

Amendment C269 - submission
o
Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra’s liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

The eclectic and lively shopping and restaurant strips are what makes Yarra and the inner suburbs of Melbourne unique and attractive for residents, businesses and visitors. Planning regulations must not only preserve but revitalise these areas to ensure they continue to have the character and diversity they are known for.

It is important that the planning scheme encourage small-scale development and refurbishment of existing buildings - the shopping strips must remain affordable for small businesses.

This means our shopping strips must have:

- height limits of 2-3 stories only - NO high-rise apartment complexes and NO office towers
- generous set-backs and the ability to see the sky
- verandahs, room for outdoor dining, street vendors and buskers
- plenty of public spaces and land/streetscaping, more trees
- heritage protection to retain the village character of many of our shopping strips
- new buildings be well-designed, environmentally sustainable and sympathetic to the existing built form
- human scale, diversity and vibrancy.

Yours sincerely,

Clifton Hill, Victoria, 3068

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[REDACTED]

Yarra Amendment C269

December 04, 2020 at 4:33 pm AEDT

To: Strategicplanning

Please find attached my comments on the Yarra Amendment 269 for your deliberation.

[REDACTED]

[REDACTED]

Strategic Planning

City of Yarra

Submission on Amendment C265 Yarra Planning Scheme

I thank Yarra for the opportunity to comment and raise various issues relating to Amendment C365 of the Yarra Planning Scheme in relation to heritage issues and in particular the new Landmarks policy.

1. Introduction

The report commissioned by Yarra Council *Review of Yarra Landmarks Policy* by Ethos Urban is to be commended for the the identification of limitations of the existing Landmarks and Tall Structures policy as well as development of key criteria for assessing Landmarks and specifying that some landmarks will be of large and tall dimensions whereas others will be smaller in scale but nonetheless landmarks. In particular, it is important to clarify the views that should be protected.

However, the review represents a lost opportunity by concentrating on the existing landmarks identified in the current policy rather than undertaking a comprehensive assessment of the landscape of the City of Yarra to identify gaps and propose additional landmarks. It is important that a comprehensive review be undertaken rather than the policy including only previously identified landmarks and perhaps some additional ones that are suggested in submissions.

A big disappointment with the new policy is that it considerably weakens the existing policy by introducing the concept of primary and secondary views with only the former being deemed important to retain. The current policy states that :

It is policy that:

- The prominence of landmark signs be maintained.
- Views to the silhouette and profile of culturally valued landmarks be protected to ensure they remain as the principal built form reference.
- The profile and silhouette of new tall structures add to the interest of the City's urban form and skyline.

In terms of design

- New buildings within the vicinity of the following landmarks must be designed to ensure the landmarks remain as the principal built reference

Whilst the existing policy does not on to specify which views should protected, it is clear that the outcoe should be that the landmark remains as the principal built form reference and in a number of cases this is specified to include from afar.

Another challenge that is alluded to but probably cannot be addressed is the conflict between heritage controls and local policies such as the Landmarks policy and the State Government's Plan Melbourne concept of activity centres. Whilst I fully understand the need for residential development in inner urban areas, I do not think this should come at the expense of heritage. Unfortunately Plan Melbourne's scheme in relation to activity centres is a Melbourne-wide scheme and does not take into account the historical fact that in the City of Yarra activity centres developed along transport routes in the 19th century and therefore have many prominent heritage buildings. The majority of landmarks in the City of Yarra are in activity centres for this reason and conflicts will therefore arise between policies relating to activity centres and the significance of the landmarks as the principal built form with clear sky views.

Discussion about specific examples of Landmarks in the proposed new policy which need amended views, as well as a number of landmarks which should be added follows as well as a redrafted Table 1.

15.012L Landmarks

2. Landmarks in Table 1 needing additional identified views

2.1 St John the Baptist Church

The near and distant views to this church need to be protected and additional views need to be included particularly to the south so that 360 degree views are protected. See photo below the distant view from Studley Park under section 2.3. In addition more local views showing St John's from the south from Wellington St and Budd St Collingwood should be added. See also the photo below in section 3.1 of the iconic Clifton Hill Landmark trilogy of the Shot Tower, the Croatian Catholic Church and St John the Baptist Church.

2.2 Collingwood Town Hall Clocktower

When the Collingwood Town Hall was built and later its clock installed, the clocktower was intended to be seen from from the N S E and W and to provide a view of the time to all residents in an era when everyone did not own a watch or smart phone. The views currently included focus on a limited stretch of Hoddle Street. Extra views should be added to the west in particular and the east. The clocktower is also visible from Clifton Hill and that view should be added.

2.3 The Shot Tower

Better protection is needed of views to the shot tower. This is a unique building within Australia and is visible from a wide range of points. Its distant as well as nearer viewpoints need to be protected. It is important that additional viewing points be added to the Shot Tower, particularly in relation to the south where none have yet been identified, and the east.

The exhibited Table lists protection of the top one third of the tower. To protect the views this should read, as a minimum, the top two thirds of the tower should be protected. The closer views to be protected should include (as in the Ethos Urban report 2019) the ‘secondary’ views, including those from Hoddle St/Roseneath St. The Ethos Urban report notes:

Long-range views are important where the landmark is of a large scale and can be visible from long distances. These views may be emphasised due to the topography, where either the view location or the landmark is located on higher ground. They may also be important where a particularly long or wide viewing corridor allows for expansive views to the landmark. (2018 p23)

The distant viewpoints should include, at least, the following views of the shot tower:

- From the east at Studley Park Rd, Kew (at the Boulevard entrance) and from the Yarra Boulevard, Kew (above Dights Falls) (see photo).
- From the south at Langridge St (at Rokeby St)



View from Yarra Boulevard, Studley Park, Kew.
 Valued landmarks include on left the former Austral Mill (Trenerry Cres) with its chimney and viewing tower, centre the shot tower, at right Croatian Catholic Church St



Shot Tower from Rokeby Street

3 Additional Landmarks to added to the Landmarks Policy

3.1 Croatian Catholic Church of St Nikola Tavelic (formerly Methodist) corner Wellington & Hodgkinson Sts Clifton Hill



This church should be added to Table 1. The former Wesleyan Methodist Church on the corner of Hodgkinson and Wellington Streets Clifton Hill is an Early English Gothic red brick church whose foundation stone was laid in 1886. The tower (pictured above has three stages: a porch with two blind oculi above, then a lancet over them and a gabled lancet vent. The tower then reduces with pinnacles at the angles to an octagonal spire decorated with with quatrefoils and gablets over.

The spire of this church is and has been since 1886 an iconic local landmark which stands out in views to its north in Delbridge St North Fitzroy and along the block of Queens Parade North Fitzroy from Michael to Delbridge Streets, from the south along Wellington Street in both Clifton Hill and Collingwood, and to the east and west in Hodgkinson Street Clifton Hill as well as distantly from Studley Park Road, alongside its higher neighbour St John's as shown in the photo in section 2. It was previously seen from Page Street Clifton Hill until occluded by the installation of a temporary doublestorey classroom in front of the former Organ Factory. From the intersection of Queens Parade, Delbridge Street and Wellington Street it plays a central role in the panoramic view of the Clifton Hill Landmarks trilogy, namely the Shot Tower, the Croatian Catholic Church and St John the Baptist Church.



Croatian Catholic Church from Page Street



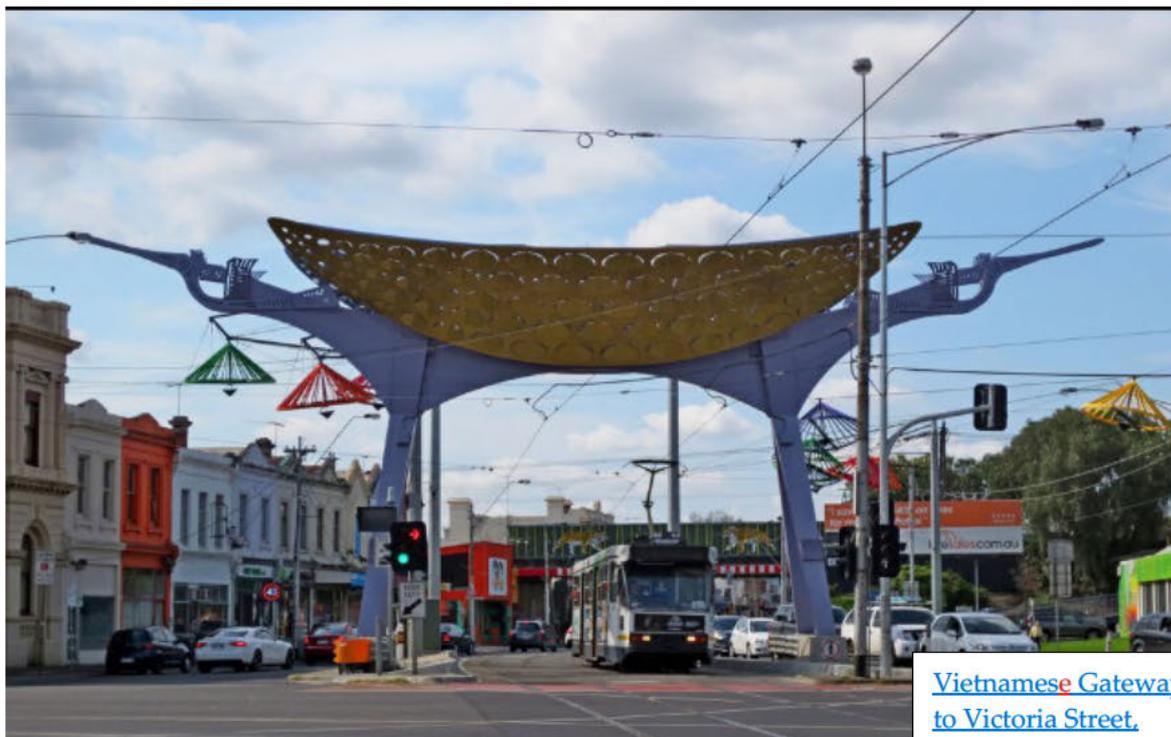
Clifton Hill Landmarks Trilogy: Shot Tower, Croatian Catholic Church and St John the Baptist.

3.2 Vietnamese Gateway to Victoria Street

This significant symbol of Yarra's Vietnamese community is indeed a local landmark and should be added to Table 1. It meets the symbolic value, identity value and tourism value criteria as defined by the Ethos report.

The Victoria Street Gateway celebrates Victoria Street as "Little Saigon" and its associated elements take inspiration from ancient and popular Vietnamese culture. The structure references the myth of the origins of the Vietnamese people: the union of the dragon god Lac Long Quan and the fairy goddess Au Co that spawned 100 eggs. The sculptural hats suspended over the road represent Non La leaf hats worn in Vietnam. The bamboo artworks reflect memories of Vietnamese and Asian bamboo villages. The tigers on the railway bridge take inspiration from themes of protection and prosperity found in Vietnamese folk paintings and Oriental Fengshui. The tigers are also symbols of the Richmond Football Club. The splendid and very popular Victoria Street Lunar Festival commenced in 1994.

The history of Victoria St as 'Little Saigon' followed the arrival of refugees from Vietnam after 1976. When Vietnam-born Victorians were first counted separately in a census in 1976 only 382 were recorded. In 1976 the first boat arrived in Australia carrying refugees who had bypassed formal immigration procedures. Desperate to find a new home, they were accepted as immigrants on humanitarian grounds. Within three years a further 53 refugee boats had arrived. Many were ethnic Chinese. By 1981 the Vietnam-born population in Victoria was over 12,000. The City of Yarra 2011 Census showed over 2,600 Vietnamese-born and over 3000 of Vietnamese ancestry, forming 4% of the population of Yarra.



[Vietnamese Gateway to Victoria Street, Abbotsford](#)

3.3 Foy & Gibson Chimneys

The Foy & Gibson chimneys in Oxford Street, Collingwood should be added to the lean collection of industrial heritage represented in the Landmarks policy.

Constructed to the design of renowned architect William Pitt over several decades from 1887, the Foy & Gibson factory complex still dominates the area in Collingwood bounded by Stanley, Wellington, Peel and Little Oxford Street. The factories provided goods for Foy & Gibson department stores and produced men's clothing and shirts, ladies' underclothing, millinery, furniture, hardware and bedding. Warehouses stored imported goods, and the complex was a major hub for home delivery, firstly with horse-drawn vehicles and later with motorized trucks. A major source of local employment, the Foy and Gibson factory complex employed around 2000 people in all stages of the production process, from spinning to despatch and delivery. The Foy and Gibson complex is on the Victorian Heritage Register and its chimneys which for years stood out on the Collingwood landscape from near and far can still be seen representing the significant industrial past of Collingwood.



Foy & Gibson Chimneys Oxford Street, Collingwood

3.4 Public Housing Towers (Collingwood, Fitzroy, North Richmond)

The three high rise estates of Collingwood, Fitzroy and North Richmond are a constant on the skyline of the City of Yarra and should all three be added to the list of Landmarks which should be honoured as the key built forms they are as well as for the significant history they have played in the development of our City.

The Estates represent sites of social significance in Victorian history. The Housing Commission of Victoria, established in 1938, and popularly known as ‘the Commission’ built high-rise towers on 28 sites spanning inner-city suburbs of Melbourne through the 1960s and early 1970s. The Collingwood, North Richmond and Fitzroy Estates and high-rise towers changed the skyline of the then municipalities of Collingwood, Richmond and Fitzroy as well as changing and enriching their population and culture. They are architectural examples of the housing of the era and symbolise an important moment in Australian national, state and local history during which housing was considered a human right, integral to society.

They meet the Heritage value, Aesthetic value, Symbolic value, Social and community value and Identity value criteria for landmarks.

3.5 Collingwood Football Club Magpie

The Collingwood Football Club Magpie on the former Victoria Park club rooms is a visual representation of the significance the Collingwood Football Club had to the residents of the former City of Collingwood during its long history. The Magpie meets the Symbolic value, Social and Community value and Identity value criteria for inclusion in the City of Yarra’s Landmarks. It is a local icon.



Table 1: Landmark primary viewpoints and architectural significant elements

Changes to the existing Table 1 are in yellow.

Landmark	Primary views	Architectural significant elements
Church spires		
St Ignatius 326-348 Church Street, Richmond	<ul style="list-style-type: none"> ▪ Tram terminus at intersection of Church and Victoria Streets ▪ North-east corner of intersection of Bridge Road and Church Street ▪ South-east corner of Church Street and Swan Street ▪ Citizens Park – path around oval at Highbury Street/Gee Street entry 	<ul style="list-style-type: none"> ▪ Spire ▪ Bell tower
St Mark's 268 George Street, Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Moor Street and Gore Street ▪ South-west corner of intersection of Moor Street and George Street ▪ North-west corner of intersection of Conde Street and Napier Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Bell tower
St John the Baptist 61 Queens Parade, Clifton Hill	<ul style="list-style-type: none"> ▪ Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street ▪ Pedestrian crossing near Ranges Reserve ▪ Alfred Crescent Pavilion in Edinburgh Gardens ▪ Southern views from Budd & Wellington St to be developed (See commentary in text) 	<ul style="list-style-type: none"> ▪ Spire ▪ Bell tower
St Luke's 121-123 St Georges Road, North Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Brunswick Street and Johnston Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Bell tower
	<ul style="list-style-type: none"> ▪ North-east corner of intersection of Scotchmer Street and St Georges Road ▪ Walkway, north of grandstand in Edinburgh Gardens 	
St Nikola Tavelic Croatian Church (formerly Wesleyan Methodist) Cnr Wellington & Hodgkinson St Clifton Hill	<ul style="list-style-type: none"> ▪ Views from NSE and W to be developed (see commentary in text) 	<ul style="list-style-type: none"> ▪ Spire ▪ Section of tower beneath spire
St Patrick's 1 Cathedral Place, East Melbourne	<ul style="list-style-type: none"> ▪ Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North 	<ul style="list-style-type: none"> ▪ Spire ▪ Bell tower
Clock towers		

<p>Former Dimmeys store 140-160 Swan Street, Richmond</p> <p>(previously known as Ball Tower)</p>	<ul style="list-style-type: none"> ▪ North-west corner of intersection of Swan Street and Yan Lane ▪ North-east corner of intersection of Stewart and Swan Streets ▪ North-east corner of intersection of Waverley Street and Swan Street 	<ul style="list-style-type: none"> ▪ Balcony ▪ Cock stage ▪ Arcade stage
<p>Richmond Town Hall 333 Bridge Road, Richmond</p>	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Lennox Street and Bridge Road ▪ South-east corner of intersection of Burney Street and Bridge Road ▪ Citizens Park at <ul style="list-style-type: none"> • Path around oval at Highbury Street / Church Street entry • Path around oval where it meets the central entry from Highbury Street 	<ul style="list-style-type: none"> ▪ Flagpole ▪ Pyramid roof ▪ Cock stage ▪ Cornice and ribbon balustrade
<p>Collingwood Town Hall 140 Hoddle Street, Abbotsford</p>	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Victoria Parade and Hoddle Street ▪ North-west corner of intersection of Johnston and Hoddle Street ▪ Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street ▪ Extra views to be added from Clifton Hill, as well as ensuring that 360 degree views from close up and afar are protected (see commentary in text). 	<ul style="list-style-type: none"> ▪ Flagpole ▪ Cupola ▪ Cock stage ▪ Balustrade and entablature
<p>Fitzroy Town Hall 201 Napier Street, Fitzroy</p>	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Conde Street and George Street ▪ Conde Street Reserve – centre of the park ▪ North-east corner of intersection of Kent Street and Moor Street 	<ul style="list-style-type: none"> ▪ Flagpole ▪ Cupola ▪ Cock stage ▪ Balustrade and entablature
Industrial structures		
<p>Shot tower 94 Alexandra Parade, Clifton Hill</p>	<ul style="list-style-type: none"> ▪ Intersection of Brunswick Street and Alexandra Parade - north-east corner of central median ▪ Eastern Freeway (west of the Hoddle Street overpass) <ul style="list-style-type: none"> ▪ Darling Gardens (Rotunda) ▪ Rokeby St and Langridge St ▪ Studley Park Rd Kew 	<p>Top two thirds of the tower</p>

Chimney stacks Foy & Gibson Oxford Street Collingwood	<ul style="list-style-type: none"> To be developed 	To be developed
Advertising sky signs		
Pelaco sign 21 Goodwood Street, Richmond	<ul style="list-style-type: none"> Tram Stop 13 on Wellington Parade North-west corner of intersection of Punt Road and Wellington Parade South-west corner of intersection of Church Street and Hodgson Terrace 	Sign
Skipping Girl sign 651 Victoria Street, Abbotsford	<ul style="list-style-type: none"> South-west corner of intersection of Burney Street and Victoria Street Entry to the City of Yarra from the east (Victoria Street footpath, east side) Intersection of Leslie Street and Victoria Street 	Sign
Nylex sign 2 Gough Street, Cremorne	<ul style="list-style-type: none"> More Bridge – centre of bridge on its eastern footpath 	Sign
Slade Knitware sign 105-115 Dover Street, Cremorne	<ul style="list-style-type: none"> North-west corner of intersection of Keeso Street and Dover Street 	Sign
Multicultural Heritage		
Vietnamese Gateway to Victoria St	<ul style="list-style-type: none"> To be developed 	
Local identity		
Magpie Image Victoria Park Lulie Street Abbotsford	<ul style="list-style-type: none"> To be developed 	
Public Housing Towers		
Public Housing Towers North Richmond Collingwood Fitzroy	<ul style="list-style-type: none"> To be developed 	<ul style="list-style-type: none">
World Heritage		
Royal Exhibition Building 9 Nicholson Street, Carlton	<ul style="list-style-type: none"> Length of the footpath on south side of Gertrude Street between Nicholson Street and Fitzroy Street A long Mar on Lane west of Fitzroy Street 	<ul style="list-style-type: none"> Drum Dome Lantern Fagpo e

██████████
Amendment C269 - submission
o ██████████
Cc ██████████

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I've raised with council in several occasions my view that a transition plan between commercial zones and heritage protected areas are required in order to protect the character and amenity of my neighbourhood.

The transition plan would include Brunswick and smith street and needs to include height limits (no higher than 5 stories) and setback guidelines.

Our heritage neighbourhood can't be replaced once it is destroyed. Please consider our community for the future.

Yours sincerely,

██████████
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I do not support the massive construction and development plans proposed for the Piedimonte's supermarket. This redevelopment of the supermarket poses a threat to the existing retail, hospitality, and community of not only St. Georges Road and Best Street, but the entirety of North Fitzroy.

This multiple storey shopping complex will bring in big corporate brands and push out locally owned small businesses, which have already taken massive hits during this devastating year. Not only will retail be affected, but so will the numerous restaurants and cafes which are intrinsic to the culture and climate of North Fitzroy, with bigger hospitality companies and chains that often open within shopping complexes, smaller local hospitality will be drowned out. The development of Piedimonte's supermarket into a large shopping complex holds the possibility of turning the Scotchmer Street and St. Georges Road intersection into a large junction with many cars coming to visit the shopping centre, much like the number of cars which visit big centres like Barkly Square and Northcote Plaza. This increase in traffic is putting at risk the many school children from both Fitzroy North Primary School and Fitzroy High, who frequent both the supermarket and the surrounding shops. The c

urrent level of traffic is very localised and slow, allowing for both children and the elderly to access the shopping village by foot, however with a large shopping centre and increased housing, the traffic is likely to increase and threaten the safety and accessibility which many older members of the community have enjoyed their entire lives. Whilst there is real risk to local business, school children, and the elderly, there is also the rest of the community who currently enjoy the culture and sanctuary of the North Fitzroy village as it exists today. Many disadvantaged people live in and around our community and benefit from the tight nit environment which is afforded in our small neighbourhood, however to create a towering commercial structure would drive away many people who are experiencing homelessness, buskers looking to earn some money, and even various activist groups who often operate outside of the supermarket. North Fitzroy is also a haven for young and often ma

rginalised groups who were drawn to our area for its atmosphere and community which is extremely localised and accepting, to create a megastructure in the core of the neighbourhood would destroy the humble and village-like atmosphere which has drawn so many people to the area, and would deter people from seeking the sanctuary which once existed.

The design also proposes a residential development. By building housing in the complex, it would attract a large population of people who would add to the traffic in the area, take away parking from people who already live in the surrounding streets, and also overwhelm the resources in our neighbourhood. This design means that a population increase is to be expected, and as the developers are not part of city planning or council, they have not made any considerations to cars and parking issues that would arise. A lot of North Fitzroy is permit only parking, however there is also parking for visitors, by increasing the population the availability for current residents to have guests over would diminish significantly. The previously mentioned hazardous traffic for both school children and the elderly, would also be increased by an increase in residents, as there would be many people coming and going from the tower.

On a more vain note, the construction of North Fitzroy's first high-rise structure, which makes no attempt to fit into the existing architecture or mirror the height of the surrounding buildings, would mar the visual appearance of our eclectic yet beautiful neighbourhood. As a resident of Scotchmer Street, I would very much not appreciate some wealthy developers coming along and ruining the gorgeous street that I live on, as a towering modern eye-sore on Best Street would entirely ruin also Scotchmer Street, as many buildings on Scotchmer Street are also a part of this horrific plan. I do not think it fair that the future of our entire neighbourhood should be allowed to be decided by someone looking to earn even more money than they do now, just because they can.

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I am a resident of Fitzroy and have been for three years. One of my favourite things about Fitzroy is that it doesn't have the type of overdevelopment we've seen in other areas. For example, Footscray is losing its charm rapidly because of the many apartment blocks and towers going up. It's a huge shame and I don't want to see that happen here.

Yours sincerely,

[REDACTED]
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - Submission
December 04, 2020 at 4:41 pm AEDT

To: [REDACTED]

Dear City of Yarra,

I would appreciate your serious consideration of the following few comments regarding the proposed Amendment C269 of Yarra's Planning Scheme

Re LANDMARKS:

Shot Tower, Clifton Hill. Primary views – much more than 1/3 of (upper) height should be retained visually unimpeded by any future works within the stipulated sight lines. 2/3 of upper height visually unimpeded would be the minimum appropriate for this very important landmark, to maintain the visual impact and sense of its original size relative to all other buildings over a very large area.

Re BUILDING DESIGN

Are there definitions included in the Scheme of the terms low-rise, mid-rise and high-rise ? If not, then it is very important that these terms be defined in unambiguous wording.

This would surely require metrics to be used, either as specified finished height of works; or as an average height of a storey if number of storeys were to be used in defining the low, mid or high rise height.

If the -rise definitions can be clarified , it would be appropriate that the community have a further opportunity to consider the wording of the proposed Amendment before it is finalised.

With regards,

[REDACTED]

[REDACTED]
Clifton Hill 3068

Email: [REDACTED]

Ph: [REDACTED]

[REDACTED]
Amendment C269

December 04, 2020 at 4:42 pm AEDT

To: [REDACTED]

The following comments on City Of Yarra s Amendment C269

From

[REDACTED]
[REDACTED]
Fitzroy North

Planning strategy

In general overdevelopment of land in the City of Yarra should be discouraged. Low medium density rather than high rise buildings.

There is a need for a unified ,readily available and enforceable set of rules governing new and renovations to existing buildings.

- Height – currently there are submissions for developments well in excess of 12 floors. A maximum height well below this should be mandated.
- Green space – again there should be a mandated area of total land site that allows for gardens, community activity and general; green areas.
- Environmental factors such as solar panels, sustainable building materials should also be mandated.

Buildings and heritage

Given the history of the municipality, heritage buildings and the heritage nature of many areas should be protected. In shopping precincts, advertising should be in keeping with the heritage of the area and colour schemes limited as appropriate.

Transport

The priority given to walking, cycling and public transport is sound, bholwever I would make the following suggestions:

Shared pathways for cyclists and pedestrians do not work. Many cyclists are commuters rather than recreational riders and travel at speeds dangerous to pedestrians. The bike path through Edinburgh Gardens is particularly dangerous and has changed the nature of the area considerably. The bike path should be re-routed around the perimeter of the gardens so pedestrians can stroll at their leisure without looking over their shoulder or watching at every intersection.

Recent changes to Wellington Street and crossings on the old railway track in Scotchmer street are problematic. Making a left hand turn with obstructed visibility due to parked vehicles is dangerous for cyclists and worrying for drivers. Other paths where cyclists and pedestrians have priory are obscured by plants. A safer alternate would be to use lights or at least a stop sign.

While use of cars can be limited, older people, people with children, and extreme weather conditions mean cars will need to be used in the City of Yarra.

Thank you for the oppportunity to comment.

Yours sincerely



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Amendment C 269- submission
December 04, 2020 at 4:42 pm AEDT
To: [REDACTED]
Cc: AFADA

Dear Yarra City Council,

My name is [REDACTED] and I live in Alphington.

This is an area with beautiful Heritage homes, lovely parks and tree lined streets and a great Community 'feel'.

My family is some of the first white residents of the area, first building in Alphington in 1913...!!!

My Grandfather was Alphington's first Resident Station Master attending to all the steam trains (toot toot!!) and all the passengers and parcels.!!

My submission on Amendment C 269 refers mainly to the Alphington - Fairfield Heidelberg Road area.

'Activity centres' (which should really be called 'Shopping Centres') should be Low Rise and Low Density form.

Buildings along Heidelberg Road should be of 3 to 4 Stories Maximum Heights. (see attached photo of example)

Shops and Businesses on the lower level Housing on Upper Levels.

Alphington has many Heritage homes and trees and it is imperative that this 'feel' is retained.

HOUSING

Yarra should encourage existing homes to be retained and restored.

Any New housing should be low rise and low density.

High Rise development should be DISCOURAGED as High Rise developments SEVERELY DIMINISH the look and feel of Alphington.

Also, as we have discovered with CO-VID, High Rise towers are not HEALTHY places to live when a pandemic takes hold...!!!

ENVIRONMENT

The environment, parks, rivers, street trees, and home gardens all contribute to the 'feel' of Alphington and should be protected and preserved.

This is why new developments should be DISCOURAGED as they 'gobble up' space and structures which are here already. (environmentally).

GROWTH

Yarra should discourage GROWTH of the area as this changes the feel of the area.

As we have discovered with the PANDEMIC, we CAN close the borders and stop all the planes from bringing people here.

We should keep our borders closed permanently and stop all immigration as this is the main reason for 'BAD' growth.

We have stopped the boats..... AND..... now we have stopped the PLANES.....!!!

PHOTOS

I have attached some photos of homes and gardens of Alphington.

Also, a photo of an 'acceptable' style of 'new' development in Heidelberg Road Alphington.

Yours Sincerely,

██████████

email:

██

4th December 2020





Amendment C269 - submission

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Cc

Thank you for this opportunity to discuss the new C269 plan for Yarra. I am concerned that its terms are so vague that it appears that our activity centres could be dominated by buildings up of to 14 storeys, which would completely alter the character of these centres and of the whole municipality.

I have lived in North Fitzroy for over 47 years and have enjoyed the diversity and accessibility of our local shopping strips/activity centres for all that time. I do not want to see them taken over by large developments that inevitably change their character and, by doing so, crowd out the smaller traders who create the existing diversity and vibrancy of these strips. An example of the dangers of this kind of can be seen in the current proposal to redevelop Piedimonte's supermarket in the North Fitzroy Village.

Yarra, as the first suburb of Melbourne, has some of the best Victorian heritage areas in the world. The heritage houses, shops, laneways, parks and diverse areas are its heart and soul. On the face of it, the new C269 is in danger of destroying, or at least severely damaging, that heritage. We have seen during the Covid-19 lockdowns, how much value people have discovered in being able to enjoy seeing the sky over and between buildings, spending time in the open air at ground level and, most particularly, visiting precious green spaces, of which there are few enough in Yarra. It has been quite evident in the last few months that even our larger green spaces, e .g., the Edinburgh Gardens, have been used intensively, to the point of almost over-use.

Yarra's own climate change policy conflicts with the new C269. It is well recognised that high rise buildings are not sustainable, either in the use of the materials they are built from or in operating costs.

I accept that there should be some residential development in Yarra, but not at the expense of the ongoing viability, diversity and heritage of our local shops.

Thank-you for this opportunity to contribute to the future of Yarra.

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

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Cc

I grew up in North Fitzroy and have seen the area transform in multiple ways over the last thirty-five years. Without exception the most negative aspect has been the acceleration of poorly built, crowded, developments that put people in expensive dog boxes that rely on constant air conditioning just to live in an adequate indoor environment. Overall the approach by developers is exploitative and their buildings poorly conceived, badly constructed eyesores. Most are far too large and fail to take into account the conditions of Yarra that make it special - open space, vibrant strips and live music. Instead large developments are but without soundproofing and venues are asked to close or curb their pre-existing activities this results in a husk of a suburb that is at once devoid of what made it attractive in the first place and too expensive to allow the regeneration of creative industry by you get residents.

I strongly object to the proposed changes.

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Yours sincerely,

Yarraville, Victoria, 3013, Australia

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Amendment C269 - submission

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Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Response to planning amendment C269

1. We are long term residents of North Fitzroy and have lived at [REDACTED] for almost 30 years. We are motivated to respond to planning amendment C 269 as we are passionate about preserving the heritage streetscapes, unique villages of low rise shopping strips and community amenity of North Fitzroy. We have strong connections to our neighbourhood and have formed great friendships and rapport with our neighbours, many facilitated through meeting at our local cafes and businesses.

2. We are also responding on behalf of a number of Rae st residents who are currently heavily involved in yet another VCAT hearing in regards major planned overdevelopment in North Fitzroy. Residents should not have to fight against every single inappropriate development in our neighbourhood and we urge Yarra Councillors to step up to the challenge of further protecting our neighbourhood through this amendment.

3. After reading the proposed amendments to C269 we were very disappointed at the lack of detail included in regards to issues pertaining to Nicholls Ward, especially as both Langridge and Melba Wards have many specific inclusions. The amendment response under headings Nicholson st, Rathdowne st and St Georges rd is totally (3 sentences for each village is totally inadequate.

4. As residents of Nicholls Ward it should be noted that the issues raised in this response largely relates to Nicholls Ward

5. The current amendment should clarify many terms – For example residents want to know what is meant by incremental change, What is mid scale? Mid rise development, low rise development? Is mid rise the same as mid scale? Many terms seem to be used in an interchangeable way. Incremental change should be explained? What does this mean?

6. Neighbourhood Activity Centres.

6.1 Central and at the core of living in our neighbourhood are the North Fitzroy (St Georges rd and Scotchmer St) , Nicholson, Rathdowne and Queens Parade Villages. Local residents highly regard each of these small villages and all the benefits that the concept of a village provides. The very fabric of our neighbourhood is embodied in these small scale villages.

6.2 The villages are significant in relation to their low rise built form which contributes to actually creating the village atmosphere and amenity. Residents feel a strong sense of community largely because of the small scale nature of our villages, the accessibility and diversity of the range of shops and services. We shop, eat, socialise and rely on our villages to provide us with virtually all our needs.

6.3 Residents highly value the amenity provided by the variety of services and retail provided in our shopping villages and the ability for residents to walk to visit a doctor, pick up a prescription from our local chemist who knows most residents by name, shop for groceries or specialist cheese and deli items, being spoilt for choice buying our bread, fresh local produce, buying ethical and Australian gifts and meeting friends and family at the many local cafes, Bars & Pubs.

6.4 Commitment to the commercial diversity of these villages is important to provide all the services without having to leave the neighbourhood. WE do not want to lose the diversity and vibrancy of our villages and do not want developers determining what our local shops will become. Local residents are passionate about supporting our local INDEPENDENT businesses and have done so through lengthy road closures (Scotchmer st in 2016) and recently after opening with COVID restrictions. It is worthy to note that chain stores and franchises are virtually nonexistent in the retail offerings in North Fitzroy.

6.5 The connectedness and well being of residents in our community is enhanced by the many informal and chance meetings we experience on a daily basis in our villages. We care about each other and we care about our neighbourhoods. We have a shared emotional connection to our villages amply demonstrated by the large numbers of people involved in the Protect Fitzroy North group and other active residents groups in the community.

6.6 20 minute village – North Fitzroy is the 3rd most walkable neighbourhood in Melbourne with a walk score of 93 (ref walkscore.com), There are numerous restaurants, bars and coffee shops in Fitzroy North .Residents can walk to an average of 13 restaurants, bars and coffee shops in 5 mins. Queens Parade provides local residents with a walk ability score of 96.

6.7 Residents of North Fitzroy are in the enviable position of living in a “10 minute Village” and most people can access more than one of the 4 villages in Nicholls ward in 10 mins , The diversity of the North Fitzroy neighbourhood villages where butchers, fishmonger, specialist deli, post office , newsagent, greengrocer, bakeries , cafes, restaurants, hotels and bars, dry cleaners, hardware and paint and many medical, dentistry and allied health, fitness and beauty services provide almost all services within the local community. This was particularly important during the recent COVID lockdowns, where many residents shopped almost exclusively in our villages and came to appreciate even more the diversity we currently have.

6.8 As stated in the 20 min Neighbourhoods- Creating a More Liveable Melbourne, Vic State Gov.

“Neighbourhoods form part of our social history and contribute to our individual identity. Walkable neighbourhoods can foster a sense of community... to create a liveable city; we must work with communities to design more inclusive, vibrant and healthy neighbourhoods. This process should acknowledge and protect the distinct character of individual neighbourhoods. ... and further stated under Neighbourhood Activity centre... These places are small in scale.

6.9 Residents living in the vicinity of the North Fitzroy, Nicholson, Rathdowne & Clifton Hill villages are in an extremely enviable position of already living in a vibrant healthy and diverse neighbourhood “optimum 20 min neighbourhood”.

6.10 The neighbourhood village is important to the health and well being of local residents as they strengthen the community and foster a connectedness between residents, providing strong social cohesion.

6.11 Yarra Council LGA as of June 2018 was the second most densely populated LGA in Melbourne with 5,040 people per sq Kilometre. We do not need to “densify “at the expense of the amenity of local residents. We already have what many other LGA’s in Melbourne aspire to with liveability and walkability however “over densifying” will only diminish liveability.

6.12. The C269 planning amendment must identify these villages as significant and contributing to the very fabric of the local communities and Yarra Council must recommit to and support the village concept in each of these precincts. Councillors must include specific and tangible protections for North Fitzroy, Nicholson & Rathdowne villages in the C269 Amendment. A number of years ago Council Commissioned the decorative signs identifying each of the villages. This amendment must identify and protect the small scale fabric of these villages.

Action Required:

1. We the residents of Rae St North Fitzroy want Yarra Councillors to recommit to identifying our local shopping areas as Villages.

North Fitzroy, Nicholson st and Rathdowne st (also Clifton Hill Queens Parade) villages should be identified and given special status in this planning amendment. We do not want higher residential developments above the shops in these villages. The low scale nature of the current villages is at the very essence of what makes our neighbourhood so liveable. Buildings within the North Fitzroy, Nicholson and Rathdowne villages are predominantly 1-2 storey, the majority of the lots are narrow fronted with traditional shop fronts. These villages are surrounded by low scale heritage zoned residential neighbourhoods. It is not appropriate to have midrise developments in the case of Rathdowne st not even low rise developments.

The Current Amendment 11.03-1L states – Under strategies

“support high quality mid rise buildings in major AND Neighbourhood activity centres. Neighbourhood Activity centres should be deleted from this statement.

We do not want mid- rise buildings in these neighbourhood villages and we must act now to protect the fabric of our communities.

Responses to the separate headings listed in the amendment

Nicholson st, North Fitzroy.

Further guidance should be provided with a preliminary statement identifying the importance of the small scale village and the headings should include the addition of the word Village:

- Identify and acknowledge “Nicholson Village” in the amendment
- After “Protect the heritage shop fronts and verandahs” ADD and encourage restoration of verandahs and upper floors
- After “Retain the visual prominence of the heritage streetscape and buildings”

- ADD and support development that retains the consistent low scale built form and retains the fabric of the predominantly 1-2 storey shop fronts and buildings
- ADD -Support a mix of local uses which provide the day to day needs of the local community
- ADD - Promote the local independent retail ,commercial and personal services offerings and rejuvenation of the village
- ADD - after “ Encourage the redevelopment of Land at 9-49 Scotchmer street in a manner that contributes to an attractive public realm and responds to surrounding heritage area” ADD ensuring the protection of the historically significant “ saw tooth building, the Art Deco building on Scotchmer st and retaining a low rise, low scale development compatible with the neighbouring residential heritage overlays and is compatible to the scale and fabric of the west side of Nicholson st, Rathdowne st, Carlton North

Further guidance should be provided with a preliminary statement identifying the importance of the small scale village and the headings should include the addition of the word Village.

Note the importance of Rathdowne st an important historic village not only for Yarra residents but for all Melbournians. This village should be protected and All of Rathdowne st forms a special ‘local st with significant central median strip and deciduous trees that are loved by all Melbournians. This street has strong local presence and the deciduous trees “identify and frame the seasons “in our community. Areas to the North and South of the Rathdowne Village also require protection from poor designed low rise development that has recently been given approval by Council, totally out of character with the streetscape. Also add the protection of the vistas around the Edwardian buildings on the corner of Elgin and Rathdowne st:

- Identify and acknowledge “Rathdowne village” in the amendment
- REORDER the points to acknowledge the historic significance of the village (The most important point being to protect the Historic significance of the precinct)
- DELETE“ Low rise development in relation to the village “
- ADD- Retain the visual prominence of the heritage streetscape , ensuring visual sightlines the length of the st are preserved

St Georges rd, North Fitzroy

Further guidance should be provided with a preliminary statement identifying the importance of the small scale village and the headings should include the addition of the word Village.

- Identify and acknowledge “North Fitzroy Village ” in the amendment
- After “Support a mix of uses along st George’s rd , in particular uses which provide the day to day need of local communities ..
- ADD - and Support development that retains the existing low scale built form and retains the fabric of the predominantly 1-2 storey shop fronts and buildings
- ADD - Promote the local independent retail, commercial and personal services offerings in st Georges rd and Scotchmer st
- ADD - Identify and Acknowledge the heritage land marks of the village including ‘The Old Post Office to the North and the Gladstone Buildings at 169- 187 St Georges rd to the South and in particular encourage the restoration of the awnings to this local land mark building (1888)
- ADD -Encourage restoration of other Victorian and Edwardian buildings in the village including restoration of verandahs
- ADD - Protect Victorian terraces north side of Scotchmer st and the ART deco building on the corner of Best a& Scotchmer st
- ADD - Protect the vista to the Old Post Office on St Georges Rd the North
- ADD - Protect the vista to the South with The North Fitzroy library , Small shop fronts and trees of Edinburgh Gardens
- ADD Protect the vista from the Brunswick st Oval grandstand

7. HERITAGE

7.1 We the residents and our elected representatives at Council are custodians of the heritage houses, shops, town halls, community buildings and industrial heritage, some of the best Victorian and Edwardian Heritage buildings in Melbourne.

7.2 Yarra Council has a responsibility to not only the residents of Yarra but of Melbourne and Victoria to ensure our Heritage buildings, streetscapes and vistas are protected as our neighbourhoods were the some of the earliest settled in Melbourne. From the World Heritage Listed Exhibition buildings to the individually historically significant listed mansions throughout Yarra on Alfred Cres, Royal Terrace, Nicholson st to the small tenement houses in Fitzroy, from the Collingwood , Richmond and Fitzroy Town halls to the saw tooth industrial buildings we must preserve the Heritage of Yarra and Melbourne for future generations.

7.3 The new C269 must have clearly listed heritage objectives to PROTECT and CONSERVE the Heritage of Yarra. The proposed Heritage policy document requires significant clarifications in a number of areas; specifically it must include clear definitions of technical terms. There must be a set of well illustrated guidelines without jargon to support the new policy.

7.4 Rathdowne St has in the past been well acknowledged, although we feel sufficient credence hasn't been included and should be identified as a historically significant set of buildings, most with historic verandas. Nicholson st village has been overlooked in terms of acknowledging the Victorian heritage streetscape – Individual mention should be made of The Old Butchers shop & original veranda, & one of the oldest buildings in Melbourne the Empress Hotel.

7.5 North Fitzroy village while having a mix of architectural styles still has some examples worth highlighting including the repurposing of the Best st warehouses, the introduction of the much loved new library as a great example of a new public building responding in context to its neighbourhood character and village surrounds, the historic old Post Office, also Gladstone Building further South in st Georges rd as worth protecting as they form a unique set of buildings in Nicholls ward.

7.6 Each of the villages mentioned earlier in response to Activity centres are not appropriate areas for Incremental change and development and not appropriate for multi storey development. Local residents do not want the dominance of the bulk and scale as evidenced on the corner of Brunswick rd and Lygon St as the scale totally dominates the streetscapes.

7.7 These villages should be identified as special zones for protection of heritage and small shop front built form providing diversity in retail, food & beverage & services to ensure that the historic heart of our communities is retained.

7.8 Residential Heritage overlays in streets with mostly single story dwellings are meaningless if these streets about designated increased development activity centres where multistorey developments can visually dominate with their bulk, often overshadow and significantly reduce natural light to the original buildings. For example Breese st in Brunswick where many multiple storey developments totally dominate the streetscape, the heritage buildings have all been lost and 3 Victorian houses remain wedged between high density developments.

7.9 Council should partner with the National Trust to increase the number of grants on offer to restore shop fronts and preserved, promote and celebrate our heritage built form. City of Yarra has an incredible unique point of difference with many other suburbs of Melbourne and this must be protected for future generations.

Heritage -Action Required:

- The proposed amendments must include a clear and comprehensive set of definitions of technical terms.
- A well illustrated set of Guidelines must underpin and support the policy to inform local residents and property owners of the value, nature and intent of the Heritage policy
- Provide clear guidance and support for local residents and business restoring their properties and encourage the protection and restoration (and ensure Council Officers do not hinder the process)
- Encourage further restoration projects through the partnership with The National Trust Victoria's Heritage Restoration fund
- Encourage reinstatement of Historical street verandahs to provide shade for pedestrians
- Protect the historic streetscapes from midrise and high development – Fitzroy st containing some of the oldest buildings in the City of Melbourne should be protected to ensure the vistas highlight the historic nature of the streets

8.SUSTAINABILITY

8.1 Critical to the discussion of planning is the lack of sustainability identified and included in the planning processes. Yarra Council has declared a Climate emergency however continues to support high rise development that makes a significant contribution to the heat retention, thermal massing and increased Urban heat island. Recent infrared images identify this as an increasing problem in the City of Yarra where we already have the second highest population density in a local government Area

8.2 Lack of mandatory permeable land on developments and house alterations contributes to the increase in heat massing. Planning guidelines must revisit the percentage of permeable land to be retained on private and commercial properties as this will help reduce the heat island affect.

8.3 The planning policy should include the repurposing and adaptive reuse of buildings especially old warehouse (excellent example of the warehouses on Best st in North Fitzroy that were developed into townhouses within the fabric of the building. We do not want the continual demolition that is occurring in East Brunswick where old industrial buildings could have easily been repurposed for housing, saving on land fill, thermal massing and poor design and amenity outcomes on the corner of Lygon st and Brunswick rd.

9.TREES

Residents fully support the tree register and recommend it be updated to include many more trees in our neighbourhood. These provide essential shade in the heat of summer and help to reduce the heat island effect.

Trees recommended for inclusion in the tree register

- 2 large plane trees on the corner of Rae and Scotchmer st as having a particularly significant tree canopy that provides excellent shade and reduces the ambient temperatures outside immediate properties
- 3 large 'Elm trees " in the Best street triangle providing shade and reducing heat mass
- All the deciduous trees on the nature strip in Rathdowne st

The Tree register should be reactivated and local residents asked to nominate trees to be included on this register

10. LANDMARKS

10.1 Landmarks worthy of inclusion

- Gladstone buildings in St Georges rd, North Fitzroy
- Butchers shop in Nicholson st, North Carlton
- Old Post Office in St Georges rd
- 'Ranald McDonald House – Park st and the vistas from Rae st and Park st

11. LANEWAYS

Laneways form an integral part of the fabric of the City of Yarra and need to be protected and not taken out of the public domain. Laneways are not only used for access purposes but for socialising with neighbours and local amenity.

Yours sincerely,

██████████
Fitzroy North, Victoria, 3068, Australia

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[REDACTED]
Amendment C269 submission
December 04, 2020 at 4:47 pm AEDT

To: [REDACTED]

Cc: [REDACTED]

City of Yarra

[REDACTED] wish to largely support the Amendment C269 and think it provides clarity and protection for heritage and open spaces in City of Yarra, and a plan for the social and economic development in City of Yarra for the future.

We worked on the submission in conjunction with other heritage organisations and people and are making a submission with some comments and additional changes to some sections.

Yours sincerely

[REDACTED]
[REDACTED]

Our guiding principle is never to forget that significant public lands do not belong to the Government of the day, they belong to the people. Governments must keep these lands in public ownership and control for present and future generations, properly conserved and managed.

Let us also acknowledge the Traditional Owners of these lands and pay our respects to their Elders, past, present and emerging.

F

Submission of [REDACTED] to the City of Yarra regarding the Amendment C269

Date 4/12/2020

02 MUNICIPAL PLANNING STRATEGY

03 Proposed C269

03.01 Context

--/--/----

City of Yarra, like the entire country and the world, is facing a future of less growth, and more threats than previously.

City of Yarra has the benefit of its human, natural and built assets and has the opportunities to harness all these but is already straining from the pressures to absorb increased population with limited capacity for capital investments, inflexible recurrent budgets, diminishing public assets.

The Context plan does not define the final nature or location of land uses and infrastructure, but does indicate what may occur.

A context plan is intended to assist in assessing a development application by demonstrating that the development proposal will form part of a logical and integrated overall land use structure that is consistent with the vision, criteria and zone intents in the relevant development scheme

Society is supported by two obvious pillars – the state and the market but also a third pillar, the community that is to be valued and activated.

The solutions to many of our problems are to be found in bringing disparate communities together in common goals.

The recently legislated Local Government Act 2020 requires Councils to adhere to the principles of community engagement and adopt *deliberative engagement practices*. **Arrangements now need to be put in place that enable the community to participate in key decision making processes and that these become the norm rather than the exception.** This for Yarra is more than just a requirement but the opportunity at this pivotal time of change, in a serious way, to value and activate its social capital for the common good for now and for future.

Although a context plan does not define the final nature or location of land uses and infrastructure, it illustrates likely nature of the proposed development, and demonstrates how the proposed development will integrate with the surrounding area.

Our shared values about what we owe one another as citizens who are bound together in the same society, the norms we voluntarily abide by and the ideals we seek to achieve.

The economic value of a place comes from its context. The intrinsic value of a historic place comes for its **heritage** context. **In Yarra with 70% of the municipality covered by heritage overlays, it is heritage that is the most important component of context and the underlying purpose of the planning scheme and land use controls generally and heritage precinct regulations in particular is to protect that context from which those values emerge.**

Location

Yarra comprises of approximately 20 square kilometres and is bound by the Cities of Melbourne to the west, Boroondara to the east, Moreland and Darebin to the north and Stonnington to the south. Located between Melbourne's central business district and middle suburbs, it forms a transition between these areas. The Yarra River is the major environmental feature of the municipality, forming its southern and eastern boundaries.

Community and population growth

Yarra offers proximity to public transport, services, retail, entertainment, jobs and open space, making it an attractive place to live and work.

Around 96,000 people live in Yarra, and this will grow by almost 30,000 to 2031. It is projected that more than 13,000 new homes will be required to accommodate this growth.

The community is diverse in terms of ethnicity, language spoken, socio-economic background, age, household size, tenure and structure.

Household types in Yarra will continue to change, with a higher proportion of dwellings occupied by single occupants and families.

Council is committed to supporting a diverse community, including advancing equitable opportunities for people with disability and promoting the availability of diverse and affordable housing to support social inclusion and maintain Yarra's community into the future. However, managing population growth and change and supporting a diverse community is a challenge for Yarra. In planning for growth and change, Yarra is faced with managing the pressure on the valued heritage and the character of Yarra's buildings and streetscapes, its open space, community facilities, infrastructure, natural environment and transport.

Activity centres

Yarra's major and neighbourhood activity centres are predominantly along and around the main retail shopping streets. They feature highly intact heritage streetscapes and heritage places that are valued by the community.

Yarra's major, neighbourhood and local activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and Activity Centre Plans in 11.03-1L.

With access to services, public transport and a walkable, fine grain street network, Yarra's activity centres will continue to be strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities.

Natural environment

Yarra is an urbanised environment, with remnant native vegetation located within waterway corridors providing a home for indigenous flora and fauna. Yarra includes three significant water corridors - Yarra River and its tributaries, Darebin Creek and Merri Creek. These corridors are significant environmental assets that have a number of functions, including: providing for leisure and recreation, forming habitats to enhance biodiversity, acting as the city's 'green lungs', and managing water flow and stormwater. The low-lying land around the waterways however means that parts of Yarra are susceptible to flooding.

Climate change

Increased population in the inner city can bring sustainability benefits through more

efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe.

Climate change is/ resulting in the urban environment getting hotter and drier, with more extreme weather events. Inner city areas, such as Yarra are susceptible to the urban heat island effect and localised flooding and as such Yarra needs to manage the impact from urban development.

Yarra will need to continue to mitigate greenhouse gas contributions and act locally. To mitigate its contribution to climate change, Council is proactively seeking to reduce its carbon emissions and is working towards zero net emissions from its operations by 2020. In doing so, Council will contribute to global climate change commitments -as well as national and state targets.

Built environment and heritage

Yarra stands on the traditional lands of the Wurundjeri people. It is a municipality steeped in history and one that contributes significantly to the story of Melbourne. Yarra includes some of Melbourne's oldest suburbs and shopping strips, with heritage that links its contemporary and progressive inner-city character to its origins.

Heritage is an important feature of Yarra's identity, which comprises historic buildings, landscapes, landmarks, streetscapes, subdivision pattern (made up of its streets, lanes and boulevards), and cultural heritage, including indigenous heritage. Groups of heritage buildings form important heritage places and include the municipality's renowned retail strips and neighbourhoods in some of Melbourne's first suburbs.

The economic, environment and often social and cultural responsible response to functional obsolescence is adaptive reuse. For every dollar spent **not** on new build, but on rehabilitation of buildings, results in more direct jobs executing the works and more indirect jobs supplying associated materials and services to the project.

