



**NEW PLANNING APPLICATION FOR A 17
STOREY RESIDENTIAL BUILDING
WITH RETAIL SPACE ON GROUND FLOOR
AT 14 ALMA ROAD, ST KILDA (corner of St Kilda
Road at St Kilda Hill)**

Details of the proposal are on the Port Phillip Council website where the planning application is currently at public advertising.

Go to: <https://www.portphillip.vic.gov.au/planning-and-building/get-a-planning-permit/advertising-public-notice>

- Then Click on link to: Planning Permit Advertising Register
- Click on 'Application Number' in order to sort by application number **858/2020** – 14 Alma Rd, St Kilda will be on page **1**
- Then you can click on the application number, and the attachments of plans and submission will all be there available for you to click on and view.

Should you wish to lodge an objection at Port Phillip Council a sample notice of objection form is attached as a guide. Please adapt it to highlight your specific concerns. 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 either on the Port Phillip Council website, or emailing to planhelp@portphillip.vic.gov.au or posting your objection to Port Phillip Council asap.

As always for all the news and updates go to www.jaagstkilda.com

Together we are making a difference to our precinct.

STRENGTH IN NUMBERS

I wish to lodge an objection to the above planning application.

I object to the planned height of the building at 17 stories. The site is within Area 36-1E on the plan in Schedule 36 to Clause 43.02 of the relevant Design and Development Overlay, which describes a discretionary maximum building height of 13 storeys. Paragraph 2.2 of the Schedule contemplates that if certain conditions are met permission for up to two additional storeys can be granted, but simply does not permit more than two additional storeys. In any event, the conditions in Paragraph 2.2 are not satisfied in the present case.

I believe it is critical that any new building does not block the sightline of the Presbyterian Church steeple from the heritage area of St Kilda Hill; -see Section 21.06.6.51 of the Port Phillip Planning Scheme.

The planned scale and height of the new building will negatively impact on the adjoining and adjacent streets and diminish the prominence of landmark heritage buildings such as the Presbyterian Church, Oberwyl at 35 Burnett St, and the White House - Berkley Court at 11 Princes Street.

The location of the canopy at the second floor is a feature that will not protect the footpaths, entry and the commercial occupancies in the way that street canopies are traditionally expected to do. It ought to be brought down to first floor level.

The shading diagrams demonstrate that the 17 story building would create a shadow and a darkness blocking out the skyscape which is currently clear to the rear of the church steeple when viewed from St Kilda Hill .

I quote from the City of Port Phillip document

<https://www.portphillip.vic.gov.au/media/f5rf2utm/pphr-v31-vol-1-section-6-part-1.pdf> page 58.

"The Hill itself is occupied by highly distinguished residential developments representative of the major periods in the history of the Area. Amongst the earliest surviving houses is the architect, Samuel Jackson's "Wattle House" (1840's) in the Cottage Orne tradition of the mid Victorian gentry and "Eden Terrace" (1858) in Dalgety Street. Other mid Victorian terraces in this remarkable street Port Phillip Heritage Review Volume 1 Version 31, February 2020 Page 107 are at 5-7, 9-13 and 15-17. "Marion Terrace" (1883), though slightly later and obviously so, is nearby in Burnett Street along with 6-8 (1866), the detached villa at no.7 (pre 1855), no.12, 30 and 34 "St. Leonards". Other Victorian period villas include "Oberwyl" (1856), borrowing stylistically from Regency precedents in the mother country and "Berkeley Court" (1882), both of which uphold the hill's reputation as a location for Melbourne's gentry from the commencement of settlement. So too do the churches. There is Christ Church (1854, 1874, 1881) built from Point King Sorrento sandstone, on Church Square, and the associated hall and parsonage. On top of the hill, in Barkly Street, the Presbyterian Church (1885) in bluestone and freestone is a dominant element whilst the manse, originally "Stanthorpe" of c.1875, is of equivalent architectural status, though unlike the Gothic Revival church, in the Classical tradition. It is a large building placed in spacious grounds with a central pediment supported on Ionic columns and having flanking verandahs terminated by rusticated wing walls. The Sacred Heart Cathedral (1884) complex on Grey Street includes one of the City's finest Italian Renaissance churches. These streets, which speak so eloquently of the past century, are by no means unique on the hill, Grey Street, Acland Street and Princes Street being highly comparable"

The impact of inappropriate development on St Kilda Road is eroding the beauty of the adjacent heritage area of St Kilda hill. The enormous value of this area and the negative shadowing and dominance of multistorey buildings build on this section of St Kilda road must be reconsidered.