MICRO NEWS UPDATE – 25 July 2018

NEW PLANNING APPLICATION FOR 10 STOREY PREDOMINANTLY RESIDENTIAL BUILDING INCLUDING EAST FACING ROOF DECK 36 ST KILDA ROAD, ST KILDA

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

Go to: www.portphillip.vic.gov.au
Click on Planning & Building (blue tab on the right hand side of the home page)
Click on Statutory Planning (on left side column) and then
Click on View Advertised Planning Documents Online (then select 'at advertising')
Click on 'Application Number' in order to sort by application number
267/2018 will be on page **2**

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. 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 either on the Port Phillip Council website, or emailing to planhelp@portphillip.vic.gov.au or posting your objection to Port Phillip Council by the 3RD August, 2018.

Together we can make a difference to our precinct.

For all the news and updates go to 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. 267/2018**
Address: **36 St Kilda Road, St Kilda**
Proposal: Construction of a nine level building (33m high)
                        comprising ground level retail (120m2) and share car space;
                        17 x two bedroom dwellings above; rooftop terrace at rear;
                        18 motorbike spaces and 22 bicycle spaces in a basement
                        and reduction of car parking requirement to one.

I object to the above Application for the following reasons:

1. The proposed building will be a substantial overdevelopment of a very narrow site.

2. The height of the proposed building (10 storeys/33 metres) is excessive and out of proportion to the narrowness of the site (8.44 metres); the outcome will be bizarre in scale and appearance. Further, the height of any building on the site may not exceed 8 storeys (28 metres) unless all applicable requirements have been met under the current interim planning controls and the proposed permanent planning controls. The requirements for any additional building height have not been met. Specifically, the proposed building will overwhelm adjoining properties in Octavia Crescent in terms of building scale and bulk.

3. The failure to provide any on-site car parking (other than one barely accessible 'common use' space) when 22 car spaces are required under Clause 52.06 of the Port Phillip Planning Scheme. The fact that the site cannot accommodate other than nominal on-site parking of itself indicates that the site is not suitable for the proposed uses.

4. The proposed building will overshadow and overlook residential properties to the east and south east, in particular the adjoining properties in Octavia Crescent, to an unacceptable degree. The overshadowing is a direct result of the height of the proposed building and the fact that it is not 'raked' to the east.

5. In addition, the rooftop terrace on the east side of the proposed building will have an unacceptable negative effect on the amenity of the residential properties to the east and southeast. It will result in loss of privacy for them, and they are likely to be subjected to substantial noise from residents and others using the terrace, particularly as a party venue.

6. The recessed ground floor frontage is inappropriate in the context of St. Kilda Road East where frontages are consistently on the front boundary with only entrances recessed.

_____ Signature

_____ Name

_____Address

_____Email

_____ Date