The touchstone for Yarra's global public policy is **sustainability**. In relation to the built environment is to appreciate and value the age of a lot of its built environment.

Yarra's heritage includes buildings and places of international, national, state and local significance with over 70% of Yarra's properties covered by a heritage overlay. In 2004 the **Royal Exhibition Buildings and Carlton Gardens (REB&CG)** were included on the **World Heritage List and the Australian National Heritage List and the State Heritage Register** in 1998. These listings requires that any proposed action to be taken inside and outside the boundaries of a World Heritage or National Heritage property or place that may have an impact on the heritage values is prohibited without the approval of the Federal Minister and approval under Victoria's Heritage Act 2017. A Conservation Management Plan for the REB and CG was finalized in 2009. A buffer zone, the World Heritage Environs Area (WHEA), covering an additional 55.26 hectares, was established in 2010 and this has been supplemented by the WHEA strategy plan. The WHEA provides a setting and context of significant historic character for the World Heritage property.

Changes to Yarra's Heritage Design and Development Overlays are also required that give effect to this WHEA strategy plan.

The **Abbotsford Convent** precinct also has an Australian National Heritage listing..

The existing scale of development within the municipality is mostly characterised by low to mid- rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. This scale is also

represented by many of the small heritage shopfronts within retail strips. In parts of Yarra there is a strong composition of mid-rise and some taller buildings, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses and the commercial and mixed use properties are transitioning to apartments.

Other taller elements in Yarra include towers, spires and signs, high rise social housing and health and education facilities.

Yarra has a range of residential built form types. There are residential areas that present uninterrupted terraced frontages to the street, often with little or no front setback. Other inner areas, while still predominantly small in lot size, present a more suburban appearance with modest front setbacks, often with small front gardens and small gaps between buildings. In Fairfield and Alphington, there is a more spacious, garden character, with generous front and side setbacks and large back yards.

Apartment living has increased in Yarra, and now new apartment developments need to become more diverse to better suit large families and share households, if it is to become a predominant form of housing over the next 15 years.

The large brutalist concrete public housing estates and large high rise apartment buildings set in landscaped grounds are likely to be replaced with medium density of medium height of social housing mixed with private apartment buildings set in communal gardens as well as public landscaped grounds. Many of these concrete buildings of the 1960's are starting to deteriorate badly.

Housing

Managing the impact of housing growth on the city's character and urban form is a key challenge for Yarra as parts of the municipality have experienced rapid rates of development.

New housing predominantly in the form of apartments is concentrated in parts of East Richmond, Richmond, Collingwood, Abbotsford, North Clifton Hill and Fitzroy / North Fitzroy. This has occurred largely through redevelopment in activity centres and former industrial areas. Three major former industrial precincts will also transition to residential and mixed use neighbourhoods – the Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

New development is bringing change to the scale and density of those areas. Yet despite this, residential areas in Yarra largely continue to consist of separate, semi-detached row and terrace housing.

There has been a rapid increase in house prices and land values in recent years, consistent with other parts of inner Melbourne. As a result, many households cannot afford to rent or purchase a home in the municipality. The past decade has also seen a dramatic increase in the number of private dwellings, while the amount of social housing has remained relatively static. Consequently, the proportion of households living in public and community housing (social housing) in Yarra has declined from 15.5% in 1991 to 12% in 2017.

Housing in the future will increasingly have to become multi-functional to allow for working at home and multi-functional to allow for extended families and share households. There also needs to be more housing that offers accessible, adaptable, affordable housing options to cater for Yarra's diverse community, now and into the future, is a worthy focus for Yarra.

Economic development

Yarra has a strong and mixed economy, and is well positioned to attract and retain businesses and workers. Contributing to this is Yarra's heritage building stock, transport

connectivity, inner-city lifestyle, access to open space and the Yarra River. The high level of transport connectivity allows businesses to access the large metropolitan workforce. Building on these elements will support Yarra's competitive advantage and will help to maintain its vibrant economy.

The municipality has undergone substantial change in recent decades, transitioning from a location for manufacturing to a more diverse economy. The legacy of industrial uses means that areas of Yarra may be potentially contaminated, which requires consideration when redeveloping for dwellings and other sensitive uses.

Yarra's aim will be to build on the economic value of tourism and in response to the temporary loss of international tourism for at least a few years due to the Covid-19 pandemic. Yarra's focus will in the shorter term be on national and local tourism.

With the World Heritage listed REB & CG and its UNESCO inscribed WHEA buffer zone, the national heritage listed Abbotsford Convent and the municipality 70% covered with heritage overlays, Yarra's advantage therefore is to focus on **heritage tourism**. Therefore at the core of Yarra's tourism opportunity is our historic built environment heritage.

In its Heritage Tourism Strategy and Action Plan 2020-2030, UNESCO notes: 'Heritage is our legacy from the past what we live with today, and what we pass on to future generations. Our cultural and natural heritag are both irreplaceable of life and inspiration'.

Yarra's **employment areas** are:

- **Activity centres:** largely on its retail strips which host a range of retail, commercial, entertainment and residential uses. Activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L;
- **Major employment precincts:** Cremorne Precinct and Gipps Street Precinct, Collingwood. These precincts are shown on the Strategic Framework Plan in clause 02.04-1. These areas include a diverse mix of offices, creative industries and specialised manufacturing businesses. Their proximity to the central business district, other parts of inner Melbourne and good access to Melbourne's transport network makes them attractive for businesses seeking a location close to a large number of workers, customers, clients and other firms.
 - Cremorne is an enterprise precinct, emerging as Melbourne's premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces.
 - The Gipps Street Precinct is an emerging precinct attracting creative services such as architecture and design, software and interface design and visual arts.
- **Employment land:** Mixed use or non-conforming use properties, as well as commercial and industrial land outside of activity centres and major employment precincts, such as CUB, Abbotsford and Botanicca Corporate Park, Richmond (as shown on the Strategic Framework Plan in clause 02.04-1). These areas support employment uses on individual sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning. While these areas could provide opportunities for hotel developments, they will

now be protected from private residential apartment buildings which generally adversely affect commercial or industrial work.

- **Health and education precincts:** Health services based around major hospitals and their allied medical services are now a major source of employment. The education sector is also growing. These two precincts are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L , being:
 - St. Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education).

 - Epworth Hospital, Richmond (health).

Transport

Yarra benefits from an extensive transport system that includes public transport (train, tram and bus services); a network of arterial roads and local streets; and a compact urban form and mix of land uses that facilitates walking and cycling. Within the city, local shops and amenities, activity centres and employment areas are accessible by sustainable travel modes. There are also good connections to Melbourne's Central Business District and other parts of the metropolitan area.

Cycling volumes on Yarra's streets and off-road paths have continued to steadily rise over the last ten years and this trend is forecast to continue, so for pedestrian safety there is now a need to start converting sections of the Capital and Yarra shared paths into separate pedestrian walks and bicycle roads

The availability of car parking is important for residents and businesses in Yarra. The former commercial loading zone bays in strip shopping areas will be progressively converted to free 15min parking bays car spaces as well as some 1 hour parking bays will be converted into free ½ hour and 2 hour into 1 hour parking.

02.02
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Vision Proposed C269 Yarra

The vision in the Yarra City Council Plan and Community Health and Wellbeing Plan 2017-2021 is for the municipality to be:

“A vibrant, liveable and sustainable inner-city that the community can be proud of”.

The Yarra Planning Scheme forms the spatial response to the council's vision.

The spatial vision for the municipality is:

Yarra will be one of Melbourne's most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city's prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche manufacturers. Yarra's historic neighbourhoods and heritage assets will be preserved and enhanced, with development revitalising areas with capacity for change. New housing will be provided through encouraging alterations and additions to existing housing stock in the Residential Zones will provide more homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design, particularly in the Public Realm of streetscapes and the open spaces of Yarra's parks and gardens will respect the city's unique heritage and built form character to provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the Yarra River and its surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.

02.03

Strategic directions

Proposed C269 Yarra Activity centres

Yarra has a well-established network of activity centres, each with their own role and character, including:

- Major activity centres of Swan Street, Bridge Road, Victoria Street, Brunswick Street and Smith Street which are identified in Plan Melbourne 2017-2050 and provide a wide range of goods and services, some serving larger sub-regional catchments.
- Neighbourhood activity centres of Queens Parade, Gertrude Street, Heidelberg Road Alphington, Johnston Street, Nicholson Street, North Fitzroy / Clifton Hill, St Georges Road, North Fitzroy and Rathdowne Street, Carlton North, which provide access to local goods, services and employment opportunities to serve the needs of the surrounding community.
- Local activity centres such as Spensely Street, Clifton Hill, and Berry Street/Ramsden Street, Clifton Hill which provide a more limited range of goods, services and employment opportunities and largely serve the adjoining local community.

Activity centres are unlikely to continue to be a focus of growth in Yarra with the addition of mid-rise commercial development and apartments.

Support and strengthen the vibrancy and local identity of Yarra's network of activity centres.

- Encourage the preservation and enhancement of historic building facades of shops, offices and factories.
- Plan and manage activity centre strip shopping areas for economic activity – retail, leisure, recreation, tourism and the arts and culture.
- Plan and manage employment lands as primary locations for economic industrial and commercial by discouraging inappropriate residential development .
- Support a strong and diverse network of activity centres across Yarra by promoting development that:
 - Is of a scale appropriate to the role and capacity of the centre.
 - Supports each centre's unique character
 - Provides a mix of uses.
- Encourage land use and development opportunities that create diverse and sustainable centres by:
 - Encouraging development that enhances a centre's sense of place, identity and street activity.
 - Encouraging new development to improve the public realm.
 - Providing for commercial development within activity centres at a scale appropriate to the role and capacity of the centre.
 - Fostering activity centres as social and community focal points and vibrant

night-time and weekend destinations.

- Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use communities, that provide walkable access to daily and weekly shopping and service needs, and are well- served by different modes of transport.

Natural environment

Maintaining and enhancing habitat connectivity for both flora and fauna is key to improving and safeguarding biodiversity within Yarra and its environs. The majority of flora and fauna occur along the water corridors with other large reserves such as the Yarra Bend Park with large canopy trees are likely to play a key role in the movement of fauna and providing food and shelter resources.

Protect and enhance Yarra's natural environment

Protect the significant natural environment, landscape values and cultural heritage of the Yarra River and the Darebin and Merri Creek corridors.

- Improve and manage public access to Yarra's water corridors.
- Improve public links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities, by upgrading existing bridges such as the one at Rushall Station and a new bridge over the Yarra at Clarke St Abbotsford.
- Keep the Yarra River and creeks healthy by reducing impacts on water quality.
- Protect and enhance Yarra's biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces.

Climate change

Yarra will continue to help mitigate greenhouse gas emissions and increase climate resilience of the city by planning for sustainable development. A highly sustainable urban fabric, both in the public and private realm, will help preserve Yarra's vibrant and liveable places

Lead on sustainability and seek to manage the long-term effects of climate change.

- Integrate climate adaptation principles, environmental and sustainability policies and strategies.
- Create a built environment that mitigates and adapts to climate change by:
 - Directing growth to activity centres, major employment precincts, employment land and around public transport;
 - Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport; and
 - Supporting environmentally sustainable development.
- Create a healthy and growing urban forest that includes all trees and plants in Yarra, by greening open spaces, streetscapes and buildings.
- Reduce the urban heat island effect by increasing the street tree canopy by 25% (from 2014 levels) by 2040 by directing power distribution and communication authorities to progressively relocate all cabling underground,.
- Embed sustainable environmental practices in Yarra's buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:
 - Easier compliance with building requirements through passive design;

- Reduction of costs over the life of the building;
 - Improved affordability over the longer term through reduced running costs;
 - Improved amenity and liveability;
 - More environmentally sustainable urban form; and
 - Integrated water management.
- Reduce and mitigate the impacts of climate change and flooding events.
 - Facilitate development that protects and conserves water.

Built environment and heritage

A key challenge in planning for growth is the need to accommodate new development in a built form that is sensitive to the context of the area which includes heritage significance, character and scale of the surrounding area. This can be achieved through constructive conservation that is a positive, well informed and collaborative approach to building conservation. There are also opportunities to allow for new built form character in major regeneration areas such as - Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

We need to value the public realm as a public asset to support the people who live, work and visit. Assess each street and lane for its capacity to contribute to wellbeing of community and to supporting the natural environment. Have an urban forest strategy where the heritage character also contributes to climate sustainability.

Preserving and enhancing heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra.

Major employment precincts, employment land, neighbourhoods, streetscapes and activity centres in Yarra all have distinct identities formed by:

- A diverse mix of buildings reflecting different forms and eras of development;

Open spaces which are integral to the urban structure;

- Fine grain subdivision patterns; and
- A network of laneways and small streets.

Yarra will carefully managed future development to ensure they do not erode Yarra's valued historic character.

Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city.

- Respect Yarra's distinctive features and landmarks, including:
 - The low-rise character of residential neighbourhoods;
 - Historic retail strips;
 - Identified buildings and places of heritage significance - Aboriginal and European;
 - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs;
 - Industrial and former industrial buildings;
 - The Yarra River, Darebin and Merri Creeks and adjacent open spaces;
 - Parks and gardens;
 - Municipal buildings in Collingwood, Fitzroy and Richmond; and
 - The historic grid of boulevards, streets and laneways.
- Preserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.
- Retain and if necessary adapt Yarra's historic buildings as a means of connecting with the past.
- Reinforce Yarra's low-scale residential neighbourhoods by encouraging the conversion of garages and sheds on laneways into mews housing to allow for more multi-generational housing, shared housing and multi-functional housing that better accommodates working at home.
- Ensure mid-rise buildings are only approved in appropriate locations generally within major and neighbourhood activity centres and employment lands, major regeneration areas (as shown on the Framework Plan in clause 02.04-1), and along Hoddle St, Alexandra Parade, and Victoria Parade.
- Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or, where there are no building height requirements specified, having regard to the physical and strategic context of the site.
- Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings.
- Design development and locate land uses to create people-oriented places with high standards of amenity, both on-site, for adjoining properties and in the public realm.
- Preserve and enhance the historic built form, character and function of streets and laneways as a significant feature of Yarra's urban structure and character.
- Improve the built form character and streetscapes of Yarra's boulevards - Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade.

Housing

Yarra will manage the scale, intensity and form of residential growth by promoting the multi-functional and multi-generational development of existing residential housing stock.. This will continue to differ across the municipality depending on the capacity of residential zones to accommodate housing growth and the physical and strategic context of each area.

Council supports the provision of additional and improved social housing (including public and affordable housing) in redevelopment of Commercial or mixed use sites to ensure residents in need of this type of accommodation are supported, and can live in easy access to essential services and nearby employment opportunities.

Plan for future housing growth and for more housing choice to support Yarra's diverse community.

Direct commercial housing (eg hotels) and social or public housing growth to appropriate locations: major regeneration areas (Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne, south of Gough Street) as shown on the Framework Plan in clause 02.04-1, and areas within activity centres that have good access to public transport, jobs, open space and other services.

- Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:
 - Provide for diverse housing types including sole person, couple, family and shared households.
 - Include housing options for people with disabilities, older persons, students and those in need of crisis accommodation.
 - Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.
 - Include greater housing choice for key workers – police, fire and ambulance, healthcare and Yarra council employees, so they can both work and live within the Yarra municipality.
 - Encourages the supply of additional social housing and improvements to existing social housing.

Economic development

Yarra has capacity for employment growth and is committed to supporting this growth in its employment areas in preference to residential development in these areas. There is an identified need to manage pressure for residential conversion of employment land to protect opportunities for economic growth.

Yarra has a vibrant arts scene and prominent cultural and entertainment venues, including the Collingwood Arts Precinct. The Abbotsford Convent and Collingwood Children's Farm are regional tourist destinations and support cultural and creative industries. A key challenge in Yarra is the retention of affordable creative work spaces.

Yarra's nighttime economy includes restaurants, bars and live music venues spread across a number of precincts. The abundance of these venues provide important social, cultural and economic benefits and make Yarra an attractive place in which to live, work and visit. Tension however, sometimes develops between licensed premises, residential and other commercial land uses, which need to be appropriately managed.

Yarra's diverse economy means that different land uses often overlap or vary within short distances. Mixing residential in close proximity with commercial, industrial and entertainment areas creates more challenges than opportunities to manage

environmental and amenity impacts and enhance of activity centres and precincts.

Promote Yarra as an attractive location for economic activities and an important part of Melbourne's inner city economy.

- Strengthen the role and hierarchy of the activity centres by:
 - Promoting them as the preferred locations for retail, services and entertainment;
 - Supporting a diverse land use mix; and
 - Facilitating adaptable and functional commercial spaces.
- Preserve and grow Yarra's employment areas (as defined in clause 02.01) by supporting the:
 - Growth of health and education related employment and services in health and education precincts (as shown on the Framework Plan in clause 02.04-1);
 - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
 - Employment land - Industrial and commercial areas.
- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing their amenity impacts on residents.
- Minimise pressures for residential conversion of employment precincts.
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth and meets the diversity of business needs

Ensure sensitive land uses (such as residential uses) are designed and appropriately located to minimise the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, night time economy, creative and cultural uses).

- Advance Yarra as a desirable location for creative industries and arts by supporting opportunities to increase the number of creative industries and cultural spaces in the municipality.

Transport

While Yarra is well positioned to facilitate the use of sustainable modes of transport, increasing car use and parking demand continues to create pressure and congestion in Yarra's streets, not just for cars but for other transport modes using the road system. The competition for the limited physical space within streets is an ongoing issue.

In late 2020, due to Covid-19 regulations and social distancing, car parking bays are being lost to allow for expanding footpath dining. To allow for increased accessibility to shops and offices, Yarra will progressively convert approximately half of the 1 hour metered parking in activity centres into free ½ or ¼ hour parking, Former commercial vehicle loading zone bays will be converted into free ¼ hour parking.

Apartment developments will be required to provide for off street parking for their visitors and essential services such as police, ambulance, district nursing and food deliveries.

Facilitating sustainable journeys on all transport modes will support the productivity, wellbeing and environmental values of the community. Yarra needs to reduce car dependence by promoting walking, cycling and public transport as the preferred forms of transport.

Facilitate connectivity and travel options that are environmentally sustainable, integrated and well-designed.

- Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities centered around train stations and other key public transport nodes.
- Provide convenient access to public and active transport for all ages and abilities by:
 - Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres (as shown on the Framework Plan in clause 02.04-1) well served by public transport; and
 - Creating a built environment with public spaces that promote social interaction and are connected to the transport network.
- Enhance Yarra as a safe place to walk or cycle, and to increase the number of people walking or cycling, by converting high use shared paths in to separate bike roads and pedestrian walks.
- Encourage developments to prioritise sustainable transport modes. All new apartment developments will be required to provide off street parking that includes charging points for electric vehicles. Supermarket carparks and petrol stations will be encouraged to also include for electric car recharging bays.
- Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities) to encourage reduced use of private motor vehicles.

Infrastructure

Infrastructure is required to cater for Yarra's growing population and the consequential increased demand on infrastructure.

Respond to Yarra's changing social and physical infrastructure needs.

- Provide, renew or adapt social and physical infrastructure to meet the needs of the growing population and employment base.
- Require the electricity supply authority and the telecom companies to progressively relocate their cabling underground.

Open space

Open spaces within Yarra make a significant contribution to the distinctive character and amenity of neighbourhoods. They provide passive and active recreation, contribute to the city's tree canopy, and in some places may also possess European and or indigenous heritage cultural values.

Provide attractive and accessible open spaces for people to enjoy.

- Aim to provide the community with access to high quality open space within walking distance of their home or work with appropriate amenities such as toilets, water fountains with dog bowls and rubbish bins
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas currently under-provisioned and with projected population increases.

- For large parks like Edinburgh Gardens that have high levels of use, Yarra will establish Committees of Management that will allow both local residents and sports clubs using the parkland to have a say in how the parks are used and what amenities and facilities are installed for public use.

15.01-1L Urban Design

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Proposed C269yara Strategies

Public realm

Support development that creates new public spaces to serve the needs of residents, workers and visitors.

Support development that improves the quality of the public realm.

Where the public realm has a Heritage Overlay, support developments that will preserve and enhance the cultural significance of the area.

Require public realm improvements when rezoning land.

Encourage developments to incorporate public art.

Wind

Minimise the potential for development, particularly taller buildings, to create adverse wind conditions in the public realm at street level through building siting and design.

Weather protection

Support development that provides weather protection of the public realm (including footpaths and plazas).

Projections over a public realm

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public realm (including a laneway). This does not apply to verandahs/awnings for weather protection, particularly in commercial areas and architectural features.

Development adjacent to or within a Heritage Overlay

Any development adjacent to building or site that is individually significant or has a contributory heritage grading, will have regard to height, street wall height, setbacks, building form and siting of the adjacent heritage properties.

Provide a sympathetic and respectful design response appropriate to the heritage of the area.

Use materials and finishes that are typical for the heritage place.

Adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

Laneways

Promote development abutting a laneway that:

- Provides additional multi-functional multi-generational residential accommodation within existing Residential Zone areas
- Support the conversion of laneways into private managed carriageways to provide increased property security; to stop laneways being used as public toilets and provide a more shared and valued open space primarily for residents of properties that abut that laneway.
- Provides a safe and well-lit environment for users of the laneway.
- Reflects the character of the laneway.
- Respects the scale of surrounding built form.
- Retains bluestone laneways.
- Locates primary pedestrian access to the street rather than a laneway, where street access is available.
- Provides clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a laneway.
- Separates pedestrian entries from vehicle entries.
- Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians.
- Avoids light spill into adjacent private open spaces and habitable rooms.
- Enables all essential services to be provided to the development.
- Retains the public access function of the laneway.
- Provides windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway.

Support development that re-establishes laneways through the development site where such links were part of the historic street pattern.

Support development that creates new laneways that are well integrated with the existing street pattern and improve permeability of sites.

Avoid development that:

- Obstructs existing access to other properties in a laneway.
- Overwhelms the character of a laneway.
- Would result in the use of a laneway for refuse storage.
- Results in garage doors protruding into the laneway.
- Requires multiple vehicle maneuvers to enter or exit the site.

Boulevards

Support development along Alexandra Parade, Queens Parade, Victoria Parade and Hoddle Street that:

- Maintains the heritage fabric and landscaped character comprising avenue trees and kerbing along Yarra's historic boulevards – Hoddle Street, Victoria Parade, Alexandra Parade, and Queens Parade.
- Improve the historic landscape character of Hoddle Street following the VicRoads intersection and road lanes upgrade.
- Provides a scale that reflects the heritage and context of the boulevard.
- Improves the pedestrian environments and the public realm along boulevards.

- Creates quality building design and reinforces the importance of the boulevard. Provide a transition in built form between the boulevards and their low-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevards.

Development adjacent to a public open space

Facilitate development that:

- Provide additional public accessible open space
- Avoids overshadowing of public open space between 11am and 2pm on 22 September.
- Maintains, improves, or provides pedestrian access to the space.
- Orients windows and balconies to public open space to enhance public safety and the pedestrian experience.
- Relates the scale and siting of a building to the character of the park.
- Provides landscaping that complements the vegetation of the park.
- Provides weather protection of footpaths where practical and appropriate.

Design buildings adjacent to any public open space set aside under clause 19.02-6L to facilitate high quality and accessible public open space

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public open space.

15.01-2L Building design

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Proposed C269yara Policy application

This policy applies to all development.

Strategies

Building form

Design development to:

- Reflect and respond to streetscape elements, including:
 - Pattern of development.
 - Building spacing.
- Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
- Make a positive contribution to the streetscape through high quality architecture and urban design.
- When the development site is covered by a Heritage Overlay, request traditional building materials and methods of construction be used on facades visible from the street to preserve and enhance the heritage character of the area. This should apply to both repairs and alterations to existing buildings as well as new infill developments.
- Avoid blank or unarticulated walls.
- Use articulation or massing or change of surface treatment or a combination of these to relate the taller buildings to the scale of their surrounds and to diminish visual bulk.

Building heights

Ensure the height of new buildings respond to the height of adjoining development, unless indicated otherwise in the planning scheme.

Ensure that development reflects the predominant low-rise character of the area, except in the areas below:

- Activity centres (as shown on the Strategic Framework Plan in clause 02.04-1 and clause 11.03-1L).
- Employment areas (as defined in clause 02.01).
- Major regeneration areas (as shown on the Strategic Framework Plan in clause 02.04-1)
- Boulevards (as defined in clause 02.03).

Avoid high-rise development unless specified by a schedule to the Design and Development Overlay.

Mid-rise development

Direct mid-rise development to the following locations:

- Appropriate locations within major and neighbourhood activity centres; major employment precincts, commercial and industrial land (as defined in clauses 02.01 and 11.03-1L).
- Major regeneration areas (as shown on the framework plan in clause 02.04-1)
 - Alphington Paper Mills site.
 - Gas Works site in North Fitzroy.
 - South-west Cremorne (land south of Gough Street).
- Appropriate locations along the following Boulevards that are outside activity centres:
 - Alexandra Parade.
 - Hoddle Street.
 - Victoria Parade.

Support mid-rise development that:

- Contributes to a high-quality built form.
- Demonstrates architectural design excellence.
- In areas covered by a Heritage Overlay, utilize traditional materials and construction methods to preserve and enhance the historic fabric of the area.
- Provides a transitional scale to the buildings in adjoining low-rise neighbourhoods to protect amenity and avoid visual bulk.
- Improves movement through the site.
- Provides active frontages at street level.
- Contributes to an improved public realm.

Building setbacks

Buildings should be aligned to the street at ground level unless they provide for public open space or landscaped edge.

Incorporate setbacks that:

- Reflect the general pattern of front, side and rear setbacks in the

streetscape, particularly on the same side of the street.

- Limit excessive tiered building profiles on street and laneway frontages resulting from excessive numbers of upper level setbacks.
- Provide for soft landscaping including the planting of canopy trees, where appropriate. Avoid front setbacks that:
 - Consist of hard-paving (other than footpaths and driveways) rather than landscaping in the front setbacks in residential areas.
 - Include recessed undercroft parking at ground level.
 - Consist of car parking, basement car parking access and ventilation shafts. Avoid the intrusion of balconies and building services into the setback.

Walls on boundaries

Ensure walls on boundaries avoid adverse impact on the amenity of any adjoining residential properties through unreasonable overshadowing of private open space, visual bulk or loss of daylight to habitable room windows.

Site coverage

Encourage site coverage of new development that does not exceed a maximum site coverage of 80% of the site area, unless:

- The pattern of site coverage in the immediate area is higher than 80%; or
- There is a need to cap the site to deal with contamination.

Internal amenity

Provide a high-quality environment for building occupants, including internal spaces, access to private open space, daylight and ventilation.

Encourage developments to provide:

- Lighting of common spaces.
- Passive surveillance of common spaces.
- Landscaping that maximises sightlines.

Impact of development on adjoining properties

Avoid impacts on existing adjoining development through:

- Unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows.
- Visual bulk.
- Overlooking and excessive screening.
- Noise from building plant and equipment.
- Loss of on-street car parking from excessive crossovers.

Equitable development

Avoid development that:

- Unreasonably compromises the development potential of adjacent sites by adversely affecting access to daylight, ventilation or locating windows and balconies close to boundaries which compromise amenity.
- Depends on or borrows from neighbouring sites for its amenity.

Facilitate an equitable share of amenity by recognising a site's context and size relative to adjoining sites.

Roof form

Design development to reflect or complement the dominant roof form of the surrounding area.

Materials

Use a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.

Include anti-graffiti materials and treatments at ground level.

Avoid detriment to nearby properties when using reflective materials.

Landscaping

Encourage the planting of trees and vegetation to increase their canopies and coverage to contribute to an urban forest

Facilitate landscaping (including planting in deep soil, planter boxes, green walls and green roofs) that:

- Promotes the on-going health of trees and vegetation that has been retained on site.
- Respects the landscape character of the area where there is a prevailing character.
- Integrates with the building design.
- Uses materials, treatments and plants that are permeable, durable and resistant to adverse environmental conditions.
- Retains existing mature trees where possible or incorporates suitable replacement planting where mature trees are removed.
- Includes indigenous plants.
- Maximises internal sight-lines to provide for pedestrian safety.

Avoid landscaping in new development that uses existing or potentially invasive weed species.

Pedestrian access

Provide separate vehicular and pedestrian access.

Provide clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a street.

Match entries at ground floor level with the street level to assist with universal

access. Provide weather protection for entries.

Frontages

Provide active frontages in commercial areas.

Design ground level street frontage of new development to provide a high level of pedestrian amenity and visual interest.

Utilize traditional materials and building techniques for facades in areas covered by a Heritage Overlay

Orient development to the street, and to both streets if a corner site. Avoid dominant car parking, garage doors and driveways.

Front fences and gates

Reflect the predominant character of fencing and boundary treatments in the street in terms of the heritage character of the streetscape as well as considering height and permeability, and clearly defines the boundaries of a site.

Provide privacy and security that allows natural surveillance between the building and the street.

Carparking, loading facilities and outbuildings

Require carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be:

- Set back behind the front building line (excluding verandahs, porches, bay windows or similar projecting features) to appear visually recessive when viewed from the street.
- Located at the rear of a building, in an area of lower pedestrian activity.

Require car parking, including basement car parking and external car stackers, to incorporate high standards of design and amenity, and provide each parking bay with charging points for electric cars.

New apartment developments shall include off street parking for visitors, deliveries and emergency vehicles.

Maintain the prominence of pedestrian entries.

Minimise the number of garage doors facing a street. Avoid open, ground level multi-space car parks.

Avoid blank walls of car parks visible from the street. Provide legible and safe vehicular entries.

Conceal the view of cars at ground level and on upper levels of multi-deck car parking. Conceal the view of car stackers from the public realm.

Minimise noise from deliveries through appropriate design, location and management of loading bays.

Service equipment

Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings and has limited visibility from the public realm.

Allow plant rooms, lift over-runs and the like to exceed the height of a building where:

- Less than half the roof area is occupied by the equipment (except solar panels).
- It causes no additional overshadowing.

Low and Zero Carbon Development

- Support zero carbon development and the offsetting of emissions from the existing built environment.

Support the take-up of opportunities to improve the resource efficiency of existing buildings through refurbishment and retrofitting, including renewable and low carbon energy technologies.

Policy guidelines

Consider as relevant:

A site analysis plan for non-residential development that addresses:

- In relation to the subject site:
 - Site shape, size, orientation, slope (contours) and location and type of any easements.
 - Levels of the site and the difference in levels between the site and surrounding properties.
 - The location and heights of existing buildings on the site.
 - Solar access to the site.
 - Shadows cast by any existing buildings between 9am and 3pm on 22 September.
 - Location and botanical name of significant trees.
 - Fence heights, styles and location.
 - Views to and from the site.
 - Street frontage features such as poles, street trees, kerb crossings and pedestrian access points.
 - Any other notable features or characteristics of the site.
- In relation to adjacent properties and the broader neighbourhood:
 - The location and heights of buildings on adjacent properties.
 - The use of buildings on adjacent properties.
 - The location of secluded private open space and habitable room windows of adjacent residential properties which have an outlook to the site within 9 metres.
 - Solar access to adjacent properties.
 - The pattern of development of the neighbourhood, including details regarding widths of adjacent footpaths and roadways, and street planting.
 - The built form, scale and character of surrounding development including front fencing.
 - Architectural styles of surrounding buildings.
 - Location of any nearby places of cultural heritage significance.
 - Land (such as streets/ laneways and public parks) where natural surveillance is desirable.
 - The location of local shops, public transport services, public open spaces (including any pedestrian and cycle links to these facilities) situated within walking distance of the site.
 - Any other notable features or characteristics of the neighbourhood.
 - Prevent additional overshadowing of Darebin Creek and Merri

- Creek between 11am and 2pm on 22 June.
- Prevent additional overshadowing of adjacent public open space.
- Unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:
 - Footpath on the southern side of streets oriented east-west in activity centres defined in clause 11.03-1L.
 - Opposite footpath on streets oriented north-south in activity centres defined in clause 11.03-1.

How the development responds to the site analysis.

- Whether new buildings and works are consistent with the scale, bulk and character of the area.

15.01-2L Landmarks

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Proposed C269yara Objective

Maintain the visual prominence of and protect views to Yarra's valued landmarks.

Strategies

Preserve views to landmarks as identified in Table 1.

Site, scale and set back new development to avoid encroachment upon views to the identified architectural elements of landmarks.

Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development such that new developments have height limits and setbacks that maintain clear sky at least for the same distance as the visible height of the viewed landmark.

Minimise light spill from new development that would reduce the visual prominence of identified illuminated landmark signs at night time.

In foreground of a view to a landmark, support developments that utilize traditional building materials and construction methodologies that enhance the historic character of the viewed landmark and the historic character of the area.

Introduce a new Planning Scheme incorporated document covering Landmark visit controls similar to what has been created for the Shine of Remembrance in the Kings Domain.

Policy Guidelines

Consider as relevant:

The City of Yarra Landmark and Views Assessment (Urban Ethos, October 2019).

Table 1: Landmark primary viewpoints and architectural significant elements

Landmark	Primary views	Architectural significant elements
Church spires		
St Ignatius 326-348 Church Street, Richmond	<ul style="list-style-type: none"> ▪ Tram terminus at intersection of Church and Victoria Streets ▪ North-east corner of intersection of Bridge Road and Church Street ▪ South-east corner of Church Street and Swan Street ▪ Citizens Park – path around oval at Highett Street/Gleadell Street entry 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
St Mark's 268 George Street, Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Moor Street and Gore Street ▪ South-west corner of intersection of Moor Street and George Street ▪ North-west corner of intersection of Condell Street and Napier Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
St John the Baptist 61 Queens Parade, Clifton Hill	<ul style="list-style-type: none"> ▪ Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street ▪ Pedestrian crossing near Raines Reserve ▪ Alfred Crescent Pavilion in Edinburgh Gardens 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
St Luke's 121-123 St Georges Road, North Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Brunswick Street and Johnston Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry

	<ul style="list-style-type: none"> ▪ North-east corner of intersection of Scotchmer Street and St Georges Road ▪ Walkway, north of grandstand in Edinburgh Gardens 	
St Patrick's 1 Cathedral Place, East Melbourne	<ul style="list-style-type: none"> ▪ Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
Clock towers		
Former Dimmeys store 140-160 Swan Street, Richmond (previously known as Ball Tower)	<ul style="list-style-type: none"> ▪ North-west corner of intersection of Swan Street and Yan Lane ▪ North-east corner of intersection of Stewart and Swan Streets ▪ North-east corner of intersection of Waverley Street and Swan Street 	<ul style="list-style-type: none"> ▪ Ball ▪ Clock stage ▪ Arcade stage
Richmond Town Hall 333 Bridge Road, Richmond	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Lennox Street and Bridge Road ▪ South-east corner of intersection of Burnley Street and Bridge Road ▪ Citizens Park at <ol style="list-style-type: none"> i. Path around oval at Highett Street / Church Street entry ii. Path around oval where it meets the central entry from Highett Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Pyramidal roof ▪ Clock stage ▪ Cornice and iron balustrade
Collingwood Town Hall 140 Hoddle Street, Abbotsford	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Victoria Parade and Hoddle Street ▪ North-west corner of intersection of Johnston and Hoddle Street ▪ Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Fitzroy Town Hall 201 Napier Street, Fitzroy	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Condell Street and George Street ▪ Condell Street Reserve – centre of the park ▪ North-east corner of intersection of Kent Street and Moor Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Industrial structures		

<p>Shot tower 94 Alexandra Parade, Clifton Hill</p>	<ul style="list-style-type: none"> ▪ Intersection of Brunswick Street and Alexandra Parade - north-east corner of centre median ▪ Eastern Freeway (west of the Hoddle Street overpass) ▪ Darling Gardens (Rotunda) 	<p>Top one third of the tower</p>
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Advertising sky signs		
Pelaco sign 21 Goodwood Street, Richmond	<ul style="list-style-type: none"> ▪ Tram Stop 13 on Wellington Parade ▪ North-west corner of intersection of Punt Road and Wellington Parade ▪ South-west corner of intersection of Church Street and Hodgson Terrace 	Sign
Skipping Girl sign 651 Victoria Street, Abbotsford	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Bumley Street and Victoria Street ▪ Entry to the City of Yarra from the east (Victoria Street footpath, east side) ▪ Intersection of Leslie Street and Victoria Street 	Sign
Nylex sign 2 Gough Street, Cremorne	<ul style="list-style-type: none"> ▪ Morell Bridge – centre of bridge on its eastern footpath 	Sign
Slade Knitware sign 105-115 Dover Street, Cremorne	<ul style="list-style-type: none"> ▪ North-west corner of intersection of Kelso Street and Dover Street 	Sign
World Heritage		
Royal Exhibition Building 9 Nicholson Street, Carlton	<ul style="list-style-type: none"> ▪ Length of the footpath on south side of Gertrude Street between Nicholson Street and Fitzroy Street ▪ Along Marion Lane west of Fitzroy Street 	<ul style="list-style-type: none"> ▪ Drum ▪ Dome ▪ Lantern ▪ Flagpole

15.03-1LHeritage (REVISIONS AS PER DAVID YOUNG REVIEW)

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**Proposed C269yara
Policy application**

This policy applies to all land within a Heritage Overlay.

Objectives

To preserve and encourage the enhancement of all heritage places

Strategies

New development, alterations or additions

Retain and protect individually significant and contributory buildings as identified in the incorporated document in schedule to clause 72.04 ‘City of Yarra Database of Heritage Significant Areas.’

Promote development that is high quality and respectful in its design response by:

- Maintaining the heritage character of the existing building or streetscape.
- Respecting the scale and massing of the existing heritage building or streetscape.
- Retaining the pattern of streetscapes in heritage places.
- Not visually dominating the existing heritage building or streetscape.
- Not detracting from or competing with the significant elements of the existing heritage building or streetscape.
- Maintaining the prominence of significant and contributory elements of the heritage place.
- Respecting the following elements of the heritage place:
 - Pattern, proportion and spacing of elements on an elevation.
 - Orientation to the street.
 - Setbacks.
 - Street wall.
 - Relationship between solid and void.
 - Roof form.
 - Chimney.
 - Materials.
- Being visually recessive against the heritage fabric through:
 - Siting.
 - Mass.
 - Scale.
 - Materials.
 - Architectural detailing.
 - Texture.
 - Linking additions to historic form.
- Protecting and conserving the view of heritage places from the public realm (except from laneways).

Use materials and finishes that minimise the visual impact of development by:

- Avoiding highly contrasting, vibrant colours and reflective materials (not including solar panels).
- Reflecting the historic character of the place.

Maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:

- Building over the front of it.
- Extending into the air space above the front of it.

- Obscuring views of its principal façade/s. Set back additions:
 - To avoid facadism, where only the visible façade is retained and the remaining fabric is demolished.
 - To maintain the visibility of the three-dimensional form and depth of a building.

Retain or reinstate original street furniture and bluestone road or laneway materials and details.

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement to provide universal access.

Ensure that adaptation of heritage places is consistent with the principles of good conservation.

Demolition

Prioritise preservation, restoration and adaptation of a heritage place over demolition.

Avoid the demolition of individually significant or contributory buildings unless all of the following can be demonstrated:

- The building is structurally unsound rather than just in poor condition.
- Alternative stabilisation works have been investigated.
- The replacement building and/or works clearly and positively supports the ongoing heritage significance of the area.

Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- The fabric does not contribute to the significance of the place.
- The demolition will not adversely affect the significance of the heritage place.
- The partial demolition will contribute to the long-term conservation of the heritage place.
- The area of demolition is not visible from:
 - The street frontage (other than a laneway).
 - A park or public open space immediately adjoining the site.
- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible facade of the building and demolishing the remainder.
- The replacement building is a high quality design.

Encourage all applications for demolition to be accompanied by an application for new development.

Avoid the demolition of an individually significant or contributory building unless new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document *City of Yarra Database of Heritage Significant Areas* (Revised February 2018).

Residential alterations or additions

Set back buildings and works to the depth of two front rooms to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form.

Require that buildings and works to heritage places on corner sites or sites with dual frontages to roads are:

- Set back to match the setback of the individually significant or contributory building or the adjoining building, whichever is the lesser.
- Read as a secondary element when viewed from the adjoining street.

Avoid additions that are taller than the individually significant or contributory building except in circumstances where the development is:

- Appropriately set back from the front and side facades.
- Proportional to the scale of the individually significant or contributory building.
- Substantially concealed.

Residential infill

Set back residential infill development a similar distance from the principal street frontage to those of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill to reflect the prevailing roof pitch and form.

Avoid using atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.

Commercial and former industrial heritage places

Articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of the individually significant or contributory building.

Avoid the following in the facades of individually significant and contributory buildings:

- New openings.
- Enlarging existing openings.
- New floor plates, walls, columns or structural supports cutting through openings.
- Highly reflective glazing in historic openings (not including solar panels).
- Large expanses of glazing with a horizontal emphasis, except for ground floor shop fronts.
- Unarticulated curtain glazing.
- Balconies in historic openings.

Commercial heritage places

Require all buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes.

Maintain the prominence of the street wall through appropriate upper level setbacks.

Require new development in activity centres to respect the prevailing street wall height in the immediate area.

Protect and conserve heritage shopfronts and verandahs.

Require that new shopfronts complement the general form and proportion of glazing and openings of adjoining original or early shopfronts, if any.

Maintain the existing canopy / verandah height of adjoining heritage buildings and the heritage streetscape.

Require a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

Require inset balconies above the street wall rather than projecting balconies.

Retain the visual prominence of both facades of buildings on corner sites (not including laneways).

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.

Former industrial heritage places

Protect and conserve roof forms that contribute to the significance of the building, particularly those parts that are visible from the public realm or incorporate features such as lanterns, skylights, vents or chimneys.

Protect and conserve features such as steel trusses, lanterns, chimneys, silos, towers and their visual prominence within industrial sites.

Encourage new buildings and works on small scale one or two storey industrial buildings not to exceed the visible volume of the historic form when viewed from the public realm.

Retain redundant equipment on significant industrial sites where it aids the understanding of the heritage place.

Relocation

Retain a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place.
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place.
- A suitable location is secured.

Restoration and reconstruction

Retain the significance of the heritage place and the original fabric through:

- Restoration (returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material).
- Adaptive re-use.
- Reconstruction, where evidence exists (returning a place to a known earlier state, including the introduction of new material).

Support the reconstruction of a building or works that previously existed in a heritage place if:

- The reconstruction will support the significance of the heritage place.
- Evidence exists to support the accuracy of the reconstruction.

Encourage the reconstruction of a missing building in an otherwise identical row or pair of buildings if it supports the cultural significance of the heritage place.

Painting and surface treatments

Support the removal of paint and other surface treatments from originally unpainted/untreated masonry surfaces by non-abrasive methods.

Retain historic painted signs.

Avoid sand and high pressure water blasting of render, masonry and timber surfaces. Avoid the painting, rendering or other surface treatments of unpainted surfaces.

Ensure paint colours and types are consistent with the period of

construction and architectural style of the heritage place.

Trees, landscapes, parks and gardens

Support the retention of culturally significant (including those of aesthetic, historic, scientific, social or spiritual value for past, present or future generations) trees in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe.

- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible.

Require that works do not impact on the health or viability of culturally significant trees.

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance (including the aesthetic, historic, scientific, social or spiritual value for past, present or future generations) of the landscape.

Maintain the cultural significance of historic parks and gardens.

Subdivision

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

Require subdivision to respect and respond to the significance of the heritage place including the original road and lot layout, the rhythm and pattern of building frontages and/or buildings in the streetscape.

Ensure that the subdivision of former industrial complexes reflects or interprets the historical arrangement of the heritage buildings or processes.

Services and equipment

Require that the location and installation of services and equipment does not detract from the significance of the heritage place or damage the heritage fabric.

Conceal solar panels, water tanks, hot water systems, air conditioners and other mechanical equipment from street view or where this is not possible, sensitively locate and install these services.

Support fixed mobility services and equipment (including wheel chair ramps and grab-rails) where they have been designed having regard to the heritage place.

Roof terraces and roof decks

Set back roof terraces/roof decks so that they are concealed when viewed from the street.

Require that roof terraces/roof decks are set back a minimum of one metre from chimneys and parapets.

Avoid uncovered or open upper level decks and balconies and glass balustrades where they are visible from the front street and when on a corner, the side street.

Require that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.

Fences and gates

Retain original fences and gates that contribute to the significance of the heritage place.

Require front fences and gates to allow views to heritage places or contributory elements from surrounding streets.

Avoid high fencing, gates and boundary treatments (such as roller doors) that are unrelated to the historic character of the area.

Ensure that fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

Archaeological sites

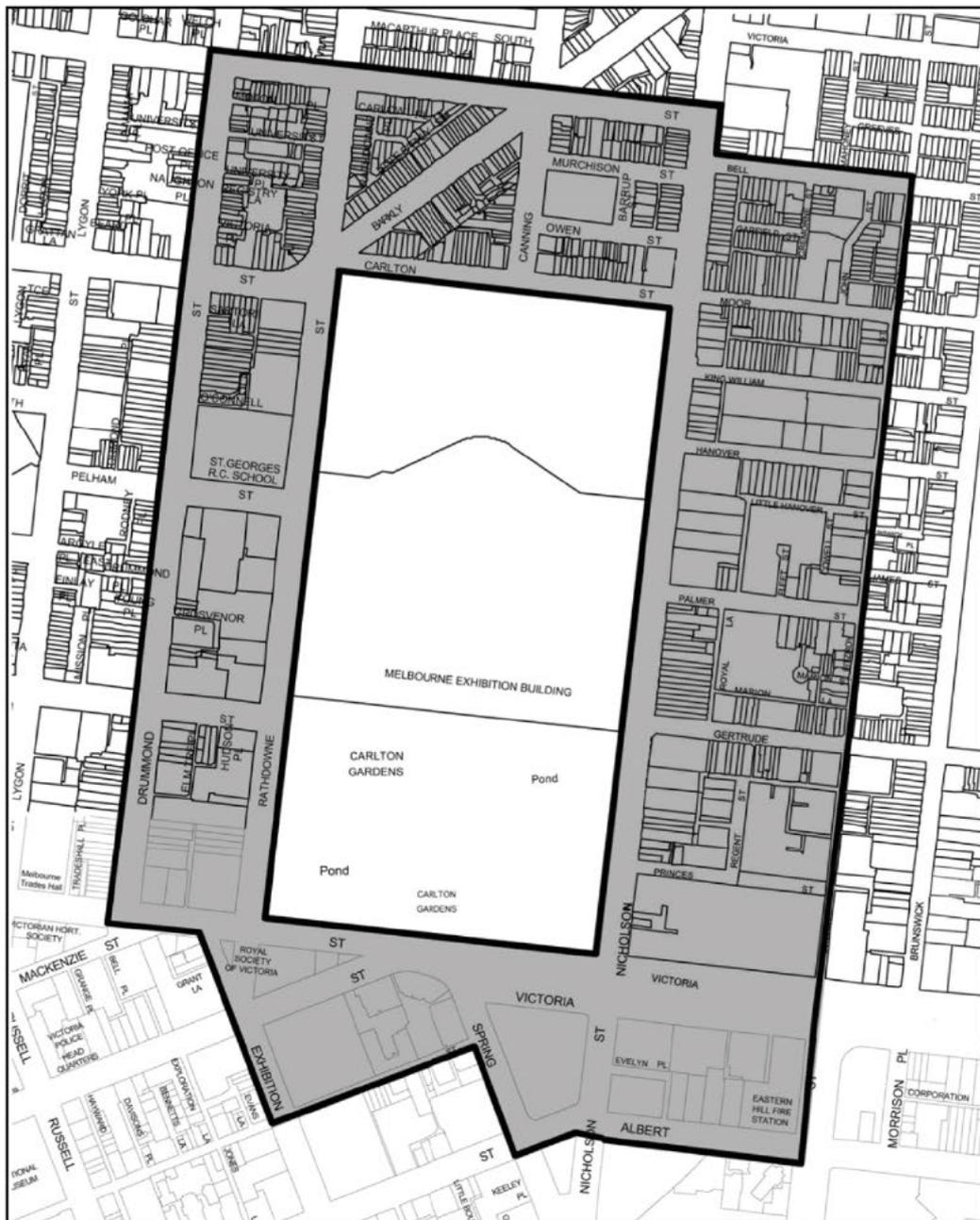
Encourage applicants to consult with Heritage Victoria to facilitate compliance with Part 6 of the Heritage Act 2017.

Require an archaeological assessment where there is a known site of archaeological significance.

15.03-1L World Heritage Environs Area
Proposed C269 Yarra
Policy application

This policy applies to all land within the “World Heritage Environs Area” (WHEA) which includes the section of Fitzroy South under the jurisdiction of Yarra Council that is bound by Nicholson Street, Victoria Street, Fitzroy Street and Bell Street

The WHEA surrounds the World Heritage listed Royal Exhibition Building and Carlton Gardens (REB & CG) and UNESCO citation for the WHEA includes an inscribed map and notes that the WHEA acts as a ‘buffer zone’ and provides a setting and context of significant character for this World Heritage registered property.



This Policy is in addition to policy objectives and strategies noted in the previous section 15.03-1 Heritage.

Objectives

In 2004 Royal Exhibition Building and Carlton Gardens (REB &CG) became the first place in Australia to receive a UNESCO World Heritage listing as well as one of the first three places to be included on the Australian National Heritage List.

The REB & CG is an outstanding example of Palace of Industry and its setting, is a site used by the global international exhibition movement to showcase technological innovation and change, and over the 19^h and 20th centuries this helped promote a rapid increase in industrialisation and international trade through the exchange of knowledge and ideas by trade shows and exhibitions.

The Victoria Heritage Act (the Act) was amended in 2004 to include a section on World Heritage. The Act required the government to consider and declare an area around the REB & CG to be the WHEA to act a buffer zone in order to protect the world heritage values of this special Heritage Place and to develop a WHEA Strategy Plan (Strategy Plan) for that area. The current Victorian Heritage Act 2017 provides for World Heritage in Part 9

The WHEA Strategy Plan aims to:–

- protect the World Heritage values of the REB and CG
- protect significant views and vistas to and from the REB and CG.
- to maintain and conserve the significant historic character (built form and landscapes) of the WHEA.
- to ensure new development in the area has regard to the prominence and visibility of the REB and CG.

The WHEA encompasses an area under the jurisdiction of both cities Melbourne and Yarra. Amendments to Melbourne Planning Scheme required both municipalities to also make amendments to their Municipal Planning Schemes.

In 2009 C118 Amendment to the Yarra Planning Scheme included objective 15: 'To protect the setting and context of the World Heritage Listed REB & CG by managing future development within the WHEA; and protecting views to the REB from Gertrude St and Marion Lane through the application of the Design and Development Overlay.

Yarra has had a Statutory obligation to:–

- introduce a new Local Heritage Policy into the Yarra Planning scheme, which contains specific guidance for the development of land immediately surround the World Heritage Site and generally for development in the buffer zone;
- amend the Yarra Design and Development Overlay to properly address Heritage and in particular to properties within the WHEA buffer zone
- makes consequential changes to the Municipal Strategic Statement and other Local Policies within the Planning Scheme as required to properly integrate the Local Heritage Policy in the Yarra Planning Scheme.

The WHEA additionally derives from the requirements of the 'Operational Guidelines for the Implementation of the World Heritage Convention (2005) to which Australia is a State Party, and which provides for the identification of a 'buffer zone' for World Heritage properties.

(REB & CG)

The WHEA acts as a 'buffer zone' to the REB and CG site, and assist in conserving and protecting the World Heritage values of this site through managing and controlling developments outside the site but within the WHEA.

The buffer zone will continue to demonstrate and share the heritage values and aspects of significance which are attributed to Yarra's Fitzroy South as noted in Heritage Overlay HO 334.

In addition, Yarra will develop a new local policy 'Development Guidelines for Heritage Places in the WHEA.

The WHEA is of historical and social significance for its association with the World Heritage listed Royal Exhibition Building and Carlton Gardens.

The buffer zone is also of historical and social significance for incorporating important and intact areas of residential, commercial and institutional development within the early Melbourne suburbs of Carlton and Fitzroy.

