respects from that proposed for the site by the St. Kilda Road South Urban Design and Land Use Framework, to come into effect through Amendment C122 and recognized as a seriously entertained policy of Council.
2. The proposed height of the building is excessive. At 10 storeys, the proposed building will be 4 storeys higher than the maximum height proposed by the Framework for the site, and higher than buildings for which approvals have been granted for adjacent sites as yet undeveloped.
3. There are insufficient side setbacks from the adjacent Charnwood Road properties. The profile should be taken from the site's western boundary. Further, the setback proposed is quite inadequate when compared with the setback required by the Framework (see p. 52).
4. The building will be excessively bulky. In particular, the proposed streetwall setback is again quite inadequate when compared with the setback required by the Framework (see p.41).
5. The design is not respectful of the existing neighbourhood character of Charnwood Road or of the Victorian-era shopfronts between Charnwood Road and Alma Road.
6. The design is inappropriate for a site abutting a Heritage Overlay area.
7. The building will be a gross overdevelopment of, and will not respond properly to the context of, the site. It will be completely unsympathetic to the existing surroundings, architecture and streetscape.
8. The onsite parking shortfall (34 spaces) is completely unacceptable. The applicant's on street survey shows significant periods of time where the on street parking available is significantly less than 34 spaces. It is inappropriate to include parking spaces on the west side of St. Kilda Road as the road is a physical barrier and the survey and report ignores the impact of developments currently under construction or not yet fully occupied on the west side of St. Kilda Road which were granted parking dispensations. The survey times of 4pm on Monday and from midday on Friday do not give an accurate picture of daytime demand for parking.
9. The design does not include any off street loading or unloading facilities for deliveries to the commercial premises or the residences, including moving vans.
10. The proposal will have an adverse impact on the London Plane trees in Charnwood Road nature trip, as the percentage of their roots affected by construction is estimated at from nearly double to triple the acceptable maximum.
11. There will be loss of amenity for residents of Charnwood Road and the vicinity through noise from the communal BBQ and terrace and noise from vehicles in Bank Place.

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Signature

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Name

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Address

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Email

\_\_\_\_\_  
Date