



MICRO NEWS UPDATE - 28 October, 2022

**NEW PLANNING APPLICATION FOR
TWO PROPOSED 3 STOREY ROOMING HOUSES
OF 9 AND 7 BEDROOMS
AT 31 OCTAVIA STREET, ST KILDA**

Details of the proposal are on the Port Phillip Council website where the planning application is currently at public advertising. To find the online listing, follow these steps:

1. Visit the 'my Port Phillip' website <https://copp.t1cloud.com/T1Default/CiAnywhere/Web/COPP/LogOn/PRO NLINESERVICE>
2. Click on 'Applications on Notification'.
3. Search '31 Octavia St' or 'PDPL/00304/2022' in the search bar.
4. Click 'View' in the top right corner of the screen.
5. On the left hand pane, select 'Attachments' to view the advertised documents.

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

NEW PLANNING APPLICATION FOR TWO PROPOSED 3 STOREY ROOMING HOUSES OF 16 BEDROOMS AT 31 OCTAVIA STREET

After the previous plans were rejected last year, another planning application has been lodged with the City of Port Phillip Council for the construction of two 3-storey rooming houses (nine and seven bedrooms) and a reduction in car parking requirements at **31 Octavia St, St Kilda**.

Several neighbours have sought the expertise of an independent town planner who has shared some valid grounds for objection, including:

- The design of the proposed development fails to respond to the planning context and physical context of the site.
- The proposal will introduce adverse amenity impacts upon neighbouring and nearby dwellings. The Clause 55 assessment does not demonstrate that the proposal meets all the objectives of Clause 55 as is mandatory.
- The application material fails to demonstrate that the traffic and car parking impacts of the proposal will be acceptable.
- Critical information with respect to the proposed use of the buildings is absent from the application material and or/incorrect.
- The internal amenity of the proposed building is poor.
- The location of the proposed use is not appropriate in terms of its scale and intensity.
- The proposal would not reflect the prevailing streetscape scale and would dominate the streetscape and public realm and would not therefore achieve the outcomes sought by Council's Heritage Policy where it seeks to ensure that new development reflects the scale, form, siting, and setbacks of nearby significant and contributory buildings.
- The application material fails to provide sufficient information for a thorough assessment to be undertaken by interested third parties.

For further detail of the above points, please visit the Octavia St Facebook Group (www.facebook.com/groups/octavia3182 or search 'Octavia St - St Kilda, 3182' on Facebook).

Objections you may have must relate only to the plans & material which form the planning application, rather than focus on any social issues. Impact on property value is **not** grounds for objection. If utilising the objection points above or detail from the Facebook group, **please re-word your objections** - copied objections will be discredited. Each person in your household can submit an individual objection as these will all count in objection numbers when considered by council.

VIEW PLANS + SUBMIT YOUR OBJECTION

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

Please follow these steps to view the advertised plans or lodge a submission online:

1. Visit the 'my Port Phillip' website
<https://copp.t1cloud.com/T1Default/CiAnywhere/Web/COPP/LogOn/PRONLINESERVICE>
2. Click on 'Applications on Notification'.
3. Search '31 Octavia St' or 'PDPL/00304/2022' in the search bar.
4. Click 'View' in the top right corner of the screen.
5. On the left hand pane, select 'Attachments' to view the advertised documents.

Once you have reviewed the plans, there is an option at the top left hand side of this page to 'Lodge a Submission' to the application to submit your objection if that is your intention.

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. If this proposal causes concern, please lodge an objection either via the instructions above, or email a letter of objection to planhelp@portphillip.vic.gov.au by completing the objection form (<https://www.portphillip.vic.gov.au/media/gjcjpr2i/objection-form.pdf>) and following the instructions, or posting your objection to Port Phillip Council asap.