The WHEA buffer zone includes properties which directly address the site and can be seen from the site, to provide an immediate setting and context of significant heritage character to the historical character for the REB and CG

The WHEA is also significant for demonstrating aspects of local historical development, and for contributing to the historical character of the municipality, with development which preceded, was broadly contemporary with or followed the 1879-1880 construction and development of the REB. The Yarra portion of the WHEA buffer zone is an area of architectural and aesthetic significance. It retains substantially intact nineteenth century streetscapes, particularly on Nicholson Street and Gertrude Street. These streetscapes display a comparatively high proportion of original nineteenth form and fabric including two-storey, with some three-storey residential and commercial developments, interspersed with prominent institutional properties.

Strategies

Yarra will work with the REB steering committee to:

- establish a single central statutory authority on matters relevant to the REB and the WHEA to ensure there is consistent decision making on planning directives and assessment of development proposals within the WHEA.
- Ensure significance statements for the REB & CG and the proposed developments within the WHEA buffer zone are of the highest standards in recording, protecting and telling the story of those significant periods. Within the buffer zone there are many sites of historic significance, such as the indigenous presence in Fitzroy post WW2 and St Mary Mackillop birthplace at 9 Brunswick St
- Extend the WHEA to recognize shared heritage. The buffer zone should be extended to better fit the cultural heritage shared by Fitzroy, Eastern Hill and the parliamentary area, Carlton and West Melbourne. Extending the WHEA would more truly reveal the lived history around and in the WHEA and improve interpretation and the public's appreciation of

significance periods over the history of Melbourne.

- Review state planning policy disconnections and lack of clarity in the State Planning provisions (HO992) and in Cities of Melbourne and Yarra planning schemes to ensure consistent heritage protection objectives.
- Ensure the World Heritage Management Plan and the WHEA strategy plan objectives are consistently incorporated in the State, Municipal and Local Policies so that there is a consistent set of DDOs covering all areas of the WHEA and there are consistent definitions of World Heritage values and cultural significance to avert contestability. This is an opportunity to improve fairness and transparency in planning especially for community advocacy.
- Ensure views looking out from the REB over heritage rooflines are appreciated as being as significant as the landmark views to the REB flagpole, dome and drum.
- Integration of operational policies for the REB & CG, the Museum reserve and the WHEA. What is required is consistency in signage and works to the public realm of the WHEA and the REB & CG site
- Incorporate revisions to the WHEA Statement of Significance recommended by Hansen Partnership in their discussion paper:
 - Make adjustments to the WHEA statement of significance to make it apply to the whole buffer zone and not just the Area of Greater Sensitivity.
 - Apply the new format of What Why How including limiting the What to a brief description of the place. The key attributes are already provided within the How part of the statement
 - The history and description sections from the 2009 report should remain in the body of the report but be kept separate from the Statement of Significance.
 - Remove social significance criterion where it is named alongside historical significance in two cases as it does not meet criterion G. Add two historical criterion A references regarding the preservation of the Victorian city in the 1960s and 1970s
 - Make limited alterations to the What section to ensure key attributes are included to guide future decision makers.
- Improve statutory controls associated with development within the WHEA
- Improve coordination of decision making within the WHEA
- Inclusion of the Executive Director, Heritage Victoria, in some aspects of the decision making process.

Yarra will ensure new developments within the buffer zone that:

- retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.
- retain and conserve the valued heritage character of streetscapes.
- retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.
- avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.
- protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from abutting streets and other views and vistas to the dome available from streets within the buffer zone and in particular Gertrude Street, Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street.

- discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:
 - avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed alleys and avenues.
 - minimize inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.
- Consider the WHEA Strategy Plan Statement of Significance in the new developments Heritage Impact Statement
- Protect significant views and vistas to and from the REB & CG.
- Maintain and conserve the significant historic character (built form and landscapes) of the area.
- Have regard to the prominence and visibility of the REB & CG.
- will be appreciated when viewed from the recently completed Publicly Accessible Promenade Deck at the base of the REB dome offering elevated views out of the REB to the WHEA and beyond.
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the World Heritage listing of the REB & CG.
- consider the proposed development impact on views and vistas of both to and from the REB dome.

Yarra will amend the Yarra Heritage Strategy 2019-2030 to include a note of Yarra's statutory obligations and requirements with respect to Victoria's Heritage Act 2017 – part 9 – World Heritage with respect to WHEA policy implementation within City of Yarra jurisdiction.

Yarra will update its detailed Planning Policies that relate in particular to the buffer zone but to heritage generally to:-

- retain significant and contributory places
- retain of heritage character of streetscapes
- retain of predominately lower scale development
- avoid consolidation of allotments
- protect direct views and vistas of the REB & CG from surrounding streets and public spaces within Yarra
- minimize inappropriate visual clutter and proliferation of permanent structures such as shelters, signs, kiosks, etc
- develop a Design Guide to assist buffer zone property owner's wanting to repair and enhance their property.
- Introduce a new Planning Scheme Incorporated Document covering REB vista controls, as well as a reference document explaining the significance of the REB and the WHEA with respect to heritage and vista control, similar to what has been created for the Shrine of Remembrance

To consider as relevant the following documents to support a Heritage Impact Statement for proposed changes to properties within the WHEA the following documents:-

- Heritage Act, Victorian Government 2017.
- Burra Charter, the Australian ICOMOS Charter for places of cultural significance (Aust. ICOMOS 2013)

- Royal Exhibition Building and Carlton Gardens World Heritage Management Plan generally & in particular:–
 - Attachment A: REB and CG Conservation Management Plan (Victoria Dept. of Transport, Planning & Local Infrastructure October 2013)
 - Attachment D: World Heritage Environs Area Strategy Plan: REB and CG (Victoria Dept. of Transport, Planning & Local Infrastructure October 2013)
- ICOMOS Position Paper – World Heritage and Buffer Zones (International Expert Meeting on World Heritage and Buffer Zones, Davos, Switzerland. March 2008).
- Hansen Discussion Paper – ‘ Review of the World Heritage Strategy Plan for the REB & CG World Heritage Environs Area’ (Vic Dept of Environment, Land, Water & Planning. April 2020)
- Shrine of Remembrance Vista Controls, April 2014. Incorporated document for Melbourne, Port Phillip & Stonnington Planning Schemes.
- Shrine of Remembrance ‘Managing the significance of the Shrine’ July 2013, a Planning Scheme Reference Document for Melbourne, Port Phillip & Stonnington Planning Schemes.

15.03- National Heritage Environs Area

Proposed C269 Yarra

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Policy application

This policy applies to all land within a proposed City of Yarra National Heritage Environs Area (NHEA) defined by the Public Realm and streets surrounding the Abbotsford Convent and the Abbotsford Precinct Heritage Farmlands (AC & APHF).

This Policy is in addition to the Policy application noted in the previous section 15.03-1 Heritage.

Objectives

The AC & APHF is the former Abbotsford Convent of the Good Shepherd complex is an outstanding example of a place which demonstrates Australia’s social and welfare history, especially in regards to the role of religious and charitable institutions in this history over the nineteenth and early twentieth centuries.

The APHF upon which the former convent and the Collingwood Children’s Farm is sited, is the oldest continually farmed land in metropolitan Melbourne and represents a fine example of a working inner-city convent farm in a major city.

In August 2017 the precinct covering the AC & APHF receive an Australian National Heritage listing. In response to the this listing, Yarra now acknowledges that an a buffer zone should be established around the AC & APHF in order to protect the areas heritage values of this significant Heritage Place, and Yarra proposes to develop a NHEA Strategy Plan for that area.

The Abbotsford Convent NHEA Strategy Plan aims to: –

- protect the National Heritage values of the AC & APHF
- protect significant views and vistas to the AC & APHF
- to maintain and conserve the significant historic character (built form and landscapes) of the NHEA.
- to ensure new development in the area has regard to the prominence and visibility of the AC & APHF.

Yarra proposes to: –

- introduce a new Local Heritage Policy into the Yarra Planning scheme, which contains specific guidance for the development of land immediately surrounding the AC & APHF
- amend the Yarra Design and Development Overlay to properly address Heritage and in particular to properties within the NHEA buffer zone
- makes consequential changes to the Municipal Strategic Statement and other Local Policies within the Planning Scheme as required to properly integrate the Local Heritage Policy in the Yarra Planning Scheme.

The NHEA acts as a 'buffer zone' to the AC & APHF precinct and assist in conserving and protecting the National Heritage values of this site through managing and controlling developments outside the site but within the NHEA.

The buffer zone will continue to demonstrate and share the heritage values and aspects of significance which are attributed to Yarra's Abbotsford as noted in Heritage Overlays HO6 to HO9 .

In addition, Yarra will develop a new local policy 'Development Guidelines for Heritage Places with particular reference to the NHEA as a Planning Scheme Reference document.

The NHEA is of historical and social significance for its association with the National Heritage listed AC & APHF.

Strategies

Yarra will ensure new developments within the buffer zone that:

- retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.
- retain and conserve the valued heritage character of streetscapes.
- retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the AC.
- avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.
- protect direct views and vistas to the AC & APHF from abutting streets and other views and vistas to the AC available from streets within the buffer zone.
- discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the AC & APHF in order to:
 - avoid impacts on the presentation of the AC & APHF, including impacts on axial views along treed alleys and avenues.

- minimize inappropriate visual clutter around the perimeter of the AC & APHF.
- Consider the NHEA Strategy Plan Statement of Significance in the new developments requiring a Heritage Impact Statement
- Protect significant views and vistas to and from the AC & APHF.
- Maintain and conserve the significant historic character (built form and landscapes) of the area.
- Have regard to the prominence and visibility of the AC & APHF.
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the National Heritage listing of the AC & APHF

Yarra will amend the Yarra Heritage Strategy 2019-2030 to include a note of Yarra's obligations and requirements with respect to NHEA policy implementation within City of Yarra jurisdiction.

Yarra will update its Planning Policies that relate in particular to the buffer zone but to heritage generally to:-

- retain significant and contributory places
- retain of heritage character of streetscapes
- retain of predominately lower scale development
- avoid consolidation of allotments
- protect direct views and vistas of the AC & APHF from surrounding streets and public spaces within Yarra
- minimize inappropriate visual clutter and proliferation of permanent structures such as shelters, signs, kiosks, etc
- develop a Design Guide to assist buffer zone property owner's wanting to repair and enhance their property.
- Introduce a new Planning Scheme Incorporated Document covering REB vista

To consider as relevant the following documents to support preparation of a Heritage Impact Statement for proposed changes to properties within the WHEA:

—

- Heritage Act, Victorian Government 2017.
- Burra Charter, the Australian ICOMOS Charter for places of cultural significance (Aust. ICOMOS 2013)

16.01-2L Location of residential development

Proposed C269yara Objective

To direct the majority of new housing development to locations within an activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04-1).

Strategies

Manage housing growth in high and moderate change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.

Support residential growth that is appropriate to both its physical location and strategic context. In high change areas (as shown on the Strategic Housing Framework Plans in this clause):

- Encourage higher density residential and mixed use development in the form of apartment buildings that establish a new character for the site or precinct.
- Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land.

In moderate change areas (as shown on the Strategic Housing Framework Plans in this clause):

- Support medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character.
- Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land.

Objective

To maintain the character and scale of established residential areas that have limited potential for housing growth.

Strategies

Manage housing growth in minimal and incremental change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.

Provide for minimal change in minimal change areas by encouraging development:

- Of one or two dwellings on typically small individual lots.
- That respects the prevailing type, scale and character of development in the street. Provide for incremental change in incremental change areas by encouraging development:

- Of single or town house type dwellings on individual lots or smaller scale apartment development.
- That respects character of the street.

Limit housing growth in minimal change areas and incremental change areas outside activity centres to ensure development responds to the small lot sizes, neighbourhood character and identified heritage significance.

Support mixed use development in incremental change areas within activity centres to maintain the role and function of the centres as locations for economic activity.

INCLUDE – 6 NO STRATEGIC HOUSING FRAMEWORK PLANS

16.01-4L Housing affordability

Proposed C269yara

Objective

To facilitate the provision of affordable housing for key workers and social housing

(public and affordable community housing), including new social housing and upgrades to existing social housing.

Strategies

Support development that includes a provision of affordable housing within its mix of dwellings.

Provide well-designed affordable housing within new development that is integrated with the remainder of the development.

Support development that caters for key workers (employed in the provision of essential services such as in the police, health, emergency or education sectors) within or close to activity centres, health and education precincts.

Objective

Support the provision of new public housing and upgrades to existing social housing (includes public housing).

Strategy

Support the development of new and additional social housing, in line with identified needs.

Policy guidelines

Consider as relevant:

- The capacity for a rezoning to residential use to provide a minimum of ten per cent affordable housing.
- The capacity of a major residential development of 50 or more dwellings to deliver a minimum of ten per cent of affordable housing, unless affordable housing has been provided as part of an earlier rezoning of the site.

17.01-1L Employment Proposed C269yara Strategies

Support development that provides high quality amenity for workers.

Support development that provides affordable workspaces and co-working spaces to facilitate a diverse range of enterprises, including small businesses, artists and creative industries.

Recognise that commercial and industrial land can support employment uses during the day time whilst also supporting activities that contribute to the night-time economy.

Support uses that provide services for workers in employment areas and are ancillary to their employment function.

Cremorne and Gipps Street major employment precincts

Objective

To maintain and grow employment in the Cremorne and Gipps Street major employment precincts, as identified on the Strategic Framework Plan in clause 02.04.

Strategies

Manage the redevelopment of sites within Yarra's major employment precincts to provide uses that support their intended economic function.

Maintain zoning that supports the economic function of the major employment precincts.

Encourage the consolidation and intensification of employment land in Yarra's major employment precincts.

Support development that provides high-quality built form outcomes within Yarra's major employment precincts.

Support development that improves the public realm of major employment precincts, including the provision of or access to public open space.

Support improvements to pedestrian environments in major employment precincts, including:

- Wider and continuous footpaths.
- Links through sites.
- Links to public transport.
- Improved lighting and legibility to improve safety and security.

Manage transport within, to and from the major employment precincts by:

- Prioritising walking, cycling and public transport over car-based transport.
- Avoiding additional vehicle crossovers on major roads.
- Locating loading and waste collection facilities away from pedestrian environments.

18.02-3L Road system Proposed C269yara Strategies

Support the reconfiguration of roads and junctions to improve the reliability and safety of all road users including pedestrians and cyclists.

Support the reorganisation or enhancement of streets to improve the public realm, and where appropriate, provide space for other non-transport uses or activity.

Use side streets and where necessary, laneways to provide access to car parking. Locate and design vehicle crossings to:

- Ensure the safety of footpath and road users.
- Prevent disruption to footpath and road users.
- Avoid the removal of street trees and landscaping.

- Avoid multiple vehicular movements for access or egress.
- Avoid the loss of on-street parking from an excessive number and width of vehicle crossings.
- Avoid new vehicle crossovers in streets with few or no crossovers.

Ensure unused vehicles crossings are removed, with nature strips, street trees, landscaping and footpaths reinstated.

Avoid vehicle access arrangements of development from delaying or interfering with public transport travel times and reliability.

Support measures that direct freight movements to the Principal Freight Network and arterial roads and reduce the impact of freight on residential areas.

Policy guidelines

Consider as relevant:

Limiting vehicle crossings to one per site frontage where rear laneway access cannot be provided.

18.02-4L Car parking

Proposed C269yara Objective

To ensure car parking is supplied and managed consistent with promoting travel by sustainable modes.

Strategies

Support a reduction in the required number of car parking spaces where:

- The site has high public transport accessibility and is located within walking or cycling distance to shops, jobs and amenities;
- The development or use is unlikely to result in unreasonable impacts on existing on-street parking;
- Increased motor vehicle traffic from the development is likely to unreasonably impact on the amenity of nearby residents;
- The development more efficiently uses the upper floors of existing commercial buildings in activity centres and employment areas (where relevant); and
- The development provides adequate bicycle parking.

Support a reduction in the required number of car parking spaces where there are alternative modes of transport available.

Consider a reduction in the required number of car parking spaces where car share bays are provided to reduce reliance on privately owned vehicles.

Provide efficient shared car parking provision in activity centres and employment areas.

Encourage the provision of parking for ride-sharing vehicles, visitors, motorcycles and scooters in larger scale developments.

Encourage the provision of publicly accessible car share bays in major developments.

Provide illumination of car parking that offers safety without compromising the amenity of adjoining residential development.

Respond to car parking needs in precincts, through the preparation of structure plans and

development plans.

Maintain high levels of pedestrian safety and sight lines.

Policy guideline

Consider as relevant:

- Electric vehicle infrastructure consistent with the *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment, 2015).

19.02-6L1 Public Open space

Proposed C269 Yarra Objective

To protect existing open space and increase the quantity and quality of open space and provide a linked network that meets existing and future community needs.

Strategies

- Promote improvements to the quantity, quality and accessibility of open spaces, particularly in those parts of the city where there are deficits in open space.
- Support a range of functions in open spaces, including leisure and recreation, and where appropriate, community gardens and urban agriculture.
- Facilitate improved links between open spaces within the city and other municipalities to form a network.

19.02-6L Public open space contribution

~~Proposed C269yara~~ Policy application

This policy applies to all applications for development or subdivision of land that includes residential use.

Objectives

To identify when and where land contributions for public open space are preferred over cash contributions.

To set aside land suitable for public open space as part of the design of a development so that it can be transferred to or vested in Council, in satisfaction of the public open space contribution requirement specified in the schedule to Clause 53.01.

Strategies

Land contributions for public open space will be preferred over cash contributions in the following areas shown in the Open Space Contributions Plan to this clause.

- Abbotsford
- Collingwood
- Fitzroy
- North Fitzroy
- North Richmond
- Central Richmond
- Cremorne/ Richmond South

In all other areas of the municipality, a cash contribution equal to the amount specified in Clause 53.01 is required.

In locations where a preference for a land contribution has been identified, set aside land for public open space early in the planning of a development or subdivision.

Design buildings adjacent to any public open space set aside under this clause to facilitate high quality and accessible public open space.

Policy guidelines

Consider as relevant:

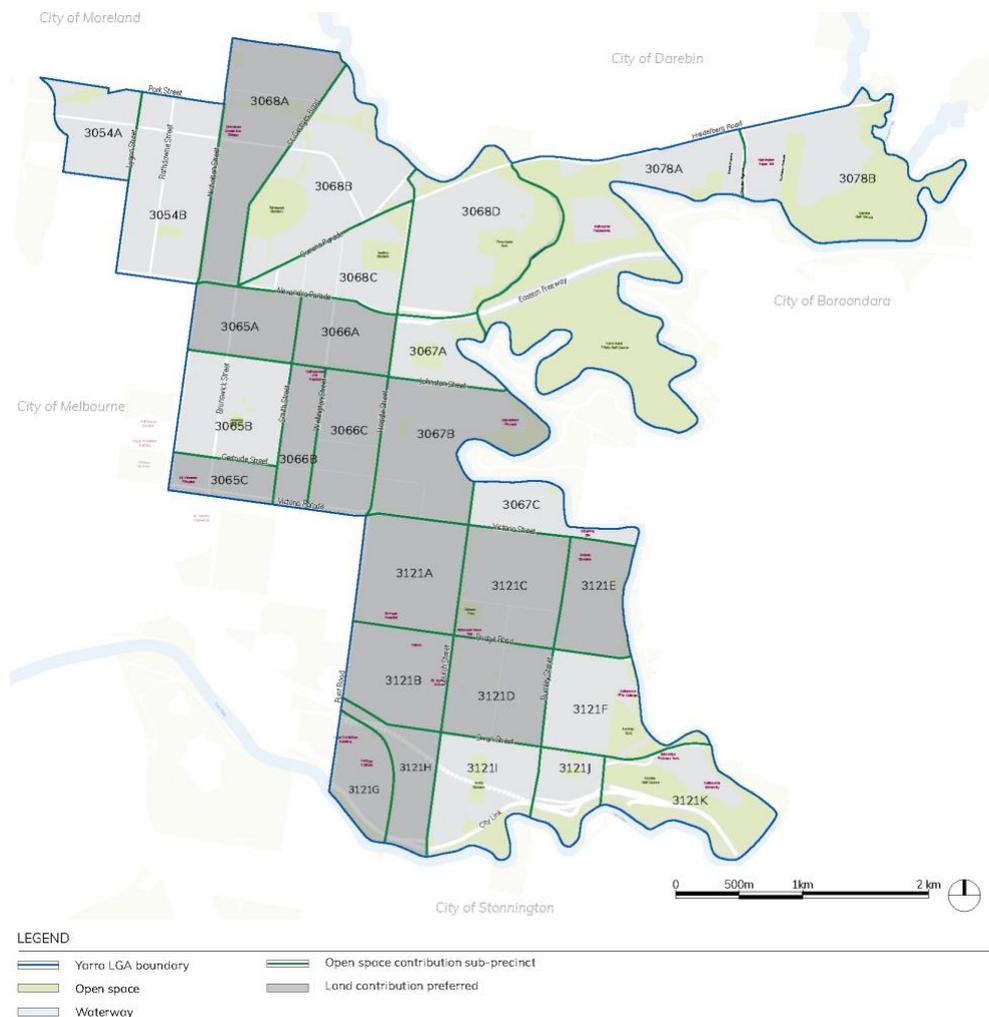
- The suitability of land to be contributed as public open space at the time of the subdivision of the land or building, will meet the following selection criteria:

Land to be contributed:

- Should have an area of about 300 square metres and a minimum width of 10 metres or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.
- Should be of a shape and size that will be adequate for the proposed use, having regard to the nature of public open space in an inner-city environment or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.
- Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
- Should be located or be capable of being designed to provide a high degree of casual surveillance.

- Must be accessible.
 - Should be visible from adjacent thoroughfares.
 - Should receive reasonable sunlight between 9am and 2pm on September 22.
 - Should be located away from major or secondary arterial roads.
 - Should have an entry from a local street or be capable of being provided with such entry.
- Whether any building on land adjacent to public open space set aside under this clause has been designed to accommodate public open space in a manner that meets the majority of the above selection criteria.

Open Space Contribution Plan



19.03-3L Water sensitive urban design Prpposed C269 Yarra

Policy application

This policy applies to applications for:

- The construction of a building.
- An extension to an existing building that is 50 square metres in floor area or greater.

- Subdivision of land in a commercial zone.

This policy does not apply to an application for the subdivision of an existing building.

Objective

To achieve the best practice water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 amended).

To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.

To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.

To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

Strategies

Improve the quality of stormwater and reduce the flow of water discharged to waterways including through:

- Collection and reuse of rainwater and stormwater on site.
- Vegetated swales and buffer strips.
- Rain gardens.
- Water recycling systems.
- Infiltration, including porous paving and permeable trenches/sumps.
- Directing flow from impervious ground surfaces to landscaped areas.
- Use of silt traps and other measures during construction.

Use measures to prevent litter being carried off-site in stormwater flows, including:

- Waste enclosures and storage bins.
- Litter traps for developments with the potential to generate significant amounts of litter.

Encourage green roofs, walls and facades on buildings where practicable (to be irrigated with rainwater/stormwater) to enhance the role of vegetation on buildings in managing the quality and quantity of stormwater.

Incorporate works to maintain or improve the quality of stormwater within or exiting the site.

Avoid adding to the storm water discharge or adversely affecting water quality entering the drainage system.

Policy guidelines

Consider as relevant:

- Best practice stormwater management as set out in the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).
- The following tools (or equivalent):

- Melbourne Water’s STORM Calculator.
- Model for Urban Stormwater Improvement Conceptualisation (MUSIC).
- The level of ongoing management required to achieve and maintain the desired stormwater quality measures that will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.

Expiry

This policy will expire when superseded (as determined by the Minister for Planning) by Water Sensitive Urban Design provisions in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

Proposed C269 Yarra Strategies
19.03-5L Waste

Make provision for waste and recycling in new development, including separation, storage and collection facilities and facilities for composting.

Ensure that the size and design of waste and recycling facilities can accommodate the waste and recycling likely to be generated by the development.

Ensure that waste and recycling facilities are located to enable ease of use by occupants and access for transport.

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

Proposed C269 Yarra

Name of background document	Amendment number Clause reference
<i>Activity Centres Roles and Boundaries</i> (City of Yarra, Oct 2019)	Clause 11.03-1L
<i>Built Environment Sustainability Scorecard ‘BESS’</i> (Council Alliance for a Sustainable Built Environment ‘CASBE’, 2015)	Clause 15.02-1L
<i>Building for Diversity – Yarra’s Social and Affordable Housing Strategy</i> (Yarra City Council, November 2019)	Clause 16.01-4L
<i>Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance</i> (Australia ICOMOS, 2013)	Clause 15.03-1L
<i>City of Yarra Community Infrastructure Plan</i> (City of Yarra, April 2018)	Clause 19.03-1L
<i>Collingwood South Built Form Review</i> (Hansen Partnership, June 2018)	Clause 15.03-1L
<i>Collingwood South Built Form Review, Heritage Analysis and Recommendations</i> (GJM Heritage, June 2018)	Clause 15.03-1L

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	Clause 02.02 Clause 02.03
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<i>Environmentally Sustainable Design Buildings Policy</i> (City of Yarra, August 2014)	Clause 15.02-1L
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<i>Fitzroy Urban Conservation Study Review</i> (Allom Lovell and Associates, November 2002)	Clause 15.03-1L
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Name of background document	Amendment number Clause reference
<i>Heritage Conservation Study, South Fitzroy</i> (Jacob Lewis Vines Architects, March 1979)	Clause 15.03-1L
<i>Heritage Gaps An Overview</i> (Graeme Butler & Associates, 2004, updated March 2013)	Clause 15.03-1L
<i>Heritage Gaps Review One</i> (City of Yarra/Graeme Butler, 2013)	Clause 15.03-1L
<i>Heritage Gap Review One; Incorporated Plan, Methodology Report</i> (Lovell Chen, 2014)	Clause 15.03-1L
<i>Heritage Gap Review Two Methodology Report</i> (Lovell Chen, 2012)	Clause 15.03-1L
<i>Heritage Gap Study Review of 17 Precincts Stage 2 Report</i> (Context Pty Ltd, August 2014, Revised 16 October 2016)	Clause 15.03-1L
<i>Heritage Gap Study Review of Central Richmond, Stage 2 Final Report</i> (Context Pty Ltd, November 2014)	Clause 15.03-1L
<i>Heritage Gap Study Review of Johnston Street East</i> (Context Pty Ltd, April 2016)	Clause 15.03-1L
<i>Heritage Gap Study Stage 1</i> (Graeme Butler and Associates, 2008)	Clause 15.03-1L
<i>Heritage Gap Study Stage 2</i> (Graeme Butler and Associates, 2009)	Clause 15.03-1L
Heritage Gaps Study – Smith Street South (Anthemion Consultancies, July 2014)	Clause 15.03-1L
<i>Heritage Gaps Study 233-251 Victoria Street, Abbotsford</i> (Anthemion Consultancies, October 2012)	Clause 15.03-1L
<i>Heritage Overlay Areas, Review of, Appendix 7</i> (Graeme Butler and Associates, 2007) Updated 2013	Clause 15.03-1L
<i>Heritage Policy – Residential</i> (Context, October 2019)	Clause 15.03-1L
<i>Heritage Policy - Industrial</i> (GJM Heritage, 1 October 2019)	Clause 15.03-1L
<i>Heritage Review</i> (Allom Lovell and Associates, June 1998)	Clause 15.03-1L
<i>Heritage Review of Predefined Areas In Abbotsford & Collingwood Stage 2 Report</i> (Context Pty Ltd, July 2015)	Clause 15.03-1L
<i>Inner Melbourne Action Plan 2016-2026</i> (Inner Melbourne Action Plan, August 2016)	Clause 15.03-1L
<i>Johnston Street Local Area Plan</i> (City of Yarra, 2015)	Clause 11.03-2L Schedule 15 to 43.02
<i>Landmarks and Views Assessment</i> (Ethos Urban, October 2019)	Clause 15.01-2L
<i>Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'</i> (Melbourne Water)	Clause 15.02-1L
<i>Nationwide House Energy Rating Scheme 'NatHERS'</i> , (Department of Climate Change and Energy Efficiency)	Clause 15.02-1L

<i>Parking Management Strategy Action Plan 2013-2015</i> (City of Yarra, 2013)	Clause 18.02-4L
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Name of background document	Amendment number Clause reference
<i>Public Art Policy 2015-2020</i> (City of Yarra, 2015)	Clause 15.01-1L
<i>Licensed Premises Policy – Background Document</i> (Public Place / 10 Consulting Group Dec 2015)	Clause 13.07-1L
<i>Queens Parade Built Form Heritage Review</i> (GJM Heritage, December 2017)	Clause 11.03-2L, Schedules 16 & 20 to 43.02
<i>Queens Parade Built Form Review</i> (Hansen Partnership, December 2017)	Clause 11.03-2L Clause 15.03-1L Schedules 16 & 20 to 43.02
<i>State Environment Protection Policy (Waters)</i> (EPA 2018)	Clause 15.02.1L
<i>Stormwater Treatment Objective - Relative Measure 'STORM'</i> (Melbourne Water)	Clause 15.02.1L
<i>Sustainable Design Assessment in the Planning Process</i> (IMAP, 2015).	Clause 15.02.1L
<i>Swan Street Built Form Heritage Review</i> (GJM Heritage, September 2017)	Clause 11.03-2 Clause 15.03-1 Schedule 17 to 43.02
<i>Swan Street Built Form Review, Heritage Assessment and Analysis</i> (GJM Heritage, October 2017)	Clause 11.03-2 Schedule 17 to 43.02
<i>Swan Street Built Form Review</i> (Tract Consultants, September 2017)	Clause 11.03-2 Clause 15.03-1 Schedule 17 to 43.02
<i>Swan Street Traffic Engineering Assessment</i> (Traffix Group, July 2017)	Clause 11.03-2
<i>Urban Design Strategy</i> (City of Yarra, June 2011)	Clause 15.01-1L
<i>Urban Forest Strategy</i> (City of Yarra & Urban Forest Consulting, 2017)	Clause 12.01-1L
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> , (CSIRO, 1999)	Clause 15.02-1L Clause 19.03-3L
<i>Victoria Street and Bridge Road Built Form Review</i> (David Lock Associates, June 2018)	Clause 11.03-2L Schedule 22 to 43.02
<i>Victoria Street and Bridge Road Built Form Review, Heritage Assessment and Analysis</i> (GJM Heritage, June 2018)	Clause 11.03-2L Clause 15.03-1L Schedule 22 to 43.02
<i>Victoria Street and Bridge Road Activity Centres, Richmond – Traffic Engineering Assessment</i> (Traffix Group, June 2018)	Clause 11.03-2L
<i>Victoria Street East Precinct, Richmond Urban Design Framework</i> (MGS Architects & Jones and Whitehead, November 2005)	Clause 11.03-6L
<i>Waste Minimisation and Resource Recovery Strategy 2018-2022</i> (City of Yarra, 2018)	Clause 19.03-5L
<i>Water Sensitive Urban Design Guidelines for City of Yarra Works</i> (City of Yarra, October 2012, revised February)	Clause 19.03-3L

2016)	
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Name of background document	Amendment number Clause reference
<i>WSUD Engineering Procedures: Stormwater</i> (Melbourne Water, June 2005)	Clause 19.03-3L
<i>World Heritage Environs Area Strategy Plan Royal Exhibition Building and Carlton Gardens</i> (Lovell Chen, October 2009)	Clause 15.03-1L
<i>Yarra City Council Gaming Policy Framework</i> (Coomes Consulting Group, November 2008)	Schedule to Clause 52.28
<i>Yarra Environment Strategy 2013-2017</i> (City of Yarra, 2013)	Schedule to Clause 53.01 Clause 19.02-6L
<i>Yarra Housing Strategy</i> (City of Yarra, September 2018)	Clause 16.01-2L Clause 16.01-3L Clause 16.01-4L
<i>Yarra Open Space Strategy</i> (Thompson Berrill Landscape Design, December 2006)	Clause 19.02-6L
<i>Yarra Spatial Economic and Employment Strategy</i> (SGS Economics and Planning, August 2018)	Clause 17.01-1L Clause 17.02-1L Clause 17.03-1L Clause 17.04-1L

Amendment C269

December 04, 2020 at 4:53 pm AEDT

To: [REDACTED]

I write to provide resident feedback to the proposed amendment C269.

This submission is from [REDACTED]

We need to maintain open space, keep and enhance tree plantings in both public and private spaces and keep stormwater onsite and harvest and infiltrate it.

Specific comments

15.01-1L Urban Design

Protection of Historic / Heritage Laneways

In the Yarra Planning Scheme, Strategy 18.1 of Objective 18 addresses the reestablishment of historic street patterns, ie. *“Encourage the re-establishment of streets and laneways through new development sites where such links were part of the historic street pattern, except where this will cause detrimental traffic impacts”*.

The original villages across Yarra have historic laneways that are ROW’s for the retail shops that fronted the high streets. Developments often consolidate titles including ROWs when the opposite should occur. The laneways of Melbourne’s CBD are a big drawcard for the city, Yarra should be adopting the same strategy within it’s activity centres. The historic laneways need to be heritage listed and protected.

Overshadowing of Parkland

A vexed issue is the overshadowing of public open spaces. Melbourne City Council has objected to shadowing of parks and wants the Planning Minister to adjust the time of year that overshadowing impacts must be considered by planners to winter – not equinox times in March and September as is now the case. A local example is the proposed redevelopment of the Porta site at 224-256 Heidelberg Road. The proposal is 6-13 storey buildings that will significantly overshadow Yarra Bend Park in winter. Overshadowing of public open space should be based on the winter solstice, not the equinox.

No Height Restrictions for Commercial C1Z

Under Clause 21.05-2 on Urban design, relevant objectives and strategies include Objective 17:

Objective 17 To retain Yarra’s identity as a low-rise urban form with pockets of higher development.

Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:

- [if !supportLists] · [endif]Significant upper level setbacks
- [if !supportLists] · [endif]Architectural design excellence
- [if !supportLists] · [endif]Best practice environmental sustainability objectives in design and construction
- [if !supportLists] · [endif]High quality restoration and adaptive re-use of heritage buildings
- [if !supportLists] · [endif]Positive contribution to the enhancement of the public domain
- [if !supportLists] · [endif]Provision of affordable housing

The terms “ *low rise, mid-rise and high-rise* ” are ambiguous and open to interpretation. Developers will be able to submit applications and justify far greater heights.

15.01-2L Building Design

Above Grade Carparks

Developers are incorporating ground floor and above car parks in their development proposals and designs. This is to avoid the time and cost in building basement car parks. The impact of above ground car parks is that developments end up being higher than they should be, ground floor commercial space is diminished and it results in poor street level activation of developments.

Compliance with Better Apartment Design Standards (BADs)

The practice seems to make trade-offs or compromise with the objectives of BADs. The goal is to provide more sustainable and liveable new dwellings within Yarra so applications should have 100% compliance with BADs.

Roof Top Gardens

Developers are using roof top gardens as default for meeting public open space requirements with new developments. This is lazy design and a flag of over development. This also reduces the sustainability of new developments as the footprint of rooftop solar panels is minimised. Where possible public open space should be at ground level.

Landscaped Setbacks

Alphington and Fairfield residential dwellings are designated as Garden Suburban Residential with generous front and side setbacks. New developments should respect the garden and green character of Alphington and Fairfield by having landscaped setbacks.

Shade Sensitive Interface

Considering all the commercial zones on Heidelberg Road within Yarra are on the southern side and interface with NR2 residential zoned houses. Banyule has a comprehensive Ivanhoe Structure Plan that comprises of 13 different interfaces:

- [if !supportLists]a) [endif]Laneway Setback
- [if !supportLists]b) [endif]Main Street Interface
- [if !supportLists]c) [endif]Narrow Side Interface
- [if !supportLists]d) [endif]Landscape Setback
- [if !supportLists]e) [endif]Urban Street, Urban Laneway and Side Interface
- [if !supportLists]f) [endif]Lower Density Interface
- [if !supportLists]g) [endif]Shade Sensitive Interface
- [if !supportLists]h) [endif]Parking Interface
- [if !supportLists]i) [endif]New Laneway with Parking Interface
- [if !supportLists]j) [endif]Public Space and Landscape Settings
- [if !supportLists]k) [endif]Upper Level Setbacks

Yarra should also have shade sensitive interfaces for Heidelberg Road.

15.01-2L Landmarks

Alphington and Fairfield have some heritage listed buildings and landmarks such as the World War I monument in Alphington Park.

The industry reference book, “Essentials of Urban Design”, authored by Mark Sheppard provides a definition:

Landmark *A natural or built element that stands out from its surroundings. Usually a tall building or one with a particular notable use, such as a railway station.*

There has been an emphasis of built elements as landmarks in Yarra, there needs to be the recognition of natural landmarks. An example is the London Plan trees lined street vista of Park Avenue in Alphington that frames the heritage listed the World War I monument in Alphington Park. This formed part of the Avenue of Honour that returned service people marched along from Alphington Station every Anzac Day. Natural vistas and landmarks like this need to be acknowledged and protected.

15.02-1L Environmentally Sustainable Development

The Yarra Council should be setting a high environment standard with new developments. The standard should be like the Nightingale development at 72a Station Street Fairfield. The Nightingale development is a part six (6) and part five (5) storey building associated with 20 dwellings and three (3) retail premises. In terms of environmental design, I would suggest that the Nightingale 2.0 development is considered industry “best practice” in terms

of excellence.

The STEP assessment for 72a Station Street, Fairfield is as follows:

Category	Required score	Project score
Greenhouse emissions from energy use	25%	43%
Peak energy use	10%	100%
Mains water use	25%	36%
Stormwater quality	100%	136%
Building materials	11%	20%
Project sustainability score		335/500

Table 1 – Nightingale STEP assessment

The Sustainable Management Plan stipulated six objectives:

Energy Efficiency	[if !supportLists] · [endif]Minimum 7.5 star average thermal performance rating (40% less energy for space conditioning than a 6-star home) [if !supportLists] · [endif]Zero fossil fuels in operation
Sustainable Energy Supply	[if !supportLists] · [endif]15 kW rooftop PV system [if !supportLists] · [endif]100% renewable energy (generated on-site or off-site)
Water Efficiency & Management	[if !supportLists] · [endif]Potable water consumption of 110 litres per person per day [if !supportLists] · [endif]Storm rating of 125%
Sustainable Waste Management	[if !supportLists] · [endif]80% of construction waste diverted from landfill
Sustainable Transport	[if !supportLists] · [endif]90% of trips to work, study & social events completed using public transport or active transport
Materials Selection	[if !supportLists] · [endif]Use of materials that have lower embodied energy, use recycled content and renewable resources, exclude harmful substances such as Volatile Organic Compounds (VOCs) and are more durable

Table 2 – SMP objectives

The Nightingale 2.0 development has been based on design excellence & realised industry “best practice” opportunities to maximise thermal efficiency:

- [if !supportLists] · [endif]Orientation of all apartments living areas to north, no internal passages are included in the development & excellent cross ventilation opportunities for all apartments
- [if !supportLists] · [endif]Glazing ratios carefully managed (particularly to west & south to reduce unwanted heat gain & heat loss)
- [if !supportLists] · [endif]Specification of high, performance, double glazed timber-framed windows throughout
- [if !supportLists] · [endif]Balconies to the north & open walkway to the south of each floor will be thermally broken from the slab, reducing thermal transfer
- [if !supportLists] · [endif]Installation of centralised heat pump boilers to provide efficient heating and hot water to the apartments
- [if !supportLists] · [endif]Due to significant insulation & excellent passive thermal performance, no active space cooling beyond ceiling fans will be provided to apartments or commercial tenancies

11.03-1L Activity Centres

Expansion of Alphington Activity Centre

There is concern in relation to the expansion of the Alphington Activity Centre, particularly in relation to the inclusion of the site at 582 Heidelberg Road Alphington. This site currently provides space for office workers. A previously rejected planning application proposed the redevelopment whereby the office space is replaced by a gym and café, upon which was a

proposed residential tower. Effectively the proposal replaced higher value employment opportunities with lower value, casual employment opportunities for the neighbourhood.

Hierarchy of Alphington Activity Centre

The current Yarra Planning Scheme designates the Alphington Activity Centre as a Neighbourhood Activity Centre. Amendment C269 seems to imply that all activity centres in Yarra are the one and same. Heidelberg Road is not Bridge Road or Brunswick Street. Alphington and Fairfield residential dwellings are designated as Garden Suburban Residential with generous front and side setbacks. The hierarchy of Activity Centres must be recognised and maintained, otherwise higher order development in lower order activity centres will completely change the local character of the neighbourhood.

Diversity of development

When reviewing the features of the “20 minute neighbourhood” of Plan Melbourne there are six key pillars:

- [if !supportLists] · [endif]Local shopping & health services
- [if !supportLists] · [endif]Local schools
- [if !supportLists] · [endif]Local parks, sport & recreation
- [if !supportLists] · [endif]Housing diversity
- [if !supportLists] · [endif]Local transportation including cycling & walking
- [if !supportLists] · [endif]Local employment opportunities

Every planning application for commercial zoned lots in Alphington (assume the same for most of Yarra) are generally a residential tower with a few retail spaces that are typically gyms or cafes. Also the valued ground floor space is taken up by carparks and building services which is detrimental to the local economy. Effectively valuable commercial space is surrendered to lower value employment opportunities. These outcomes do not contribute to the 20 minute neighbourhood of providing a diverse mix of local employment opportunities. Residents will be forced to seek job opportunities outside their neighbourhood which puts further strain on the public transport system and/or adds to the traffic congestion of roads. The COVID lockdown has been the catalyst for the change in work practices, Yarra Council should be developing policy that attracts more local employment opportunities. A key part for this to happen is to have the space to do so.

Proposed Commercial C2Z Development

The Commercial lots in Fairfield fronting Heidelberg Road are zoned C2Z. The draft Heidelberg Road Local Area Plan proposes to develop these lots to the same height and density as the C1Z zoned lots in the Alphington NAC. The community feels that this is an overdevelopment of the C2Z lots.

12.03-1L River Corridors

Yarra Riverbank adjacent to the AMCOR redevelopment site has incurred considerable damage with the collapse of significant trees and riverbank slumping. The accountability for this damage has been severely lacking by both Council and Glenwill. The protection of the river corridors needs to be strengthened, particularly with new developments.

Amendment C269 - submission
December 04, 2020 at 4:55 pm AEDT

To:

Hello Yarra Council Strategic Planning,

I support the broad aspirations of the Yarra Planning Scheme amendment C269.

As a young person who lives in a one-bedroom apartment in the Smith Street activity centre I believe that increased residential densities within our activity centres and adjacent to public transport is an appropriate strategic response to population growth and housing affordability challenges. I think that it is important for Council and the Planning Panel to consider the views of people who live in apartments in equal weight to people who live in established detached and semi-detached dwellings.

While I broadly support the amendment there are a number of issues I seek to flag for consideration by Council in finalising their amendment:

- The amendment places an undue emphasis on the need for Yarra's housing policy to facilitate neighbourhood character outcomes rather than housing and affordability outcomes.
- The language used in the amendment frames multi-unit development as a challenge to character that needs to be " managed " rather than a housing outcome that needs to be facilitated.
- The policy support for increased social and public housing is good.
- While the policy support for 'affordable housing' and 'housing affordability' there is no recognition of the important role that market rate multi unit development has in ensuring affordable housing outcomes in Yarra particularly in comparison to established detached and semi-detached housing.
- The housing diversity policy has a narrow view of what types of housing diversity needs to be supported, for instance it acknowledges families but does not mention singles or couples who form a large proportion of Yarra's current and future population. Nor does it note that the vast majority of homes in Yarra already cater for families.

I would also note that I broadly support the housing change framework as identified by the Yarra Housing Strategy, I believe that implementing a housing change framework in C269 which differs from the adopted Housing Strategy without further consultation would be wrong.

I would welcome the opportunity to further elaborate on my submission in the future.

Kind regards,

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M:

E:

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Amendment C269 - submission

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Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I am not an architect or urban planner however, I have been a longstanding resident of Fitzroy Nth, and like many residents in City of Yarra, have been dismayed by Council's failure to be proactive and show leadership in managing development and setting out good guidelines for good urban planning. Disappointingly, Council continues to ineffectually revise policies and strategies over the years with limited improved outcomes.

It would not be unreasonable to say that this amendment to the Yarra Planning Scheme is too little too late. Urban planning and design is being led by developers. In recent years residents in Clifton Hill and Fitzroy Nth have been involved in multiple battles against inappropriate developments which are;

too large,

dominate and overshadow the local neighbourhood,

do not protect the heritage significance of buildings,

detract from the streetscape and the character of the area,

do not contribute to community amenity (and often reduce or impact on existing amenity)

fail to take into consideration the increase in traffic and car parking issues that these developments will generate, therefore impacting on the safety and amenity of active transport (eg walking and bike riding) and the liveability of the local residential streets.

The impact of these developments on local residents is NEVER taken into consideration.

The Piedimontes development is a case in point. This proposed development fits the profile as described above. It is located in the local Fitzroy North Village, St Georges Rd, (also referred to as the Fitzroy Nth hub or activity centre). It is too big and inappropriate for the location, fails to respect the streetscape and neighbourhood, will reduce diversity of the shopping village, and the new design fails to address existing problems and will only add to these, for example increase in traffic congestion and the impact on the safety and well being of pedestrians and cyclists.

On Monday 7th December the VCAT hearing for the Piedimontes development will commence. Once again the community has been required to fight this development. The time, energy and cost (both financial and emotional) to the community is enormous. The key point in all of this was best summarised by the Barrister who will represent one of the community groups. The problem is that Yarra City Council does not have any planning overlay/restrictions on the Fitzroy North Village which restricts developments such as the proposed Piedimonte development.

It is important to note that currently there are no other developments like the proposed Piedimonte development in the Fitzroy Nth Village and the maximum height of existing buildings is 4 storeys. However, if the Piedimontes development is approved in the current proposed format of 7 storeys (8 with additional), it will absolutely set a precedent for future development. There were over 600 objections to the Piedimontes development. This is the voice of the community. The community does not want large scale developments, such as the Piedimontes development, in the Fitzroy Nth Village.

I refer to the recent C231 amendment for Queens Pde, in particular precinct 4 which includes height restrictions to 3-4 storeys and appropriate set backs, over heritage buildings and the main activity centre (Queens Pde Shopping Village or hub). If Yarra City Council had proactively put in place a similar overlay to the C231 for the Fitzroy Nth Village, then Piedimontes would not be seeking planning approval for such a large inappropriate development and the community would not be forced to fight another developer whose sole motive is commercial gain, with little regard for the community.

We need proactive, well planned, respectful planning overlays as a matter of priority. However, despite the communities repeated voice against large scale developments in local villages/hubs/activity centres, amendment C269 fails to include any significant planning overlays for these areas.

It should be noted that with regard to amendment C231 (Queens Pde), of the Yarra Planning Scheme, Yarra City Council state;

The amendment implements the objectives of planning in Victoria by establishing planning controls along Queens Parade that provide for the fair and orderly use and development of land as they seek to facilitate future development demands while maintaining the heritage character of the street. They will provide an efficient and safe built environment for those that currently live, work and visit the area and for those that will do so in the future. Heritage has been an important consideration in preparing the planning controls which will ensure that those buildings which are of aesthetic, architectural and historical interest are conserved as well as the wider streetscape.

and,

The amendment is consistent with the overarching goal in the planning scheme to:

Integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The amendment is expected to generate positive social and economic benefits as it will facilitate development within a neighbourhood activity centre, providing opportunities for economic development, housing and employment growth. The Amendment will also respond to the local demand for housing and provide housing and employment in a location which has a good access to public transport infrastructure and community services.

It proposes to protect key views to landmark buildings and ensures that heritage is one of the key drivers of future built form.

I request that the C269 includes overlays for the Fitzroy Nth Village, St Georges Rd (activity centre/hub) that reflect the C231, in particular, the overlays for precinct 4 which restrict development heights to 3-4 storeys with appropriate set backs.

Consideration of a similar overlays should be given to other key local activity areas including Nicholson St Village and Rathdowne St Village.

Thanks.

Yours sincerely,

██████████

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

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Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I am quite horrified at the wholesale changes being put forward in relation to my street and surrounding streets and very concerned that this proposal has been put up with no active attempts to engage with residents of this area. I have only just found out about this. These are important decision and should be taken with care and community engagement.

Heritage protection is vital in Fitzroy. The new C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra.

I accept that there should be some residential development but not at the expense of the ongoing viability, diversity and heritage of our local shops and the preservation of the entirety of heritage buildings. Retention of front facades is not preserving heritage.

Street verandahs provide shade for pedestrians and are better for the environment. They must be preserved.

In addition, affordable housing should be an important element in this planning. It has long been a part of Fitzroy and should remain a key element.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

To:

Dear Yarra Planners,

Please find attached my submission for the Planning Scheme amendment.

Best wishes,

I acknowledge that I live and work on land stolen from the Wurundjeri Woi Wurrung people of the Kulin Nations, and whose sovereignty has never been ceded. I pay my respects to all First Peoples of the land on which I live, create, teach, and perform, to their Elders past, present and emerging, and to our shared future.

Abbotsford VIC 3067
AUSTRALIA

Make art, not war

SUBMISSION TO YARRA STRATEGIC PLANNING AMENDMENT C269

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

My contribution crosses over several categories in the proposed plan amendment, from my perspective as a resident of community housing, a cyclist, a local worker and community volunteer, a pedestrian and a public transport user.

1. CYCLING SAFETY & AMENITY

Wind tunnel effect:

The City of Yarra has recently made big strides in providing separated bike lanes but they are being undermined increasingly by the effect of large, tall buildings that come right up to the footpath.

With the advent of these high buildings, the wind tunnel effect is increasing to the point of extreme danger. At points along Wellington Street, I have been sucked and/or blown into intersections, sometimes even when stopped at a red light with my brakes engaged!

I suggest:

- a) that developers of tall/mid-rise buildings be obliged to provide realistic wind assessments for cycling, in addition to the current requirement for pedestrian wind assessments. Cyclists are even more vulnerable than are able-bodied pedestrians, to constant winds and to wind gusts.
- b) that the number and land area of tall/mid-rise developments be severely restricted.
- c) that any such developments be set back from the pavement *at ground level* and required to be surrounded by functional green space including trees and shaded seating.

On-road bike lanes:

Continuity of bike lanes is essential for cyclists' safety. There are too many that end suddenly, even at busy intersections.

Visibility at corners:

Any new corner structure can be an opportunity to increase visibility for both cyclists and drivers, by requiring the corner of the building to be rounded or else angled diagonally. Pedestrian safety would also be enhanced.

2. CREATING AN ATTRACTIVE, LIVEABLE URBAN ENVIRONMENT:

Building design:

- a) Suggestions 1.b and 1.c (above) apply equally to creating streets that would be cooler in summer, quieter, and inviting for local birds, encouraging biodiversity.
- b) We must have buildings that will be liveable in the types of summers to come.

All new residential buildings must be habitable on 45-50 degree days, and keeping glass cool is one of the most effective ways of keeping rooms cool, cheaply.

Yet like mine, many buildings that have west-facing windows and balconies are built with no shades, no awnings, and no facility for installing other forms of external window shading. So even with double glazing and tinted glass, I have to use the air conditioner more than I would otherwise.

It makes sense economically, physically, and environmentally, to mandate window shading.

- c) Green walls – YES! For both commercial and residential buildings. People, birds, skinks, insects etc love them.
- d) Private swimming pools: Yarra is well supplied with public pools. Why is the council still approving private swimming pools - including rooftop ones whose water will evaporate even more quickly - in these water-scarce times? Even if the owners agree to compensating measures such as rain gardens, water tanks etc, they will still be using the public water supply for their pools. And because it doesn't rain much, their tanks will be under-used much of the time.
It's time that the council officially planned not to allow private inbuilt pools for both houses and apartment blocks.
- e) I would like the plan to specify that all new builds must be equipped with renewable energy facilities, with the ability to be updated.

