

## **NEWSLETTER UPDATE**

Issued: 24 June, 2013

Project 3 / No 18

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**Dear Resident,**

It's been a while since our last Newsletter way back in February, but since then we hope you've been keeping abreast of things by visiting our website on a regular basis at [www.jaagstkilda.com](http://www.jaagstkilda.com)

In February we told you of our new strategy to use this website as a means of expanding JAAG communications to the wider community with the hope that as people get to know the many challenges we face, they'll be encouraged to register their support for the work we do.

We also said that one of our main goals for 2013 was to work with our newly elected Port Phillip Council to ensure that appropriate planning guidelines are firmly established for St Kilda Junction and St Kilda Road South, in order to protect their future development. This is an ongoing objective and we'll keep you posted on developments as they occur.

In recent months, members of your Steering Committee have been working through the various items on our "Work in Progress" list and following many long days of attendance at VCAT, we can now advise you of a number of significant breakthroughs – see the updated WIP list on the following pages for all the details.

We'll continue to use this newsletter format for "members only" to keep you informed on in-house activities and projects we are working on, but we again urge you to visit the website on a regular basis for the latest news on developments affecting you.

AND, when doing so, we invite you to use the "contact us" tab to make suggestions and raise any issues of concern you may have, directly with us, so let's hear from you.

We look forward to your continued support in the 2<sup>ND</sup> half of the year – now **PLEASE READ ON!**

**JAAG Steering Committee**

## **WORK IN PROGRESS**

Working with Port Phillip Council, we have managed to achieve three significant breakthrough victories at VCAT as follows:

### **1. 23 – 27 Wellington St. – VCAT’s refusal of a Permit for 2 major illuminated roof top Sky Signs.**

Following Port Phillip Council’s refusal to grant a Permit for the erection of two major internally lit promotional signs in a V- shape for mounting on top of this building, the matter was referred to VCAT by the Applicant, Look Outdoor Advertising Pty. Ltd.

Representatives from JAAG attended the Hearing on 31<sup>st</sup> May, 2013 where they submitted a range of objections which supported the Port Phillip Council’s decision to refuse the permit.

We are now delighted to report that on the 11<sup>th</sup> June we received a copy of the Order from VCAT, which read, “In permit application No 594/2012, no permit is granted”.

VCAT’s Order recognised that although the north side of Wellington Street and Nelson Street to the rear were still classified as a Business 2 Zone, the reality was that the area had developed more as a residential zone, than a commercial one. While nothing is certain, residents can feel more comfortable in knowing that this decision creates a precedent against which any future applications for similar signage east of the Junction may be considered.

### **2. 126 St Kilda Road – Planning Application for Backpackers refused.**

Another success at VCAT. We were advised recently by local resident and JAAG Member, Hayden Marlow, that their objections to an application for a permit to conduct a Backpacker’s establishment at **126 St Kilda Rd** were upheld and ***VCAT refused the permit.***

Congratulations to Hayden and his team.

### **3. 74 Wellington Street – Backpackers/rooming house residence finally closes down.**

Until recently this property was used as a backpackers establishment without having the necessary permit to do so. In addition, the use of the property for this purpose caused a great deal of angst for nearby residents due to excessive noise and unsociable behaviour.

After much lobbying, the case went to VCAT last October where the determination was an Enforcement Order requiring the Owners to cease operating as any form of shared accommodation by 10<sup>th</sup> April, 2013. Council have recently inspected the site and the owners are now complying with the premises which has reverted to a single use residential property.

The following cases are in various stages of being processed through VCAT:

### **30 Punt Road, Windsor – application for a 14 storey development**

This application for a permit was refused by Stonnington Council (SC) some time ago and taken to VCAT by the Applicant. Over the past few months, JAAG representatives have spent a total of seven days attending VCAT hearings. During this time and in the face of a number of objections from JAAG and the SC, the height of the building was reduced from 17 to 14 storeys, requiring new plans to be submitted. A final hearing has just concluded and we now await VCAT's decision. We'll post the outcome on [www.jaagstkilda.com](http://www.jaagstkilda.com)

### **35 Wellington Street – application for 5 storey mixed-use development**

This Application for a 5 Storey building comprising of commercial use at ground and 1<sup>st</sup> floor, residential of 16 apartments to the other floors, and 26 on-site car parks was listed with VCAT for a decision on the grounds that Council failed to make a decision within the statutory time. A date for the Hearing is yet to be advised.

### **61 Wellington Street – Conversion from a 2 – 4 storey commercial building**

This Application which was lodged with Council late last year for a 4 storey commercial building by adding 2 storeys to the existing 2 storey commercial structure is now listed with VCAT for a decision. VCAT Hearing date is yet to be advised.

Port Phillip Council decision on

### **4 Upton Road – application for a permit for the sale of packaged liquor associated with a Wine & Import and Distribution company**

A Planning permit was issued by Council for the sale of packaged liquor associated with a Wine Import and Distribution company. *Objectors concerns were taken into consideration as Council issued the permit with a number of conditions attached to it.*

## **LOCAL LAWS REVIEW**

In June last year, JAAG attended a PP Council focus group session designed to assist Council with their review and planning of new local laws. We have just been advised that a copy of their proposed draft Local Laws No 1 (Community Amenity) and associated documents are available for viewing at any City of Port Phillip town hall or library, or on Council's website at [www.portphillip.vic.gov.au/haveyoursay](http://www.portphillip.vic.gov.au/haveyoursay)

Time is now short, but you are invited to read these documents prior to making a submission on the new draft Local Law, should you wish to do so. Submissions close at 4.00pm, Wednesday 26<sup>th</sup> June 2013.

Anyone making a submission will also be afforded the opportunity to address Council at its meeting on the 9<sup>th</sup> July 2013. For more information contact Rod Burke on 03 9209 6777.

## WEBSITE NEWS

Why not visit us on [www.jaagstkilda.com](http://www.jaagstkilda.com) where you'll find details on most of the above and more, including special features such as:

- Save our letterbox – the authorities plan to remove it.

AND, don't forget, you can use the "contact us" tab to make suggestions or express any concerns you may have, directly to us.

### Membership made Simple

**If you have nearby friends or neighbours who share our concerns for the neighbourhood we live in, you can now direct them to our website to register online by following these simple steps:**

- 1. Print a copy of this newsletter for handing to them.** The newsletter will give them a good understanding of what we are currently working on and, of course, it includes these steps.
- 2. Suggest they go to our website at [www.jaagstkilda.com](http://www.jaagstkilda.com)** to find out more about us and to get the latest news.
- 3. Encourage them to click on the "Membership" tab to download and complete a registration form.**