3. BIODIVERSITY:

- a) See 2.a (above)

4. NOISE:

- a) See 2.a (above).
- b) Construction noise: Those of us who live in public, community and social housing have little ability to move to (currently!) quieter areas. Increasingly the same applies to private renters and even home owners, because of the cost of housing.
In the inner city, constant construction noise is a source of increasing anxiety and stress for both human and non-human residents.
I suggest that Yarra adopt a policy of allowing only one noisy building/renovation project at a time within 500 metres of any residential dwelling.
I also suggest a policy of staggering them so that we get at least several weeks of respite before the next one begins – proportional to the length of noise exposure from the most recent project within 500 metres.

5. HOUSING AFFORDABILITY:

- a) The term “affordability” is used in various ways these days, in relation to housing. Its meaning/s in the Strategic Plan need to be clarified. I wholly support the reservation of at least 10% of new housing as “affordable” if it really will be.
But does it mean “cheap for a potential resident to buy”, “cheap for a potential landlord to buy”, or “cheap for a tenant to rent”?
Also, would it be public (ie publicly owned), community, or is it that umbrella term, “community housing”?
Yarra definitely needs more public housing.
- b) “Affordable” housing, must have the same safety, amenity, aesthetic and environmental standards as other housing.

Amendment C269 - submission

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Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I am concerned about this development and it's negative impacts it will have on existing retail, foot traffic safety for children and the elderly, and the traffic and parking issues it will cause. And on a more superficial note, it will also ruin the beauty of the shopping village and Scotchmer Street, where I live.

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

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Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I hope this submission will help council make informed planning choices that protect what matters to the many who call it home.

1. NEIGHBOURHOOD SHOPPING & ACTIVITY CENTRES

Our neighbourhood shopping is a precious and vulnerable retail eco system. The antithesis of the big box, their diversity and fine grain is eclectic, charming and individual. Evolving organically over time, they are destinations that are at once ever changing, yet always familiar. In North Fitzroy, that long sustained dynamic is currently under threat from Piedimonte's Supermarket, which aspires to impose a big box supermarket on a petite village setting, robbing it of retail diversity and forever changing its nature for the worse. Our activities centres need to be protected from defiling by this type of commercial self-interest.

2. HERITAGE

It's possible to intensify population without turning our activity centres into the type of soulless canyons of ill-considered development. It is not the heritage shop fronts and parapets alone that give our activity centres their character—the sky that frames them is equally important. Hide that sky behind towers of cheaply clad tilt-up slabs, and the soul of these heritage strips is lost, never to be reclaimed.

3. SUSTAINABILITY

City of Yarra declared a Climate State of emergency. Bravo! Presumably the emergency is universal? Shouldn't endeavours to mitigate the emergency also be universal. Architectural practices like Breathe in Brunswick show what's possible. Require developers who operate in City of Yarra to be part of the solution, not intensify the problem.

7. AFFORDABLE HOUSING

Two points: 1) affordable housing quotas should be mandated in larger developments, with 10% the minimum; 2) residential development models that put people before profit, such as Nightingale, should somehow be given priority over the avaricious developers who seek only to build spreadsheets in the sky.

8. PARKS & OPEN SPACES

Again, two points: 1) While it's possible to stratify residential living, the same cannot be said of our parks. Our parks are under duress. Numbers will only increase as the local population intensifies. The open space funding being levied against developers needs both to be used appropriately, and seen to be used as such; 2) Council needs to decide the primary purpose of its parks and open spaces. Are they first and foremost for the enjoyment of those whose rates provide the funding necessary to maintain them? Or are they free-for-all, unlicensed, unsecured venues open to the type of abuse that puts the safety of those ratepayers at risk?

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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[REDACTED]
Protect Fitzroy North Inc. C269 Submission

December 04, 2020 at 4:58 pm AEDT

To: [REDACTED]

To the relevant officer(s),

Please find attached Protect Fitzroy North Inc.'s submission in response to Am C269.

Kind regards,

[REDACTED]

--

[REDACTED], President - Protect Fitzroy North Inc.
[REDACTED] Fitzroy North, Vic 3068

M [REDACTED]

Protect Fitzroy North Inc.

A00978960



PROTECT FITZROY NORTH.ORG

December 4, 2020

Submission to Yarra Council regarding Amendment C269 - "Planning Scheme Rewrite"

Smith St early 1900s



2010



2019



"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

Jane Jacobs - *The Death and Life of Great American Cities*

1 Introduction and background

Protect Fitzroy North Inc. has been involved over a number of years now in community responses to a number of specific planning applications.

At the same time - and probably more importantly - PFN Inc. has been involved in two Yarra Planning Scheme Amendments and their panel processes; Fitzroy Gasworks Am C243 and Queens Parade Am C231.

The "long game" is where we can have the most effect - and Am C269 may be the most important of all, since for years to come planning outcomes good and bad alike will come back to this "sliding doors" moment in time.

The current state-wide "Planning Scheme Rewrite" program has its roots partly in the 2017 Victorian Auditor-General's report "Managing Victoria's Planning System for Land Use and Development" and its various findings and recommendations¹.

The goals to produce a more "fit-for-purpose" planning regime are laudable - one that is clearer and more streamlined, better suited to meeting challenges such as climate change, and one that is more comprehensible to practitioners and the public alike both in and of itself and in terms of the decisions and outcomes that arise from it.

There remains a tension between the "performance-based" ideology of the performance-based underpinning of the Victorian planning system and the goals of providing more certainty and community trust in planning outcomes. This is stated most clearly in Yarra Council's response to the VAGO report by Yarra CEO Vijaya Vaidyanath in Appendix A on P70 of that report (highlights mine):

¹ And noting that Yarra was one of 4 councils studied in detail by VAGO in formulating this report.

..

Improved policy statements and certainty in planning scheme language is clearly a means that would improve the effectiveness and efficiency of the Victorian Planning System in the opinion of the writer.

The thrust of the audit report is clearly that the Victorian Planning Provisions needs attention and is not providing effectiveness against the stated objectives of the Planning and Environment Act.

The following paragraph throws light on the points raised in this letter (as above) where it states:

"With the lack of clarity and guidance in the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF), Councils are using planning controls in their quest for certainty in planning schemes and decisions."

It can reasonably be said that the community clearly seeks more certainty of outcomes from the planning system; and that is a significant reason why local government seeks to have more clarity of language in the schemes in order that it can deliver outcomes out of its strategic positions; as otherwise, if the strategic intent is not able to be delivered on the ground (due to failings of the system), the community lose faith in planning and the credibility of the system is severely impacted. This has been, and remains, a significant concern and deserves to be a significant focus for the government.

The following comments of the report on page xii and xiii) are noted:

"Government reforms and DELWP guidance have aimed to create performance-based planning schemes and administration - with a focus on meeting policy outcomes rather than administering a system of planning controls, and with prescription as the exception"

"Councils and DELWP are now incorporating a mix of performance and control based approaches to applying planning schemes. However, our examination of assessment reports informing council and minister decisions showed that the balance continues to favour control - based approaches"

The Yarra experience is that the system does in fact need some further prescription within a performance based system, in order to provide increased certainty of intent for stakeholder and decision makers, deliverability of outcomes in accordance with the strategic intent, and also to improve the efficiency and effectiveness of the system for all concerned.

...

In Planning Scheme Amendments and responses to individual planning applications, while not a “unity ticket” the Yarra Council and its community are admirably aligned in their desires and aspirations, particularly in terms of:

- World-class ESD outcomes and (now) a move to carbon-neutrality
- Provision of social and affordable housing
- Preservation and promotion of amenity in both private and public spaces
- Conservation and, where appropriate, adaptive re-use of Yarra’s rich legacy of heritage buildings and streetscapes

Where some tensions remain is rooted in a couple of key areas:

1. The community’s ongoing desire to preserve the heritage - and, it must be said, mostly low-rise - character of key much-loved shopping strips².
2. A perceived lack of aspiration in other areas of particular community concern - most notably in the provision of affordable and social housing, and in terms of a meaningful response to the climate emergency.

This submission will enlarge on those and other points.

² This could perhaps be seen as a specific manifestation of a more general dissatisfaction about aesthetic and amenity impacts on spaces which have a social and cultural role, beyond their economic role, by commercial interests in pursuit of “yield” and a financial return.

2 The Community Craves Certainty

Specifically the community craves greater certainty in respect of planning outcomes in respect of the areas that they care most about. If development in a large ex-industrial area takes on a character that residents see as overblown or unappealing, then provided it doesn't impact on the public realm or on adjoining heritage and residential areas, then residents will largely just take a deep breath and move on.

No great surprise then that the battles arise around the places where residents have the most emotional "buy-in" - shopping strips (particularly local and neighbourhood ones), and places where redevelopment interfaces with residential or public realm spaces where people live and abide.

All this is set against a backdrop of a planning scheme that is enormous, dense and labyrinthine - now weighing in at over 1,200 pages - and a planning review system that is legalistic and thereby empowers those with the money to hire experts to navigate it.

Nor are the decisions that arise from reviews necessarily understandable to either applicants or objectors. The prevailing pattern of decisions on the part of various individual VCAT members have become so well understood as to be documented in unofficial "league tables", and in some cases property developers and their legal teams have been known to wait until they see who is rostered to appear in their case before deciding whether or not to proceed.

No surprise then that the general public, and sometimes also proponents of developments, express dissatisfaction in this kind of "decision roulette".

Both sides benefit from greater certainty - developers in securing a commercial return on investments, and residents seeking to protect valued character and viability of the smaller diverse fine-grained retail and services that heritage shopping strips foster.

Many of the changes and clarifications we seek to C269 are around improving clarity³ and fixing areas where lawyers could argue one part of the scheme against the other.

³ And sometimes prescriptiveness.

3 Growth “in and around” Activity Centres

The planning system - through Plan Melbourne - continues to emphasise Activity Centres as engines of growth both in a commercial and a residential sense.

In Yarra, perhaps more than any other municipality, an inadequately-nuanced “take” on this can lead to conflicts - not just of residents versus development but conflicts of uses as well.

Queens Parade Am C231 illustrates this perfectly. The initial strategic planning proposal for Queens Parade, inspired no doubt by the planning orthodoxy of the times when the work was started, initially proposed a classic 6-storey “shop-top” residential typology in one of the best-preserved and most sensitive heritage shopping strips in the state.

The community reaction was vehement and detailed. Not only was “shop-top” development unnecessary to achieve accommodation growth objectives - it was seen as inimical not just to the heritage and character of the place but also to the retention of the diverse small retail that the fine-grained “deep but narrow” lots of heritage shopping strips provide a habitat for.

Residents and traders alike made submissions to Yarra and subsequently to the Panel. By the time Yarra went into the Panel process, the recommendation for 6 storeys - styled at the time as *“the least a Panel and the department will accept”* had already been downgraded to 4 storeys.

And of course, having had regard to all the evidence the Panel themselves came back with their recommendations of 3 storeys / 10.5m with a small section of 4 storeys / 14m in the Queens Parade Activity Centre “core”.

This stands to reason - contemporaneous with the shifting position on heights in C231 the state government kicked off “Better height controls in activity centres” accompanied by a Pilot Program in which Yarra and specifically Johnston Street was included⁴.

⁴ <https://www.planning.vic.gov.au/policy-and-strategy/activity-centres/height-controls>

We submit that Queens Parade Am C231 should be regarded as a “gold-standard” outcome that successfully balances the many competing objectives that state planning policy challenges us all with⁵:

- Conservation and preservation of heritage
- Protection of valued neighbourhood character in neighbourhood and local activity centres
- Allowing for residential and commercial growth and redevelopment

The key point that the Panel process ultimately agreed on was that ample scope existed in the immediate environs / “catchment” of Queens Parade to provide for both residential and commercial growth and redevelopment.

In the light of that there was no pressing need to impact the heritage shopping strip itself with higher density “shop-top” development - not just at a cost to heritage and neighbourhood character but also with a very real risk of loss of fine-grained small retail and services.

The Panel said as much in recommending a 3-storey limit for Queens Parade:

For three storey development across the Precinct:

- the advantages are:
 - supported by evidence as providing a better heritage outcome
 - may diminish impact of blank walls
 - may minimise likely erosion of character that will come from selective development of wider lots and corner lots
 - may assist retention of small shops

..

At this stage we submit that this more balanced and nuanced approach of how and where development is directed into Yarra’s Activity Centres isn’t sufficiently reflected in C269.

⁵ Noting that the following are all ultimately different facets promoted by Plan Melbourne 2017-2050..

We believe this needs to be addressed because it's simply unrealistic and infeasible to complete strategic work like that entailed in Am C231 in the kinds of timeframes (or perhaps at all) such that all of the shopping and commercial strips can receive the kind of "love" and attention that they really all deserve.

In lieu of that and in the light of unclear guidance these strips will continue to suffer from the "two sides of the same coin" twin outrages of land-banking and atrophy or inappropriate and unsympathetic development.

4 Greater Ambition Needed (apply within..)

As noted in the introduction, there are a couple of areas we believe C269 falls short of community aspirations - climate change (now officially the climate emergency and the global push for net-zero carbon), and the provision of social and affordable housing.

Yarra is the council that has weathered serious opprobrium and sanction from State and even Federal governments when prosecuting positions it believes in, e.g.:

- East-West Link
- Moving citizenship ceremonies away from Australia Day

Surely that Yarra cannot go missing when it comes to addressing the pressing moral and existential challenges of housing provision for our people and the climate emergency?

4.1 Climate Change

Yarra still retains a legacy of frameworks that guide development which are no longer fit-for-purpose to the current situation of Climate Emergency.

This has been recognised in part by Yarra's Climate Emergency Plan but it's not (yet) reflected in instruments like BESS and, we submit, by C269.

C269 still couches the discussion mostly in terms of *"reduce our carbon footprint"*, when the truth is it needs to be more like *"urgently eliminate our carbon footprint"*.

This is broadly recognised in the community, and it's particularly hard when the council and all councillors appear to recognise this urgent imperative, for the community to understand why the most crucial policy instrument addressing carbon emissions the council has influence over continues not to reflect that reality.

Since 70-80% of Yarra's emissions arise from buildings, the truth is inescapable.

4.2 Social and Affordable Housing

Concern over the provision of social and affordable housing remains a major concern for Yarra residents.

In the Age today it was noted that councils to our east and south have raised concern over the state government's plans to fast-track social housing projects.

Mercifully in Yarra there remains a wellspring of support for social and affordable housing. This has been seen in the push first for 5% affordable housing in the context of the Alphington Papermill DPO, and then the push which ultimately resulted in a government commitment to 20% affordable housing on the Fitzroy Gasworks site.

C269's ambition for 10% affordable housing in respect of rezonings of land is laudable but the City of Melbourne today revealed plans to push for 25% affordable housing (although notably only in respect of CoM-owned land).

We're unsure whether Yarra's policy in respect of Yarra-owned land belongs in C269 but if it does, then a similar or preferably higher ambition would almost certainly enjoy broad community support.

Likewise the 10% number in respect of rezonings should be examined in the light of whether it's sufficient to protect the diversity and the social cohesion of Yarra, and should be increased should that number be revealed as insufficient to the task. The proportion of affordable and social housing in Yarra has been in long-term and accelerating decline so whatever quantum is chosen needs to be able to address that gap.

The purpose of planning is to deliver the best outcomes for present and future Victorians - not to be a small target in squeaking past the state planning bureaucracy or development lobbies.

5 Alternative Tools to shape development

There are a couple of alternative tools to shape development that have been discussed over recent years. With regard to affordable and social housing there has been “inclusionary zoning”, and it’s pleasing to see that at the most recent Council meeting formal moves have been made on that front.

Pending the outcome of that work we’ll say little more right now, other than to support moves along those lines rather than the present community need to fight for inclusion of affordable and social housing in the course of each and every rezoning⁶.

Turning to built-form and place-making, another possible tool to guide the “horse-trading” that goes on in the context particularly of rezoning and to some extent in respect of individual development applications is that of “plot ratios”.

The City Of Melbourne has introduced plot ratios on some of their land (albeit at an extraordinarily high level by international standards). Other cities of varying densities and typologies internationally also make use of them. Conversely they have been unsuccessful in the City of Hobart⁷.

Whether such a scheme has application in the City of Yarra we can’t say. What is clear is that there remains large quantities of underutilised and ex-industrial land in Yarra (much of it shown as “greyed out” in the C269 maps as it’s not earmarked for housing) that is ripe for rezoning.

C269 is putting paid to previous Yarra Planning Scheme provisions like “generally no more than 5-6 stories” with the infamous accompanying non-exhaustive list of benefits to exceed that height. But what’s replacing it?

It seems to us there’s a case for a guiding framework that drives a balanced outcome across redevelopment sites more generally. In particular it would be desirable to reduce the territory that needs to be repeatedly argued out at Panels and at VCAT.

⁶ It’s exhausting and seems to require the reiteration of a patently obvious and unsatisfied need that just doesn’t go away in between Panel hearings!

⁷ .. where it seems there were no developments of a sufficient density that would trigger their application.

6 Specific Responses to C269 sections

The following sections are reflections on the various corresponding numbered sections in C269.

02 Municipal Planning Strategy

The MPS is supposed to be underpinning Plan Melbourne 2017-2050, a bedrock aspect of which is the idea of the “20 minute neighbourhood”:

“Plan Melbourne is guided by the principle of 20-minute neighbourhoods.

The 20-minute neighbourhood is all about ‘living locally’—giving people the ability to meet most of their daily needs within a 20-minute walk from home, with safe cycling and local transport options.”

.. and detailed further here:

https://www.planning.vic.gov.au/_data/assets/pdf_file/0031/428908/Creating-a-more-liveable-Melbourne.pdf

While planners may argue that the *concept* underpins their thinking and is embedded in the document, the 20 minute neighbourhood doesn’t seem to be mentioned.

Indeed the document seems to be at odds with some of the PM 2017-2020 “20 minute neighbourhood” directions in places.

02.02 Vision

“...

Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.”

Is this strong enough? If this iteration of the scheme lasts the same amount of time as the previous one, Yarra will need to be carbon-neutral - not just “reduce its carbon footprint”.

Something indicating the urgent need to drive towards carbon-neutrality would be more in line current community needs/aspirations and Yarra policy.

The document talks about Yarra council working towards negating its *own* carbon footprint (e.g. by efficiency measures in council offices & buildings, green energy generation and purchase, etc.). However at this late stage in the climate emergency, while that's necessary and welcome, Yarra must drive all endeavours in the areas for which it's responsible towards carbon-neutrality - and fairly urgently at that. Since emissions from buildings in Yarra amount to 70-80% of Yarra's total carbon emissions, and since most of them are not council-controlled buildings and most are not being rebuilt or renovated any time soon, we have a massive policy challenge that must be led by planning policy.

02.03 Strategic Directions - Activity Centres

“Activity centres are a focus of growth in Yarra with the addition of mid-rise commercial development and apartments.”

Note that elsewhere it says that mid-rise is anything up to 14 storeys, nor do any of the preceding statements regarding the differing commercial roles of Major, Neighbourhood and Local Activity Centres have anything to say about what the expectations are regarding the capacity for residential growth and greater height across those three very different scenarios.

In the hands of developer's lawyers at VCAT this will be used as an argument that “My client's proposal is in an activity centre. The planning scheme says this is where we should have mid-rise of up to 14 storeys. Therefore my client's proposal for 14 storeys is supported by the scheme.”

In Queens Parade C231 the concept of the 20 minute neighbourhood was crucial in directing higher development to the right places while protecting the heritage shops. The catchment of the 20 minute neighbourhood is explained in the relevant PM document as being able to access the bulk of one's day-to-day goods and services within 800 metres of where one lives. It's clear, therefore, that there's no imperative to build accommodation in the activity centres - just sufficiently near the activity centres. Moreover PM makes it clear that expectations will vary depending on whether the AC is major, neighbourhood or local.

With QP C231 it was clear there was ample scope - indeed 3x the required projected increase in housing - on offer on the more “out-of-centre” ex-industrial sites, and that therefore there was no strategic reason for C231 to encourage residential development over and behind the heritage Queens Parade shops.

However, there was ample strategic reason for C231 to preserve the heritage shops because of their heritage value, their social and economic value, and to maintain the diverse local retail experience they offer.

That is how QP C231 arrived at 3 storeys in-centre, and heights of 5, 8, 10 up to 17 storeys in the brownfields redevelopment sites out of centre.

C269 needs to lay the groundwork for a more nuanced approach to development in and around activity centres, lest we all end up spending our lives and money arguing at VCAT (again!) for what should have been made clearer up-front.

11.03-1L - Activity Centres

Objective is fine: *“To manage a sustainable network of activity centres that facilitate appropriate economic and housing growth and provide attractive places for social and community interaction.”*

Unfortunately the strategies then go on to assume that “appropriate” is mid-rise or higher development:

“Support high quality mid-rise buildings in major and neighbourhood activity centres as identified in the relevant Design and Development Overlay.”

The above is poor phrasing that will be putty in the hands of lawyers at VCAT. In Queens Parade we have all of low-rise, mid-rise and genuine high-rise development in different precincts. The assumption that introductions will be “mid-rise” doesn’t do anyone any favours. This seems to be a warm-over of the former “generally no more than 5 or 6 storeys” from the previous planning scheme that was tortured to death at VCAT. That was mid-rise back then. Now it’s anything up to 14 storeys according to C269!

Right now there are relatively few activity centres which have DDOs. If guidance in relation to activity centres remains “mid-rise” and “mid-rise” means “up to 14 storeys” that will be the developer expectation.

That’s not to say that some activity centres won’t have 14 storeys or perhaps more - Queens Parade being an example. However, where that growth is to be directed and what the constraints are that guide where growth is directed - e.g. heritage, type of activity centre, etc. - will be crucial.

Having higher forms *in* activity centres, rather than merely near or adjacent to them, (particularly if neighbourhood ACs and especially if local ACs) is not required by PM 2017-2050. Indeed a number of planning considerations can mitigate against it:

- Preservation of valued neighbourhood character
- Preservation of heritage appearance and heritage fabric
- Maintaining an AC as a social and community hub

- Maintaining diverse, fine-grained retail
- Maintaining activated street frontages (e.g. the horror of Dan Murphy's in Smith St, also Coles and Woolworths).
- Conflicts of uses (e.g. residential use conflicts with nighttime economy uses due to noise and other disturbance)

More of the “it depends” nature of built-form expectations - and what it depends on - in respect of ACs needs to be clearer all the way through.

Further down in the sections of text describing the individual “Neighbourhood Activity Centres” and Local Activity Centres there's both a lack of sufficient text to properly describe these places and to guide development (particularly in the absence of specific controls).

While there are larger passages written for places like Johnston St and Heidelberg Road, smaller but important NACs only score a couple of sentences.

And what's written varies in odd ways, e.g.:

Nicholson St, North Fitzroy (i.e. Nicholson Village) has:

- *Protect the heritage shopfronts and verandahs.*
- *Retain the visual prominence of the heritage streetscape and buildings*

.. and yet ***doesn't*** have:

- *Support a mix of uses along Nicholson Street, in particular uses which provide the day to day needs of the local community.*

.. where virtually all other NACs ***do*** have that clause.

If we contrast with Rathdowne St, North Carlton (i.e. Rathdowne Village), we have:

- *Support low-rise development where it respects the heritage character of the activity centre.*
- *Protect the historic significance of the precinct, which includes heritage shopfronts and verandahs.*

.. where there we still “protect” but don't “retain”, and the “support low-rise development” is included that's notably absent for Nicholson Village.

If we move to St George's Road, North Fitzroy (North Fitzroy Village), we have:

- *Support a mix of uses along St Georges Road, in particular uses which provide the day to day needs of the local community.*
- *Support development that contributes to attractive pedestrian links to community facilities and Edinburgh Gardens.*

.. but there's no mention at all of heritage or any protection of historic significance, despite there being a great many contributory and individually-significant buildings in that precinct, and one that's actually a State-listed heritage building - the former Post Office (now the Pinnacle Hotel).

While discussing the Pinnacle Hotel, there's a strong case that this very prominent building is a local landmark and that views to and of it deserve a measure of protection.

Indeed the section from the Pinnacle Hotel, past the Park View Hotel, across the Best St parklet and now book-ended by the Bargoonga Nganjin North Fitzroy Library is an example of a locally-significant space now of some civic significance and perhaps should be recognised as such.

The above are examples and observations drawn from three different NACs all in close proximity to each other and sharing significant similarities in terms of their heritage characters and roles.

12.01-1L Biodiversity

Strategies

The role of the many older native and non-native trees we have in Yarra as habitat for wildlife should also be a factor when it is proposed to remove healthy established trees in favour of some replacement purely on the basis that it fits some plan.

An example is the proposed removal of well-established, healthy elms in Edinburgh Gardens in favour of Chinese elms on the basis the former are not immune to elm beetle and the latter are "in the plan".

Tree hollows of older trees are houses for a variety of native birds and mammals. A new tree, however meritorious, cannot fulfill this role.

15.01-1L Urban Design

Strategies

Laneways

Promote development abutting a laneway that:

..

- *Enables all essential services to be provided to the development.*

In this section I want to highlight there are a number of good provisions in respect of laneways, and point to this one above, since a number of times residents raise the issue of access particularly for fire and medical emergency services in these laneway situations.

There is another provision which says:

Avoid development that:

..

- *Requires multiple vehicle maneuvers to enter or exit the site.*

Responding to another issue that arises where developments may require multi-point turns to negotiate garages because they've left too little room or provided too narrow an opening. Multi-point turns in a laneway give rise to safety concerns, and result in unnecessary noise and fumes while vehicles engage in them.

However, as a recent VCAT case showed, Yarra rarely enforces this provision in practice, so it may be down to residents to pursue the matter through objections and submission to VCAT.

Development adjacent to a public open space

This subsection looks like a sub-section of "Boulevards" above it based on its typeface, but that must surely be a mistake. Assuming this does apply to all development adjacent to public open space, where it says:

Facilitate development that:

..

- *Avoids overshadowing of public open space between 11am and 2pm on 22 September.*

..

This is surely not sufficient for a densely-populated place like Yarra where we rely so heavily on POS. Covid-19 has shown just how extensively we need these places!

Melbourne CC has Am C278 under way that requires all development higher than 2-3 storeys (9m) to guard against overshadowing of public parks. These are divided into 3 categories with varying levels of protection:

IDENTIFY YOUR PARK TYPE



Generally parks in low scale areas

No additional overshadowing of the park by a building in winter between the hours of 10am and 3pm



Parks in urban renewal areas where planned growth is balanced with sunlight protection

Limited overshadowing of the park in winter between the hours of 10am and 3pm



Domain Parklands, Fawkner Park and along Victoria/Spring Street park interfaces

No additional overshadowing of the park by a building in winter between the hours of 10am and 2pm

Notably the impact measurement is in winter - not at the equinox like most overshadowing measures - including the one offered in Am C269. This is on the basis that winter is when people need daylight the most.

15.01-2L Building design

Policy application

This policy applies to all development.

Strategies

Building heights

Ensure the height of new buildings respond to the height of adjoining development, unless indicated otherwise in the planning scheme.

*Ensure that development reflects the predominant low-rise character of the area, **except** in the areas below:*

- *Activity centres ...*
- *Employment areas ...*
- *Major regeneration areas ...*
- *Boulevards (as defined in clause 02.03).*

Avoid high-rise development unless specified by a schedule to the Design and Development Overlay.

Provisions above are OK - noting that high-rise is > 14 storeys according to the document.

Some difficulty may arise in directing inappropriate development from above or to the immediate rear of the commercial/retail street frontage to brownfields industrial land further back from the frontage - because there's no strategy to prevent erosion of commercial and retail space through residential development at that interface. If there are no negative effects of that kind then obviously residential uses even at those commercial/retail frontages are obviously fine.

This is more of the nuance and guidance that it would be preferable to see spelled out, due to the fact many/most relevant parts of Yarra aren't covered by specific built-form controls.

The "easy" way for a developer to build residential apartments is to develop in existing C1Z or MUZ land - but the former may still have commercial/retail uses as its "highest and best" use. Plan Melbourne warns specifically against the permanent loss of commercial and retail space in the push to redevelop as residential - which is obviously more lucrative and not subject to any need to provide (say) affordable housing as no rezoning is required.

One aspect that we suggest should be reconsidered is:

Site coverage

Encourage site coverage of new development that does not exceed a maximum site coverage of 80% of the site area, unless:

- *The pattern of site coverage in the immediate area is higher than 80%;*

We have a great difficulty in Yarra in unwinding poor planning outcomes of the past, so aside from “*Encourage*” being fairly weak we entrench past poor planning (or lack of planning) practices into the future.

Surely by sticking to our guns on what is proper site coverage we can start to restore some balance in terms of urban heat island, extent of impermeable surface and provision of open space?

The effect would be simply to be to slightly lower the value of sites which presently excessively cover their sites. It wouldn't make them un-developable - it would simply require a better response than in the past.

This discussion dovetails somewhat into the discussion of plot ratios earlier in this document.

Some means must exist by which good planning outcomes are restored to areas which have suffered from adverse ones in the past. Enriching owners who have benefited from those poor practices shouldn't be a goal of the planning system.

15.01-2L Landmarks

“Objective

Maintain the visual prominence of and protect primary views to Yarra's valued landmarks.

Strategies

Preserve primary views to landmarks as identified in Table 1.

Site, scale and set back new development to avoid encroachment upon views to the identified architectural elements of landmarks.

Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development.

Minimise light spill from new development that would reduce the visual prominence of identified illuminated landmark signs at night time.”

There are other important landmarks of great local importance that aren't specifically mentioned in this clause. One example is the State-listed former Post Office building in St Georges Road North Fitzroy with its distinctive turret and commanding position.

While it's understood that the plan here is to list local landmarks as part of specific local DDOs, most of Yarra is not covered by such controls and won't be for the foreseeable future. Some means of protecting local landmarks with their social and cultural significance, their heritage value and their value as waypoints allowing residents and visitors to “read” the place, should be considered for inclusion in C269.

16.01-2L - Location of residential development

- Identification of Queens Parade Precinct 4 as “moderate change” is at odds with C231. This should be harmonised as the outcome is incongruous and dangerous. In a “moderate change” zone site consolidation is encouraged for “efficient use of land” or “to facilitate increased density” but this is at odds with the Panel's finding and the Minister's endorsement thereof.
- Likewise delineations of “incremental change” for precinct 1 are also at odds with C231 and the Panel findings.
- We also question whether marking the former railway sheds (now townhouse apartments) at the corner of Napier and Queens Parade is at odds with C231.

16.01-4L Housing affordability

The goal of having 10% affordable housing on larger developments - particularly when over 50 apartments - is laudable.

However for reasons that aren't Yarra's fault, Yarra only has the "whip hand" when a rezoning is in prospect (which is what's contemplated by this clause). Since rezonings of Commercial 2 zoned land to some other zone that allows residential are fairly uncommon this means in practice that not much affordable housing is likely to be generated in this way.

Most ACs are Commercial 1, which permits residential uses as-of-right (subject to some restrictions). Therefore development of ACs will not deliver affordable housing.

Where government land is rezoned - such as Fitzroy Gasworks - a higher bar should be aimed for (20% affordable housing in that instance).

17.02-1L - Retail

Strategies - *"Support retail proposals that add to the sustainability and vitality of activity centres, including niche retailers that attract shoppers from the broader metropolitan area."*

This is a good strategy that serves to underline the point that mid-rise built form to 14 storeys is far from the only consideration in what development proposals will benefit an AC.

The existing heritage shopping strips already support *"niche retailers that attract shoppers from the broader metropolitan area"* - so encouragement of retention of this diversity and discouragement of its loss should be a more explicit strategy.

Moreover it's unlikely that - outside of certain discrete for-purpose offers like Victoria Gardens - Yarra will be a mecca for car-centric, "big-box" shopping.

So in most cases the creation/retention of a diverse and fine-grained retail experience - particularly at the road frontages of ACs - should be encouraged.

Another missing strategy - although PM 2017-2050 is very clear about it - is to **discourage** the conversion of commercial and retail spaces to residential uses - in particular those on the ground plane in commercial zones and *most* particularly in shopping strips in ACs.

19.02-6L1 - Public Open Space

Although there have been horrific attacks and safety issues that have occurred in public parks, this section doesn't mention safety anywhere.

Safety and provision for passive surveillance should be fundamental considerations in the design and provision of open space.

19.02-6L2 - Public Open Space Contribution

- "Reasonable sunlight" between 9am and 2pm seems very weak & frankly a bit lousy - at least 3pm and why not later? What's "reasonable"? At what time of year is "reasonable" judged?

See also above - shouldn't provision of POS by developers be to the same quality and lack of overshadowing as other public open space? Why is the measure inconsistent with the open space shadowing objective at 15.01-1L?

7 Closing words

In commenting on and formulating a response to a large volume of work like this, and one with such a complex job to do, it's easy to come across as being negative.

Far from it - draft C269 is very far from being a "bad document" - it's in fact a very good start and the officers should be congratulated for their work on it.

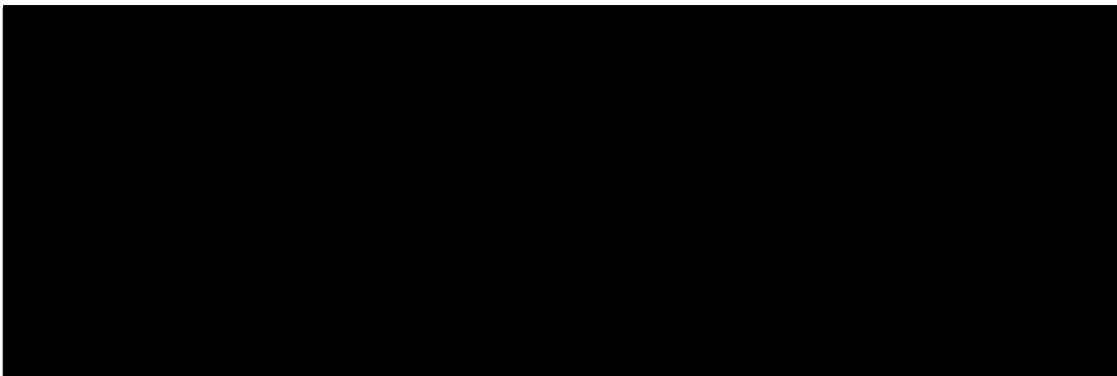
While it's a good start, it can be better, and our experience at Panels and VCAT tells us it will need to be.

This is the iteration of the Yarra Planning Scheme when, in so many respects, the battle for Yarra's future will be largely won or largely lost - most particularly in terms of the Climate Emergency response.

Let's make this one count!

Thanks for efforts to date and for your consideration.

Yours sincerely,



Amendment C269 - submission

o
Cc

Please restrict the development of buildings 8-14 storeys high in low-rise

local shopping strips. While the northern side of Bridge Road, Richmond is already inappropriate (out of scale, badly designed, lacking in character) please help retain something of the area's qualities by minimising further development, especially along the southern side, between Punt Road and Church Street.

Please also put more consideration into integrating green areas/trees in shopping areas so they are more welcoming. Again, Bridge Road Richmond is a bleak and depressing area.

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Yours sincerely,

Richmond, Victoria, 3121, Australia

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██████████
Amendment C269 - submission

o ██████████
Cc ██████████

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I do not support the redevelopment of the Piedimonte's supermarket as it threatens the current community and culture which exists in North Fitzroy. The complex also threatens local business and infrastructure.

Yours sincerely,

██████████

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Whilst an increase in density is desirable it should not affect the heritage value of our neighbourhood.

Heritage verandahs should be encouraged in shopping strips

And height of buildings should be minimal

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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AMENDMENT C269 - submission
December 04, 2020 at 5:02 pm AEDT

To: [REDACTED]

We fully support the comments and proposals submitted by [REDACTED], President AFADA.

We also wish to add the following comments.

As long term residents of Yarra, we can categorically state that densification of development in Yarra has resulted in significantly more on-road parking in residential streets.

This results from:

- multi-storey developments (often over and above acceptable limits)
- higher numbers of driver-aged occupants with their vehicles
- parking exemptions granted to new developments
- new vehicles not fitting in the physical spaces provided in new developments. For example the typical 'tradie truck' and large SUVs are much longer than the regulated parking space and many are too high to enter. This situation is worse when car parking stackers are provided. Note that more than half of the new vehicles sold now are 'tradie trucks' and large SUVs.

The outcome is reduced safety for vehicles, cyclists and pedestrians on residential streets, reduced amenity for residents including children (particularly near schools), increased traffic delays and no visitor parking near those residences.

More off-street parking is required and no parking exemptions should be granted for new developments.

Yarra's policy should recognise the growing use of electric vehicles and support that use by the provision of charging facilities within new developments - perhaps a mandated percentage of parking spaces with charging facilities should be provided in all new developments.

[REDACTED]
Alphington 3078

[REDACTED]
rm

Amendment C269 - submission

o

Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Submission Amendment C269

North Fitzroy VIC 3068

Overview

My submission is about preserving these Victorian heritage shopping strips which are like 'small country towns' across the whole of Yarra which are the heart and soul of this rapidly developing city. I do not want residential development in these areas of Yarra as it is unnecessary and will destroy these vital centres of the 20 minute neighbourhood. to deliver the population growth that the Government says Yarra must take.

The new planning scheme must have heritage protection and preservation objectives, definitions and mandatory heights and setbacks with this scheme to stop residential development in these important precincts.

Background

I have lived in N. Fitzroy since 1976 so I have seen many changes over those years while it was City of Fitzroy and then transitioned to the City of Yarra in the 1990s.

Until recently I had not understood the complexities of a planning scheme, and I'm still no expert, however I can now relate the changes in the planning scheme and Plan Melbourne to the way my neighbourhood and the broader city has changed under the various changes in the planning scheme in Yarra in the last 25 years.

In the mid 1970s when we arrived in N.Fitzroy it was such a different world to the one I came from in the new suburbs in Mt Waverley. I don't think I even understood what Victorian neighbourhoods were but I know that as soon as I arrived, I felt like I belonged and completely at home.

So the question is why?

What was it about this neighbourhood and the small City of Fitzroy which was so different and able to produce this welcoming neighbourhood, where people walked around the neighbourhood, talked to neighbours over the front fence, dropped in for cups of tea(not a coffee shop in sight in those days), walked to the shops with a shopping jeep, had post office, ANZ bank, a small library, maternal and child health centre, multiple butchers, fruit shops, haberdashery, clothing shops, 2 supermarkets, a 2 small but welcoming Italian trattorias, a park and playgrounds. It was like a country town.

And in 'planning speak' what had I moved into was a 20 minute neighbourhood.

Everything within 20 minutes of where I lived in our Victorian house in North Fitzroy.

Why is a 20 minute neighbourhood important socially and culturally.?

Through history these small friendly shopping precincts with a variety of daily and weekly needs, run as small businesses in small shops are known as 'high streets' in the UK and 'the local shops' in Victoria. These are the villages throughout the world- they have existed for hundreds of years because they work. Local shops is the term everyone understands in Victoria..

When people travel to a highrise city like New York, the jewels there are the villages- Greenwich, east village, Brooklyn. People want to live there and visit there. Quirky, vital, neighbourhoods with a heart, a place where people belong.

Local Shops

Why are they so important?

Why are they better than the larger activity centres?

Why are they the heart and souls of our local neighbourhoods?

They are the places where people meet and socialise informally:

- go to the local shops and you will engage and talk to someone,
- it reduces your social isolation,
- a chat with a shop keeper can brighten your day,
- give you a sense of belonging, it's 'your place'.

Go to a large activity centre and it is much busier, more people from other local neighbourhoods who you don't recognise and it doesn't have the sense of 'your place'. You are not likely to meet people you know, and the shopkeepers are dealing with so many more people that it may not have the 'personal' touch of your local shops.

During the Covid lockdown in Melbourne, the importance of the local activity centre- the local shops- changed the way people lived. There was no choice with a 5km boundary and a nighttime curfew.

There was a greater appreciation of their local neighbourhood as people were isolated from family and friends, they were nervous about shopping in larger centres. And the friendliness and support people received for the daily food shop, to take away coffee and the take away food strengthening their connection with their neighbourhood and local shops. It's the friendly person who remembers you, asks about the family and remembers your likes and dislikes. Where are these shops in Yarra? In the local and neighbourhood centres in mainly heritage shops built 140 years ago.

An example of the importance of local shops especially to older people;

Case 1.

The local shops in North Fitzroy in the 1990s had a bigger array of small shops, the bank, the post office, hairdresser, local doctor, the pharmacy which delivered every afternoon.....these provided my mother who was in her 80s a place to go everyday. She knew all her shop keepers, they kept an eye on her and would call me if they were worried, neighbours would pick her up and run her home if her bags were too heavy. She would shop and chat with staff and locals shopping there. It reduced her isolation and gave her an important sense of belonging.

She loved moving back into North Fitzroy from Mt Waverley where she felt she never belonged as she couldn't drive. She moved from a larger activity centre to a local activity centre in North Fitzroy- small and friendly.

The night before she died of a heart attack, she went down to the local shops and thanked all the shop keepers, bank teller, post office and pharmacy for looking after her. I had no idea until I went and told them she had died and each one had a story to tell me about her. Socially the built form of these small shops created a strong sense of local community.

In your 'planning schemes' it is about the built environment, strategies, full of clauses and definitions which ordinary people don't understand.

The local shops – the 20 minute neighbourhood-this is the achievable objective of what those planners wanted in the late 1800s planned – small shops in commercial zones making a strong community, supporting their neighbourhood and the social and community strengths which grow from that. Community building. Their customers kept their businesses going.

After all that time the 120 year old neighbourhood still worked and delivered to give an aging widow a sense of a supportive community from her local shops.

Case 2. A socially isolated older person during the pandemic

This is set in the 2020 in North Fitzroy during the lockdowns.

This person has no family and friends, is low income and lives a short walk from the North Fitzroy shops. Her only contact was in the local shops....however during the 25 years since my mother died there has been huge changes. There are only half the number of small shops and businesses as 'land banking' has occurred as one business, originally a small supermarket, has bought all the adjoining small shops and expanded.

My friend was able to walk to the supermarket located there- still more personal than the bigger centres, where she could actually speak to people, her only contact with the outside world. During the pandemic she realised the importance of the local shops and their role in socialisation. For her this kept her going as it was extremely hard being so isolated.. The new Library Bargoonga Njangin was closed which had a huge impact on her as she visited several times a week and knew the staff. This really increased her isolation. The Library is definite an important part of the hearty of the neighbourhood.

So instead of a bigger array of shops and services this is now smaller choice but still the local shops and lots of coffee shops and eateries kept her going.

Case 3. How the new Planning Scheme changed our local shops

The future of our local North Fitzroy Shops is now very different.

Why: land banking and residential development in the shopping precinct.

This supermarket business bought adjoining residential shops and houses until they owned the block. Then they are in a position to build a multi-storey midrise residential development leaving only a huge supermarket and bottle shop. 6-12 small shops which are part of the vitality and 'personal touch' of this precinct are gone.

The commercial viability will change as much of the built environment – the heritage shops and adjoining properties with small creative businesses, will be gone.

So now the neighbourhood local shops will have a multi-storey residential apartments but the commercial viability and choice of shopping for daily and weekly needs will be lost. This is the heart of the 20 minute neighbourhood which is severely diminished. This was a push from the Yarra Planning Scheme.

If appropriate controls were in the current Planning scheme then this would not be occurring. By protecting the heritage shops, their shop-houses-double storey shops and dwellings seen throughout Yarra, would have protected this vital commercial zone.

These small local streets will have the pressure of trucks delivering even more times a day, more traffic into the large number of apartments and the heritage local shops which have stood the test of time will be lost forever for future generations.

How did the local community respond to this? Did the residents thank Yarra Council for doing this to their local shops?

They organised and are fighting this development. Over 800 objections were lodged as the community does not want this. They do not want to lose their local shops, they don't want midrise residential development in the middle of a low rise heritage neighbourhoods. They don't want their local street and around their local shops gridlocked from 3pm every day.

Case 4 The Sacrifice of Shopping Strips for Residential Development

These are local and neighbourhood Activity centres.

As locals we have witnessed the demise of Johnston Street(now under construction), Smith Street North and Bridge Road. We see the planning disasters in Moreland and destruction of the viable local shopping strips with residential development. I do not want this in the future in Yarra.

Bridge Road was a state drawcard for tourism with the large variety of outlet shops- it was on every tourist map, publicised on incoming flights for tourists. People would fly in for the weekend to go 'premium outlet shops' and then enjoy the many restaurants nearby in Melbourne and fly home. They loved the old world village feel of the Victorian heritage streetscapes. Now with the massive high-rise residential development you can see the tumble weeds roll down the hill of Bridge Road. It's dead. At 5.30pm you'd be lucky to get a drink as everything has closed.

Commercially these Victorian shopping strips had this been good to Yarra residents giving them shopping choices they wanted? The new residential development in these streets have removed the important centres to the local 20 minute neighbourhood. From talking to locals these developments have not

delivered but removed things in their local neighbourhood they loved.

Is this that we want for our neighbourhoods- NO .

The premium outlets are in big Box Malls- DFO's -out of the inner city in the middle and outer suburbs now and the west end of Bridge Road is dead.

Street activation is severely reduced in these 'residential ex-shopping strips'. About 5 years ago the City of Yarra had a taskforce and consultants in to try to turn the future of the Bridge Road around. However, it has not worked. It has 'service' industries, lots of highrise apartments, small lunch places, juice bars but where is the daily living, the nighttime cafes which activate these streets.....gone. Where do the locals go for their 20 min neighbourhood- not there.

In Smith Street North, which has/had so many small heritage shops, which housed a big variety of 'outlets', it was a successful commercial area. Now in one block about 6 shops are now replaced a multi-storey development with a huge Dan Murphy's with a side entrance on the ground floor. What is on the street where the shops were located- a wall of glass with Dan Murphy's written on it. This is a very poor outcome.

In many of these new residential developments in the commercial shopping strips, viable daily shopping is replaced by a small gym, an office and maybe the neighbourhood might have a 'juice bar' or a coffee shop. Does this keep the heart and soul in your 20 minute neighbourhood alive?

The quirky creative little cafes, small start-up creative industries housed in these small heritage shops are where the quirkiness and vitality come into the local 20 minute neighbourhoods. This is what residents and visitors love. In Yarra you rarely see these in the new sterile buildings on the ground floor of these new residential developments in the commercial neighbourhood.

In the future, local residents in Yarra will say that this planning push for residential development everywhere, in the heritage shopping centres and strips has failed and failed dismally. Once these heritage shops are gone and replaced by midrise residential development we can never go back.

The local shops are the heart and soul of our Yarra neighbourhoods and must be protected from development – both residential and commercial. If we lose these heritage shopping strips and centres then the city will lose what makes it so special and why people want to live in Yarra's 'villages'. When new developments are advertised their most important selling point is the quirky vitality of the local shops and villages.

So these heritage and local shops must have the highest level of protection to stop land banking and the strong push for midrise residential development. Put it in more appropriate areas of Yarra. I am not against development but this residential development must be located in particular areas, not in and above the local shops.

There is a common term used by residents in Yarra and Moreland now to describe the developments in the heritage shopping strips and centres- 'shit above the shops'. So many really ugly developments with not ESD.....what a disaster has been created.

This type of development encouraged and supported by both the state government and the local Councils are destroying what is the very best part of our neighbourhoods, established in the earliest days of Melbourne. These shopping strips were famous and highly valued. They provided the support and friendliness to build strong supportive communities in what were many cases very poor socio-economic groups lived.

The gentrification starting in the 1970s occurred across Australia as the built form, the small local shops in heritage areas provided a great way to live-friendliness, a sense of belonging and an opportunity to belong to a community. They weathered the boom and bust of recessions and depressions and they are still here providing their great services to the communities today. These are valued as a great attribute in country towns..... Yarra has the same in its local shopping precincts. High protection is needed in the new Planning scheme.

Planning for the future in Early Melbourne.

I am not a planner and do not have 'planning speak' at my fingertips. My career was in community education and community development, building community facilities to strengthen our neighbourhoods and programs to break down barriers to education for the most disadvantaged people in our local communities in Yarra. I worked with local groups to make our communities healthier, more inclusive and stronger. To make communities resilient, give kids from the high rise flats the same opportunities as other kids, teach literacy to homeless people by building bridges between the local community volunteers and refugees and people who needed help to settle and get a 'leg up' and it worked.

How does this fit into the huge Yarra Planning Scheme re-write?

Let's look at what Yarra has and what has worked

For over 150 years these heritage local shops- local and neighbourhood activity centres- have proven that the planning schemes and laws around them over this time since their establishment was correct.

The local neighbourhood shops are still here and are still here doing the same job- providing local friendly services -to build and strengthen local neighbourhood communities in Yarra.

People now are using the shops in the same way they did in the 1880s and 1890s. In Queens Parade, some of the shops are carrying the same type of business as when they were established. Is that proof that the commercial viability of these local shops still works.

In Amendment C231 the community was fortunate to have the history of the 106 shops from Crown Land subdivision until today which was done by a dedicated local, Virginia Noonan.

This was important information for us to understand the important aspects of these heritage shops. The build of these single and double storey shops with their verandahs provide commercial spaces and residential above. They have worked and succeeded since 1800s when Hoddle designed Queens Parade.

The Planning Panel for C231 accepted the community position of not having residential development within the heritage shopping precinct because of the value these shops to the viability of the 20 minute neighbourhood. Mandatory heights and setback were put in place to preserve and protect this area. The community were happy to have development at more appropriate sites in the Queens Parade Activity Centre.

In planning speak – facadism was stopped, land banking for residential 4- 6 storey development was stopped as it is not commercially viable for developers. The heritage shopping centre will be able to deliver for the thousands of new residents who will be welcomed into the heritage shops as they were over the last 140 years. Tradition has been preserved because it worked so well. The vitality and diversity of shopping will make this a very successful 20 min neighbourhood where people walk and ride their bikes, cars are not needed. All part of a sustainable Yarra.

How the 20-minute Neighbourhood enabled Melbourne to Survive the COVID Lockdown

Would the harsh rules imposed in Melbourne during the 2nd wave of the pandemic work in other cities and places around the world?

Think of the USA where their neighbourhoods are very different, based around cars and driving and big shopping malls, and it is highly unlikely.

Victorians had their local shops across the state to use and in many cases return to, for their daily and weekly needs where there was a friendly face and a chat. In Yarra, people did not want to be in big busy indoor spaces where transmission of the virus was a higher probability. Local parks and walking tracks kept people supported and sane in this difficult time. This describes the 'villages' of Yarra.

Local neighbourhood shops provided the support throughout Melbourne and Yarra during the pandemic which enabled people to "follow the rules" as our Premier said everyday when life was so difficult and bleak for so many. These local shops and low-rise neighbourhoods were the glue that bound a traumatised state together and enabled us to the model of success in beating the 2nd wave of COVID in Melbourne. For people living alone, their contact was in a daily coffee or shop. The built form translates into social support.

In some areas of Yarra those shops are now gone and a small gym or two, a juice bar, a small daytime coffee shops is what is now in place.

An example is DDO 16- the Queens Parade Amendment. This C231 Amendment ignited the local community which rejected the proposed DDO which Yarra put on exhibition. Over 400 submissions were lodged, the community became educated in 'planning speak' as new planning and heritage organisations were formed to protect the Queens Parade Shopping precinct, introduction of mandatory heights to protect the fine grain heritage and put caps on high-rise development

In the last 5 years our City of Yarra has grown rapidly with high-rise residential development, medium rise 4-6 storeys development about the heritage shopping centres and strips, low rise residential development in commercial areas. The City has grown from approx. 60,000 to over 100,000 people. This is in line with recommendations from the overarching Planning Schemes from the State Government.

However, what are the impacts on the local neighbourhoods where residents live. Have some of these 20 minute neighbourhoods, which were established in Melbourne's first suburbs, been completely and partially destroyed. Many have been lucky to survive by good luck rather than anything else.

Heritage in Yarra

I chair the Queens parade Heritage and Planning Group which I have been heavily involved for 18 months in discussion of heritage and the importance of its protection and Preservation.

In DDO 16 the Planning Panel removed the objectives in the Amendment as they belong in the overall Yarra Planning scheme. I want these objectives included.

Objectives are important statements of what outcomes we want the policy to achieve. The proposed Policy lacks definitions of technical terms. There should also be an accompanying document with a set of well-illustrated set of guidelines in plain English to support the new Policy. This is very important.

As the first suburb of Melbourne Yarra has some of the best Victorian heritage areas in the world.

The heritage houses, shops, laneways, parks and diverse areas in our community are the heart and soul of Yarra. The new C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. I have concentrated on this in my submission above.

I accept that there should be some residential development but not at the expense of the ongoing viability, diversity and heritage of our local shops.

- Street verandahs provide shade for pedestrians and are better for the environment. They were removed in many areas in the 1950-60s especially in Collingwood. They should be reinstated especially now Yarra has a climate emergency OP policy in place. The north side of Queens Parade is an example of their importance as on the South side without verandahs it is extremely hot in summer with air conditioners compulsory for the existence of those businesses.

The views from our streets and lanes should ensure visibility of the heritage buildings against the blue sky. The community supported this in C231 with many hundreds of submissions supporting this. Development above these heritage buildings should have a mandatory height of 10.5 metres.

SUSTAINABILITY

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes. It impacts everyone, a Yarra Council have greater controls over the sustainability of new buildings. Many developments are so poorly designed that there is no space for solar panels as they have roof gardens. Roof gardens should be removed in the scheme as they affect the requirement to make new developments have higher levels of sustainability. Adaptive re-use of existing buildings has been shown internationally to revitalise neighbourhoods.

Adaptable reuse of Heritage and existing buildings The most sustainable building is one that already exists. Yarra as a Council who is committed to reducing its carbon footprint should have well developed policies on demolition of existing buildings and re-use of developments. The demolition clauses are weak and must be strengthened. A large portion of land fill is building demolition materials.

Buildings must have greater levels of sustainability and it must be in Yarra's new planning scheme. High rise development being built now in Yarra has very low levels of sustainability.

Discourage the use of gas in housing developments as this is a major contributor of greenhouse gases in Yarra..

Conclusion:

There needs to be strong heritage protection in place throughout the planning scheme.

TREES IN YOUR AREA

Street trees, avenues of trees, native trees, culturally significant trees, trees in your park –they should be registered and retained. The Urban Forest is a major policy in Yarra and needs implementing through this scheme.

Green space is being reduced with new developments. New developments need to ensure more open green space in their planning.

LANDMARKS 15.01 Landmarks

In the C269 there are only 16 nominated Landmarks. This is reflective of the many landmarks in Yarra.

Local residents should be asked to nominate local landmarks which are important to them. The landmark policy does not protect the Landmark, it protects the views to it.

Many views of landmarks at risk of being blocked by new developments and this should be addressed.

There are many more landmarks than this in Yarra.

Yarra has a history of Indigenous and many cultural groups who have called Yarra home. This heritage should be recognised with many new landmarks, what could you suggest? Examples could be:

Abbotsford Convent has an amazing history and wonderful heritage buildings.

The Pinnacle, in St Georges Road used to be our Post Office and its shape is a lovely silhouette against the sky.

Street gateway sculpture to Victoria Street driving along Punt Road.

The gates at Fitzroy Nursery when I walk along Brunswick Street.

LANEWAYS

We need to protect our laneways, especially the narrow ones and to have them recognised as part of the public realm publicly accessible spaces that can be used by all. If the roads are the arteries of our neighbourhood then laneways are the veins which are increasingly used by pedestrians and cyclists with increasing development access along these laneways.

These public laneways Should not be able to be sold. They are the veins of Yarra

Laneways should be maintained and protected as they play major part in residents day to day life.

The laneways should be part of the public realm.

AFFORDABLE HOUSING

The Housing affordability policy talks about a possible 10% minimum of affordable housing to be provided in larger developments. it should be increased.

PARKS & OPEN SPACES

Overshadowing of open space by development should be on on the shortest day of the year in June.

The City of Melbourne policy development on Open space should be included in Yarra's policy.

Yours sincerely,

[REDACTED]

This email was sent by [REDACTED] via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol RFC 3834 we have set the FROM field of this email to our generic no-reply address at [REDACTED], however [REDACTED] provided an email address [REDACTED] which we included in the REPLY-TO field.

Please reply to [REDACTED] at [REDACTED]

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To learn more about web protocol RFC 3834 visit: https://urldefense.proofpoint.com/v2/url?u=https-3A__tools.ietf.org_html_rfc3834&d=DwIFaQ&c=3fFCQiK3OSE2tLUtsBk3KA&r=3RoYPOB0FgyrRuPT07ysuX5FhT3iL_OdFfDHsSBMqydFY5OkYVh4JUPZT0Ux_RxEoie5f4zedKdyZ3rck&s=TiU7_1jAbzk311qpQMtUITFHeoSEhvEOqav0Ljvyg94&e=

Amendment C269 - submission

o

Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I live in a little corner of Alphington down by the Yarra river.

I bought into Alphington 8 years ago. What attracted me to the suburb were the streetscapes, the buildings, the people who lived in them and its neighbourhood culture.

I understand nothing stays the same and that change is inevitable. What I don't want is my suburb and surroundings transformed by high rise buildings that change the look, ambience and culture of my neighbourhood.

Tall buildings overlooking quiet suburban streets threaten the fabric of a community. Residents resent the loss of community but most feel powerless to do anything about it. Residents are overwhelmingly not against change. All they ask is change be in harmony with the neighbourhood and surroundings.

Residents who feel most strongly about the loss of community join community action groups. (I'm a member of 3 City Of Yarra community action groups including West Alphington Residents (WARI).

Members of community action groups hold public meetings and lobby Federal, State and local politicians airing concerns.

Promises of support are meaningless when Developers take matters to VCAT. Community groups are forced to employ high price barristers at great cost to the community.

Residents want a planning system they can understand and trust.

Alphington 3078

This email was sent by [REDACTED] via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol RFC 3834 we have set the FROM field of this email to our generic no-reply address at [REDACTED], however [REDACTED] provided an email address [REDACTED] which we included in the REPLY-TO field.

Please reply to [REDACTED] at [REDACTED].

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fkFkOObEsXc8W1z9C1A&e=

[REDACTED]
C269 Submission
December 04, 2020 at 5:05 pm AEDT
To: [REDACTED]

Please find attached the submission of the Royal Historical Society of Victoria about Amendment C269.

As this is a large and complex amendment we would welcome an opportunity to meet with the authors of the amendment to provide any clarification that may be required and to discuss the best ways our suggestions might be implemented.

Please note the two Appendices referred to in the submission have been supplied as separate attachments to this email.

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]

Phone:
[REDACTED]
Mob:
[REDACTED]
Email:
[REDACTED]



ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

YARRA PLANNING SCHEME AMENDMENT C269 REWRITE OF LOCAL POLICIES

SUBMISSION TO THE CITY OF YARRA ON BEHALF OF THE ROYAL HISTORICAL SOCIETY OF VICTORIA

1. THIS SOCIETY

The Royal Historical Society of Victoria (RHSV) is a peak body representing approximately 340 community historical societies throughout Victoria. It has been active on history and heritage issues since its formation in 1909. The RHSV Heritage Committee is accountable to the RHSV Council and has specific responsibility for preparing submissions and liaising with other relevant heritage bodies concerning the uses and preservation of heritage-protected buildings and sites. The committee continues the RHSV's longstanding commitment to the preservation of our heritage, believing that we are all entrusted with the tasks of maintaining the legacy of the past for the good of future generations.

2. THIS SUBMISSION

Whilst C269 is necessarily a very wide-ranging amendment, the interest of the RHSV is focused primarily on the impact that the proposed changes to Yarra Planning Scheme policies will have on the effective conservation of the City's remarkable stock of cultural heritage places.

Our submission is therefore principally directed towards the proposed new Heritage Policy at Clause 15.03-1L.

We also examine aspects of a number of other policies that will impact on the conservation of cultural heritage places.

Finally, we comment on a proposal to extend the boundaries of the Swan Street Major Activity Centre. While this is not a policy at all, it has, to our surprise and concern, been included in this amendment.

3. PROPOSED HERITAGE POLICY

Our comments on this policy are informed by the work of a small technical group from the Queens Parade Heritage Planning and Traders group on which the RHSV

was represented. This group prepared detailed comments on the new policy and made them available to all resident groups that indicated their interest in making submissions to the amendment. A number of these groups may have chosen to incorporate these suggestions in their submissions.

These detailed comments are set out in a Track Changes version of the new policy in Appendix 1 to this submission and have been adopted by the RHSV. A clean copy of the suggested policy is Appendix 2. Our general arguments in support of these improvements are laid out below.

3.1 Improvements over the current Heritage Policy

The new policy as exhibited demonstrates a number of improvements over the current policy. For example, we are pleased to see that the same standards of control are applied equally to places of contributory significance and individual significance. Thus development that intrudes upon an outstanding streetscape of contributory buildings can be considered just as unacceptable as inappropriate development of an individually significant building.

We also consider that the height and setback provisions for residential additions are an improvement on the sight line diagrams in the current policy (although we have made some suggestions to strengthen the proposed provisions).

While we commend these and other changes for the better, the main purpose of this submission is to indicate where the policy needs further improvement to achieve a higher level of conservation.

3.2 Policy Structure

We find the order of the policy as exhibited to be confusing. As currently presented, the document starts with provisions that apply to all types of heritage places, then moves to provisions that apply only to specific types of development, i.e. Residential, Commercial and Industrial. It then reverts to focusing on a range of provisions that apply to all types of development.

For purposes of clarity and sequential logic, the document needs to be restructured hierarchically so that provisions that apply to all building types appear first and those with restricted application follow. The suggested version in Appendix 1 incorporates this structure where the new order is listed at Page 7.

Consistent with this position, we also contend that it is confusing to first combine Commercial and Industrial building types in one category, then to deal with them separately. We suggest, rather, that these building categories be discussed independently, even if some duplication is necessary.

3.3 Objectives

While other policies in this review include objectives, there are none listed for the local policy. The reason given for this is that such objectives are provided in the

State section of Clause 15.03. However, only one such objective is listed in the State section:

To ensure the conservation of places of heritage significance.

We do not consider this an adequate basis for all the strategies required at the local level so have suggested an elaboration of this objective and the addition of a further three.

3.4 Strategies

- We have added a new strategy labeled *Conservation* as we believe this is indispensable to a Heritage Policy.
- In the next section called *Restoration and Reconstruction* we have removed the parts that are really just definitions. While there is a need for definitions in this document and we fully support the use of those in the Burra Charter, we believe they should constitute a separate section called *Definitions*. We have retained those bits that refer to 'Reconstruction' and added a further paragraph to make it clear that reconstruction may be appropriate where a heritage place has been destroyed.
- *Painting and surface treatments*. We have foregrounded retention here since this should always take priority in the conservation process. An additional paragraph deals with the importance of acknowledging the substrate.
- *Fences and gates*. We considered it important to retain some specific dimensions in the policy and suggest retaining this provision from the existing document.
- *Relocation*. The concept of *suitable* has been expanded in this section of our proposal.
- Minor insertions and substitutions on pages 3 and 4 are self explanatory or explained in the comments.
- *Residential alterations and additions*. We consider the inclusion of the first two rooms provision in the first paragraph to be very useful but believe it needs to be strengthened with the addition of 'at least' before 'the first two rooms' as it will often be desirable to retain the whole of the principal roof when it extends beyond the first two rooms. We have added the word 'deep' to make it clear that it is the depth of two rooms that needs to be retained.
- *Commercial heritage places*. The additions here encourage the retention and reconstruction of verandahs and some design suggestions for new infill development.
- *Industrial heritage places*. We have highlighted the fourth paragraph here as we do not believe that this is easily understandable. The concept of 'visible volume' needs to be explained. We are also concerned that some very useful recommendations in the GJM report on industrial heritage have not been used to inform this policy and would urge the Council to return to that document and incorporate more of its recommendations.

- *Public realm heritage infrastructure.* We have included a whole new section on this subject to assist the Council in its management of public heritage infrastructure.

3.5 Issues requiring further discussion.

Appendix 1 lists a number of issues for further discussion at Page 6:

- *Numbering System.* We are concerned by the lack of a logical numbering system to identify specific provisions in the proposed amendment. This problem has plagued the Victorian Planning Provisions since their introduction and it is very disappointing that the State government did not take advantage of this recent restructuring to go back to numbers. The new system seems even harder to follow with the same clause numbers and letters being used for a whole range of different provisions. We realise that this is State government matter but would ask the Council to make representations for more clause reference points to assist us in navigating the restructured schemes.
- *Need for Definitions.* Definitions should be carried over from the existing Clause 22.02. Where a term from the Burra Charter is being used, the wording of the definition should be identical to that in the Charter.
- *Levels of Significance.* These need to be explained but it should be sufficient to provide a reference to the successor to Appendix 8 where these are defined.
- *Guidelines.* Many councils have well-illustrated guidelines that explain heritage policies in plain English and, more importantly, with plenty of simple illustrations. A good recently published example is the guidelines document for Melbourne City Council. We strongly recommend that the Council arrange for Yarra heritage guidelines to be available by the time this amendment comes into effect.

4. OTHER POLICIES IMPACTING ON HERITAGE

A number of other policies impact either favourably or unfavourably on heritage conservation objectives. We address some of these in the order in which they appear in the Amendment.

02.01 Municipal Planning Strategy: Context

The Built environment and Heritage section here contains the following description:

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character.

This implies that mid-rise development extends up to 14 storeys. We would generally consider 'mid-rise' in the Yarra context to be much less than 14 storeys. It is not necessary to specify any particular height here so the figure should be deleted.

02.01 Municipal Planning Strategy: Strategic Directions

In the section here on *Built Environment and heritage* there are many fine things said about the need to manage development and growth in Yarra in order to maintain and enhance the unique character and heritage of the city, including:

- Respect Yarra's distinctive features and landmarks, including:
 - - The low-rise character of residential neighbourhoods;
 - - Historic retail strips;

On the whole things have worked out well for the residential neighbourhoods. No so for the historic shopping strips, especially those designated Major Activity Centres. In many cases the retention of the historic streetscape has been interpreted as retention of the façade only, with built forms as high as six storeys being encouraged, with setbacks as little as five metres from the remnant facade.

While the pattern for the Major Activity centres has more or less been set, it is not too late for the Neighbourhood and Local centres. We take the view that heritage controls for these lower order centres should be similar to the residential areas that they serve and look to the Council to ensure that this review prioritises retention of the substantive heritage of these places.

11.031L Activity Centres

The strategies for all Activity Centres include the following:

Support development that improves the built form character of activity centres, whilst conserving heritage buildings, streetscapes and views to identified landmarks.

While most of the particular strategies for each activity centre also include a strategy relating to heritage conservation, as noted above, the interpretation of these strategies has resulted in DDOs that encourage façadism and the demolition of the greater part of heritage buildings. Mid-rise development is not appropriate in historic cores of historic shopping strips, particularly at the Neighbourhood and Local Level. There is usually plenty of scope for intensification close to but just beyond the retail core of these centres. What is needed is a strategy for each centre that specifies what will be conserved.

15.01-2L Urban Design

We welcome the sections on development adjacent to land in a Heritage Overlay and on laneways, as both measures will strongly support heritage values.

The recognition that new development should respect adjacent heritage places is particularly welcome and will make a significant contribution to retaining an appropriate setting for such heritage places.

15.01-2L Landmarks

We commend the identification of key landmarks and recognition of key view lines so they can be protected. There is, however, a surprising omission in the proposed amendment—the Bryant and May Clock Tower, which is surely the equal of any of the other contenders. In bringing up this important landmark, we would also like to nominate a view line to the clock tower additional to those up and down Church Street. The view from Richmond Station platforms of both the Bryant and May and Dimmeys clock towers, to be seen by hundreds if not thousands of people every day as they return from the Covid 19 lock-down, is very fine indeed.

The list of landmarks and viewlines is not as long as it should be, showing only the best of the best and thus allowing it to be argued that these are the only landmarks in Yarra with views in need of protection. The policy is not sufficiently ambitious with its implied expectation that only quite partial views stand in need of preservation.

So what is going to be done about all the other landmarks? It would seem that we need an answer to that question, and some further research, before approving the current policy.

16.01-2L Housing

The maps to this section show the heritage shopping strips of Neighbourhood Activity Centres like Queens Parade as sites of Moderate Change. This is no longer appropriate and appears to be a hangover from the time when 6-storey development was envisaged at the rear of the shops behind a setback of only 6 metres. Following extensive submissions and a long panel hearing, the permanent control standard has emerged as a maximum of 3 storeys behind a setback of 8 metres for most of the shopping area; we therefore suggest that a more appropriate designation would be an area of Incremental Change.

These two rates of change are described in this clause as follows:

Moderate Change:

‘medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character.’ With a ‘lot consolidation where appropriate to facilitate increased densities and efficient use of land’.

Incremental Change:

‘single or town house type dwellings on individual lots or smaller scale apartment development. That respects character of the street’.

We recommend that there be a review of all Neighbourhood Activity Centres to determine whether the Moderate Change Designation remains appropriate.

5. EXTENSION OF SWAN STREET MAJOR ACTIVITY ZONE BOUNDARY

Our attention was drawn to this proposal to incorporate the mixed-use zone between Tanner Street and Richmond Station through a question raised at the Town Hall Meeting on this amendment on Monday 23 November. A resident of

nearby Lennox Street had noticed that the boundary had been changed on the Strategic Framework Plan at Clause 02.04.

The Society is strongly opposed to this proposal for the following reasons:

- This area is a rare example of an extensive industrial complex of great heritage significance that should not be subject to the development pressures inherent in its inclusion in a Major Activity Centre.
- The boundary extension is unnecessary as the complex already performs the function of a high-density residential and commercial area.
- Attempting to introduce further intensive development will place the heritage values of the place at risk.

We further submit that the notice provided for this boundary change is misleading and inadequate and request that if the Council wishes to continue with the proposal it should be re-advertised as a separate amendment with a full explanation as to why such an extension is justified.

The web site for this amendment provides excellent plain English explanations spanning the whole range of policies. Indeed the web site is an exemplary effort to explain this wide-ranging document. However, we could find no mention of the boundary extension there. The 'go to' place for this information should be at Clause 11.031L Activity Centres, which provides boundary maps for all activity centres in the scheme. But the map for the Swan Street activity centre does not show the proposed extension.

As far as we can tell it is necessary to go to the Statutory Documents where the Explanatory Report refers to a background document:

- i. Activity Centres – roles and boundaries, City of Yarra, October 2019

This shows the proposed boundary extension. We do not believe that the route to this information is appropriate. What is missing is a clear statement in an obvious location that the amendment proposes to implement the extension.


Royal Historical Society of Victoria

4 December 2020

15.03-1L Heritage

Proposed C26@yara Policy application

This policy applies to all land within a Heritage Overlay.

Objectives

- To retain and conserve all individually significant and contributory heritage places.
- To conserve heritage places in accordance with the Australia ICOMOS *Burra Charter*.
- To retain and reveal views and vistas to heritage places and streetscapes.
- To ensure new development is respectful of the assessed significance of heritage places.

1/12/20 10:21 PM

Comment [1]: The exhibited version has no objectives. Objectives are required because the state policy objective does not adequately deal with local heritage places and areas.

Strategies

Strategy application

The strategies below apply to all heritage places including residential, commercial and industrial places.

Conservation

Retain and conserve individually significant and contributory places as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'

Promote excellence in conservation practice by:

- Ensuring that conservation is guided by the statement of significance for the place.
- Encouraging retention of the three-dimensional form and fabric of a building.
- Where appropriate, encouraging the adaptive reuse of heritage places, while ensuring that it is consistent with the principles of good conservation practice.

21/10/20 5:53 PM

Comment [2]: A heritage policy should at least have something in it about conservation!

13/10/20 4:20 PM

Deleted: buildings

Reconstruction

Support the reconstruction of a building or works that previously existed in a heritage place if:

- The reconstruction will reveal the significance of the heritage place, and
 - Evidence exists to support the accuracy of the reconstruction.
- Encourage the reconstruction of a missing building in an otherwise identical row or pair of buildings if it reveals the cultural significance of the heritage place.

Consider requiring the reconstruction of a heritage building or part of a heritage building that has been unlawfully or unintentionally demolished in order to reveal the significance of the building, streetscape or area.

10/11/20 8:42 PM

Comment [3]: This strategy has been renamed from Restoration and Reconstruction. It had a first strategy that has been removed because it was simply definitions. The provision to "Retain the significance of heritage places" is now covered by the Objectives and the strategies under Conservation.

Painting and surface treatments

Retain historic painted signs and evidence of original surface treatments.

Support the removal of paint and other surface treatments from originally unpainted/untreated masonry surfaces by non-abrasive methods.

Avoid sand and high pressure water blasting of render, masonry and timber surfaces.

Avoid the painting, rendering or other inappropriate surface treatments of unpainted surfaces.

Ensure paint colours are consistent with the period of construction and architectural style of the heritage place.

Ensure paint and coating types are consistent with long term conservation of the substrate materials.

27/11/20 7:15 AM

Comment [4]: Moved to first

27/11/20 7:15 AM

Comment [5]: Important addition to avoid damage from inappropriate treatments

This revised draft has been developed by a working group of the Queens Parade Heritage, Planning and Traders Group 1 12 2020

Page 1 of 7

Fences and gates

Retain original fences and gates that contribute to the significance of the heritage place.

Where evidence exists encourage reconstruction of the original or early fences.

Where no evidence exists, ensure that new fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

Require front fences and gates to allow views to heritage places or contributory elements from surrounding streets

In residential heritage areas require fences be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts).

Avoid high fencing, gates and boundary treatments (such as roller doors) that are unrelated to the historic character of the area.

Relocation

Retain a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place, and
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place, and
- The cultural significance of the new location will not be distorted or negatively impacted.

New development, alterations or additions

Promote development that is high quality and respectful in its design response by:

- Maintaining the heritage character of the existing building or streetscape.
- Respecting the scale and massing of the existing heritage building or streetscape.
- Retaining the pattern and grain of streetscapes in heritage places.
- Not visually dominating the existing heritage building or streetscape.
- Not detracting from or competing with the significant elements of the existing heritage building or streetscape.
- Maintaining the prominence of significant and contributory elements of the heritage place.
- Respecting the following elements of the heritage place:
 - Pattern, proportion and spacing of elements on an elevation.
 - Orientation to the street.
 - Setbacks.
 - Street wall.
 - Relationship between solid and void.
 - Roof form.
 - Chimneys.
 - Verandahs.
 - Materials.
- Being visually recessive against the heritage fabric through:
 - Siting.
 - Mass.
 - Scale.
 - Materials.
 - Architectural detailing.

This revised draft has been developed by a working group of the Queens Parade Heritage, Planning and Traders Group 1 12 2020

Page 2 of 7

1/12/20 10:11 PM

Comment [6]: Drawn from the current (22 02) policy

1/12/20 5:50 PM

Comment [7]: Replaces: A suitable location is secured

- Texture.
- Linking additions to historic form.
- Protecting and conserving the view of heritage places from the public realm (except from laneways).

Use materials and finishes that minimise the visual impact of development by:

- Avoiding highly contrasting, vibrant colours and reflective materials (not including solar panels).
- Reflecting the historic character of the place.

Maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:

- Building over the front of it.
- Extending into the air space above the front of it.
- Obscuring views of its principal façade/s.

Set back additions:

- To avoid **façadism** where only the visible façade is retained and the remaining fabric is demolished.
- To maintain the visibility of the three-dimensional form and depth of a building.

Demolition

Prioritise **conservation** of a heritage place over demolition.

Avoid the demolition of individually significant or contributory buildings unless all of the following can be demonstrated:

- The building is structurally unsound rather than just in poor **structural or aesthetic** condition.
- Alternative stabilisation works have been investigated.
- The replacement building and/or works clearly and positively supports the **heritage** significance of the area.

Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- The fabric does not contribute to the significance of the place.
- The demolition will not adversely affect the significance of the heritage place.
- The partial demolition will contribute to the **long-term** conservation of the heritage place.
- The area of demolition is not visible from:
 - The street frontage (other than a laneway).
 - A park or public open space immediately adjoining the site.
- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible **façade** of the building and demolishing the remainder.
- The replacement building is a high quality design.

Require all applications for demolition to be accompanied by an application for new development.

Trees, landscapes, parks and gardens

Retain culturally and **naturally** significant **trees** in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe.
- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible.

1/12/20 10:37 PM

Comment [8]: Corrections to **façadism** throughout the document are simply to add the cedilla to the c

21/10/20 4:48 PM

Comment [9]: Strategies that apply to street furniture and laneways have been moved to near the end under a new heading. The strategy to "ensure that adaptation" has been added under Conservation

14/10/20 6:12 PM

Deleted: Retain or reinstate original street furniture and bluestone road or laneway materials and details . . . [1]

21/10/20 4:49 PM

Comment [10]: Conservation is the broad term which includes preservation, restoration and adaptation

13/10/20 10:01 AM

Deleted: preservation, restoration and adaptation

22/11/20 4:54 PM

Deleted: ongoing

22/11/20 5:00 PM

Comment [11]: Relevance of 'long-term'?

12/10/20 11:32 PM

Deleted: Encourage

21/10/20 5:33 PM

Comment [12]: This strategy has been deleted. It's an encouragement for applicants to argue why they can demolish. No other inner council in Melbourne has such a strategy.

14/10/20 5:36 PM

Deleted: Avoid the demolition of an individually significant or contributory building unless new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document *City of Yarra Database of Heritage Significant Areas* (Revised February 2018)

21/10/20 5:49 PM

Comment [13]: Outstanding specimen trees may be naturally significant

30/11/20 8:51 PM

Comment [14]: Words omitted from here because they are redundant. The Burra Charter language covers this adequately, though a list of definitions should be included.

Require that works do not impact on the health or viability of culturally or naturally significant trees.

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance of the landscape.

Maintain the cultural and natural significance of historic parks, gardens and street plantings.

Subdivision

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

Require subdivision to respect and respond to the significance of the heritage place including the original road and lot layout, the rhythm and pattern of building frontages and/or buildings in the streetscape.

Ensure that the subdivision of former industrial complexes reflects or interprets the historical arrangement of the heritage buildings or processes.

Services and equipment

Require that the location and installation of services and equipment does not detract from the significance of the heritage place or damage the heritage fabric.

Conceal solar panels, water tanks, hot water systems, air conditioners and other mechanical equipment from street view or where this is not possible, sensitively locate and install these services.

Support fixed mobility services and equipment (including wheel chair ramps and grab-rails) where they have been designed having regard to the heritage place.

Roof terraces and roof decks

Set back roof terraces/roof decks so that they are concealed when viewed from the street.

Require that roof terraces/roof decks are set back a minimum of one metre from chimneys and parapets.

Avoid uncovered or open upper level decks and balconies and glass balustrades where they are visible from the front street and when on a corner, the side street.

Require that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.

Archaeological sites

Encourage applicants to consult with Heritage Victoria to facilitate compliance with Part 6 of the Heritage Act 2017.

Require an archaeological assessment where there is a known site of archaeological significance.

Residential alterations or additions

Set back buildings and works to at least the distance of two rooms deep in order to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form.

Require that buildings and works to heritage places on corner sites or sites with dual frontages to roads are:

- Set back to match the setback of the individually significant or contributory building or the adjoining building.
- Read as a secondary element when viewed from the adjoining street.

Avoid additions that are taller than the individually significant or contributory building except in circumstances where the development is:

30/11/20 8:35 PM

Deleted: front

1/12/20 10:22 PM

Comment [15]: Is this clear?

30/11/20 8:36 PM

Deleted: , whichever is the lesser

- Appropriately set back from the front and side [façades](#).
- Proportional to the scale of the individually significant or contributory building.
- Substantially concealed.

Residential infill

Set back residential infill development a similar distance from the principal street frontage to those of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill to reflect the prevailing roof pitch and form.

Avoid using atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.

Commercial heritage places

[Retain](#) and conserve heritage shopfronts and verandahs.

[Encourage retention of the principal roof forms](#).

Avoid the following in the [façades](#) of individually significant and contributory buildings:

- New openings.
- Enlarging existing openings.
- New floor plates, walls, columns or structural supports cutting through openings.
- Highly reflective glazing in historic openings.
- Large expanses of glazing with a horizontal emphasis, except for ground floor shop fronts.
- Unarticulated curtain glazing.
- Balconies in historic openings.

[Encourage reconstruction of original or early verandahs](#).

Where there is insufficient information to allow for accurate reconstruction of an [original or early verandah](#), require a simple verandah design, consistent with the form scale and height of adjoining verandahs.

Maintain the existing canopy / verandah height of adjoining heritage buildings and the heritage streetscape.

Require new development in activity centres to respect the prevailing street wall height in the immediate area.

[Encourage reconstruction of original or early shopfronts](#).

Require that new shopfronts complement the general form and proportion of glazing and openings of [any](#) adjoining original or early shopfronts.

Require all [new](#) buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century [façades](#) and streetscapes.

Articulate new [façades](#) by incorporating simple architectural detailing that does not compete with the more elaborate detailing of the individually significant or contributory buildings.

Maintain the prominence of the street wall through appropriate upper level setbacks.

[Require inset balconies above the street wall rather than projecting balconies](#).

Retain the visual prominence of both [façades](#) of [heritage](#) buildings on corner sites.

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.

29/11/20 9:16 PM

Comment [16]: Commercial and former industrial heritage places deleted so as to avoid problem of sub-headings (Commercial Heritage Places and Former Industrial)

29/11/20 9:14 PM

Deleted: Commercial and former industrial heritage places [2]

29/11/20 9:25 PM

Comment [17]: This could be deleted, given the previous clause

29/11/20 9:10 PM

Deleted: Require new development in activity centres to respect the prevailing street wall height in the immediate ... [3]

30/11/20 8:39 PM

Deleted: (not including laneways)

Industrial heritage places

Protect and conserve roof forms that contribute to the significance of the building, particularly those parts that are visible from the public realm or incorporate features such as lanterns, skylights, vents or chimneys.

Protect and conserve features such as steel trusses, lanterns, chimneys, silos, towers and their visual prominence within industrial sites.

Encourage new buildings and works on small scale one or two storey industrial buildings not to exceed the visible volume of the historic form when viewed from the public realm.

Retain redundant equipment on significant industrial sites where it aids the understanding of the heritage place.

Public realm heritage infrastructure

Retain and conserve heritage infrastructure in the public realm including:

- Remnants of railway lines (such as the former Inner Circle line) including rails, sleepers, stanchions, weighbridges, as well as the former railway alignments.
- Remnant gas lamp posts and early street signs.

Retain or reconstruct original or early street furniture and bluestone road or laneway materials and details.

In circumstances where primary pedestrian access is provided from a laneway, allow for partial adaptation to provide universal access.

Avoid new vehicle crossovers in streets with few or no crossovers in heritage areas.

---000---

Issues requiring further discussion

Use of sub-headings or numbering of clauses for clarity

Need for definitions – removed from existing 22.02

Levels of significance – removed from existing 22.02. There should be a reference to the incorporated document (Appendix 8).

Highlighted – things that require clarification – e.g. new works at industrial heritage sites

Guidelines – there should be a well-illustrated set of accompanying guidelines that explain the heritage policy in plain English for building owners as well for builders, architects, planners, etc. The guidelines should be a Background document and listed in Clause 72.08.

29/11/20 9:23 PM

Comment [18]: This section needs major work. It does not respond adequately to the advice provided in the background document: Yarra_Industrial_Heritage_Policy_Oct_2019

29/11/20 9:26 PM

Comment [19]: New heading to better deal with street issues rather than building issues

Also, the large deletion below is because this material has been moved forward in the document

20/10/20 5:54 PM

Deleted: Relocation .

[4]

|

New order of clauses

Policy application

Objectives

Strategies

Strategy application

Conservation

Reconstruction

Painting and surface treatments

Fences and gates

Relocation

New development, alterations and additions

Demolition

Trees, landscapes, parks and gardens

Subdivision

Services and equipment

Roof terraces and roof decks

Archaeological sites

Residential alterations or additions

Residential infill

Commercial heritage places

Industrial heritage places

Public realm heritage infrastructure

15.03-1L Heritage

--/--

Proposed C269yara Policy application

This policy applies to all land within a Heritage Overlay.

Objectives

- To retain and conserve all individually significant and contributory heritage places.
- To conserve heritage places in accordance with the Australia ICOMOS *Burra Charter*.
- To retain and reveal views and vistas to heritage places and streetscapes.
- To ensure new development is respectful of the assessed significance of heritage places.

Strategies

Strategy application

The strategies below apply to all heritage places including residential, commercial and industrial places.

Conservation

Retain and conserve individually significant and contributory places as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'

Promote excellence in conservation practice by:

- Ensuring that conservation is guided by the statement of significance for the place.
- Encouraging retention of the three-dimensional form and fabric of a building.
- Where appropriate, encouraging the adaptive reuse of heritage places, while ensuring that it is consistent with the principles of good conservation practice.

Reconstruction

Support the reconstruction of a building or works that previously existed in a heritage place if:

- The reconstruction will reveal the significance of the heritage place, and
- Evidence exists to support the accuracy of the reconstruction.

Encourage the reconstruction of a missing building in an otherwise identical row or pair of buildings if it reveals the cultural significance of the heritage place.

Consider requiring the reconstruction of a heritage building or part of a heritage building that has been unlawfully or unintentionally demolished in order to reveal the significance of the building, streetscape or area.

Painting and surface treatments

Retain historic painted signs and evidence of original surface treatments.

Support the removal of paint and other surface treatments from originally unpainted/untreated masonry surfaces by non-abrasive methods.

Avoid sand and high pressure water blasting of render, masonry and timber surfaces.

Avoid the painting, rendering or other inappropriate surface treatments of unpainted surfaces.

Ensure paint colours are consistent with the period of construction and architectural style of the heritage place.

Ensure paint and coating types are consistent with long term conservation of the substrate materials.

Fences and gates

Retain original fences and gates that contribute to the significance of the heritage place.

Where evidence exists encourage reconstruction of the original or early fences.

Where no evidence exists, ensure that new fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

Require front fences and gates to allow views to heritage places or contributory elements from surrounding streets

In residential heritage areas require fences be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts).

Avoid high fencing, gates and boundary treatments (such as roller doors) that are unrelated to the historic character of the area.

Relocation

Retain a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place, and
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place, and
- The cultural significance of the new location will not be distorted or negatively impacted.

New development, alterations or additions

Promote development that is high quality and respectful in its design response by:

- Maintaining the heritage character of the existing building or streetscape.
- Respecting the scale and massing of the existing heritage building or streetscape.
- Retaining the pattern and grain of streetscapes in heritage places.
- Not visually dominating the existing heritage building or streetscape.
- Not detracting from or competing with the significant elements of the existing heritage building or streetscape.
- Maintaining the prominence of significant and contributory elements of the heritage place.
- Respecting the following elements of the heritage place:
 - Pattern, proportion and spacing of elements on an elevation.
 - Orientation to the street.
 - Setbacks.
 - Street wall.
 - Relationship between solid and void.
 - Roof form.
 - Chimneys.
 - Verandahs.
 - Materials.
- Being visually recessive against the heritage fabric through:
 - Siting.
 - Mass.
 - Scale.
 - Materials.
 - Architectural detailing.

Texture.

Linking additions to historic form.

- Protecting and conserving the view of heritage places from the public realm (except from laneways).

Use materials and finishes that minimise the visual impact of development by:

- Avoiding highly contrasting, vibrant colours and reflective materials (not including solar panels).
- Reflecting the historic character of the place.

Maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:

- Building over the front of it.
- Extending into the air space above the front of it.
- Obscuring views of its principal façade/s.

Set back additions:

- To avoid façadism, where only the visible façade is retained and the remaining fabric is demolished.
- To maintain the visibility of the three-dimensional form and depth of a building.

Demolition

Prioritise conservation of a heritage place over demolition.

Avoid the demolition of individually significant or contributory buildings unless all of the following can be demonstrated:

- The building is structurally unsound rather than just in poor structural or aesthetic condition.
- Alternative stabilisation works have been investigated.
- The replacement building and/or works clearly and positively supports the heritage significance of the area.

Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- The fabric does not contribute to the significance of the place.
- The demolition will not adversely affect the significance of the heritage place.
- The partial demolition will contribute to the long-term conservation of the heritage place.
- The area of demolition is not visible from:
 - The street frontage (other than a laneway).
 - A park or public open space immediately adjoining the site.
- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder.
- The replacement building is a high quality design.

Require all applications for demolition to be accompanied by an application for new development.

Trees, landscapes, parks and gardens

Retain culturally and naturally significant trees in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe.
- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible.

Require that works do not impact on the health or viability of culturally or naturally significant trees.

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance of the landscape.

Maintain the cultural and natural significance of historic parks, gardens and street plantings.

Subdivision

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

Require subdivision to respect and respond to the significance of the heritage place including the original road and lot layout, the rhythm and pattern of building frontages and/or buildings in the streetscape.

Ensure that the subdivision of former industrial complexes reflects or interprets the historical arrangement of the heritage buildings or processes.

Services and equipment

Require that the location and installation of services and equipment does not detract from the significance of the heritage place or damage the heritage fabric.

Conceal solar panels, water tanks, hot water systems, air conditioners and other mechanical equipment from street view or where this is not possible, sensitively locate and install these services.

Support fixed mobility services and equipment (including wheel chair ramps and grab-rails) where they have been designed having regard to the heritage place.

Roof terraces and roof decks

Set back roof terraces/roof decks so that they are concealed when viewed from the street.

Require that roof terraces/roof decks are set back a minimum of one metre from chimneys and parapets.

Avoid uncovered or open upper level decks and balconies and glass balustrades where they are visible from the front street and when on a corner, the side street.

Require that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.

Archaeological sites

Encourage applicants to consult with Heritage Victoria to facilitate compliance with Part 6 of the Heritage Act 2017.

Require an archaeological assessment where there is a known site of archaeological significance.

Residential alterations or additions

Set back buildings and works to at least the distance of two rooms deep in order to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form.

Require that buildings and works to heritage places on corner sites or sites with dual frontages to roads are:

- Set back to match the setback of the individually significant or contributory building or the adjoining building.
- Read as a secondary element when viewed from the adjoining street.

Avoid additions that are taller than the individually significant or contributory building except in circumstances where the development is:

- Appropriately set back from the front and side façades.
- Proportional to the scale of the individually significant or contributory building.
- Substantially concealed.

Residential infill

Set back residential infill development a similar distance from the principal street frontage to those of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill to reflect the prevailing roof pitch and form.

Avoid using atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.

Commercial heritage places

Retain and conserve heritage shopfronts and verandahs.

Encourage retention of the principal roof forms.

Avoid the following in the façades of individually significant and contributory buildings:

- New openings.
- Enlarging existing openings.
- New floor plates, walls, columns or structural supports cutting through openings.
- Highly reflective glazing in historic openings.
- Large expanses of glazing with a horizontal emphasis, except for ground floor shop fronts.
- Unarticulated curtain glazing.
- Balconies in historic openings.

Encourage reconstruction of original or early verandahs.

Where there is insufficient information to allow for accurate reconstruction of an original or early verandah, require a simple verandah design, consistent with the form scale and height of adjoining verandahs.

Maintain the existing canopy / verandah height of adjoining heritage buildings and the heritage streetscape.

Require new development in activity centres to respect the prevailing street wall height in the immediate area.

Encourage reconstruction of original or early shopfronts.

Require that new shopfronts complement the general form and proportion of glazing and openings of any adjoining original or early shopfronts.

Require all new buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century façades and streetscapes.

Articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of the individually significant or contributory buildings.

Maintain the prominence of the street wall through appropriate upper level setbacks.

Require inset balconies above the street wall rather than projecting balconies.

Retain the visual prominence of both façades of heritage buildings on corner sites.

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.

Industrial heritage places

Protect and conserve roof forms that contribute to the significance of the building, particularly those parts that are visible from the public realm or incorporate features such as lanterns, skylights, vents or chimneys.

Protect and conserve features such as steel trusses, lanterns, chimneys, silos, towers and their visual prominence within industrial sites.

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Issues requiring further discussion

Use of sub-headings or numbering of clauses for clarity

Need for definitions – removed from existing 22.02

Levels of significance – removed from existing 22.02. There should be a reference to the incorporated document (Appendix 8).

Highlighted – things that require clarification – e.g. new works at industrial heritage sites

Guidelines – there should be a well-illustrated set of accompanying guidelines that explain the heritage policy in plain English for building owners as well for builders, architects, planners, etc. The guidelines should be a Background document and listed in Clause 72.08.

Amendment C269 - Submission
December 04, 2020 at 5:15 pm AEDT

To: [REDACTED]

I am concerned with changes proposed to development along Yarra's Boulevarde and in particular Victoria Parade.

Melbourne's Boulevarde are a magnificent feature of our city that are internationally recognisable and unique in Australia. The vision and building of grand boulevarde radiating out from the city in the style of Napoleon's Paris with 30m broad streets lined with trees is a big part of what made and makes Melbourne exceptional.

Additionally these were developed during Melbourne's gold rush boom and much of these boulevard's are lined with fine examples of period buildings from that time.

It is appropriate that the existing scheme seeks to protect the dominance of the trees along Yarra's Boulevarde and this should not be removed as is done with the wording in the current scheme.

In the case of Victoria Parade, outside of the hospital and education precincts around Brunswick street, Victoria Parade is exclusively low development at the street interface with 2-3 stories maximum. Even with newer commercial building stretches such as Wellington St to the Heritage Prince Patrick Hotel where the Jetstar, Melbourne Pathology and Porsche modern commercial buildings all remain below boulevard tree height, being sympathetic too and allowing the trees to dominate.

Additionally on the other side in the City of Melbourne, height controls of 2-3 stories exist at the street interface that will ensure that the trees dominate into the future on the southern side. If high rise development were allowed on the Yarra side, a perverse and ugly outcome would result with significantly different built form on either side of the boulevard.

I request that the scheme be modified to protect the dominance of the trees along Victoria boulevard by strengthening controls for low scale development at the boulevard interface with significant setbacks to additional height.

Also controls for Victoria Parade should be done in conjunction with the City of Melbourne to ensure coordinated and compatible development.

Specifically:

In Clause 11.03-1L

- Victoria Parade should be removed from the " Smith Street " Activity Centre as shown in the " Major and Neighbourhood Activity Centres in Fitzroy Plan "

In Clause 15.01-1L

- Under the heading " Boulevarde " the wording " maintain the dominance of the trees " should be retained
- The point " Provides a scale that reflects the context of the boulevard " should be removed as it is not even clear what this means.
- The final paragraph " Provide a transition in built form between the boulevarde and their low-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevarde. " should also be removed

because it does not reflect that the majority of the boulevards are low-scale and should remain so as this and the dominance of the trees is their defining character.

In Clause 15.01-2L:

- The reference to " Boulevards " being an exception to low-rise character should be removed from the " Building Heights " section of clause 15.01-2L
- Under Boulevards should be removed from the section permitting Mid-rise development

Regards,



East Melbourne 3002

ht

Amendment C269 - submission

o

Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I'd like to share what I find special about areas around where I live, and have enjoyed this for 20 years.

Activity Centres - Bridge Road

One of the key strengths of Bridge Road has always been the heritage feel of the footpaths, with their awnings, and the streetscape on the south side, not just to the west of Church street, but all the way down to Burnley street. I believe that view of the streetscape from Burnley street, is very much a part of Richmonds heritage. Its still recognisable from old photos maintained at the State Library.

This, in addition to being able to see the sign on the Pelaco building, the spire of St Ignatius's church, and the Richmond Town Hall, give this section of Richmond its unique look and feel.

Also critical to Richmonds activity centre are not big format retail which I can go to Chadstone for, it makes no sense for people to come to Bridge road for big retail when they can go to the city or Chadstone. Bridge Road should be about unique, destination retail formats that attract people to Richmond. Bridge road has been successful in creating some unique eating places, however, we need to mix this with unique fashion retail as well with the anchor for this being the Town Hall. Given Richmond High School has now been built, that entire block from Gleadell street to Church Street, from Bridge Road to Highett street should be a walking pedestrian area, with seating/tables/provision for community activity. The pavements around this area are wide and could allow for greening and street scaping with furniture.

Activity Centre - Swan Street

Love the Swan street retail & entertainment precinct from the Corner Hotel, all the way to what used to be Union Dining. Would love to see this extend all the way to Burney Street. Again the key features for me in this precinct is the interesting streetscape, being able to see the Dimmays Tower, or the covered walkways off the junction of Swan and Church. This area is not just a great night time precinct but its great to sit outside on the pavement on a sunny weekend afternoon with a drink and some food. We need to ensure that it maintains this character and does not become a cold dark wind tunnel with tall buildings like the CBD, which will destroy its uniqueness.

Landmarks

These are the landmarks I consider quintessentially a part of Richmond, and should be added in to our landmarks

Burnley Theatre - it is disgusting what the current owners have done to this beautiful landmark...It should be restored and placed on the heritage list

Streetscape - South side of Bridge Road from Burnley. Its an iconic scene, photos of this exist in the State Library archives. It should be protected.

Streetscape - Swan Street - covered walkways from Church street. These need to be protected and preserved.

Housing

Moderate change areas - Swan street

To ensure we maintain the character of Swan street, and nurture a vibrant entertainment precinct, I believe we should cluster these zones, rather than spread them through the entire street. They need to be focused around Burnley, Street, Coppin Street, Richmond Station/Lennox Street. Having a moderate change area along the entire street will result in a cold, wind tunnel.

Moderate change areas - Bridge Road

Similar to Swan street, I believe moderate change areas should be clustered, around Burnley street, Coppin street crossroad, Church street Cross road, and clusters up form Church to Hoddle.

Minimal change areas

Minimal change areas should be added to more sections along Malleson street and extend to sections along Wall Street. From the Coppin/Wall/Malleson intersection, houses on the west side part of the way down to Dame Nellie Melba park should also be minimal change areas.

I hope this feedback goes into the finalisation of this document.

Yours sincerely,

██████████
Richmond, Victoria, 3121, Australia

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Amendment C269 - submission

o

Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. I believe this to be very important.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission
o
Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I think 8-10 story buildings will damage the character of Brunswick street. It will compromise the heritage streetscape, increase parking problems, create overshadowing, and reduce amenity.

Yours sincerely,

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Submission for C269

December 04, 2020 at 5:51 pm AEDT

To:

dear Madam/Sir,

Please accept our attached submission for C269

Kind regards,

Submission – amendment C269

We are responding to the proposed amendment initially with only a brief comment as we have only very recently become aware of this C269 proposed amendments to the planning scheme. We are responding as we wish to be included in the process going forward.

The exhibited 11.03-11 clause fails to differentiate the key differences between Neighbourhood and Major activity centres as articulated in the planning scheme – for example their differences in terms of objectives , strategies and activity.

In particular the City of Yarra’s planning scheme recognises the unique character of Gertrude St which should be retained and enhanced.

The amendment does not adequately describe the differences between the change zone outcomes – for example – For the incremental change zone - how is a ‘smaller scale apartment development’ defined, what would be the height and density limits?

We respectfully ask to be included in this process as we are very concerned to maintain the unique character, liveability and heritage values of the City of Yarra’s neighbourhood activity centres.

Yours sincerely,

████████████████████

████████████████

Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Development of this area should not detract from the liveability, particularly as this is precisely the feature of the area that developers profit from. They steal residents amenity to line greedy pockets and leave the neighbourhood a wasteland of towers without skyline or sunlight.

Yours sincerely,

[REDACTED]

Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

It is important to me and my children that we continue to have a sustainable city environment. To me this means ensuring population density is managed well. If you look at Sydney, for example Dee Why, the high rise there totally crowds out the sense of life style even though you are in a beach suburb. There are busy crowds of people every where on the side walks and the car traffic is also terrible. Low rise with smaller numbers of residents has many glow on effects.

Yarra has great parks, walking paths and cycling routes. These need to be expanded to encourage and enable people to live much healthier lives simply by walking and riding as a daily routine. Individual private vehicular transport should be discouraged by expensive parking fees and reductions in availability.

Yours sincerely,

[REDACTED]
Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

o

Cc

I am making this submission in relation to Amendment C269.

ITEM 1

I live in the ex-industrial precinct to the north of Richmond Station which has a very unique character defined by sympathetic redevelopment and an fairly even mix of residential and commercial usage.

The Amendment seeks to apply the Major Activity Centre to the whole of my precinct. This would enable developers to build much larger buildings (10+ storeys) in the precinct which would certainly overwhelm the current neighbourhood character, visually dominate the heritage place and create amenity impacts for existing residents.

All of the recent development applications in my precinct have been for 8+ storey office building. Their excessive scale is driven only by developer greed. Smaller buildings would be just as viable while preserving neighbourhood character.

The Amendment would make it easier for developers to push through even larger inappropriate buildings. Council should be actively preventing this through imposition of height limits that reflect surrounding buildings in the precinct (4 to 6 storeys) and ensuring that new buildings reflect the usage mix (50/50 resi/commercial) rather than being exclusively office buildings...particularly post COVID.

Large office building just attract peak time congestion and add pressure on local parking etc due to the density of occupants. They do not benefit the area in the way that mixed or resi developments would.

ITEM 2

There are many local landmarks in my precinct which have not been noted in the amendment. Buildings like the Kayser Building and the Australian Knitting Mills (AKM) building reflect the ex-industrial heritage of the precinct. Over-development of the precinct as a result of the Amendment would result in loss of views to these landmarks from key locations such as Richmond Station and Richmond Hill.

ITEM 3

In November 2016 the council led by Mayor Amanda Stone voted unanimously to seek 4-storey height limits in all mixed use zones in Yarra...

2. That Council request the Minister for Planning to introduce immediate interim height control to the Mixed Use zone and General Residential Zones (Schedule 3) in the City of Yarra through the introduction of a Design and Development Overlay (DDO) specifying a maximum development height control of 13 metres and a development set-back of 10 metres and approve the advertising of a concurrent amendment to the planning scheme.

Why has this not been reflected in the Amendment?

ITEM 4

There has been a clear lack of community consultation in the development of the Amendment. Lack of consultation is rife at Yarra Council as demonstrated by the negative community response to road closures and the recent bottle bin debacle.

Yarra Council needs to restart the Amendment drafting process with community consultation as a major input. Council is meant to support the opinions and amenity of Yarra rate payers...not ignore us.

Yours sincerely,

Richmond, Victoria, 3121, Australia

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Amendment C269 - submission
o
Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra’s liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Please refer ti the attached as an example of what sort of legacy can be made to the promenade that is Heidelberg Road through Clifton Hill. That is to say that the facades of a century old road, one of the first out of the Hoddle grid, can be maintained as silent witness to history , without the imposition of ever higher forms that cast shadows on us all.

What will Yarra councilors be remembered for ?

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.theatlantic.com_photo_2014_06_scenes-2Dfrom-2Dd-2Dday-2Dthen-2Dand-2Dnow_100752_&d=DwIFaQ&c=3fFCQiK3OSE2tLUtsBk3KA&r=3RoYPOB0FgyrRuPT07ysuX5FhT3iL_OdFfDHsSBMqydFY5OkYVkf51_Ubtb5r3rVOXER_dug&s=lyR0G8tyLEwwUrdYKngCGvuV3JARvwutToLFUAlzblk&e=

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I hope that something can be done with this document to unwind the well-progressed destruction of Yarra which is currently underway as a consequence of over-development. I would like to see the strongest possible heritage protection to ensure the greatest amount of the neighbourhood character which remains is preserved. I believe that something should be done to correct the bias towards residential development of commercially-zoned lots which I understand relates to the ease of conversion to residential.

The developments in progress on Johnston Street near Smith Street are the latest appalling example of the community's capitulation in the face of external forces that have no care for Yarra other than as a way to earn their bread on their back if it's destruction.

I hope that the Council and its planning officers embrace this revision as an opportunity to push back hard on the commercial forces seeking to rip Yarra to shreds.

Yours sincerely,

[REDACTED]
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - Submission
December 04, 2020 at 11:06 pm AEDT
To: [REDACTED]

Contact details:

Name: [REDACTED]

Email: [REDACTED]

Residence: Young Street, Fitzroy, VIC 3065

As a resident of the City of Yarra, I wish to make a submission to the deliberations for Amendment C269.

As a resident of Collingwood, we had to object to 7 storey mid-rise commercial development located 4m away from our bedroom windows. The DDO for the local Gipps Street precinct was regarded by the planners as being more than 10 years out of date and no longer relevant except in the most general sense. We have been active for over a year in trying to get the Council to add working on an updated DDO to their priority list following acceptance of a petition by the Counsellors in December 2019. With the apparent reduced local control in the Amendment, the need for an enforceable DDO is greatly increased.

Our concerns in the ongoing redevelopment of the City of Yarra in general, are that the lack of specific, defined planning objectives will limit the ability for the Council Planners to be able to direct the development and liveability of the City for local residents, businesses and workers. Relying on the broadest of planning intents as directed by the State Government will not allow the City of Yarra to evolve in the way local rate-payers wish to see.

The City of Yarra has signed on to the Age-Friendly City initiative. An age-friendly city will provide an environment conducive to active and safe living across the city. This includes retaining a healthy environment while allowing for increased development, for which the 20 minute city is another initiative. We welcome both these initiatives but are concerned the proposed Amendment C269 does not allow the City of Yarra Planners sufficient guidance and direction to move towards these aims.

We have the following suggestions:

Building controls:

1. The existing planning submissions all include shadow diagrams, which controls the amount of direct sunlight to the south of tall buildings. This does not take into account that people need daylight, not just sunlight, for their well-being. Tall buildings, and overly high frontages with zero or minimal setbacks from the lot boundaries, sometimes for almost the full height of the building, restricts the availability of natural sky views to pedestrians, residents and workers. The current rules and the proposed Amendment does not include any reference to the benefits of natural daylight.
2. A recent worrying development has been the Minister's direct intervention in the Planning System, for example, the recent Gazettal of Amendment C283 to allow a 13 storey development that has been previously rejected by Council. This is now being used in other development submissions as a precedent for justification to increase development heights.
3. While the concept of "Activity Centres" is included in the proposals, these are not clearly defined, which will allow not facilitate adequate control.
4. 15.01-1L Signs. The current legislation appear to limit control of illuminated street signs due to the affect they may have on drivers and road users. These can be placed in direct line of sight of residential developments, apparently with only limited control of the light pollution effects.

Landmarks

5. The current documents refer to a very limited list of major landmarks for which views are preserved. There are many more significant major buildings and structures across the City of Yarra that warrant some degree of protection, else we will end up living in a city of tall buildings and narrow, dark laneways. What benefit is a "20 minute city" where that city is dark and dangerous? One case in point is the Brew Tower of the Yorkshire Brewery. At one point in the 19th Century, this was the tallest building in Melbourne. Now it is partly obscured by high rise development, with more developments being proposed to further hide this landmark, with no apparent protection.

Open Space and Pocket Parks

6. The City of Yarra is talking about creating more "pocket parks" to give residents and local workers places to relax and reinvigorate. This is to be strongly encouraged, yet the planning controls do not easily facilitate the Council Planners to insist on creation of public space within development sites, and instead have to rely on the developers offering some public space, usually in return for some compensation such as increased building height.
7. The existing laneways appear not to have any designated protection under the current legislation. Melbourne's heritage includes these public spaces, which are used for such activities as photography and tourism and form an important element of the fabric of the urban environment, as well as local access.

Vehicle controls

8. Many of the pavements in the busy urban areas are used by bikes and e-bikes, often

to the detriment of pedestrians. While some local Government areas appear to have some control of these users, they pose a hazard particularly to some pavement users who may be less able to avoid the moving vehicles. There does not appear to be mention or recognition of the changes in vehicle usage and availability of larger e-bikes and the potentially adverse effects this is having on the “age-friendly city”.

Finally, we have seen some of the work by local planning experts such as Robert McGauran and the local Universities, and we encourage the authorities to take notice of these works to make the proposed Amendment more tightly worded and enforceable.

Amendment C269 - submission
December 07, 2020 at 8:49 am AEDT

To: [REDACTED]

Hello,

I received notice of the Yarra Planning Scheme Amendment on 1 December in a council newsletter via email. Although it asks for community contribution, the deadline for doing so was Friday, less than 1 week after notification.

I object to the lack of community consultation. On this basis, I also doubt the legitimacy of prior community consultation in developing the strategy.

With the limited time offered to provide feedback, I see no reference in the strategy to address the Yarra Planning application process which has offered little rhyme, reason, accountability or timely results for the community. We have experienced:

- undermining community cohesion by giving platforms to residents who oppose all changes and use planning process objections as a form of personal gain
- an apparent inability to manage priorities that actually impact the area as evidenced by approval of large buildings that are insulting to the local environment whilst simultaneously investing heavily to object against small changes
- slow and poorly considered responses to applications

With insufficient time to review materials, it appears that much time has been dedicated to addressing extremely nuanced issues such as chimneys whilst remaining completely silent on the most relevant concern - the actual planning process no longer serving the community. If the planning process actually had any accountability, we would eventually find that this strategy fails to deliver.

[REDACTED]
Amendment C269

To: [REDACTED]

Dear Sirs

My concerns with Amendment C269 are with the plans for the south side of Johnston Street east of Hoddle Street.

I have not been able to work out what is meant by " mid rise " development in that locale. Please take this as a submission that any development in that area that permits building of more than three storeys at most is unacceptable because of the catastrophic effect on sunlight on properties on the north side of Stafford Street.

I note that all properties on the north side of Stafford Street east of Park Street are subject to a " heritage " restriction precluding building more than two storeys because of the alleged effect on the Victorian properties on that strip. It would be utterly incongruous and disastrous to local amenity to permit large scale developments on the south side of Johnston Street to overshadow the area far more than would occur by a three storey building in Stafford Street itself.

Yours sincerely

[REDACTED]
[REDACTED]
Abbotsford 3067

Amendment C269

December 07, 2020 at 10:28 am AEDT

To:

Dear Yarra City Council,

I would like to submit my preference for Wangaratta, Botherrambo and Tanner Streets to remain excluded as part of the Activity Centre Plan (11.03-1L0). To strongly oppose any further high rise developments within that pocket.

There are many residential dwellings within that area, and we need to maintain the community vibe. Currently the road network would not accommodate any extra development. The Northern end in particular needs to be protected by council against developers, whose priority is financial only, and are not invested in the community and the long term impacts these may create. The style of developments do not enhance the current residential dwellings and as they age, are eyesores and devalue surrounding properties.

I feel it is important maintain Richmond current bohemian, inner city appeal

--

ee

██████████
Amendment C269 - submission
o ██████████
Cc ██████████

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I am very concerned that the City of Yarra is proposing developments up to 14 storeys in the identified areas. This will destroy historic streetscapes and decrease the amenity of neighbouring areas increasing traffic congestion and overuse of community facilities such as the Edinburgh Gardens which is already so crowded and difficult to manage.

Yours sincerely,

██████████
Fitzroy North, Victoria, 3068, Australia

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[REDACTED]
Amendment C269 - Submission attached
December 05, 2020 at 7:28 pm AEDT
To: [REDACTED]

I am a Yarra resident, my submission is not on behalf of any organisation. Broadly I support the proposed amendment C269. I want a City of Yarra that has more people on the streets, that is buzzing with tech and creative industries, offers cool venues in every neighbourhood, with thriving businesses supported by a higher population density using active transport to get around our greener city.

My main concern relates to 18.02-4L Car parking.

This proposal is woefully inadequate and won't be enough to bring about the changes that other amendments envisage.

Like many other Yarra residents, I resent having to pay tens of thousands of dollars extra for my new home because past planning regulations have in effect forced me to buy parking spaces that I do not want. The choice to use a private car should be open to any resident, but they should pay the full cost and not be subsidised – a minimum parking requirement is a covert tax on everyone to subsidise those who use the parking. I appreciate that the motivation for the present amendment is to reduce minimum parking requirements, but it is completely inadequate.

This planning issue is inextricably linked to Council's unfair subsidy of car use through (i) free parking on public streets and (ii) absurdly cheap resident's parking permits. These encourage private cars, resulting in more congestion and pollution, and less-safe and less-attractive streets. Because most residents don't have to pay the full cost of parking (or anywhere near it), there is excessive demand for parking. This is what originally led to minimum parking requirements but these have made the problem worse.

The solution is a free market in car parking. Council should as far as possible get out of providing parking, encourage private provision and a free market. Where Council has no better use for its land than to use it for parking, this should maximise value for all residents and avoid undermining private providers through market pricing.

There are further problems created by Council's disastrous parking policies. I believe that approximately 1/3 of Yarra residents get the massive subsidy of a resident's permit (tending to be the better-off residents rather than the needy). They naturally greatly value this handout and it motivates them to protest loudly and in some cases dishonestly against any civic improvement that impacts on street parking. Nearly-free resident's parking permits are also abused: they provide an incentive to keep a private car even if little used, rather than more sustainable alternatives, and they incentivise a black market in selling-on of parking permits.

We need a better amendment that moves towards reducing Council's involvement in the provision of parking and helps establish the principle that car parking is a matter of free choice fully funded by those who make that choice.



[REDACTED]
Re: Amendment C269 - submission
December 07, 2020 at 6:40 pm AEDT

To: [REDACTED]
Cc: [REDACTED]

Thank-you for this opportunity to contribute to the future of Yarra.

Please find a link to a submission from the 3068 Group
<https://drive.google.com/file/d/19CfemSVkee0XY22wFk7l19chfvHrjzGe/edit>

The submission is also attached for your reference.

Sincerely,

[REDACTED]

Submission on
Yarra Planning Scheme Amendment C269
4 December 2020



**THE
3068
GROUP**

The 3068 Group Inc.



Incorporated 26 November 1998, 

The overall aim of the 3068 Group is to maintain the heritage character, streetscape and amenity of the postcode area of 3068 and the City of Yarra.

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A Question of Balance

The 3068 Group welcomes the work of the Council to prepare this amendment.

'how do we balance the retention of these highly valued streets with the need to ensure the long-term sustainability of these centres and meet the growth objectives of the Yarra Planning Scheme?' [Queens Parade Built Form Heritage Analysis & Recommendations. GJM Heritage, Dec 2017]

These streets are made up of buildings which have proved their long-term sustainability over more than 145 years. Still sound, still used, still eagerly sought after and prized. They have been retained and maintained for optimum use and occupation for another 150 years.

Population

The new amendment is predicting the population to be double what it was in 2006, by 2030. A plan to double the population in 24 years and to conserve the heritage fabric that is valued, requires more balance.

The southern, older part of the City of Yarra is characterized by shopping high streets, Swan St and Bridge Rd, Victoria and Johnston Streets, Smith, Brunswick and Gertrude Streets. Shopping in the newer (1860s) subdivisions of Clifton Hill, Fitzroy North and Princes Hall clustered around cable tram stops. Rathdowne St, Nicholson St, Fitzroy North Village and Queens Parade. Lygon St in the City of Melbourne is similar.

The high streets of Yarra are part of the urban fabric, built form, social geography and *social heritage* as well as employment and service centres. All are heritage shopping strips. The planning scheme should strengthen the identification and support for these.

These streets succeed through human scale, by an architecture which specifically optimises the pleasant personal physical interaction of human beings, of one citizen with another. Today, locals and regular visitors and business owners feel mutually known and esteemed and therefore safe in their local high street. People who are frail or disabled especially feel supported. The interactions benefit mental and physical health. This sense of belonging and being respected, afforded by the philosophy under the building design, is a keystone of physical and emotional health. The verandahs, symbolic and actual in their providing shelter, indicate consideration for the well being of users.

The evolution of community needs has been accommodated with minimal change to the heritage fabric. Note McCoppins Supermarket, and Woolworths Metro Supermarket both of which are highly successful.

The heritage aesthetic is used to advertise any new apartment in the region. It gives a constant daily reinforcement of resilience through time.

It visually asserts and supports the quality of persistence and endurance of the community in time.

Speculation in commercial property for redevelopment as an investment class is driving up rents and forcing out small retailers. Over a dozen successful and long established businesses closed in Queens Parade, pre CoVid, specifically because of raised rents driven by investors seeking more profit out of their portfolios.

Mandatory height and built form controls temper the speculation because buyers and sellers can agree what the potential yield might be. The economic and cultural

value of the small retailers and their shops is intrinsically linked to the extraordinary heritage value.

Yarra's high streets already achieve the objectives of the twenty-minute city, perhaps even a ten-minute city! Though organic change is inevitable, it would be better not to force large changes as there could be unintended consequences for the services that operate there.

Mandatory Height controls should be applied to all heritage shopping streets. Controls should extend at least to the street behind the main street. Controls should protect the retail functions from the encroachment of residential high rises.

Policies should ensure Mixed Use are not allowed to develop into high density residential zones by stealth.

Higher density residential buildings house a number of individual apartment dwellings in a single building, and are five or more storeys in height. They may be residential only or residential combined with other uses such as retail or car parking . They are often located in or close to activity centres and within walking distance of services, employment.

<https://www.urban-design-guidelines/buildings> p. 10/22

Activity Centres

Yarra has argued in the current Municipal Strategic Statement that Activity Centres are not the best way to manage heritage shopping strips and that the best place for new development is strategic, former industrial, redevelopment sites.

“Yarra's share of this is 12,800 additional dwellings with 85% to be provided on strategic redevelopment sites

Whilst the Inner Region offers considerable opportunity for further housing growth, it needs to occur in specific locations that have a demonstrated capacity to accommodate intensification.

Likewise, great sensitivity is required in planning for intensification of residential development in these locations. In line with Melbourne 2030, an increased proportion of new housing development will be encouraged on strategic redevelopment sites located close to activity centres and public transport.

Conversely, reduced levels of growth will occur in established residential areas.

This approach will protect and enhance the characteristics and attributes of local areas that make them highly attractive and liveable, whilst allowing for significant opportunities in some locations to be better utilised.” -

- [Current Planning Scheme [Municipal Strategic Statement 2009](#)]

This is a sensible approach and should not be removed from the proposed Municipal Plan.

On 4 September 2018, Council adopted the [Spatial Economic and Employment Strategy](#).

Strategy 1: Support employment growth in activity centres;

Strategy 3: Identify preferred locations for housing growth to reduce pressures or conversion of employment land for housing;

This adopted policy should be reinforced by the new Yarra Planning Scheme.

Activity Centre Boundaries

Defining boundaries to Activity Centres, will increase certainty but will also increase anxiety for those living on the boundary. Transition policies need to be strengthened such as the rear setback provisions adopted in DDO16 (C231).

The boundaries cause confusion. The entire length of Queens Parade is defined as an activity centre but only the shopping precinct (Precinct 4 in DDP16) qualifies as an activity centre. The terms are not well defined.

Extending the boundary of the Queens Parade Activity Centre to include Mayors Park should be deferred until a heritage study is commissioned to determine whether Mayors Park requires heritage and significant landscape overlay protection.

The park makes a significant contribution to Queens Parade.

Planning Practice Note PPN56 has advice for Public Land in an Activity Centre.

“Inclusion within an activity centre boundary does not suggest that these areas can and should be developed. However there are significant benefits in retaining these facilities within an activity centre boundary – particularly where they:

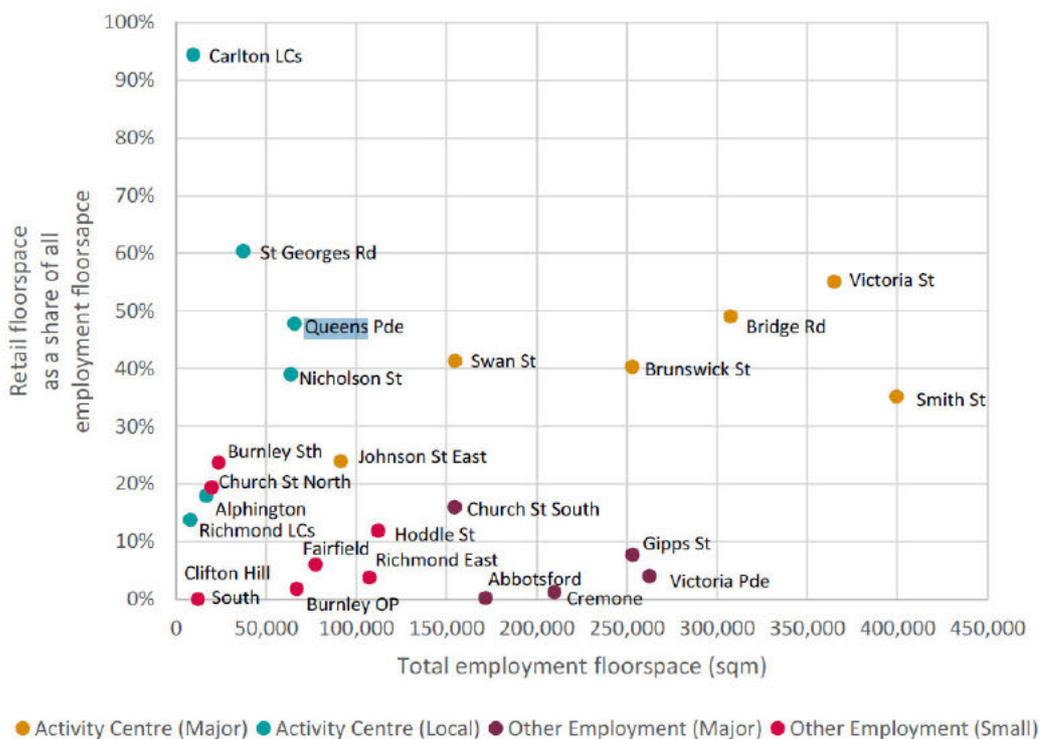
- have a strong functional interrelationship with the centre
- assist in providing pedestrian linkages
- improve integration to transport and between the centre’s residential, commercial and public areas.”

Extending the Swan St Activity Centre to include the industrial complexes north of Richmond Station is not supported. This has not been well advertised and is a very important heritage area. What are the changes to boundaries?

Activity Centre Distribution

Yarra has a distribution of Activity Centres of each type and size. How does the distribution compare to other municipalities?

But now that the boundaries are defined we can ask - what is the percentage of Yarra that is not an activity centre?



Employment Precincts by Size and Retail Share of Floor Space. Fig 23 From Spatial Economic and Employment Strategy.

Development above heritage shopping strips is likely to have the following characteristics

- Housing, as opposed to commercial
- Luxury as opposed to affordable
- Short term gain as opposed to infrastructure that has lasted 100 years

Nearby large-scale residential developments increase the catchment for local businesses without impacting on the ability of the shopping streets to provide retail services. This is clearly demonstrated in the C231 Queens Parade amendment.

SGS performed an audit - Yarra SGS Economics and Planning based on Council Rates and Retail Centre Audit, 2014.

That document is not available to the public. One of the authors of it referred to it in an [evidence statement](#) for council for the C220 Johnston Street, Collingwood and Abbotsford Panel, where the author said (among other things)¹

“9. In relation to material published as a result of the Activity Centres Pilot Project reports, I concur with the finding that mandatory maximum height controls "do not necessarily inhibit development and can deliver clarity, certainty and consistency in outcomes".

10. Furthermore, I believe that there is a case to be made for more widespread use of mandatory height controls in activity centres, where these controls have been informed by sound strategic planning work in relation to preferred built form outcomes, development feasibility (physical and financial), the resulting floor space capacity, and demand forecasts.

11. I conclude that the Amendment is likely to result in increase in the capacity for housing in the City of Yarra, increase residential development activity in the Johnston Street Activity Centre, which will in turn contribute to the renewal of the Activity Centre. Although there is a risk the commercial floor space might be displaced from Johnston Street, I am satisfied there are appropriate alternative locations in Yarra that Council intends to retain for employment uses. On this basis, I support the Amendment.”

Managing Heritage Assets in the Yarra Planning Scheme

Heritage Policy 15.03-1

The policy should start with objectives such as:

To retain and conserve all individually significant and contributory heritage places.

To conserve heritage places in accordance with the Australia ICOMOS *Burra Charter*.

To retain and reveal views and vistas to heritage places and streetscapes.

To ensure new development is respectful of the assessed significance of heritage places.

¹ AM C220: EVIDENCE STATEMENT OF ANDREW SPENCER, SGS Economics, October 2018

Objectives are required because the state policy objective does not adequately deal with local heritage places and areas.

The policy should be about conservation and this should drive the document. Conservation policies should come before Reconstruction, New Development and Demolition.

Strategies should be introduced to promote excellence in conservation practice by:

Ensuring that conservation is guided by the statement of significance for the place.

Encouraging retention of the three-dimensional form and fabric of a building.

Where appropriate, encouraging the adaptive reuse of heritage places, while ensuring that it is consistent with the principles of good conservation practice.

The policy should include provisions to manage the height of fences.

The policy should refer to a "Guidelines for Conservation and Development of Heritage Places". This could be incorporated into the planning scheme as a reference document. The diagrams and examples should be retained in the guide.

The analysis of recent developments in industrial heritage sites by GJM provides a useful template for studying cases, apriasing what worked and what didn't and deriving principles from the result. This approach should be extended to residential heritage developments to see where the policy is failing. It is important to analyse what worked and didn't work in the existing policy before changing it.

All clauses should be numbered to make it easier to reference.

Change of Grading Definitions.

The proposed change in significance from: "*Not assessed*" to: "*Unknown, Insufficient data to allow an assessment from the public domain*" is not supported.

This change excludes from consideration further research evidence submitted by an applicant, objector or objector group, expert witness or the Authority.

There is a lack of rigour leading to a non-compliance with "maintain and enhance the heritage and character of the city (Strategy 4)".

Individual Significance: “Aesthetically, historically, scientifically, **and/or** socially significant at the Local level and contributory or complementary to the Heritage Overlay Area”²

C191 Database of Heritage Significant Areas allows social criteria to be sufficient criteria alone for Individual Significance.

This would have saved the 1860's hotels, Greyhound & London in Port Phillip.

It could save the 1855 Yarra Hotel in Johnston Street, Abbotsford.

Statements of Significance

Where are the Statements of Significance to be found?

A single and definitive reference for Statements of Significance managed by a formal amendment process.

The Statement of Significance for each place should have its own change management metadata including Original documents; author; background documents and studies; planning scheme amendment where the statement was introduced or amended.

All statements to be accessible on the web as separate items or in a folio. These should be referenced in the gradings database. This may be in addition to the heritage studies that produce the statements.

Heritage Database

The change in name to the Yarra Database of Heritage Places is welcome. However, it must retain linkages back to the original title, author and heritage studies.

The document would benefit from a list of editions, showing what amendments they were introduced in and the source heritage study.

The database is not user friendly.

It presupposes a knowledge of the overlays and fails to make an association of properties with the significance of its overlay.

It is hard to connect the property gradings with the overlay's statement of significance to recognise their contribution to each area.

A user must first identify then search for the applicable HO, then the street, then the odd/even numbers.

If the full address was included in each row, then users could search for it directly.

² City of Yarra - [Database of Heritage Significant Areas](#)

Publish the gradings in a more accessible data format.

While a reference PDF document is useful as a definitive source, a web database or spreadsheet would be more useful for most users. The PDF is already generated from a spreadsheet (originally a MS Access DB). There should be no difficulty publishing the source data as an auxiliary document. This aligns with Open Data Principles.

The benefit of a database is that the user may sort, search and filter it.

The reference PDF document could also be reordered by suburb; street; street number; building type; heritage status; estimated date range of creation. This would be more natural for most users unfamiliar with what overlay the property lies in.

Standard Address Identifiers

The database should use a standard address format.

For example, 240/1 QUEENS PARADE is actually 1/240 QUEENS PARADE. Standard addresses can be validated by postal address services to ensure the address exists. Standard addresses would also integrate better with Yarra's other spatial data assets.

A standard validated address will also identify the addresses that no longer exist. This may be due to subdivision, consolidation or other changes.

The council process for handling subdivisions and consolidations should update the heritage database - at least in draft form until the next amendment.

Heritage Overlay Grading maps

Publish heritage maps that show the graded sites within each overlay. For example, Hansen Queens Parade built Form Review Fig 6. page 16.

Heritage Overlay boundary maps are a useful feature for understanding the spatial distribution of heritage within an overlay.

These maps are regularly presented by consultants. E.g. 'Heritage Overlay 'Heritage Grading' data provided by Council in plan form'³ was available for the study project but is not typically published. They should also be made available to the public.

The heritage overlay boundaries are published as part of the planning scheme, but they only show the outline, not the gradings. Graded maps could replace these maps in the planning scheme, or be published separately. The maps should be non-definitive, the database is definitive.

³ GJM Heritage Report Section 1.3 Methodology. p9

Grading maps assist in understanding the spatial distribution of heritage and assist in identifying potential impacts.

The Victorian Heritage Database⁴, mirrors some of the City of Yarra's data. Statements of Significance for Individually Significant places refer to the precinct's statement unless the site is registered on the Victorian Heritage Register for State Significance. This may be a matter for Heritage Victoria to resolve. The VHD does not provide precinct maps.

Social Significance

What is social value?

Social value is a collective attachment to a place or object that embodies meanings and values that are important to a community or cultural group⁵

Meanwhile, in the wake of the loss of the Greyhound and the London hotels in Port Melbourne, both of which dated from the 1850's , the City of Port Phillip has formed a heritage program to review the architectural and social significance of buildings and places across the municipality and address any gaps." We have completed extensive community consultation, which included focus groups, to provide a wider foundation for future heritage related decisions" , said mayor, Bernadine Voss. Jewel Topsfield, *Death of 'old St Kilda': pub sale sparks debate*, the Age, November 23, 2019, p.3

"While this is a complex process, we need to ensure all types of cultural heritage are understood and protected."

Planning Minister, Richard Whyhne, says the onus is on councils to identify and manage local heritage sites. "How they manage them and the criteria for selection rests with them," he says.**ibid.**

Some Examples of Social Heritage

Examples which exhibit "A vibrant, liveable and sustainable inner-city that the community can be proud of"

Abbotsford: Victoria Park Railway Station: Lulie Street footpath outside fmr. Taranto's Shoes Factory Outlet; samples & seconds. Dr. Moses eatery, bar, music venue and the house behind. The west pedestrian ramp to the station, and lane.

FairShare kitchen garden on former Johnston Street Railway Station Terminal rail siding.

Carlton: Curtain Square,

⁴ <https://vhd.heritagecouncil.vic.gov.au>

⁵ [The Victorian Heritage Register Criteria and Threshold Guidelines](#), 2019.

Clifton Hill:

Rain's Reserve, trees, grass, perimeter planting, horse trough.

Some Velvet Morning. 123 Queens Parade, Important venue and opportunity for musicians. Clifton Hill lost a special social and musical venue in the conversion of the Normandy Hotel to The Rubber Duck Cafe and apartments.

ChildPlay Queens Pde. Toyshop there for over 35 years.

Inner circle railway has potential as a wildlife corridor linking Edinburgh Gardens with Merri Creek.

Collingwood:The Tote Hotel, music venue,

Fitzroy North: The William Murton & Son, triangular Pocket Park, Best Street. 3 trees, seat, surface treatment, former gas lamp.

Alfred Crescent.

The Inner Circle Railway Linear Park.

Rushall Park Old Colonist' Village, four and a half acres of land in North Fitzroy, set aside in 1869 for the care of the aged, are still used for their original purpose. Over one hundred single- storey cottages.

North Richmond, Victoria Street: Vietnamese Dragon entrance arch and Vietnamese bamboo mural on railway bridge beam and brick buttresses,

Lyric Theatre, Fitzroy, Statement of Significance: First modern technology movies cinema, last of seven former cinema in Fitzroy, Social sig. of cinema to Fitzroy last of the `Lyric Group'. Intact Warren trusses span, height, pressed metal ceiling, wall stencilling, memorabilia.

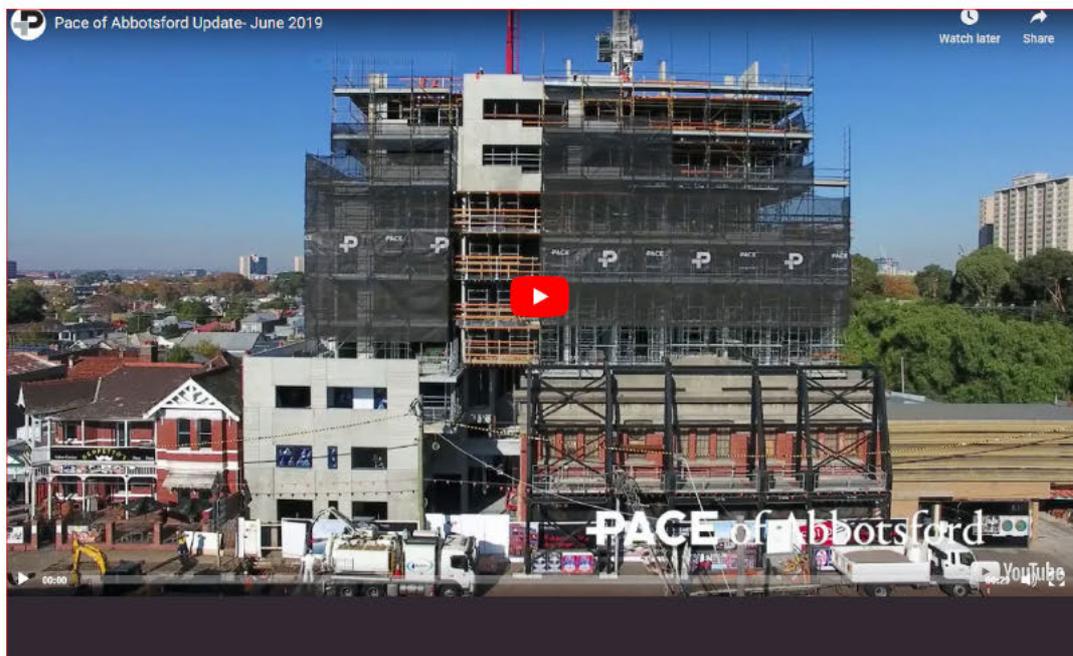


A Case Study - St Crispin House, 247-253 Johnston St. Abbotsford

Named after St Crispin, the patron saint of shoemakers, the present building on the site was erected for the Grimson Shoe Machinery Company In 1923⁶.

Historically this building played an important role in the boot and shoe industry, as a centre for trade in both machinery and leather stocks. It's location, on one main thoroughfares of the boot and shoe making district of Abbotsford, reflects on the geography of the boot and shoe making industry of the early twentieth century. N.B. Not listed in Appendix 8; City of Yarra Heritage Database extract: Heritage Overlay Areas, Butler & Associates, 2007.

- Proposed 17 storey building and podium height, at VCAT Abbotsford Joint Venture Pty v Yarra CC & Ors. (2012) Refused: lack of policy support for intensive change in this Neighbourhood Activity Centre.
- Proposed 15, then 13 storey development.
- Council reduced height to 11 storeys plus three basement levels and approved a permit.
- Developers appealed. VCAT 2017, 12 storeys approved.
- Under construction 2019-20.



Despite the dominance of context including Johnston Street and the Johnston Street East Heritage Precincts, and being zoned as a Neighborhood Activity Centre (NAC).

⁶ Vines & Churchward, Northern Suburbs Factory Study, 1992.

Municipal Planning Strategy

There is none!

Context

This document does not describe the place we know, it is a reformulation to turn the city into a development opportunity.

This document must be rewritten to fairly describe the context - preferably by people who live there.

How can you conserve what you don't value?

That "Yarra stands on the traditional lands of the Wurundjeri people." should not be relegated to the section on built form - and then not followed up with anything. Wurundjeri songlines influenced the roads, but the connection is much deeper. Sites within Yarra Bend Park and the Merri Creek have deep significance. Gertrude Street has social heritage values that should be recognised.

Location

"Yarra comprises of [sic] approximately 20 square kilometres and is bound by the Cities of Melbourne to the west, Boroondara to the east, Moreland and Darebin to the north and Stonnington to the south. Located between Melbourne's central business district and middle suburbs, it forms a transition between these areas. The Yarra River is the major environmental feature of the municipality, forming its southern and eastern boundaries."

Yarra is bordered by Birrarung for more kilometers than anything else. The city is named after the river. They must be revered, not exploited. The waterways are crucial to the identity of the city and honouring of the first peoples. Wildlife is sustained by the Yarra/Birrarung. Describing the city as a transition makes it sound more like a development opportunity than a place.

Built Form

"The existing scale of development within the municipality is mostly characterised by low to midrise[sic] buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character. "

Does this imply a 13 storey building is considered mid-rise? That is not supported.

The existing description is clearer:

“Analysis of Yarra's built form shows a clear picture of a low rise urban form with areas of higher development.”⁷

Vision

By 2040, Yarra will have twice the population of today, with twice the number of cars. Gardens will be reduced to a few pockets. The parks and streets will be overloaded and the natural environment degraded. Edinburgh Gardens was the first to be fenced and an admission charged. The trees will have been replaced by astro-turf to cater for the huge crowds. The high rise residential buildings will start to fail and no one will be able to repair them. Their 5-star ESD rating will be shown to have been a sham. Electricity use will skyrocket to run air conditioners. Tree planting by council couldn't keep up with tree loss by private owners converting private open space to higher value assets. Heritage dwellings will be degraded by loss of access to light. The failed shopping strips will be replaced by 24-hour air conditioned malls with underground parking. The malls were encouraged because they generated jobs. An audit of wildlife will find a catastrophic decline.

Strategic directions

“Local activity centres such as Spensley Street, Clifton Hill, and Berry Street/Ramsden Street, Clifton Hill which provide a more limited range of goods, services and employment opportunities and largely serve the adjoining local community.”

Why are these local centres singled out?

“Activity centres are a focus of growth in Yarra with the addition of mid-rise commercial development and apartments.”

‘mid-rise’ needs to be defined, It is only defined by implication in the municipal profile as “less than 14 storeys”. This is not acceptable. six-stories seems to be the upper limit for a definition of mid-rise. High rise buildings have far reaching impacts.

Strategic directions are meaningless if they are not applied to development proposals. If directions are never triggered by a permit application (biodiversity), what value does the policy have?

⁷ YPS: 21.02 19/11/2009 C118 MUNICIPAL PROFILE

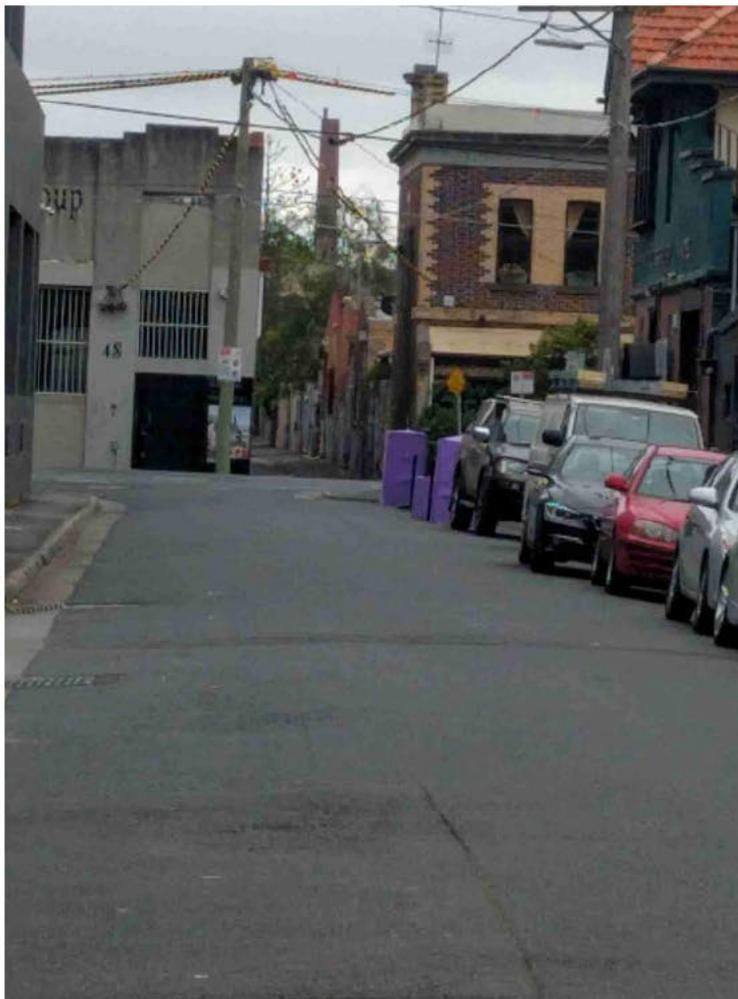
Landmarks and tall Structures

The landmark report does not include new landmarks, nor does it explain the methodology for selecting landmarks or whether the list is sufficient. No doubt the terms of reference for the report excluded such a discussion. The absence of the Yorkshire Brewtower from this list contributed to its almost total concealment from the public view.

The focus of the report and the new policy is to reduce the ability of the policy from limiting large developments that block views.

When a building is not a landmark, proponents always highlight this at VCAT as it serves to devalue the building.

Community input into the identification of landmarks would lead to a more representative list.



Surprising view of the Shot Tower from Victoria Parade, looking north along Rokeby Street. This view will no longer be protected as it is not a principal view.

C269 Community Nominated Landmarks

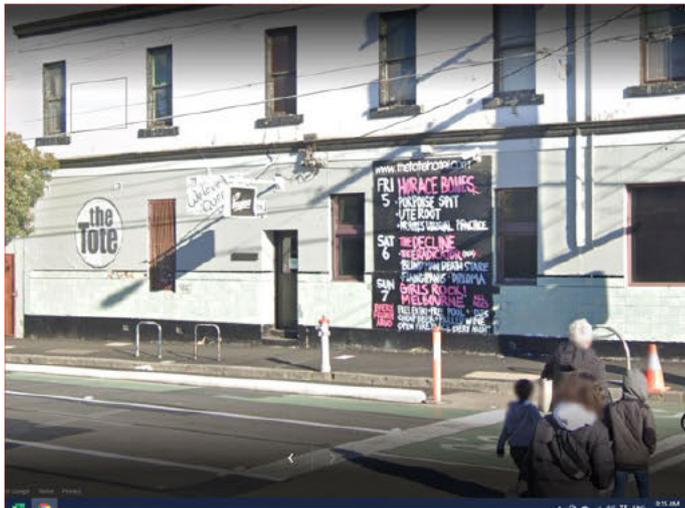
1. Porta Mouldings chimney & the Yarra Hotel,

Porta Mouldings, red brick circular chimney with “PORTA” in white bricks, cast iron ligatures, & brick shelf moulding at flue. C.f. plain red brick circular chimney at former asylum nearby. Partly concealed by 1920s stepped gable front brick building & 1930’s Art Deco two- storey concrete and glass showroom in front. 224-256 Heidelberg Rd, Fairfield VIC 3078

2. Yarra Hotel, 295 Johnston Street, Abbotsford, live music, burgers and seafood in a buzzing, old-world pub built in 1855, plus a leafy beer garden.



3. Tote Hotel, Collingwood, long-running, iconic locale with exposed-brick walls, for punk, metal, and psychedelic rock bands, 67-71 Johnston St, Collingwood.



4. Carringbush hotel, Plant-based bistro meals plus beer & wine on tap in a brick-lined venue with outdoor seating. 228 Langridge St, Abbotsford.

5. Abbotsford Convent and the Chapel of the Good Shepherd (Church of the Immaculate Conception), designed by Mr Thomas A Kelly, modelled on the mother house of the Good Shepherd Sisters in Angers, France. The building was officially opened on 30 April 1871. It is the second oldest building in the Abbotsford Convent precinct. Among convent chapels, it is distinguished by its age, free standing design and bluestone construction.



6. The Fitzroy Pinnacle. "Former North Fitzroy Post Office, St. Georges Road & Taplin Street. Built in 1888 as commercial and residential it became the North Fitzroy post office in 1908. The tower and ornate facade make it a prominent feature on its corner site"⁸ Book-ends Fitzroy North Village with the new Bargoonga Nganjin library. Risk of silhouetting from tall development behind.

"North Fitzroy Village doesn't have a landmark building but it is a landmark place" - Terry Montebello, representing City of Yarra, VCAT P923/2020, (Piedemontes)



⁸ Fitzroy History Society
fitzroyhistorysociety.org.au/wp-content/uploads/2017/11/NthFitzroyHistoricWalks2011.pdf

Amendment C269 - submission

o
Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Don't overdevelop.. you will ruin the place.. bad for everyone.. Melbourne, home owners, businesses...

Yours sincerely,

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Amendment C269 - submission

o

Cc

Thank you for this opportunity to contribute to the future of Yarra.

I have particular concerns around protecting Yarra's heritage for future generations, as I believe our built heritage is a major contributor to Yarra's character. Without adequate protection enshrined in the planning scheme, we risk losing something irreplaceable, as our wonderful heritage buildings and precincts are demolished or overbuilt to make way for poor quality high rises crammed full of tiny apartments, as well as unnecessary office towers that seem destined to sit mostly empty in a post-COVID world with much greater levels of remote working than before.

As a resident of Campbell Street, Collingwood, since 2010, I have seen rapid change in the surrounding area, particularly just to the South of us, in the zone between Victoria, Gipps, Hoddle and Wellington Streets, where developments like the Yorkshire Brewery have already been constructed, with many, many others either completed, currently in construction, or working through the planning process.

I am pleased to see that the heritage proposals in Clause 15 contain some improvements, particularly with stronger wording around:

- * prioritising restoration over demolition.
- * restrictions on roof terraces/decks (a number of these have been built on top of the heritage workers' cottages in our street and are highly visible).
- * taking particular account of corner locations when considering setbacks/sightlines of development proposals (with regards to this point, I think it is important to apply the restrictions on corner sites to developments that would be visible from the corner even if they are not actually on the corner block-- for example, a residential redevelopment was completed near the corner of Rupert Street and McCutcheon Way a few years ago where a second storey extension was approved on the basis of sightlines from across Rupert Street, but without any consideration of the sightlines from McCutcheon Way, merely because it is not on the actual corner site. Nevertheless, the second floor extension is very visible from the corner).
- * height controls for residential extensions (although on this, I am somewhat concerned that the stipulation that residential extensions must be "substantially concealed" is open to interpretation; there needs to be stronger guidance on what constitutes "concealed", and where it would be viewed from to make that determination).
- * providing a transition when development takes place adjacent to land in a Heritage Overlay.

On this last point, I do have some concerns about the current direction of Gipps Street, which has been designated a "major employment precinct". There is currently at least one 11 storey office tower under construction on Gipps Street, with a number of other projects for similar towers working through the planning process. Land for sale on Gipps Street is currently being advertised as having "established height precedent of 9 - 11 storeys". Gipps Street looks set to rapidly change from largely 1 and 2 storey buildings to a series of 11 storey towers. Without proper controls these developments will fundamentally change the skyline and literally overshadow the heritage cottages in Campbell Street.

The current applicable Design and Development Overlay (DDO11) in place for Gipps Street stipulates that developments above 4 storeys need to demonstrate a high standard of architectural design and should minimise overshadowing of adjoining streets, public spaces or private properties, but this seems to be routinely disregarded during the planning process. Every single project gets to argue that the provisions in DDO11 to "create new interest and variety in building forms" mean that this particular 11 storey project must be approved.

I think there is a major failure of the entire planning system when so many projects are being proposed/approved/constructed around the same time. Each one is considered only on its own merits, as a special exception to the height provisions in the overlay, but the cumulative effect of all these developments is never considered. While the intent of DDO11 clearly seems to be to promote lower-rise development, with every project treated as an exception, the net result is going to be a street full of high rise towers.

The cumulative effect is also never considered with regards to other aspects of town planning (such as traffic management, waste, parking etc). While developers are happy to cite precedent to push for 11 or more storeys, the cumulative net effect of all these simultaneous projects is never considered when looking at the traffic or parking impacts.

It is vitally important that the cumulative effect of developments along the Gipps Street corridor, and its impact on nearby residential heritage areas, is considered for all future planning applications.

Yours sincerely,

Collingwood, Victoria, 3066, Australia

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██████████
Amendment C269 - submission

o ██████████
Cc ██████████

Thank-you for letting me contribute to the future of the area.

I've lived in the former City of Richmond, the former City of Collingwood and now Yarra since 1973. I want to make sure that the area stays a great area for all kinds of people to live in. A big part of this is its diverse and dynamic shopping strips that we can walk to. They will inevitably change in character in time but I hope they can continue to benefit us all for another years. Some low-level development behind and above shops is appropriate after wide local consultation, but I want their essential character to remain.

Yours sincerely,

██████████

Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

The ongoing rise in building heights in the area is concerning. The streetscape needs light, and these 4-14 story buildings are out of character, will create wind tunnels, and block light from our streets and street trees.

Green building and building practices are essential, as well as increasing amenities and public transport for new residents. Building large towers behind Johnston st, Smith st, and Brunswick st is short sighted, and will diminish the appeal and character of the area.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o
Cc

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I support a careful and gradual increase in population density in Yarra. The last decade has seen too many inappropriately large and poorly designed developments. New buildings should be carefully designed to improve the character of the neighbourhood, as well as provide good quality living and working spaces. There needs to be much more care taken with overshadowing and wind-tunnel effects, as well as creating a human-scale environment that encourages community use. For examples of poor design, look at the ill-considered GSK and St Crispin House developments. Yarra can do better!

Yours sincerely,

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[REDACTED]
Amendment C269 - Submission
December 08, 2020 at 4:45 pm AEDT

To: [REDACTED]

Cc: [REDACTED]

Dear Sir/Madam,

Please find attached my submission in response to the proposed changes to Amendment C269.

Thank you,

[REDACTED]

Dear Madam/Sir,

YARRA CITY COUNCIL - AMENDMENT C269 - SUBMISSION

As a long-term resident of Park Crescent in the Fairfield/Alphington area of Yarra City Council, I welcome the opportunity to comment on the proposed changes to YCC's strategic planning.

I strongly support action by the Council to maximise sustainability and minimise the impact of climate change in the Council's planning policies and operations. This could include, for example, minimising Council's energy usage, facilitating the use of public transport, encouraging the use of electric vehicles and requiring high environmental standards on new buildings, greening on rooftops and tree planting. Most importantly, avoiding over-development that impacts negatively on the local environment. (See points below).

As a Planning Officer you will appreciate that the Fairfield/Alphinton area of the City of Yarra includes outstanding and unique parklands, river access and amenity of Yarra Bend Park. Where I live adjoins this area and is a short walk to these "lungs of Melbourne". During the recent COVID lockdown, most areas of these parklands, including walking and cycling tracks were heavily used. People rediscovered a connection to nature. This is what is unique and precious about this particular quadrant of the City of Yarra and must be protected from over development through high rise buildings and a disproportionate increase in the local population.

This area is bounded by the south side of Heidelberg Road which supports an uninterrupted band of commercial enterprises. However behind this exists streets that could be called "riverine", that is with the ambience of greenery and access to the river which is unique to this area and has a considerable influence on the quality and liveability of the area.

Council has previously proposed approving development along this south side of Heidelberg Rd for residential purposes and of a height limit way above what would suit the rest of the built environment of the area. The reasons for this are as follows:

- High rise development along Heidelberg Rd would create yet another corridor (together with the 'tunnel of development' in Station St between Heidelberg Rd and the railway line) of boring, repetitive apartment dwellings. A visual and social malaise.
- It is questionable especially post-COVID, if the demand to fill such development would exist, given the massive development on the Paper Mills site, the fore mentioned Station St development and the change in economic activity, student populations etc.
- Can the location cope with such an influx of residents? The transport system for instance, is already potentially overloaded by the APM development.

- Domestic residences along Park Crescent at the rear of Heidelberg Rd would be overlooked, with access to light, skyscape and sunshine with general amenity grossly threatened.
- Once again, the “green feeling” of the whole location would be compromised.
- As such, strict limits should be set on building heights with controls on setbacks. Heights along Heidelberg Rd and on the present Porta site on the corner of Yarra Bend Rd and should be no more than 2-3 stories to preserve the community character of this area.
- One has only to look at the residential areas of Studley Park in the City of Boroondara to see how preserving the ambience of an area contributes enormously to the value and cultural capital of a local council. Once that is lost it will never be regained.

Thank you for your time in reading this submission. I hope it will receive the consideration due.

Yours sincerely,

██████████.

5th December, 2020.

[REDACTED]
Amendment C269 - Submission
December 06, 2020 at 11:38 pm AEDT

To: [REDACTED]
Cc: [REDACTED]

To Strategic Planning
Please find attached our submission for Amendment C269 rewrite of Yarra's Planning Scheme.
Yours faithfully

[REDACTED]

Amendment C269 - submission sent to [REDACTED] with *Amendment C269 - Submission* in the subject line.

AMENDMENT C269 SUBMISSION from [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Email : [REDACTED]

This submission is in two parts:

Section A provides close consideration of the proposed Context, Vision and Strategic Directions that introduce Yarra's Planning Scheme. Seemingly compiled in haste at the time this rewrite began, they require careful editing. But it is of little use to submit that they need further work unless the words, phrases or sentences that are problematic are identified, and possible alternatives suggested in this response.

Section B includes detailed responses to several Local planning clauses by submitting amended wording or Objectives and additional Strategies for consideration, and also some briefer responses with suggested wording or comments for particular points.

In Section A we have retained as much of the proposed wording as possible, highlighting suggested **deletions**, then inserting **suggested new wording in red**, and in some places providing comments and explanatory **information in blue**.

This allows each suggested change to be individually considered though it obviously makes the text harder to follow. Therefore in an Appendix an amended version of the Context is also provided as straightforward text.

We hope that all these suggested changes will be carefully considered in order to make each clause easier to read where it could be more succinct, intelligible and in some places accurate.

In Section B some of the subsequent planning clauses also have colour coding instead of track changes to readily distinguish **deletions**, suggested **new wording** and **comments**.

Please consider only the final versions in this submission as some drafts sent to the Fitzroy Residents' Association in an exchange of information have been included in the last section of their submission prior to being finalised.

Section A:

- 02.01 Context
- 02.02 Vision
- 02.03 Strategic Directions
- 02.04 Strategic Framework Plan

Section B

- 11.03-1L Activity Centres
- 12.01-1L Biodiversity
- 12.03-1L River Corridors
- 13.03-1L Flood Management
- 15.01-1L Urban design
- 15.01-2L Building design
- 15.01-2L Landmarks
- 17.04-1L Tourism
- 19.02-6L Open Space
- 19.02-6L Public Open Space Contribution

Appendix: Revised text of Clause 02.01 incorporating all Elliot & Hocking suggested changes

Clause 02.01 Context

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Proposed C269yara

Location

The City of Yarra comprises of an area of approximately 20 19.5 square kilometres and is bound bounded by [or bordered by] the Cities of Melbourne to the west, Boroondara to the east, Moreland and Darebin to the north and Stonnington to the south. Located between Melbourne's central business district and the middle suburbs, it forms a transition between these areas. The Yarra River is the major environmental feature of the municipality, forming its southern and eastern boundaries.

Community and population growth

Yarra offers provides close proximity to public transport, services, retail, entertainment, jobs and open space, making it an attractive place to live and work.

Around Approximately 98,521 [2018: update when feasible] 96,000 people live in Yarra, and this will grow by increase to almost 30,000 to by 2031. It is projected that more than 13,000 new homes will be required to accommodate this growth.

The Yarra's community is diverse in terms of ethnicity, language spoken, socio-economic and educational background, age, and household size, structure and tenure.

Household types in Yarra will continue to change, with a higher proportion of dwellings occupied by single occupants and families.

Council is committed to supporting a diverse community, including by advancing equitable opportunities for people with disability and promoting the availability of diverse and affordable housing to support social inclusion and maintain Yarra's community into the future. However, managing population growth and change and supporting a diverse community is a challenge for Yarra. In planning for growth and change, Yarra is faced with also requires managing the development pressures on the valued heritage and the character of Yarra's buildings and streetscapes, its open space, and community facilities, and infrastructure including cycle paths, as well as the natural environment and transport.

Activity Centres

Yarra's major and neighbourhood [typo] neighbourhood activity centres are predominantly along and around the main retail shopping streets. They feature highly intact heritage streetscapes and heritage places that are valued by the community.

Yarra's major, neighbourhood and local activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and Activity Centre Plans in 11.03-1L.

With access to services, public transport and a walkable, fine grain street network, Yarra's activity centres will continue to being strengthened [typo] strengthened so that they remain vibrant and liveable places, capable of serving growing their evolving local economies and new and changing communities.

Natural environment

Yarra is an urbanised urban environment, with some remnant native vegetation located within three waterway corridors – the Yarra River and its tributaries, Darebin Creek and Merri Creek. As the result of community planting projects they have seen the reintroduction of several species of providing a home for indigenous flora and fauna. Yarra includes three significant water corridors. These corridors riparian areas are significant environmental assets that have a number of functions, including: providing being used for leisure and recreation, forming providing habitats to enhance biodiversity, acting as the city's 'green lungs', and managing water flow and the inflow of stormwater carrying discarded rubbish into the waterways however means that are prone to flooding.

Climate change

Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe.

Climate change is resulting in the urban environment getting everywhere becoming hotter and drier, with more extreme weather events. Densely built-up inner city areas such as Yarra are susceptible to experiencing the urban heat island effect. and localised flooding and as such [NB records of flooding for the Merri Creek and the Yarra date from the earliest years of settlement in 1839. This was not caused by climate change. After 1839, floods were a regular well-documented occurrence along the Yarra River and Merri and Darebin Creeks.] Therefore Yarra needs has now adopted an Urban Forest Strategy to mitigate the impact of global warming. from urban development.

Yarra will need to continue to advocate the need to reduce mitigate [NB mitigate doesn't mean minimise or reduce] greenhouse gas contributions emissions and act locally to mitigate its minimise this contribution to climate change. Council has achieved carbon neutral status for its own operations as Yarra's contribution is proactively seeking to reduce its carbon emissions and is working towards zero net emissions from its operations by 2020. In doing so, Council will contribute to global climate change commitments to net-zero emissions as well as national and state targets.

Built environment and heritage

Yarra stands on the traditional lands of the Wurundjeri people who occupied this area for tens of thousands of years before European settlement. It is a municipality steeped in history and one that The history of this municipality following the 1839 land sales has contributed significantly to the story of Melbourne. Yarra includes some of Melbourne's oldest suburbs and shopping strips, with many buildings providing evidence of the wealth generated during the boom years after the discovery of gold with heritage that links its contemporary and progressive inner city character to its origins.

Heritage is therefore an important feature of Yarra's identity which. In addition to comprises historic buildings which date from the 1850s, this heritage encompasses landscapes, landmarks, streetscapes, the subdivision pattern (made up of its streets, lanes and boulevards), and also its cultural heritage, including its indigenous heritage. Groups of heritage buildings which form important heritage places, many of industrial and commercial significance, also and include the municipality's renowned 19th century retail strips and residential neighbourhoods in some of Melbourne's first suburbs.

Over 70% of Yarra's properties are covered by a heritage overlay. Yarra's This outstanding heritage includes buildings and places of local, state, national and international significance, including part of the setting and context of the Royal Exhibition Buildings and Carlton Gardens World Heritage Environs Area, which provides a significant historic character for the World Heritage property.

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some disproportionately taller buildings public housing which replaced early buildings regardless of their architectural quality or condition. (above 14 storeys) which are anomalies to the mid-rise character. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. That is also the scale is also represented by of many of the small heritage corner shopfronts within retail strips. In the main parts of Yarra retail strips there is a strong configuration mix of mid-rise initially two to four storey and some taller buildings that now have additional floors accommodating apartments and offices, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses. These mid-rise and some taller buildings comprise modern apartments and offices.

Other taller elements in Yarra include towers, spires, and signs, high rise social public housing and health and education facilities.

Yarra has a range of residential built form types. There are residential areas that present uninterrupted terraced frontages to the street, often with little or no front setback. Other inner

areas, while still predominantly small in lot size, present a more suburban appearance with modest front setbacks, often with small front gardens and small narrow gaps between buildings. In Fairfield and Alphington, there is a more spacious, garden character, with generous front and side setbacks and large back yards.

Apartment living is becoming more common in Yarra, and new developments must now be more diverse in internal design to accommodate for a range of households - singles, couples, families and share households. It will become the predominant form of housing over the next 15 years.

The large public housing estates provide a contrasting built form character of tall multi-storey apartments - buildings - set in landscaped grounds where because of their design deficiencies the residents experienced serious problems during the pandemic.

Housing

Managing the impact of housing growth on the city's character and urban form is a key challenge for Yarra as parts of the municipality have experienced rapid rates of development.

New housing predominantly in the form of apartments is concentrated in parts of East Richmond, Richmond, Collingwood, Abbotsford, North Clifton Hill and Fitzroy / North Fitzroy. This has occurred largely through redevelopment in activity centres and former industrial areas. Three major former industrial precincts will also transition to residential and mixed use neighbourhoods – the Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

New developments will continue increasing is bringing change to the scale and density of buildings in those areas. However yet despite this, Yarra's residential areas in Yarra still largely continue to consist of separate, semi-detached, and row and terrace housing or terraces.

There has been a rapid increase in house prices and land values in recent years, consistent with other parts of inner Melbourne. As a result, many individuals and households cannot afford to rent or purchase a home in the municipality. The past decade has also seen a dramatic increase in the number of private dwellings, while the amount of public and community-managed social housing in Yarra has remained relatively static. Consequently, the proportion of households living there in public and community housing (social housing) in Yarra has declined from 15.5% in 1991 to 12% in 2017.

Facilitating accessible, adaptable, affordable housing options to accommodate cater for Yarra's diverse community, now and into the future, is a focus high priority.

Economic development

Yarra has a strong and mixed economy, and is well positioned to attract and retain businesses and workers due to its. Contributing to this is Yarra's industrial heritage building stock, proximity to the public transport network connectivity, inner-city lifestyle and the night-time economy, access to open space and the Yarra River. The high level extent of transport connectivity allows enables businesses and a variety of services to access the larger metropolitan workforce. Building on these elements will support contributing to Yarra's competitive advantage and will helping to maintain its vibrant economy.

The municipality has undergone substantial change in recent decades, transitioning from a location for manufacturing to a more diverse service economy. The legacy of industrial uses means that areas of Yarra may be potentially contaminated, which requires consideration when redeveloping for dwellings and other sensitive uses.

Yarra's employment areas are:

- **Activity centres:** largely on its retail strips which Located in Yarra's 19th-century shopping streets they include host a range of retail, commercial, entertainment and residential uses. Activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L;

- **Major employment precincts:** Cremorne Precinct and Gipps Street Precinct, Collingwood. These precincts are shown on the Strategic Framework Plan in clause 02.04-1. These areas include a diverse mix of offices, creative industries and specialised manufacturing businesses. Their proximity to the central business district, other parts of inner Melbourne and good access to Melbourne’s transport network makes them attractive for **businesses entrepreneurs** seeking a location close to a large number of workers, customers, clients and other firms.
 - Cremorne is an enterprise precinct, emerging as Melbourne’s premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces.
 - The Gipps Street Precinct is an emerging precinct attracting creative services such as architecture and design, software and interface design and visual arts.
- **Employment land:** Commercial and industrial land outside **of** activity centres and major employment precincts, such as CUB, in Abbotsford and Botanica Corporate Park, in Richmond (as shown on the Strategic Framework Plan in clause 02.04-1). These areas support employment uses on individual sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning.
- **Health and education precincts:** Health services based around major hospitals and their allied medical services are **now** a major source of employment. The education sector is also growing. These two precincts are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L, being:
 - St. Vincent’s public and private hospitals and Australian Catholic University, Fitzroy (health and education).
 - Epworth Hospital, Richmond (health).

Transport

Yarra benefits from an extensive **metropolitan** transport **system network** that includes public transport (train, tram and bus services); **a network of** arterial roads and local streets; and a compact urban form and **a** mix of land uses that facilitates walking and cycling. Within **the city Yarra**, local shops and **amenities, community meeting places such as hotels and churches**, activity centres and employment areas are accessible by sustainable travel modes **such as walking and cycling**. There are also good connections to Melbourne’s Central Business District and other parts of the metropolitan area.

Cycling volumes on Yarra’s streets and off-road paths have continued to steadily rise over the last ten years and this trend is forecast to continue. **Other forms of sustainable transport such as carpooling, car sharing, and green vehicles also contribute to reducing congestion and greenhouse gas emissions.**

While the availability of car parking **availability** is important for residents and businesses, **in Yarra;** **however unrestricted** car use and parking **is necessarily restricted** **creates pressure** in Yarra’s streets.

Clause 02.02 Vision

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Proposed C269yara

The vision in the Yarra City Council Plan and Community Health and Wellbeing Plan 2017-2021 is for the municipality to be:

“A vibrant, liveable and sustainable inner-city that the community can be proud of”.

The Yarra Planning Scheme ~~forms~~ constitutes the spatial response to the council’s vision:

~~The spatial vision for the municipality is:~~

Yarra will be one of Melbourne’s most attractive and interesting inner-city municipalities, with a long recorded ~~strong sense of~~ history, significant cultural heritage, and a diverse population and a dynamic economy.

The city’s ~~prominent~~ distinctive retail strips will attract visitors from across Melbourne and beyond, who are drawn to an eclectic vibrant range of shops, many selling artistic and cultural offers goods, and a popular night-time economy.

The local economy will include important health and education precincts, business entrepreneurs seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche ~~manufacturers~~ businesses .

Yarra’s historic neighbourhoods and heritage assets will be conserved and enhanced, attracting students, academics and interstate visitors, with development revitalising those areas with the capacity for change.

New housing will provide homes in a range of sizes to meet the needs of the Yarra’s increasing population, including the provision of more social housing, and be supported by the necessary community facilities and infrastructure.

High quality urban design will respect the city’s heritage and built form character, provide new public and open spaces, and improved connections for walking and cycling.

Landscape and natural assets will be well managed, with enhanced urban forestry links from parks and recreation areas ~~connections~~ to the Yarra River and the Darebin and Merri Creeks and its surrounding parks and recreation areas.

Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to mitigate the effect of climate change and contribute to achieving net-zero emissions.

Yarra will be a city proud of its history and prepared for the future.

Clause 02.03 Strategic directions

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Proposed C269yara

1. Activity centres

Yarra has a well-established network of activity centres, each with **their** **its** own role and character, including:

- Major activity centres of Swan Street, Bridge Road, Victoria Street, Brunswick Street and Smith Street which are identified in **Plan Melbourne 2017-2050** and provide a wide range of goods and services, some serving larger sub-regional catchments.
- Neighbourhood activity centres of Queens Parade, Gertrude Street, Heidelberg Road Alphington, Johnston Street, Nicholson Street, North Fitzroy / Clifton Hill, St Georges Road, North Fitzroy and Rathdowne Street, Carlton North, which provide access to local goods, services and employment opportunities to serve the needs of the surrounding community.
- Local activity centres such as Spensely Street, Clifton Hill, and Berry Street/Ramsden Street, Clifton Hill which provide a more limited range of goods, services and employment opportunities and largely serve the adjoining local community.

Activity centres are a **focus** **locus** of growth in Yarra with the **addition** **construction** of mid-rise commercial development and apartments **in major centres, and low-rise development usually of two to three storeys in neighbourhood and local centres**. They will continue to accommodate most of the city's growth because **of** their proximity to transport, infrastructure, **and other** shops and services **makes** **making** them the most suitable locations for development.

Objective

To support and strengthen the vibrancy and local identity of Yarra's **network of activity centres.**

Strategies

- Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, the arts and culture.
- Support a strong and diverse network of activity centres across Yarra by promoting development that:
 - **Is of** **has** a scale appropriate to the role and capacity of the centre.
 - Supports each centre's unique character
 - Provides a mix of uses.
- Encourage land use and development opportunities that create diverse and sustainable centres by:
 - **Encouraging** **Promoting** development that enhances an **activity** centre's **heritage values**, sense of place, identity and street activity.
 - Encouraging new development **to** **that** improves the public realm.
 - Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.
 - **Fostering** **Promoting** activity centres as social and community focal points and vibrant night-time and weekend destinations.
- Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use **local areas** **communities**, that provide walkable access to daily and weekly shopping and service needs, and are well-served by different modes of transport.

2. Natural environment

Maintaining and enhancing habitat connectivity for both flora and fauna is key to improving and safeguarding biodiversity within Yarra and its environs. The majority of flora and fauna occur along the water corridors with other large reserves such as the Edinburgh Gardens and large canopy trees likely to play a key role in the movement of fauna and providing food and shelter resources.

Objective

To protect and enhance Yarra's natural environment

Strategies

- Protect the significant natural environment, landscape values and cultural heritage of the Yarra River and the Darebin and Merri Creek corridors.
- Improve and manage **ecologically sustainable** public access to Yarra's water corridors.
- Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities.
- Keep the Yarra River and creeks healthy by reducing impacts on water quality.
- Protect and enhance Yarra's biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces.

3. Climate change

Yarra will continue to help mitigate greenhouse gas emissions and increase climate resilience of the city by planning for sustainable development. A highly sustainable urban fabric, both in the public and private realm, will help preserve Yarra's vibrant and liveable places

Objective

To lead on *environmental* sustainability and *seek to managing* the long-term effects of climate change.

Strategies

- Integrate climate adaptation principles, environmental and sustainability policies and strategies.
- **Create a** **Ensure the** built environment **progressively that** mitigates and adapts to climate change by:
 - **Directing growth to activity centres, major employment precincts, and employment land and around that are close to** public transport;
 - Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport; and
 - **Supporting Ensuring that** environmentally sustainable development **is required in all new buildings and provided in those being modified and enlarged.**
- Reduce the urban heat island effect by increasing the **street tree canopy by 25% (from 2014 levels) by 2040** the shade provided by street trees in accordance with the series of strategic actions listed in the *City of Yarra Street Tree Policy*.
- **Ensure the *City of Yarra's Urban Forest Strategy 2017* is implemented to comply with the proposed stages in its 10 year Priority Planting Plan and the practical analysis in *Yarra's Street Tree Policy***

- Create a healthy and growing **urban forest green environment** that includes all trees and plants in Yarra, **especially** by greening open spaces, **streetscapes** and buildings.
- Embed sustainable environmental practices in Yarra's buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:
 - Easier compliance with building requirements through passive design;
 - Reduction of costs over the life of the building;
 - Improved affordability over the longer term through reduced running costs;
 - Improved amenity and liveability;
 - More environmentally sustainable urban form; and
 - Integrated water management.
- Reduce and mitigate the impacts of climate change **and flooding events**.
- Facilitate development that protects and conserves water.

4. Built environment and heritage

A key challenge in planning for growth is the need to accommodate new development in a built form that is sensitive to the context of the area which includes heritage significance, character and scale of the surrounding area. This needs to be balanced with opportunities to allow for new built form character in major **regeneration** areas such as - Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

Protecting heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra.

Major employment precincts, employment land, neighbourhoods, streetscapes and activity centres in Yarra all have distinct identities formed by:

- A diverse mix of buildings reflecting different forms and eras of development;
- Open spaces which are integral to the urban structure;
- Fine grain subdivision patterns; and
- A network of **small streets and** laneways **and small streets**.

If not carefully managed, future development could erode Yarra's valued character.

Objective

To manage development and growth in Yarra to maintain and enhance the unique character and heritage of the **city municipality**.

Strategies

- Respect Yarra's distinctive features and landmarks, including:
 - Municipal buildings in Collingwood, Fitzroy and Richmond
 - The low-**rise** **scale comparatively homogeneous** character of residential neighbourhoods;
 - Historic retail strips **which include many early and individually significant buildings**;
 - Identified **ecclesiastical, educational and institutional** buildings, and places of heritage significance **— both** Aboriginal and European;
 - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs;
 - **Significant** industrial and former industrial buildings **which should be retained and adapted**;

- The Yarra River, Darebin and Merri Creeks **and with their remnant riparian vegetation, and adjacent open spaces now being replanted with native trees and understorey shrubs; and**
- **Traditional parks and gardens.**
- **[Note Municipal buildings should be moved to head this list]**
- **The historic grid of boulevards, streets and laneways; [not needed: see last 2 dot points]**
- Protect, conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and **sense this important evidence of its long history.**
- **Reinforce Protect** Yarra's low-scale neighbourhoods by directing mid-rise buildings to appropriate locations, within major and neighbourhood activity centres, employment areas (as **defined identified** in clause 02.01), major regeneration areas (as shown on the Framework Plan in clause 02.04-1), and **also** along boulevards (Hoddle St, Alexandra Parade, Victoria Parade and the south end of Queens Parade.).
- Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or, where there are no building height requirements specified, having regard to the physical and strategic context of the site.
- Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings **. and original elements such as gas lamp standards and signs.**
- Design development and locate land uses to create people-oriented places with high standards of amenity, **both** on-site, for adjoining properties and in the public realm.
- Protect and enhance the built form, character and function of streets and laneways as a feature of Yarra's urban structure and character.
- **Protect heritage buildings as part of managing improve** the built form character and streetscapes of Yarra's boulevards, **and where possible maintain their landscaped tree-lined design.** ~~Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade.~~

5. Housing

Yarra will continue **to actively** managing the scale, intensity and form of residential growth. This will **continue to** differ across the municipality depending on the capacity of sites to accommodate housing growth and the physical and strategic context of each site.

Council supports the provision of additional and improved social housing (including public and affordable housing) to ensure residents in need of this type of accommodation are supported, and can live **in where there is** easy access to essential services and nearby employment opportunities.

Objective

To plan for future housing growth and for more housing choice to support Yarra's diverse community.

Strategies

- Direct housing growth to appropriate locations: major regeneration areas (Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne, south of Gough Street) as shown on the Framework Plan in clause 02.04-1, and areas within activity centres that have good access to public transport, jobs, open space and other services.
- Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:
 - Provide for diverse housing types including shared, sole person, couple and family households.

- Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.
- Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.
- Include greater housing choice for key workers.
- Encourages the supply of additional social housing and improvements to existing social housing.

6. Economic development

Yarra has capacity for employment growth and is committed to supporting this growth in its employment areas in preference to residential development in these areas. There is an identified need to manage pressure for residential conversion of employment land to protect opportunities for economic growth.

Yarra has a vibrant arts scene and prominent cultural and entertainment venues, including the Collingwood Arts Precinct. The Abbotsford Convent and Collingwood Children's Farm are regional tourist destinations and support cultural and creative industries. A key challenge in Yarra is the retention of affordable creative work spaces.

Yarra's **nighttime** **night-time** economy includes restaurants, bars and live music venues spread across a number of precincts. The abundance of these venues provide important social, cultural and economic benefits and make Yarra an attractive place in which to live, work and to visit. **However** tension **however**, sometimes develops between licensed premises, residential and other commercial land uses, which needs to be appropriately managed.

Yarra's diverse economy means that different land uses often overlap or vary within short distances. This mix of residential, commercial, industrial and entertainment in close proximity creates a challenge as well as opportunities to manage environmental and amenity impacts and enhance activity centres and precincts.

Objective

To promote Yarra as an attractive location for economic activities and an important part of Melbourne's inner city economy.

- Strengthen the role and hierarchy of the activity centres by:
 - Promoting them as the preferred locations for retail, services and entertainment;
 - Supporting a diverse land use mix; and
 - Facilitating adaptable and functional commercial spaces.
- Preserve and grow Yarra's employment areas (as ~~defined~~ **described** in clause 02.01) by supporting the:
 - Growth of health and education related employment and **allied** services in health and education precincts (as shown on the **Strategic** Framework Plan in clause 02.04-1);
 - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
 - **Development of employment land** **in** Industrial and commercial areas **outside major employment precincts.**
- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing their amenity impacts on residents.
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth **and that** meets the diversity of business needs.
- Minimise **pressures for** residential conversion of employment precincts.

- Ensure sensitive land uses (such as residential uses) are designed and located to minimise the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, night-time economy, and creative and cultural uses). [delete brackets]
- Advance Yarra as a desirable location for creative industries and arts by supporting opportunities to increase the number of creative industries and cultural spaces in the municipality.

7. Transport

While Yarra is well positioned to facilitate the use of sustainable modes of transport, increasing car use and parking demand continues to create pressure and congestion in Yarra's streets, not just for cars but for other transport modes using the road system. The competition for the limited physical space within streets is an ongoing issue.

Facilitating sustainable journeys on all transport modes will support the productivity, wellbeing and environmental values of the community. Yarra needs to reduce car dependence by promoting walking, cycling and public transport as the preferred forms of transport.

Objective

To facilitate connectivity and travel options that are environmentally sustainable, integrated and well-designed

Strategies

- Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities ~~centered~~ centred around train stations and other key public transport nodes.
- Provide convenient access to public and active transport for all ages and abilities by:
 - Promoting compact and more diverse land use and development in major regeneration areas, and major and neighbourhood activity centres (as shown on the Framework Plan in clause 02.04-1) well served by public transport; and by
 - Creating a built environment with public spaces that promote social interaction and are connected to the transport network.
- Enhance Yarra as a safe place to walk and cycle, so as to increase the number of people walking and cycling.
- Encourage developments to promote and prioritise sustainable transport modes.
- Encourage lower amounts of car parking and increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities) to encourage reduced use of private motor vehicles.

8. Infrastructure

Infrastructure is required to cater for Yarra's growing population and the consequential increased demand on infrastructure.

Objective

To respond to Yarra's changing social and physical infrastructure needs.

Strategies

- Provide, renew or adapt social and physical infrastructure to meet the needs of the growing population and employment base.

9. Open space

Open spaces within Yarra make a significant contribution to the distinctive character and amenity of neighbourhoods. They provide passive and active recreation, contribute to the city's tree canopy, and possess cultural values in places of European and indigenous heritage.

Objective

To provide attractive and accessible open spaces for people to enjoy.

Strategies

- Aim to provide the community with access to high quality open space within walking distance of their home or work.
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas currently under-provisioned and with projected population increases.
- **Aim to develop where appropriate existing Council-owned land, including under-utilised parts of streets, to create 'mini-parks' for local workers and residents, with some seating beneath shade trees as well as seats in sunlight at the winter solstice.**

Clause 02.04 Strategic Framework Plan

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Proposed C269yara

Note that:

1. This plan Framework Plan does not include clause 02.04-1 or clause 02.04-3 referred to in 11.03-1L and elsewhere (as struck through in Context and Strategic Directions above).
2. The part of the Plan showing the south-west portion of Fitzroy **must be redrawn** to delete the Atherton Gardens Public Housing Estate from the Brunswick Street Activity Centre because Yarra's Council-approved DDO 29 does not include this area in the Activity Centre.
3. Official notices have been installed prohibiting non-resident access, and security guards direct drunken intruders back into Brunswick Street.
4. The planning scheme should not over-ride decisions designed to protect vulnerable public housing residents from the kind of undesirable behaviour that can occur in Activity Centres.



5. Official signs are located at three pedestrian entrances in Gertrude Street and two in Napier Street including one for vehicles. The Brunswick St entrance has a supervised boom gate.



11.03-1L Activity Centres [note specific deletions ; insertions ; comment or information]

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Proposed C269yara

Objective

To manage a sustainable network of activity centres that facilitate appropriate economic and housing growth according to the type and capacity of the centre, and provide attractive places for social and community interaction.

Strategies

Encourage uses and development in activity centres that support the employment areas and health and education precincts shown on the Strategic Framework Plan in clause 02.04-1 by providing retail, service and hospitality offers to their workforces.

Support development within activity centres that is consistent with the capacity for each centre as identified in the Strategic Housing Framework Plan at clause 02.04-3.

Support high quality mid-rise buildings in major and neighbourhood activity centres as identified in the relevant Design and Development Overlay.

Support high quality low-rise buildings ranging from 3 to 4 storeys in neighbourhood activity centres as identified in the relevant Design and Development Overlay.

Support development that improves the built form character of activity centres, whilst conserving heritage buildings, streetscapes and views to identified landmarks.

Support use and development that make a positive contribution to the night-time economies of major activity centres, whilst limiting adverse amenity impacts within the centres and surrounding residential neighbourhoods.

Support development that transitions to and is sensitive to the interfaces with low-rise residential neighbourhoods.

Encourage the sensitive, adaptive re-use and restoration of heritage buildings in activity centres

Promote use and development that support street level activation and passive surveillance of the public realm.

Support development that improves the public realm and positively contributes to the heritage streetscape environment within activity centres.

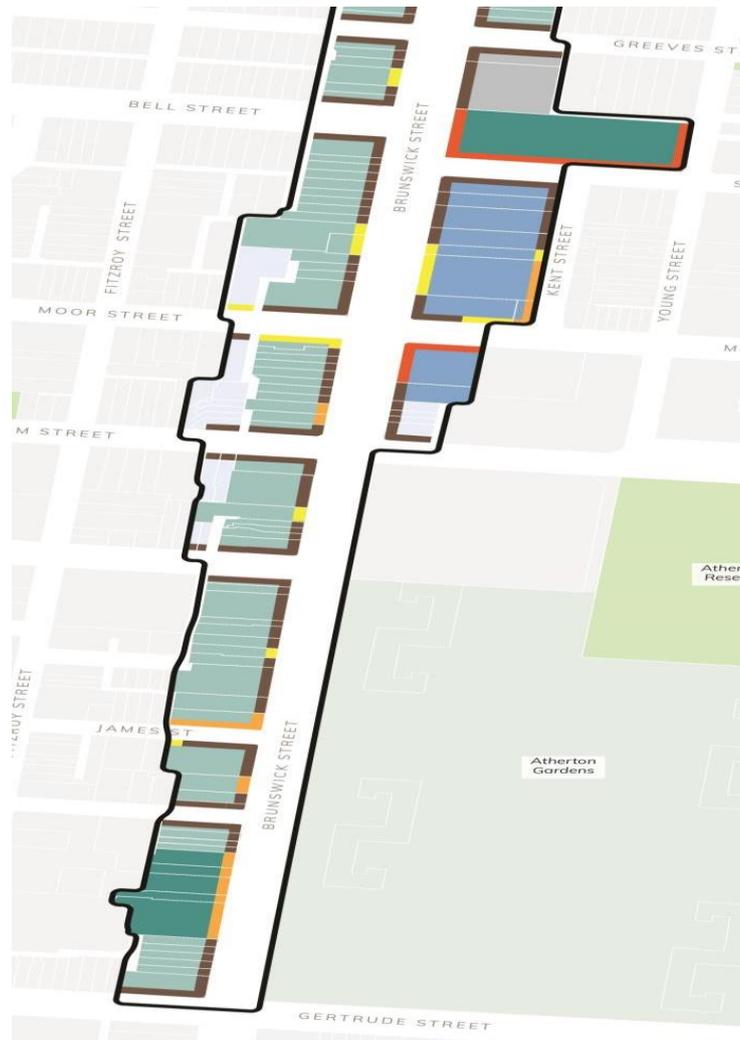
MAJOR ACTIVITY CENTRES

Brunswick Street, Fitzroy

Promote the metropolitan and local retail and commercial role of the activity centre.

Support development that responds to the character distinctions between the commercial land with frontage to Brunswick Street and the Mixed Use zone behind.

Retain the visual prominence of the consistent Victorian and Edwardian heritage streetscape, including municipal and local landmarks and street corner sites, with the exception the Atherton Garden's precinct [NB the Interim DDO 29 makes it clear that the Public housing estate is not included in the Activity Centre as seen in the detail below:.



Promote development that retains the consistent low scale built form and fine grain pattern of the highly intact heritage streetscape and heritage buildings in the precinct between Johnston Street and Leicester Street, and Alexandra Parade. [Brunswick Street north of Leicester Street includes a remarkable number of early buildings with several graded individually significant. Above street level on both sides the facades are largely intact, and also consistent when in pairs and rows. This is a heritage area of considerable historic importance which has the same need for planning scheme heritage protection as the rest of Brunswick Street.

Promote development that supports a the historic low to mid rise character which with one exception is no higher than three storeys south of Johnston Street to Gertrude Street. [the landmark Moran & Cato building is the only heritage building in this section that is taller than three-storeys]

Support taller built form above a consistent street wall north of Leicester Street. [Brunswick Street north of Leicester Street includes a remarkable number of early buildings, some individually significant. Above street level on both sides the facades are largely intact and consistent even in pairs and rows, in a heritage area of considerable importance with the same need for planning protection as the rest of Brunswick Street..

Ensure development retains the dominance and integrity of the 'grand' residential buildings south of Gertrude Street.

Protect primary views to St Patrick's Cathedral and St Luke's Church.

Major and Neighbourhood Activity Centres in Fitzroy Plan

This plan must be amended to exclude the Atherton Gardens Public Housing estate which is not included in DDO29 as shown above.



LEGEND

- | | |
|--|---|
|  Yarra LGA boundary |  Major Activity Centre |
|  Open space |  Neighbourhood Activity Centre |
|  Water body | |



[Note that at the entrances to the Atherton Gardens public housing estate there are official notices restricting access, and Yarra’s planning scheme should not over-ride decisions designed to protect vulnerable public housing residents from the kind of undesirable behaviour that occurs close to hotels in Activity Centres.]

Smith Street, Collingwood / Fitzroy

Promote the metropolitan and local retail and business roles of the activity centre. [The Fitzroy side of this activity centre is as important as the Collingwood side, despite the impression given here, so this should be revised with the first change to be these two:

Encourage low to mid rise development in the traditional retail core that responds to the varied existing heritage conditions and reinforces the visual prominence of the heritage streetscape **on both sides of Smith Street.**

Retain the visual prominence of the Victorian and Edwardian heritage streetscape, including local landmarks, street corner sites and former department stores, particularly in the traditional retail core.

Encourage development that responds to the different built form conditions in Collingwood South precinct, with taller built form towards Wellington St and south of Peel Street and retain the visual dominance and integrity of the existing industrial warehouse buildings north of Peel Street.

Encourage taller built form at the northern end **on the Collingwood side** (generally north of Hotham and Kerr Streets) and the southern end (generally south of Mason Street) of Smith Street.

Encourage low to mid rise development in the traditional retail core **on the Collingwood side** that responds to the varied existing heritage conditions and reinforces the visual prominence of the heritage streetscape, generally between Hotham and Kerr Streets in the north and Mason Street in the south.

~~Relocate this higher up. Retain the visual prominence of the Victorian and Edwardian heritage streetscape, including local landmarks, street corner sites and former department stores, particularly in the traditional retail core.~~

Encourage employment through mixed use and commercial development, including in the mixed use zoned land behind Smith Street **on the Collingwood side**.

Manage licensed premises and support the precinct's prominent night-time economy including the core entertainment precinct of bars and night-clubs between Alexandra Parade and Gertrude Street.

Retain the visual prominence of the industrial heritage buildings.

NEIGHBOURHOOD ACTIVITY CENTRES

Reinforce the role of the neighbourhood activity centres as the local community's destination for services, facilities and social interaction.

Gertrude Street, Fitzroy

Promote the retail role of the activity centre defined in the Major and Neighbourhood Activity Centres in Fitzroy Plan. [\[what is the Fitzroy Plan? For the benefit of the uninitiated this needs an accurate citation\]](#)

Manage licensed premises and interface and amenity impacts with adjacent residential areas.

Retain the low scale form and the fine grain pattern of the highly intact heritage streetscape and the heritage buildings in the activity centre.

Retain the visual prominence of the existing Victorian and Edwardian heritage streetscape, including local landmarks, and corner sites.

Protect views to the drum, dome, lantern and flagpole of the Royal Exhibition Building and Carlton Gardens.

Policy documents

Consider as relevant:

City of Yarra Activity centres: roles and boundaries – October 2019

Clause 12.01-1L Biodiversity

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Proposed C269yara

Objective

To protect and enhance natural environments and seek to increase the quality and quantity of the city's Yarra's diversity.

Strategies

Encourage Ensure the retention of significant trees and landscape features that contribute to the survival and increase of biodiversity.

Support development that creates habitats for biodiversity with a site-appropriate mix a balance of native (preferably indigenous) and non-native species, through landscaping, tree planting and the incorporation of green roofs and walls.

Promote the planting of indigenous trees and with understorey vegetation in open spaces and along roads and railways to provide connections between habitats within Yarra and neighbouring municipalities.

Restore and re-vegetate existing habitats with appropriate indigenous species.

Minimise the impacts of introduced flora and fauna on indigenous vegetation.

Require as an essential part of designing new mini-parks the planting of native trees and understorey vegetation that will contribute to increased biodiversity.

Recognise the value for Yarra's revegetation projects of using the local knowledge possessed by environment groups utilising community volunteers such as the Merri Creek Management Committee which has the City of Yarra as a member.

Policy documents

Consider as relevant:

Nature Strategy: Protecting Yarra's Unique Biodiversity 2020-24

[Clause 12.03-1 River corridors]

Clause 12.03-1L Yarra River, Darebin and Merri Creek corridors

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Proposed C269yara

Objective

To recognise the strategic importance of the Yarra River and the Darebin and Merri Creek corridors as multi-functional open spaces and within natural environments that requires protecting and enhancing their environments.

Strategies

Ensure that developments adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:

- Provide a landscaped buffer with indigenous vegetation between the waterway and the development.
- Provide opportunities for access to walking and cycling paths.
- Maintain sightlines and where possible create new views to the water corridor from the public realm.
- Minimise the visual intrusion of development when viewed from the waterway corridors and adjacent public open space, bicycle and shared paths and bridge crossings.

Require appropriate measures to eliminate litter, sediment and other discharges from construction sites.

Ensure that in all adjacent developments stormwater quality and quantity is managed on-site.

Ensure that industrial and commercial toxicants in adjacent developments are managed in an appropriate way.

Improve opportunities for leisure and informal recreation adjacent to waterways, including open space and walking and cycling paths.

Establish a continuous wildlife habitat, refuge and movement corridor with limited public access, along one bank of each waterway.

Facilitate and improve walking and cycling paths in water corridors so that they are continuous and connect to other paths, both within Yarra and those in neighbouring municipalities, including through public acquisition.

Support development that creates or enhances public access to the Yarra River and the Darebin and Merri Creeks.

Encourage and facilitate the long-term contribution of community groups and their volunteers working with the City of Yarra as a member of the Merri Creek Management Committee to revegetate and care for the waterway environment by planting, weed management and rubbish removal.

Policy documents

Consider as relevant:

Merri Creek Management Committee Understanding Planning Issues along the Merri Creek & Policy: Development Guidelines for the Merri Creek, 2004.

State Environment Protection Policy (Waters)

Water for Victoria - Water Plan (Victorian Government, 2016)

Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)

Yarra Strategic Plan Final Draft 2020 [citation to be updated after its release early to mid-2021]

Clause 13.03-1L Flood management

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Proposed C269yara

Objective

To reduce the risk of flood risk damage to properties through the appropriate siting of developments and the use of flood resistance measures.

Strategies

- Require development to be sited appropriately and include floor levels consistent with an assessment of projected future 1 in 100 year flood depths and overland water flow paths.
- Require new developments to incorporate any necessary flood resistance measures.
- Require that flood resistance measures are maintained for the lifetime of the building.
- Protect and enhance overland flow paths. –

Policy documents

Consider as relevant:

Land Subject to Inundation Overlay

15.01-1L Urban Design

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Proposed C269yara

Strategies

Public realm

Support development that creates new public spaces to serve the needs of residents, workers and visitors.

Support development that improves the quality of the public realm.

Require public realm improvements when rezoning land.

Encourage developments to incorporate public art **except on heritage buildings**.

Wind

Minimise the potential for development, particularly taller buildings, to create adverse wind conditions in the public realm at street level through building siting and design.

Weather protection

Support development that provides weather protection of the public realm (including footpaths and plazas).

Projections over a public realm

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public realm (including a laneway). This does not apply to verandahs/awnings for weather protection, particularly in commercial areas and architectural features.

Development adjacent to land in a Heritage Overlay

Provide a transition from any adjacent building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.

Provide a sympathetic and respectful design response that does not dominate an adjacent heritage place.

Use materials and finishes that do not detract from the fabric of the heritage place.

Adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

Laneways

Promote development abutting a laneway that:

- Provides a safe and well-lit environment for users of the laneway.
- Reflects the character of the laneway.
- Respects the scale of surrounding built form.
- Retains bluestone laneways.
- Locates primary pedestrian access to the street rather than a laneway, where street access is available.
- Provides clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a laneway.
- Separates pedestrian entries from vehicle entries.
- Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians.
- Avoids light spill into adjacent private open spaces and habitable rooms.

- Enables all essential services to be provided to the development.
- Retains the public access function of the laneway.
- Provides windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway.

Support development that re-establishes laneways through the development site where such links were part of the historic street pattern.

Support development that creates new laneways and pedestrian links that are well integrated with the existing street pattern and improve permeability of sites.

Avoid development that:

- Obstructs existing access to other properties in a laneway.
- Overwhelms the character of a laneway.
- Would result in the use of a laneway for refuse storage.
- Results in garage doors protruding into the laneway.
- Requires multiple vehicle ~~maneuvers~~ manoeuvres [typo] to enter or exit the site.

Boulevards

Support development along Alexandra Parade, Queens Parade, Victoria Parade and Hoddle Street that:

- Maintains the landscaped character comprising avenue trees along Alexandra Parade, Victoria Parade and the south end of Queens Parade.
- Improves the landscape character of Hoddle Street.
- Provides a scale that reflects the context of the boulevard.
- Improves the pedestrian environments and the public realm along boulevards.
- Creates quality building design and reinforces the importance of the boulevard.

Provide a transition in built form between the boulevards and their low-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevards.

Development adjacent to a public open space

Facilitate development that:

- Avoids overshadowing of public open space between 11am and 2pm 5pm on 22 September at the winter solstice. [Public open space should provide access to sunlight for residents and workers at all times throughout the year, especially at times it is unavailable in homes and workplaces.]
- Maintains, improves, or provides pedestrian access to the space.
- Orients windows and balconies to public open space to enhance public safety and the pedestrian experience.
- Relates the scale and siting of a building to the character of the park.
- Provides landscaping that complements the vegetation of the park.
- Provides weather protection of footpaths where practical and appropriate.

Design buildings adjacent to any public open space set aside under clause 19.02-6L to facilitate high quality and accessible public open space

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public open space.

15.01-2L Building design

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Proposed C269yara Policy application

This policy applies to all development.

Strategies

Building form

Design development to:

- Reflect and respond to streetscape elements, including:
 - Pattern of development.
 - Building spacing.
- Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
- Make a positive contribution to the streetscape through high quality architecture and urban design.
- Avoid blank or unarticulated walls.
- Use articulation or massing or change of surface treatment or a combination of these to relate the taller buildings to the scale of their surrounds and to diminish visual bulk.

Building heights

Ensure the height of new buildings respond to the height of adjoining development, unless indicated otherwise in the planning scheme.

Ensure that development reflects the predominant low-rise character of the area, except in the areas below:

- **Major** Activity centres (as shown on the Strategic Framework Plan in clause 02.04-1 and clause 11.03-1L). [\[NB the Atherton Gardens Public Housing estate must be deleted from this plan – see Clause 02.04 and 11.03-1L\]](#)
- Employment areas (as defined in clause 02.01).
- Major regeneration areas (as shown on the Strategic Framework Plan in clause 02.04-1)
 - **Boulevards** (as defined in clause 02.03). [\[See Schedule 2 to the Design and Development Overlay shown on the planning scheme map as DDO2 Main Roads and Boulevards \]](#)

Avoid high-rise development unless specified by a schedule to the Design and Development Overlay.

Mid-rise development

Direct mid-rise development to the following locations:

Appropriate locations within major **and neighbourhood** activity centres; major employment precincts, commercial and industrial land (as defined in clauses 02.01 and 11.03-1L).

[\[Delete 'and neighbourhood' because 11.03-1L specifies under Neighbourhood activity centres "Retain the low scale form and the fine grain pattern of the highly intact heritage streetscape and the heritage buildings in the activity centre." This wording must be consistent with other clauses and this instance with the Hansen & JGM reports and DDOs.\]](#)

- Major regeneration areas (as shown on the framework plan in clause 02.04-1)

- Alphington Paper Mills site.
- Gas Works site in North Fitzroy.
- South-west Cremorne (land south of Gough Street).
- Appropriate locations along the following Boulevards that are outside activity centres:
 - Alexandra Parade.
 - Hoddle Street.
 - Victoria Parade. [\[see Schedule 2 to the Design and Development Overlay](#) Shown on the planning scheme map as DDO2 [.which does not state this\]](#)

Support mid-rise development that: [\[this requires an indication of the number of storeys meant by mid-range\]](#)

- Contributes to a high-quality built form.
- Demonstrates architectural design excellence.
- Provides a transitional scale to the buildings in adjoining low-rise neighbourhoods to protect amenity and avoid visual bulk.
- Improves movement through the site.
- Provides active frontages at street level.
- Contributes to an improved public realm.

[]

15.01-2L Landmarks

--/--

Proposed C269yara

Objective

Maintain the visual prominence of and protect primary views to Yarra's valued landmarks.

Strategies

Preserve primary views to landmarks as identified in Table 1 with those identified by GJM in Table 1. Local Landmarks - Brunswick Street added to it. [\[Presumably there are other local landmarks listed in other Heritage analyses & Recommendations which should also be added to Table 1 in this clause.\]](#)

Recognise that an important building or structure may legitimately be considered and accepted as a landmark after the required information in Table 1 has been compiled for it and accepted by Council.

Site, scale and set back new development to avoid encroachment upon views to the identified architectural elements of landmarks.

Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development.

Minimise light spill from new development that would reduce the visual prominence of identified illuminated landmark signs at night time.

Table 1: Landmark primary viewpoints and architectural significant elements

[...]

Policy Guidelines

Consider as relevant:

The *City of Yarra Landmark and Views Assessment* (Urban Ethos, October 2019).

[\[NB GJM should be asked to produce their pp.49-50 list in the Table 1 format for inclusion in this clause for Amendment C269, namely:](#)

- 50-54 Brunswick Street Former Champion Hotel
- 51 Brunswick Street Rob Roy Hotel
- 196 Brunswick Street Perseverance Hotel
- 236-252 Brunswick Street Shops VHR H0559
- 277-287 Brunswick Street Moran & Cato
- 287-295 Brunswick Street AOF House
- 296 Brunswick Street Former Fitzroy Post Office
- 298 Brunswick Street Former Union Bank
- 299 Brunswick Street Former Liverpool Arms Hotel
- 446 Brunswick Street Royal Derby Hotel

Clause 17.04-1L Tourism

Clause 17.04-1L ~~Tourism, arts and culture~~ Attracting tourists to Yarra

~~---/---~~
Proposed C269yara

Objective

To promote Yarra to Victorian, interstate and international visitors as a pre-eminent tourism, arts and cultural destination ~~in metropolitan Melbourne.~~

Strategies

Promote a diversity of arts and cultural ~~uses~~ activities, including those in live music venues, performance spaces, galleries and artist studios.

Promote the creative industries and artistic sectors by ~~encouraging~~ facilitating the provision of affordable workspaces for artists ~~and public art installations~~ so there is an increase the number of suitable spaces available for working artists, creatives and musicians.

Support public art installations in range of appropriate locations for visitors to view.

Support ways of increasing the number of visitors to Yarra for the purpose of engaging in creative and cultural activities.

Create opportunities to increase, as well as maintain, existing annual arts and culture related events such as festivals.

Encourage ~~enhancement~~ of the public realm ~~enhancements~~ in locations that ~~support~~ provide visitor attractions.

Support proposals for visitor accommodation (including hotels and serviced apartments) where they contribute to the area's economic role or tourism ~~offer opportunities~~, have good access to public transport, and are designed to avoid amenity impacts on residents within the same building or surrounding area.

Objective

To promote Yarra's heritage as an important component of the tourism industry which benefits the economy as *Plan Melbourne* recognises.

Strategies

Promote the cultural heritage significance of Melbourne's first suburbs through a variety of means such as heritage walks available to tourists on the Yarra Council website.

Provide up-to-date readily available access to digital publications about Yarra's indigenous and colonial history to attract more Victorian, interstate and international tourists.

Support the National Trust's Victorian program for the annual Australian Heritage Festival as a formal sponsor with a City of Yarra event.

Provide enhancements of the public realm by installing well-designed identifying plaques and illustrated heritage information in a range of important heritage places.

Policy documents

Consider as relevant:

Yarra City Council Heritage Strategy 2019 –2030, 2019.

Clause 19.02-6L1 Public Open space [Delete 'Public' as it is not used in this clause or the Open Space Strategy or the S & R clauses]

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Proposed C269yara

Objective

To protect and enhance Yarra's existing open space and increase the quantity and quality of open space and provide a linked network that meets existing and future community needs.

Strategies

- Promote improvements to the quantity, quality and accessibility of open spaces, particularly and increase provision in those parts of the city where there are deficits in open space.
- Support a range of functions in open spaces, including leisure and recreation, and also where appropriate, community gardens and urban agriculture where appropriate.
- Develop existing Council-owned land where appropriate, such as under-utilised portions of streets, to create 'mini-parks' for local workers and residents with some seating beneath shade trees as well as in sunlight.

Objective

- Facilitate improved links between open spaces within the city Yarra and other municipalities to form a network.

Strategies

- Support co-operative planning with neighbouring municipalities to develop the access linkages which will maximise the value of available open space

Policy documents

Consider as relevant:

Yarra Open Space Strategy 2020

Clause 19.02-6L Public Open Space Contribution

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Proposed C269yara

Policy application

This policy applies to all applications for development or subdivision of land that includes residential use.

Objectives

To identify when and where land contributions for public open space are preferred over cash contributions.

To set aside land suitable for public open space as part of the design of a development so that it can be transferred to or vested in Council, in satisfaction of the public open space contribution requirement specified in the schedule to Clause 53.01.

Strategies

Land contributions for public open space will be preferred over cash contributions in the following areas shown in the Open Space Contributions Plan to this clause.

- Abbotsford
- Collingwood
- Fitzroy
- North Fitzroy
- North Richmond
- Central Richmond
- Cremorne/ Richmond South

In all other areas of the municipality, a cash contribution equal to the amount specified in **the Schedule to Clause 53.01** is required. [\[N.B. there is now a proposed Amendment to the Schedule which will specify a higher figure, 10%, so reference to the Schedule must be inserted here for any future changes.\]](#)

In locations where a preference for a land contribution has been identified, set aside land for public open space early in the planning of a development or subdivision.

Design buildings adjacent to any public open space set aside under this clause to facilitate high quality and accessible public open space.

Policy Guidelines

Consider as relevant:

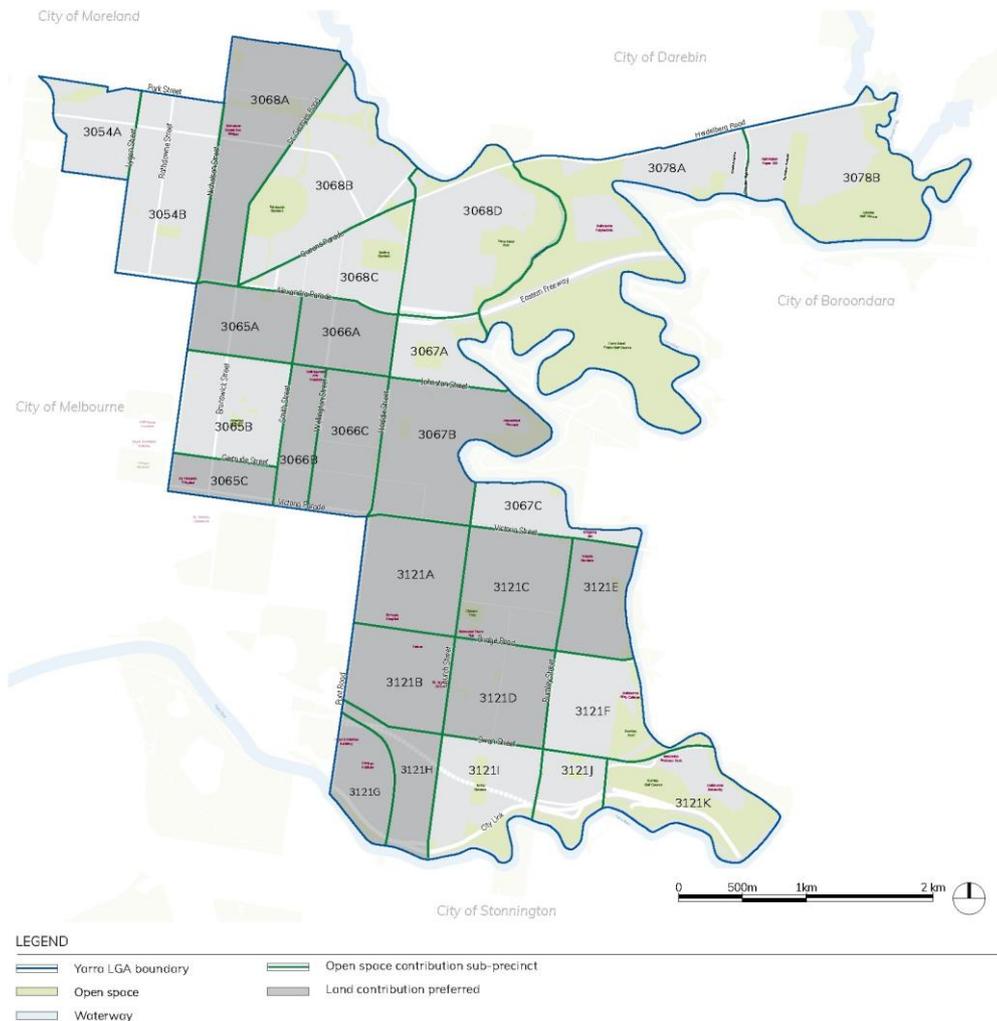
- The suitability of land to be contributed as public open space at the time of the subdivision of the land or building, will meet the following selection criteria:

Land to be contributed:

- Should have an area of about 300 square metres and a minimum width of 10 metres or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.
- Should be of a shape and size that will be adequate for the proposed use, having regard to the nature of public open space in an inner-city environment or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.

- Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
 - Should be located or be capable of being designed to provide a high degree of casual surveillance.
 - Must be accessible.
 - Should be visible from adjacent thoroughfares.
 - Should receive reasonable sunlight during most of the day between 9am and 2pm on September 22 at the winter solstice.
 - Should be located away from major or secondary arterial roads.
 - Should have an entry from a local street or be capable of being provided with such entry.
- Whether any building on land adjacent to public open space set aside under this clause has been designed to accommodate public open space in a manner that meets the majority of the above selection criteria.

Open Space contribution Plan



APPENDIX

02.01 Context Revised text incorporating all Elliot & Hocking suggested changes

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Proposed C269yara

Location

The City of Yarra comprises an area of 19.5 square kilometres bounded by the Cities of Melbourne to the west, Boroondara to the east, Moreland and Darebin to the north and Stonnington to the south. Located between Melbourne's central business district and the middle suburbs, it forms a transition between these areas. The Yarra River is the major environmental feature of the municipality, forming its southern and eastern boundaries.

Community and population growth

Yarra provides close proximity to public transport, services, retail, entertainment, jobs and open space, making it an attractive place to live and work.

Approximately 98,521 people live in Yarra, and this will increase to almost 30,000 by 2031. It is projected that more than 13,000 new homes will be required to accommodate this growth.

The community is diverse in terms of ethnicity, language spoken, socio-economic and educational background, age, household size, structure and tenure.

Council is committed to supporting a diverse community, including by advancing equitable opportunities for people with disability and promoting the availability of affordable housing to support social inclusion. However, managing growth and change also requires managing the development pressures on valued heritage and the character of Yarra's buildings and streetscapes, its open space, and community facilities, and infrastructure including cycle paths, as well as the natural environment and transport.

Activity centres

Yarra's major and neighbourhood activity centres are predominantly along and around the main retail shopping streets. They feature highly intact heritage streetscapes and heritage places that are valued by the community.

Yarra's major, neighbourhood and local activity centres are shown on the Strategic Framework Plan in clause 02.04 and Activity Centre Plans in 11.03-1L.

With access to services, public transport and a walkable, fine grain street network, Yarra's activity centres will be continually strengthened so they remain vibrant and liveable places, capable of serving their evolving local economies and changing communities.

Natural environment

Yarra is an urban environment, with some remnant native vegetation located within three waterway corridors – the Yarra River and its tributaries, Darebin Creek and Merri Creek. As the result of community planting projects they have seen the reintroduction of several species of indigenous flora and fauna. These riparian areas are significant environmental assets that have a number of functions, including: being used for leisure and recreation, providing habitats to enhance biodiversity, acting as the city's 'green lungs', and managing the inflow of stormwater carrying discarded rubbish into waterways that are prone to flooding.

Climate change

Climate change is resulting in the environment everywhere becoming hotter and drier, with more extreme weather events. Densely built-up inner city areas such as Yarra are experiencing the urban heat island effect. Therefore Yarra has now adopted an Urban Forest Strategy to mitigate the impact of global warming.

Yarra will continue to advocate the need to reduce greenhouse gas emissions and act locally to minimise their contribution to climate change. Council has achieved carbon neutral status for its own operations as Yarra's contribution to global commitments to net-zero emissions.

Built environment and heritage

Yarra stands on the traditional lands of the Wurundjeri people who occupied this area for tens of thousands of years before European settlement. The history of this municipality following the 1839 land sales has contributed significantly to the story of Melbourne. Yarra includes some of Melbourne's oldest suburbs with many buildings providing evidence of the wealth generated during the boom years after the discovery of gold.

Heritage is therefore an important feature of Yarra's identity. In addition to historic buildings which date from the 1850s, this heritage encompasses landscapes, landmarks, streetscapes, the subdivision pattern of its streets, lanes and boulevards, and also its cultural heritage, including its indigenous heritage. Groups of buildings form important heritage places, many of industrial and commercial significance, also include the municipality's renowned 19th century retail strips and residential neighbourhoods.

Over 70% of Yarra's properties are covered by a heritage overlay. Yarra's heritage includes buildings and places of local, state, national and international significance, including part of the setting and context of the Royal Exhibition Buildings and Carlton Gardens World Heritage Environs Area.

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some disproportionately taller public housing which replaced early buildings regardless of their architectural quality or condition. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. That is also the scale of many of the small heritage corner shops. In the main retail strips there is a mix of initially two to four story buildings that now have additional floors accommodating apartments and offices, notably concentrated within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses.

Other taller elements in Yarra include towers, spires and signs, high rise public housing and health and education facilities.

Yarra has a range of residential built form types. There are residential areas that present uninterrupted terraced frontages to the street, often with little or no front setback. Other-areas, while still predominantly small in lot size, present a more suburban appearance with small front gardens and narrow gaps between buildings. In Fairfield and Alphington, there is a more spacious, garden character, with generous front and side setbacks and large back yards.

Apartment living is becoming more common in Yarra, and new developments must now be more diverse in internal design to accommodate a range of households - singles, couples, families and share households. It will become the predominant form of housing over the next 15 years.

The large public housing estates provide a contrasting built form character of tall multi-storey apartments set in landscaped grounds where because of their design deficiencies the residents experienced serious problems during the pandemic.

Housing

Managing the impact of housing growth on the city's character and urban form is a key challenge for Yarra as parts of the municipality have experienced rapid rates of development.

New housing predominantly in the form of apartments is concentrated in parts of East Richmond, Richmond, Collingwood, Abbotsford, North Clifton Hill and Fitzroy / North Fitzroy. This has occurred largely through redevelopment in activity centres and former industrial areas. Three major former industrial precincts will also transition to residential and mixed use neighbourhoods – the Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

New developments will continue increasing the scale and density of buildings in those areas. However, most of Yarra's residential areas still consist of separate, semi-detached, and row housing or terraces.

There has been a rapid increase in house prices and land values in recent years, consistent with other parts of inner Melbourne. As a result, many individuals and households cannot afford to rent or purchase a home in the municipality. The past decade has seen a dramatic increase in the number of private dwellings while the amount of public and community managed social housing has remained relatively static. Consequently, the proportion of households living there has declined from 15.5% in 1991 to 12% in 2017.

Facilitating accessible, adaptable, affordable housing options to accommodate Yarra's diverse community, now and into the future, is a high priority.

Economic development

Yarra has a strong mixed economy, and is well positioned to attract and retain businesses and workers because of its industrial heritage building stock, proximity to the public transport network, inner-city lifestyle and the night-time economy, open space and the Yarra River. The extent of transport connectivity enables businesses and a variety of services to access the larger metropolitan workforce, contributing to Yarra's competitive advantage and helping to maintain its vibrant economy.

The municipality has undergone substantial change in recent decades, transitioning from a location for manufacturing to a more diverse service economy. The legacy of industrial uses means that areas of Yarra may be potentially contaminated, which requires consideration when redeveloping for dwellings and other sensitive uses.

Yarra's **employment areas** are:

- **Activity centres:** Located in Yarra's 19th-century shopping streets, they include a range of retail, commercial, entertainment and residential uses. Activity centres are shown on the Strategic Framework Plan in clause 02.04 and plans in clause 11.03-1L;
- **Major employment precincts:** Cremorne Precinct and Gipps Street Precinct, Collingwood. These precincts are shown on the Strategic Framework Plan in clause 02.04. These areas include a diverse mix of offices, creative industries and specialised manufacturing businesses. Their proximity to the central business district, other parts of inner Melbourne and good access to Melbourne's transport network makes them attractive for entrepreneurs seeking a location close to a large number of workers, customers, clients and other firms.
 - Cremorne is an enterprise precinct, emerging as Melbourne's premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces.
 - The Gipps Street Precinct is an emerging precinct attracting creative services such as architecture and design, software and interface design and visual arts.
- **Employment land:** Commercial and industrial land outside activity centres and major employment precincts, such as CUB in Abbotsford and Botanicca Corporate Park in Richmond (as shown on the Strategic Framework Plan in clause 02.04). These areas support employment uses on individual sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning.
- **Health and education precincts:** Health services based around major hospitals and their allied medical services are a major source of employment. The education sector is also

growing. These two precincts are shown on the Strategic Framework Plan in clause 02.04 and plans in clause 11.03-1L , being:

- St. Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education).
- Epworth Hospital, Richmond (health).

Transport

Yarra benefits from an extensive metropolitan transport network that includes public transport (train, tram and bus services); arterial roads and local streets; and a compact urban form and a mix of land uses that facilitate walking and cycling. Within Yarra, local shops and community meeting places such as hotels and churches, activity centres and employment areas are accessible by sustainable travel modes such as walking and cycling. There are also good connections to Melbourne's Central Business District and other parts of the metropolitan area.

Cycling volumes on Yarra's streets and off-road paths have continued to steadily rise over the last ten years and this trend is forecast to continue. Other forms of sustainable transport such as carpooling, car sharing, and green vehicles also contribute to reducing congestion and greenhouse gas emissions.

While car parking availability is important for residents and businesses, car use and parking in Yarra's streets is necessarily restricted in Yarra's streets.

Amendment C269 - submission
o
Cc

To Whom it may concern,

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission out of serious concern for the heritage character of Brunswick street. As one of Melbourne’s most iconic and character-filled heritage high streets, I’m deeply concerned about any change to planning which would enable 8+ storey buildings on Brunswick street. This sort of development would dwarf the heritage streetscape, overshadow outdoor public amenity (footpaths and outdoor restaurant seating) leading to a loss of foot traffic and therefore a decline in economic activity for the businesses on Brunswick street. If you consider how inappropriately tall some of the development is on Smith st and also Lygon street Brunswick, you can see how character and public amenity is so quickly lost when 8+ metre developments replace moderate height heritage shopfronts on these streets. They become shaded wind corridors, with greatly reduced pedestrian activity.

As both a long time resident and business owner in Yarra, I would like to see greater value placed on the heritage character of Brunswick street. Even amending its status as an area to one of to ‘moderate change’ would have severely negative consequences for our community, local business owners and residents.

Please consult thoroughly with residents, business owners and independent planning experts (who have no conflict of interest!), before amending the planing code for our neighbourhood!

Yours sincerely,

[Redacted signature]

Fitzroy, Victoria, 3065, Australia

This email was sent by [Redacted] via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol RFC 3834 we have set the FROM field of this email to our generic no-reply address at [Redacted], however [Redacted] provided an email address ([Redacted]) which we included in the REPLY-TO field.

Please reply to [Redacted]

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City of Yarra Planning Scheme Amendment C269 Submission

As a resident of Fitzroy North for 8 years, and currently a resident of east Clifton Hill for 46 years, I wish to make the following submissions in relation to the City of Yarra Planning Scheme Amendment C269.

11.03 1L - LOCAL ACTIVITY CENTRES (LACS)

1. As the first suburb of Melbourne, the City of Yarra is one of the best Victorian-era heritage precincts. The heritage houses, shops, laneways, parks and diverse areas form our community are the heart and soul of Yarra.
2. The new C269 Amendment should have clearly listed heritage objectives to preserve and conserve the heritage of east Clifton Hill and entire City of Yarra.
3. It beggars belief that Spensley and Berry Streets, Clifton Hill are designated local activity centres, and that a small section of Ramsden Street is likewise designated a local activity centre. As a long-term resident, I contend that there is now very little commercial 'activity' in these two locations.
4. In 1974, there were a considerable number of useful commercial outlets at the corner of Spensley and Berry Streets, Clifton Hill and a smattering of useful shops in Spensley Street. However, over the years the shops and services have dwindled due to ongoing closures.
5. Since 1974, the following commercial outlets have closed in Berry and Spensley Streets:
 - Royal Hotel
 - Newsagent
 - Hairdressing salon
 - Coin-operated Laundromat
 - Haberdashery shop
 - Hardware store
 - Chemist (including Post Office and CBA banking facilities)
 - Butcher shop
6. Only a handful of commercial outlets remaining in Berry and Spensley Streets including:
 - Bottle shop
 - Medical clinic
 - Hairdressing salon
 - Fish & chippery
 - Photographic studio
 - Building surveyor
 - Spensley's Wine bar
 - Flower of Sorrento supermarket
 - Milk bar/grocer
7. At the corner of Berry and Ramsden Streets, only two commercial outlets remain:
 - Dirty Apron Café
 - Milk bar/grocer

8. The Amendment C269 will continue to ensure that planning permission is sought for the erection at least two over-sized proposed developments in east Clifton Hill:
 - a) the over-development of the site at the corner of Ramsden Street and Myrtle Street where an over-scale, multi-storey apartment development has been proposed above the existing Dirty Apron Café (formerly Martin's butchers).
 - b) the over-development of the Royal Hotel on the corner of Berry and Spensley Streets where an over-scale, multi-storey apartment development has been proposed above 3-storey the hotel – by the addition of 5 extra storeys, which if approved will result in a massive 8-storey monolithic over-development of the site that will dwarf and over-shadow all other buildings in its vicinity – whilst providing a visual 'eye-sore' for a very considerable distance.
9. Neither of the above-mentioned proposed over-developments has any perceived architectural or aesthetic merit and, as per usual, both fail utterly to respect the existing surrounding built environment heritage streetscapes and buildings, the very great majority of which are single- or two-storey Victorian- or Edwardian-era dwellings and shop-fronts.
10. East Clifton Hill is a small, low rise precinct bounded by Hoddle Street, Heidelberg Road, the Eastern Freeway and Merri Creek. As such, it is a quiet and largely residential area. Accordingly, strict height restrictions should be imposed, the same as or similar to the 3-storey height limits for re-development in the larger Queens Parade, Clifton Hill local activity centre.
11. Spensley, Ramsden and Berry Streets, Clifton Hill are **not** large and long commercial retail strips such as Queens Parade, Clifton Hill and Brunswick and Smith Streets, Collingwood and Fitzroy - all three of which are busy and are public transport routes (tram). Likewise, the designated local activity centres of Rathdowne, Nicholson and Lygon Streets, Carlton North are situated in significantly larger/longer and busier streets that are public transport routes (tram and bus).
12. There should be no more residential developments up to 7 storeys built above local heritage commercial premises. There should be **no** more residential development in local neighbourhood shopping areas – and in particular in the very small local shopping area of east Clifton Hill.
13. Like the majority of residents in Fitzroy North and Clifton Hill, I greatly value the integrity of the heritage-listed, low-rise built environment in which I have been fortunate enough to reside for 54 years – before the inner suburbs became 'popular' and 'desirable'. In recent years, too many exploitative, profit-driven developers have been given carte blanche to build over-sized, ugly developments that are a visual blight, block out the sky, over-shadow adjacent residential and commercial heritage properties, create on-street parking shortages and significantly increased traffic in previously quiet, attractive residential neighbourhoods.
14. I value the small-scale heritage-listed local shops and do not want developers turning them into monolithic over-developments by the addition of architecturally unsympathetic, large, box-like, multi-storey, residential dwellings (apartments) built above the existing commercial outlets.

HERITAGE

15. I accept that there should be some residential development in east Clifton Hill, but not at the expense of the ongoing viability, diversity and heritage of our local shops. There have been and continue to be a number of new apartment developments and town houses in east Clifton Hill – and these new builds are welcome because of the retention of a 3-storeys maximum height limit.

16. In relation to the existing heritage commercial outlets in east Clifton Hill. Only a few have re-built the street verandas that provide shade and rain shelter for pedestrians. It would be beneficial to have the verandas reinstated on all heritage shops where they previously existed.

15.01 - LANDMARKS

17. In the C269 Amendment there are only 16 nominated landmarks. The landmark policy does not protect the landmark, but only protects the views to it.
18. There are significantly many more than 16 landmarks in the City of Yarra. In east Clifton Hill, the Royal Hotel is a significant Victorian-era landmark of considerable size, being 3-storeys in height and situated on a prominent allotment on the corner of Spensley and Berry Streets. Spensley Street leads directly to the Clifton Hill Railway Station and the Royal Hotel may be viewed from a distance when approaching down Spensley and also down Berry Streets. It is able to be viewed from the Clifton Hill overpass. Until its recent closure, the Royal Hotel was a popular and valued local meeting place. It is an impressive heritage-listed, large Victorian-era hotel with an attractive façade that is predominantly intact – and which should not be destroyed by the addition of 5 storeys of apartments tacked on above it.

LANEWAYS

19. The City of Yarra needs to protect the heritage bluestone laneways, especially the narrow ones and to have them recognised as part of the public realm. They are publicly accessible spaces that can be used by all and increasingly used by pedestrians. The public laneways should be protected and should **not** be sold to private interests, including to developers.
20. I walk down the extensive network of laneways in east Clifton Hill on a regular basis as they provide direct short-cuts to my destination. The laneways are very interesting and there are a number of private dwellings that are accessed directly from the bluestone laneways. What is very disappointing is that many of the laneways are not regularly cleaned by Yarra. What is also very disappointing is that many laneways require the bluestone blocks to be replaced as they have been removed and replaced with unsightly, ugly bitumen/asphalt. Yarra should restore the laneways to their original condition and improve the cleaning and weed control.
21. During the mandatory COVID-19 pandemic lockdown, the laneways were wonderful to walk down on a daily basis, as they provided a very convenient, quiet venue for exercise. Situated in the laneways are old, disused factories, community garden plots, interesting rear fences to properties, communal seats, basketball hoops and children's cheery drawings and messages displayed during the COVID-19 lockdown. The laneways are a part of everyday life in east Clifton Hill and many local residents use them, including children. The laneways vary in length and width, with some being very narrow walkways.

TREES

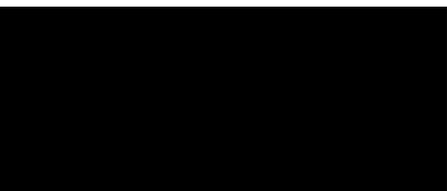
22. Where appropriate, culturally significant trees, street trees, avenues of trees and trees in parks should they be retained and registered with heritage status.
23. The street trees in east Clifton Hill vary - some streets have been planted with significantly more attractive trees than others. The tree-planting appears to be very ad hoc. Over the years, the street trees in Spensley Street, Clifton Hill have degenerated into a hodge-podge of mismatched trees of varying types/species, resulting in a very unattractive street. The Melaleuca (Paper Barks) require removal as: (a) many are over-sized, damaging and taking up

too much space on the footpath, and (b) have destructive, water-seeking root systems that are detrimental to underground pipes and the foundations of adjacent heritage-listed properties.

24. Yarra needs to ensure that all new developments have more open green space in their planning – including green/planted set-backs from the street.

PARKS & OPEN SPACES

25. In east Clifton Hill, I am very fortunate to live adjacent to a number of parks, tracts of parkland and open spaces. The benefits of easy access to parks and open spaces became very clear during the COVID-19 lockdown. The provision of open space enabled residents to leave the confines of their homes and to not only exercise but to attain and retain a sense of community during the COVID-19 pandemic. The sense of isolation was reduced as many residents could be observed walking dogs, jogging, walking, playing with children, or just strolling. The trees and greenery provide a more relaxing and healthy environment than remaining solely indoors during the lockdown. All trees of substantial age should be listed as heritage protected throughout the municipality.
26. When I decided to reside in east Clifton Hill it was solely because the location was the closest that I could find to living near tracts of parkland whilst being conveniently located on the edge of the CBD. Some buildings in Yarra's parks should be heritage-protected, including the small bluestone 'shed' in the parkland near the corner of the Esplanade and Spensley Streets. All heritage-era gazebos in Yarra parks should be heritage-listed and protected in the new C269 Planning Scheme.
27. New developments should **not** be allowed to over-shadow parks and parkland and likewise, should **not** be allowed to overshadow or obliterate views of the parks and our heritage skyline. The Yarra River, Merri and Darebin Creeks should be managed and protected to ensure biodiversity. Development should **not** be allowed along these corridors. Both heritage and CBD skylines should remain visible from the parks and open spaces in east Clifton Hill.



Clifton Hill VIC 3068

03 December 2020

Strategic planning submission to Yarra city council
 December 10, 2020 at 11:44 am AEDT
 To: [REDACTED]

Dear Madam/Sir

Re: ? Yarra Planning Scheme Amendment C629

I am a long standing resident of the City of Yarra and a member of Council's Disability Advisory Committee. For a number of years I have also been the Convener of the Australian Network for Universal Housing Design (ANUHD)

One of the critical issues facing people with disability, and many other people in our community is access to suitable housing. Housing that enables everyone to live in the community and independently – and for people with disability to have the same human rights as everyone else.

Across the years there have been attempts and small steps towards improving accessibility of housing – meaning housing that people with different levels of mobility and capacity can access – with design that easy to navigate in and out premises . However to date this has not been achieved, resulting in some members of our community being 'locked out' from living in Yarra or having to live in institutional type situations, such as residential care homes.

The City of Yarra prides itself on being an inclusive and accessible municipality that enables people with a disability to participate, contribute and be represented in our community as equal citizens.

In Yarra, nearly 15% of the population has a disability, and as a local government Council has a fundamental role in supporting people with disability to live full and active lives.

As you will be aware, i n 2018, Council developed and adopted its Access and Inclusion Strategy 2018 – 2024. A key goal outlined in this document is *“Improve accessibility to infrastructure, facilities and amenities.”* Two key strategies related to this goal are :

Strategy 1.1: ? Promote and encourage the application of Universal Design and Universal Access within, and external to Council

Strategy 1.6: ? Advocate and work collaboratively to ensure greater provision of accessible and affordable housing

Also Council's Housing Strategy 2018 says , “ Yarra supports the Australian

Network for Universal Housing Design and Rights and Inclusion Australia’s position statement that the homes we build for today should be fit for all of tomorrow’s Australians. The Liveable Housing Design Guidelines is a benchmark for making housing more accessible and usable for everyone”.

Given the development of the current Amendment and Council’s stated policy positions, I urge Council to pursue inclusion Universal Design and the Liveable Housing Guidelines and develop a position on mandatory minimum accessibility regulations for Class 1a residential buildings and internal parts of individual Class 2 buildings.

I look forward to your consideration of and advocacy for the provision of fully accessible housing within the Amendment.

Yours sincerely

In April 2017 Victorian government introduced new standards for housing developments, which require at least 50% of dwellings in an apartment building to be designed to meet the needs of people with disability ([post meeting note – this refers to the Standard 58.05 on-site amenity and facilities](#), and [58.05-1 Accessibility Objective](#)). Only dwellings that meet the Accessibility Objective should be allocated to affordable housing.



By 2050, 25% of Australians will be aged 65 years and over. People aged 85 or more rising from 1.5% to 5% of the population .ABS

Facebook: Australian Network for Universal Housing Design



Twitter: 

[REDACTED]
Subject: Yarra Planning Scheme Amendment C269
Date: Saturday, 12 December 2020 9:49:15 PM

To whom it may concern,

I have recently become aware of the proposed amendments to the Yarra Planning Scheme and wanted to voice my opinion.

Whilst I support initiatives to ensure heritage areas are protected, council's proposal of a **two room setback** is too prescriptive and does not take into account the specific characteristics of the building, the setting and appropriate response required.

There needs to be **indoor flexibility** so each property can be extended and renovated to take into account the objectives of the heritage policy and the objectives of the land owner.

As the city becomes more dense allowances need to be made for making tiny 18th century buildings accommodate modern families.

Sincerely,

[REDACTED]
Land owner and resident of City of Yarra

Subject:
Date:

Amendment C269 - submission
Monday, 14 December 2020 11:16:22 AM

Hi

I'd like to make a submission in response to Amendment C269. I know the deadline for submissions has passed, but Councillor O'Brien mentioned last week that submissions could still be made.

Submission:

It is good to see a range of environmentally sustainable design features incorporated into the proposed Amendment C269 to the Yarra Planning Scheme. Clearer guidance on solar passive design such as orientation and shading of glazed surfaces, as well as continued focus on water management is welcome. The inclusion of indoor environmental quality such as maintaining thermal comfort without mechanical heating or cooling is also a good step forward.

Part of the issue with the ESD clause though is that it does not appear to be linked to objectives which need to be addressed in section 54/55, and so it questions how important they will be in both the design and approval processes. Many of these features, such as use of low-toxicity materials and the design of water management features often only get design details at the building permit stage rather than for a planning permit, so it is also unclear if these will become more prominent from a planning perspective.

The main issue I see with the proposed amendments is still with the decision making process where there are conflicting objectives. For example, the heritage policy places a number of restrictions on what can be done to a building that can contradict ESD objectives.

To highlight these conflicts, I will draw on our current home, a converted 120 year old boot factory. Our building has extensive side windows facing east that face directly onto our neighbours property. Under the ESD objectives for energy performance, we are encouraged to shade these glazed surfaces. For indoor environmental quality, this shading will improve the thermal comfort and prioritise passive design over mechanical cooling. However, we have been told by the Council's heritage team that we would not be able to install shading to these windows, and the proposed amendment will not change this situation. By prioritising heritage over sustainability will require the installation of air conditioning, something that would be avoided if external shading was allowed.

Another amendment is with Biodiversity, where there is encouragement for the inclusion of native vegetation, green roofs and green walls. This is something I feel should be more prominent across Yarra as the research shows there are extensive benefits from these design features on local temperatures (especially important as temperatures rise in this climate emergency), greater wildlife diversity, and human psychological benefits from being surrounded by green spaces.

Again, the heritage provisions block many of these options. For example, terraced gardens on pitched roofs can provide a greater volume of vegetation than the actual land area of the site, and this would be rejected on heritage grounds.

The proposed heritage clause has a specific section on roof decks and terraces. I would argue that green roofs are different to a typical roof deck as they provide many additional

benefits to the sustainability of the building. These include extra thermal regulation, on-site water retention minimising storm water runoff, cooling of local temperatures, and habitat for native insects, birds, reptiles and mammals. Green spaces also make people feel better and what better why to do this than to make them visible from the public realm. Much of the inner city is covered with hard impervious surfaces which absorb and reflect heat. A part of Yarra's approach to dealing with the Climate Emergency should be to celebrate this conversion of hard surfaces into visually attractive and environmentally beneficial green spaces through specifically stating a difference between a conventional roof deck with green roofs.

The roof deck clause also states that decks to be 1 metre setback from parapets and chimneys. With a typical terrace house of approximately 5 metre width, by the time you have double brick side parapets of approximately 30 cm on each side, this leaves a deck width of only 2.4 metres. This is a fairly impractical size for a roof deck, especially if it is a green roof. With these conditions, the green roof will only be able to take up less than half of the roof space, vastly diminishing the benefits of installing a green roof. This will decrease their utility and so will not be a common feature of renovations. As such, this will have significant long term impacts on both the temperature across yarra as well as in the Council's commitment for the area to become carbon neutral with the subsequent increase in use of mechanical cooling than what could be with the encouragement of green roof installation.

The introduction of the two room requirement in the residential alterations or additions sections could also be a problem for some sites. For example, our current home is an open design factory conversion. As such, we have 1 room upstairs that is 19m long and downstairs we only have 2 rooms. Under the proposed text, it appears that we wouldn't be able to do any alterations or additions to our entire dwelling as this would be within the 2 front room zone. While our building is not usual for Yarra, the wording of the text will provide difficulties to apply especially to former industrial or commercial buildings.

In summary, I would like to see:

- The Climate Emergency that we face means that Environmentally Sustainable Design must be central to all designs and underpin all planning application decisions.
- Distinction between a green roof and a conventional roof deck due to the ESD benefits green roofs provide.
- Green roofs and walls receive greater weighting in decision making when there is conflict with heritage objectives. Where these are sensitively designed, green roofs and walls should take precedence over heritage values.
- Solar passive designs and external features that reduce shading on windows in summer should take precedence over heritage values if they are sensitively designed to reduce visual impact and especially if they eliminate the need to install mechanical heating and cooling.
- Clearer guidance in the application of clause 71.02-03 of the Yarra Planning Scheme which already states that where there are conflicting objectives that they should be found in favour of net community benefit and sustainable development for the benefit of present and future generations.

Planning decisions have a long term impact on how an area changes over time. In a world that will be several degrees warmer than it is now, hopefully we will live in an area that is full of green infrastructure that is more resilient to temperature shocks and we can look back to now as the time that kick started the greening of Yarra's built heritage. The

alternative of continuing the increase in the amount of hard surfaces in developments will see us live in a much hotter local environment heavily reliant on artificial cooling. Hopefully changes can be made to Amendment C269 to see the planning process help support the community to play their part in responding to the Climate Emergency that we all face.



Fitzroy North 3065

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Submission to Amendment C269Yara
Date: Tuesday, 15 December 2020 10:17:17 AM
Attachments: [image001.png](#)
[image002.png](#)
[20201215_Submission to C269vara.pdf](#)

Dear Madam / Sir

We were recently made aware of the Proposed Planning Scheme Amendment C269Yara. Following this, we have prepared and submit the attached written submission to proposed Amendment C269Yara. We submit on behalf of our client, Argo Group, who are the landowners for 1330137 Victoria Parade, Fitzroy.

Please don't hesitate to contact me or [REDACTED] (cc'd) if you have any queries.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]

HUMAN HABITATS
[REDACTED]
[REDACTED]

Season's Greetings! Please note, our office will be closed from 5:00pm Tuesday 22nd December, 2020 and will reopen at 9:00am Monday 18th January, 2021.

15 December 2020

Strategic Planning Unit
Yarra City Council

Dear Sir / Madam

WRITTEN SUBMISSION TO AMENDMENT C269YARA

Human Habitats acts on behalf of Argo Group who are the landowners of 133-137 Victoria Parade, Fitzroy (the subject site). We write in relation to proposed Planning Scheme Amendment C269yara of the Yarra Planning Scheme.

We have reviewed the Amendment C269yara material and while we agree with the spirit of this Amendment, we believe that the subject site is unique, and should be designated in a “*High Change Area*” and not “*Moderate Change Area*”. We say this for the following reasons:

1. The subject site is on the periphery of the Melbourne CBD, on a major boulevard and tram route (12 and 109), and within a designated Activity Centre. These locational attributes of the subject site demonstrate that it is a prime location for a significant development outcome. We note these locational attributes underpin the urban consolidation objectives contained within broader strategic planning policies such as Plan Melbourne.
2. Victoria Parade is an exceptionally wide boulevard that can accommodate significant built form without resulting in any unreasonable visual impacts to the street. The proposed ‘moderate change area’ will result in built form outcomes that are not commensurate to the width of the boulevard.
3. The subject site sits within a built form environment that is characterised by a mix of mid-rise large format institutional and commercial buildings. A significant development on the site would sit comfortably amongst the scale and massing of these large format buildings.
4. Due to the positioning of the site on the northern side of Victoria Parade, a taller building will not result in any overshadowing impacts to existing residential areas, nor would a taller building cast any shadows on any public parks or gardens.

For the reasons outlined above, we believe that the subject site can accommodate a significant development outcome and therefore should be designated as a “High Change Area” in Amendment C269yara.

Should you have any queries, please don’t hesitate to contact the undersigned on [REDACTED] or via email to [REDACTED]

Yours sincerely

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Saturday, 19 December 2020 2:34 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment C269 - submission

Follow Up Flag: Follow up
Flag Status: Flagged

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I was appalled at the attitude, language and behaviour of local council reps and planning officers to an overdevelopment behind my home in Fitzroy that was eventually allowed to proceed. I lost all respect for the planning office and local council reps and was dismayed, distressed and outraged at your lack of care, your shortsightedness and your obvious fear of developers and VCAT.

Your ignorance and lack of regard for community and responsible place making was extremely concerning and shameful particularly when benchmarked against modern European cities. A review of your woefully inadequate planning process is long overdue. I sincerely hope the process includes recruitment of properly qualified and responsible planning designers and that everyone involved grows a conscience. What you are currently allowing in Fitzroy/ Yarra is nothing short of a disgrace.

Yours sincerely
 [REDACTED]

This email was sent by [REDACTED] via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol RFC 3834 we have set the FROM field of this email to our generic no-reply address at [REDACTED], however [REDACTED] provided an email address [REDACTED] which we included in the REPLY-TO field.

Please reply to [REDACTED] at [REDACTED].

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE C269 AMENDMENT
Date: Wednesday, 23 December 2020 4:47:54 PM

Hi [REDACTED]

I was an objector at the VCAT hearing for 9-13 Stewart Street Richmond.

I was the person who questioned the zoning of the site.

The council reply memo dated 16 December 2020 re VCAT's query concerns me.

Re the C191 amendment: The MUZ north of Richmond Station was not discussed. Hence the "land subject to future STRATEGIC work". noted on the map. (The word strategic omitted from the memo)

There has been no strategic planning work presented for the MUZ in the C269 amendment that I can find.

Re the last paragraph of the memo. I am fearful that the council is intending to include the MUZ within the Swan Street Activity centre via the C269 amendment without any strategic work or consultation.

The MUZ should require a stand alone amendment.

I hope that having made a submission regarding the C269 amendment that I have a further say in this matter.

Regards

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: Monday, 11 January 2021 1:57:00 PM
Attachments: [image879419.jpg](#)
[image585118.png](#)
[image237966.png](#)
[image789302.png](#)
[image175535.png](#)
[image084834.png](#)
[image165154.jpg](#)
[201218_Yarra_Amendment_C269_submission_letter.pdf](#)

To whom it may concern,

Please find attached letter relating to Yarra Council's Amendment C269.

Regards,

[REDACTED]



[REDACTED]

a: [REDACTED]

t: [REDACTED] | [REDACTED]

e: [REDACTED] | w: www.salta.com.au



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18 December 2020

Salta Properties Pty Ltd
ACN 005 011 049

City of Yarra
Strategic Planning Department

Melbourne VIC 3001
Ph: [REDACTED]

By email: [REDACTED]

WWW.SALTA.COM.AU

Dear Sir/Madam,

Re: Submission to Proposed Amendment C269

The purpose of this correspondence is to express our interest in Council's work to date and formally make a submission in relation to exhibited Amendment C269 to the Yarra Planning Scheme.

We also write to participate in any Panel established to consider Amendment C269 Panel hearing. We request the Council as the planning authority refer this submission to the Panel appointed pursuant to section 22(2) of the *Planning and Environment Act 1987 (the Act)*.

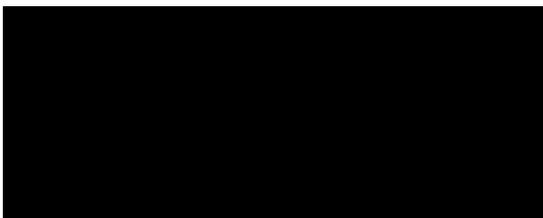
As Council are aware, we are a long established property development company, with substantial land ownership within the City of Yarra. We have undertaken and completed a multitude of significant redevelopment projects in the municipality over the past decade, resulting in a substantial contribution to the redevelopment of the area. Of particular note, are an array of sites within the Victoria Street East Precinct (Major Activity Centre) and the Victoria Gardens Shopping Centre which have been redeveloped.

We are in the process of undertaking a thorough review of Councils proposed local planning policies to align with the new format Planning Policy Framework (PPF) including the background documents such as the Yarra Housing Strategy and Activity Centres Roles and the other documents which sit behind the amendment.

We commend Council for the work undertaken to date to translate to the PPF framework, but we also express a level of concern with the amount of new information and policy that is being advanced by proposed Amendment C269. In this regard we are of the view the proposed adjustments to the policy framework has the potential to undermine key State policy initiatives that direct more intense development outcomes within designated activity centres and urban renewal areas. Accordingly, we look forward to the opportunity to work with Council on this important initiative and anticipate expanding on this submission, including at any independent panel assembled.

We await further correspondence from Council with respect to the next stage in the process.

Yours faithfully,
Salta Properties Pty Ltd



[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 January 2021 10:04 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment C269 - submission

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

The heritage houses, shops, laneways, parks and diverse areas in our community are the heart and soul of Yarra. The new C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra.

Here in the City of Yarra we are very fortunate to have such a variety of local shopping areas, many with historic buildings which form a unique streetscape. If large developments are allowed in and close by these precincts the character of these historic areas will be completely lost.

During the 2020 lockdown it was of great comfort to be able to use these local shopping areas with a diversity of shops for our shopping needs and to support these local businesses as they were supporting us.

I accept that there should be some residential development but it should not be allowed to tower over the the levels of the existing streetscapes or at the expense of the viability, diversity and heritage of the local area.

There is a need to encourage adaptive re-use of buildings rather than demolition and to provide affordable housing within the City of Yarra.

It is important to consider the laneways, open spaces and trees across the city and protect them for future generations as these are part of our history.

Yours sincerely,

[REDACTED]

Fitzroy North, Victoria, 3068, Australia

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[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 January 2021 12:16 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment C269 - submission

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

My Activity Centre is North Fitzroy village. It matters to me that the village character and heritage appeal is protected, it is what matters most to our community and why people choose to live and visit the area. It is an area dominated by low rise and fine grain stock. The small diverse nature of the shops is human scale, it encourages us to linger, to meet, to socialise and to connect. The scale of multiple storey developments is the antithesis to connectivity. Connectivity promotes social cohesion and community wellbeing.

Recent LAPM and local community efforts to count traffic in our area - have demonstrated the walkability and bike riding nature of this area. Our village is surrounded by iconic landmarks such as the Edinburgh Gardens, a heritage precinct that includes the State listed Pinnacle building and bookended by the award winning Bargoonga Nganjin library. The library is an example of how activity centres should be developed - the priority should be for the benefit of the community - to improve or add value to the character and amenity of the site rather than being maximised for profitability.

I accept that residential development along the lines of the Yarra Housing Strategy makes sense. I live adjacent to a neighbourhood activity centre in an incremental development area - yet at a recent VCAT hearing re the Piedimonte's application - for a part 7, part five large scale development (equivalent to 9 residential levels) the developers argued that this 27m plus height is in line with incremental development, arguing also that the demolition of heritage buildings and loss of many active individual shops such as the Pharmacy and Best St Store is consistent with Yarra's policies for activity centres.

This is not how the strategy reads and this is not in line with community expectations, nor community net benefit - "Limit housing growth in minimal change areas and incremental change areas outside activity centres to ensure development responds to the small lot sizes, neighbourhood character and identified heritage significance.

Support mixed use development in incremental change areas within activity centres to maintain the role and function of the centres as locations for economic activity."

Housing affordability was another argument that the developers at the Piedimonte's application embraced. Even though they did not mention the expected price range for these apartments, nor did they include any of the

apartments for social housing. They gave sweeping reference to affordability while proposing many of the two bedroom apartments without direct access to sunlight and air, or enough room for four people to sit at a dining table, and a myriad of design problems. Yes social and community housing should be mandated in the design phase - at least 10percent. It should not be forgotten that developers contribute to housing speculation which inflates house prices.

Yarra is an important part of the Melbourne brand. To accept that 8-14 storeys for the low-rise local shopping strips that are the heart and soul of our community, is to accept that the development opportunities are given priority over the health and wellbeing of communities. This level of growth is outdated, inappropriate and unacceptable – hugely detrimental to both the “heritage place” and the village’s economic viability as a 20 minute neighbourhood activity centre, and creates a precedent for further inappropriatedevelopments in our village locale. In our community incremental growth is 2-4 levels and moderate growth is 4-6. High change is 8plus. Yours sincerely,

[Redacted]

Fitzroy North, Victoria, 3068, Australia

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[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 January 2021 5:16 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment C269 - submission

Thank-you for this opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I really value the green spaces and use Edinburgh Gardens daily and Merri Creek regularly to walk my dogs. These encounters with nature are wonderful for my mental health and the parks are also social hubs and build a sense of community among locals. Please keep many parts of Yarra accessible to dogs for the health and wellbeing of many residents.

I value permit parking for residents and am worried about the increased population density due to apartments. The parks are currently overrun by some days and can not withstand ever increasing use.

I love the heritage charm of the inner suburbs and the eclectic retail options available. We do not need towering apartments on every corner nor mega supermarkets in small shopping strips.

Our public transport options are amazing as is our local library service.

Access to effective, more extensive and regular recycling collections is an ongoing necessity.

Yours sincerely,

[REDACTED],

North Fitzroy Australia

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Please reply to [redacted] at [redacted]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Planning Amendment C269 - Submission on behalf of James Richardson Corporation - 35-47 Lithgow Street, Abbotsford
Date: Friday, 22 January 2021 1:27:52 PM
Attachments: [image001.jpg](#)
[image003.jpg](#)
[C269 - Submission on behalf of James Richardson Corporation - 35-47 Lithgow Street, Abbotsford.pdf](#)

ATTN STRATEGIC PLANNING

Dear Sir / Madam,

Please see attached a submission to Planning Amendment C269, made on behalf of our client *James Richardson Corporation Pty Ltd*. This submission relates to our client's interest in the property at 35-47 Lithgow Street, Abbotsford.

We looking forward to discussing these matters with you in due course, and we reserve the right to make further submissions in relation to these matters.

If you have any queries please do not hesitate to me at the details provided below.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

HUMAN HABITATS

[REDACTED]



Human Habitats

www.humanhabitats.com.au
ABN 48 115 201 356

22 January 2021

Yarra Council Strategic Planning
[REDACTED]
[REDACTED]

Dear Sir / Madam,

SUBJECT: AMENDMENT C269 SUBMISSION ON BEHALF OF JAMES RICHARDSON CORPORATION PTY LTD

PROPERTY: 39-47 LITHGOW STREET, ABBOTSFORD 3067

Human Habitats acts on behalf of James Richardson Corporation Pty Ltd in relation to their property at 39-47 Lithgow Street, Abbotsford ("our client's site"). We write in response to the exhibition of Amendment C269 to the Yarra Planning Scheme ("the Amendment"). The Amendment includes a substantive update to the Local Policies of the Yarra Planning Scheme, a number of which will impact our client's site.

On behalf of our client, we wish to make the following submissions:

1. That we support the inclusion of the site within the Victoria Street Major Activity Centre, within the Strategic Framework Plan in Clause 02.04-1; and
2. That we do not support the designation of the site as an Incremental Change Area for the purpose of Clause 16.01-2L. Instead, we wish to propose that the site be otherwise designated as a Moderate Change Area, which better reflects its position within the Victoria Street Major Activity Centre and its future development potential.

Our justification and reasons for making these submissions are outlined in the remainder of this correspondence.

1 Background

Our client's site is located on the Western side of Lithgow Street, opposite the Abbotsford Primary School. The site has a total area of 3081sqm and comprises a two-storey, 19th century brick built industrial complex sometimes known as the former Schweppes Cordial factory. The building has been identified as being 'individually significant' within the context of the broader William Street Precinct in Abbotsford (HO339).

In addition to its heritage context, the site is located within the Mixed Use Zone and currently provides for the operations of the James Richardson Corporation, including office use as well as warehouse and storage.



Figure 1 - Site plan and existing conditions

2 Submissions

On behalf of our client, there are a number of matters that we wish to raise with the Council and with the Planning Panel in due course.

2.1 Inclusion within the Victoria Street Major Activity Centre

Firstly, our client wishes to express its support for the site's inclusion within the Victoria Street Major Activity Centre. We recognise the State Government's vision for Major Activity Centres to be the focal points for services, employment, housing, public transport, and social interaction. It is our client's firm view that the site does and will continue in the future to contribute to the vitality and activity of the Victoria Street Major Activity Centre.

The background report *Activity Centres - Roles and Boundaries (City of Yarra, October 2019)* provides justification for the site's inclusion in the Major Activity Centre. With reference to relevant guidance (PPN58: Structure Planning for Activity Centres) it is noted that the site is a Mixed Use area which is contiguous with Category 1 and 2 and does (or could) have a strong physical connection to the retail core. Further to this, we note that the site is also a strategic development site which is capable of accommodating future employment and/or housing growth. Despite the site's heritage constraints, its significant footprint and Mixed Use Zoning are notable opportunities for accommodating future development and intensification.



2.2 Designation as an Incremental Change Area for the purpose of Clause 16.01-2L Location of Residential Development

The overarching objectives of Clause 16.01-2L is *to direct the majority of new housing development within an activity centre or major regeneration area (as shown on the Strategic Framework Plan in Clause 02.04-1); and to maintain the character and scale of established residential areas that have limited potential for housing growth.*

In our view, there appears to be a disconnect in the rationale which includes this site within the Major Activity Centre and that which proposes to designate the site as an Incremental Change Area. With reference to proposed Clause 16.01-2L, the purpose of incremental change areas is to provide incremental change by encouraging development;

- *Of one or two dwellings on typically small individual lots or smaller scale apartment development*
- *That respects the character of the street.*

While our client agrees that future development should respect the character of the street, the site is clearly not a small individual lot, nor is suitable for smaller scale apartment development. Given that the site comprises a heritage building, if any future development is to include residential uses it is likely to be in the form of a conversion, with upper level additions. Given the sheer scale of the site, “small scale apartment development” simply does not capture the site’s obvious potential.

In our view, the site should be allocated as a Moderate Change Area for the purpose of Clause 16.01-2L. In strategic terms, this better aligns with the designation of the site as part of the Victoria Street Major Activity Street, noting the overarching objective for Moderate Change Areas is to *direct the majority of new housing development within an activity centre or major regeneration area.*

The proposed strategies for Moderate Change Areas also better reflects the site’s context, and development potential. These strategies are as follows:

- *To support medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape.*
- *Encourage lot consolidation where appropriate to facilitate residential areas that have limited potential housing growth.*

The site responds to the first of these strategies due to its location within the Mixed Use Zone, and the requirement for any future development to respond to its heritage significance and streetscape.

It also responds to the second of these strategies, despite already being consolidated, because of its context as a large site capable of accommodating housing growth, within a residential streetscape where there is otherwise limited potential housing growth (due to the prevailing character of small lots, comprising heritage buildings).



3 Conclusion

For the reasons set out in this correspondence, our client James Richardson Corporation Pty Ltd wishes to make the following submissions to Amendment C269 to the Yarra Planning Scheme:

1. The inclusion of the site within the Victoria Street Major Activity Centre, within the Strategic Framework Plan in Clause 02.04-1 is supported; and
2. That the designation of the site as an Incremental Change Area for the purpose of Clause 16.01-2L is not supported. Instead, we wish to propose that the site be otherwise designated as a Moderate Change Area, which better reflects its position within the Victoria Street Major Activity Centre and its future development potential.

Our client looks forward to engaging in discussions with Council in the hope of agreeing a position as the strategic policy position for the site. Notwithstanding, our client reserves the right to make further submissions to this amendment in due course, including appearing at Planning Panel if required.

If you would like to discuss this submission further please don't hesitate to contact the undersigned at [REDACTED] or by phone on [REDACTED].

Yours sincerely,

[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Wednesday, 10 February 2021 12:45 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment C269 - submission

Follow Up Flag: Follow up
Flag Status: Flagged

good afternoon,

The proposed amendment C269, whilst seeming like an opportunity for “growth” helps only the froth of the property developers and very little of the local residents, one only needs to look at Brunswick East/Brunswick/Collingwood smith st to see the very poor developments the government approves to be developed. Please do not continue to destroy this lovely city.

I am making this submission to help ensure Yarra’s liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Yours sincerely,

[REDACTED]
 Fitzroy, Victoria, 3065, Australia

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Please reply to [REDACTED] at [REDACTED].

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[Redacted]

From: [Redacted]
Sent: Wednesday, 17 February 2021 2:17 PM
To: [Redacted]
Cc: [Redacted]
Subject: Submission to Amendment C269
Attachments: Submission to Amendment C269_Besen Gertrude.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

Please find attached a submission on behalf of Besen Gertrude Pty Ltd to Amendment C269.

Don't hesitate to contact [Redacted] should you have any queries.

Kind regards,

[Redacted] **Tract** [Redacted]

 [Redacted]

[www](#)    

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Yarra Strategic Planning Department
City of Yarra

17 February 2021

via email: [REDACTED]

Dear Sir/Madam

**Amendment C269 (Yarra Planning Scheme)
Submission on behalf of Besen Gertrude Pty Ltd**

We act on behalf of Besen Gertrude Pty Ltd in relation to 1-9 Gertrude Street, Fitzroy (**Site**).

We are writing to you in relation to Amendment C269 to the Yarra Planning Scheme (**Amendment**) which seeks to update and translate existing local policies into a new format introduced by the State Government.

Our client has recently become aware of the Amendment. Having reviewed the exhibited documentation, we can confirm that we support the structure and formatting of the Amendment. We do, however, submit that elements of the Amendment proposed by Council can be improved and we therefore provide the following comments for Council's consideration (with suggested changes shown in red text).

Clause 15.01-1L Urban Design

With regard to 'Development adjacent to land in a Heritage Overlay', we support the following strategy:

Provide a sympathetic and respectful design response that does not dominate an adjacent heritage place.

We recommend that the following strategies under this same subheading be removed (or, alternatively, made policy guidelines) to allow for flexibility in circumstances where development can achieve the above strategy without necessarily providing a transition in height nor matching the streetwall height of the adjoining building:

~~*Provide a transition from any adjacent building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.*~~

~~*Adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.*~~

We recommend that the following strategy under 'Laneways' is amended to focus on the outcome of providing safe access for vehicles and pedestrians instead of limiting the means of achieving this to providing a ground floor setback:

~~*Where laneways are too narrow, provide safe access for vehicles and pedestrians including through a ground floor setbacks from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians.*~~

Clause 15.01-2L Building Design

We recommend that the following strategy under 'Building heights' is amended as follows:

~~*Ensure Encourage the height of new buildings to respond to the height of adjoining predominant development, unless indicated otherwise in the planning scheme.*~~

Clause 15.01-2L Landmarks

We support the clarification this policy provides in better identifying primary views and architecturally significant features of the landmarks in Table 1: Landmark primary viewpoints and architectural significant elements.

We recommend providing further clarity around what level of 'clear sky' is considered 'adequate' between new development and the landmark in relation to the following strategy:

Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development.

Clause 15.03-1L Heritage

With regard to the several references to 'existing heritage building or streetscape', we would recommend reviewing these in light of the terminology 'heritage place' used in the heritage overlay and elsewhere in this policy.

We recommend that the following strategy under 'Residential infill' is amended as follows:

Set back residential infill development a similar distance from the principal street frontage to ~~those of adjoining heritage buildings.~~ the prevailing street pattern.

We recommend that the following strategy under 'Commercial heritage places' is amended as follows as policy cannot require an outcome:

~~Require~~ Encourage new development in activity centres to respect the prevailing street wall height in the immediate area.

Clause 15.03-1L World Heritage Environs Area

We understand that this policy will be reviewed and likely updated as part of the broader review of the World Heritage Management Plan and WHEA Strategy Plan. We look forward to engaging with any future amendment process regarding this policy on behalf of our client.

Other Comments on the Amendment

We note that we have only provided comment on those elements of the Amendment that are of most relevance to the redevelopment of the Site.

We reserve our right to make further submissions on this Amendment in due course.

Should you have any queries or matters you would like to discuss do not hesitate to contact me on 8420 0643.

Yours sincerely

[Redacted signature]

[Redacted name]

Tract

[Redacted contact information]

From: [REDACTED]
Sent: Saturday, 27 February 2021 12:51 PM
To: [REDACTED]
Subject: Amendment C269 - Submission

Follow Up Flag: Follow up
Flag Status: Flagged

I wish to oppose this amendment on grounds of cultural and historical importance.

[REDACTED]

Sent from my iPhone

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment C269 Submission
Date: Tuesday, 16 March 2021 11:09:19 AM
Attachments: [image001.jpg](#)
[C269_Submission.pdf](#)

Dear Sir/Madam

We act on behalf of UEM Sunrise (Collingwood Development) Pty Ltd, owner of the land at 21-53 Hoddle Street, Collingwood.

Our client has recently been made aware of proposed Planning Scheme Amendment C269 (the Amendment) and wishes to make the attached submission opposing the Amendment.

We also confirm that our client's desire to be heard at any independent Panel appointed to review and consider submissions to the Amendment.

If you have any questions, please do not hesitate to contact us.

Thank you

[REDACTED]



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[REDACTED]
Strategic Planning Department

[REDACTED]
[REDACTED]
RICHMOND VIC 3122
[REDACTED]
[REDACTED]

Date: 11 March 2021

Re: **Submission to Amendment C269 to the Yarra Planning Scheme**

Dear Sir/Madam

We act on behalf of UEM Sunrise (Collingwood Development) Pty Ltd, owner of the land at 21-53 Hoddle Street, Collingwood.

Our client has recently been made aware of proposed Planning Scheme Amendment C269 (**the Amendment**) and wishes to make the following submission opposing the Amendment. We also confirm that our client's desire to be heard at any independent Panel appointed to review and consider submissions to the Amendment.

In broad terms, we understand the Amendment proposes to update a series of local policies and update the format of the Yarra Planning Scheme (**the Scheme**) as per the State Government's Smart Planning Program (Amendment VC148).

Firstly, our client understands that this Amendment seeks to reframe the built form policy to temper support for buildings higher than 5 to 6 storeys by removing the current Strategy 17.02 at Clause 21.05-2. Instead, Council has sought to include a series of low-rise, mid-rise and high-rise terms, albeit without qualification. This would create considerable uncertainty for the community, and it is at odds with the intended purpose of Schemes as being a single, contained document that clearly outlines development and land use expectations and outcomes.

Our client is also concerned that its site continues to fall within a policy 'gap', whereby their site has not been included in a built form study or structure plan review area. While the site is well-positioned, of a large area, on a prominent corner location along a Main Road/Boulevard, our client is concerned it has not been appropriately identified as being capable of accommodating a scale and intensity of development reflective of the site's enviable strategic attributes. Our client is surprised that Hoddle Street has not been reviewed as a singular entity or Boulevard, as part of this extensive strategic planning process.

Our client strongly opposes the 'mid-rise' or 'moderate change' growth classification for their site and submits it should be reasonably anticipated for 'high change' given the main road frontage, proximity to higher order activity centres, public transport and bicycle infrastructure, and significant separation from Yarra's low scale, sensitive, historically significant residential neighbourhoods.

Our client is also concerned with the large number of background documents sought to be included in the Scheme. Many of these documents are quite old (including an 8 year old parking strategy) or have previously been included in the Scheme as Reference Documents. Our client is concerned that Council

is now seeking to include many of these documents retrospectively as part of the Scheme whereas they did not seek their inclusion as part of past amendments. e.g. The *Sustainable Design Assessment in the Planning Process (IMAP, 2015)* document was not incorporated or included as a background document with Clause 22.17 (Environmentally Sustainable Development) when Amendment C133 it was gazetted over 5 years ago, however Council now seeks to include this as a Background Document.

On behalf of our client, we also make the following objecting submissions to the Amendment:

- We understand the varied and new policies are based on Council's Planning Scheme Review that is now 7 years old. A considerable time has therefore passed, and our client submits that this undermines the value of the background work that has underpinned this amendment.
- We understand that Clause 71.02-2 will continue to guide how the Scheme is interpreted, meaning that:

A planning policy may include policy guidelines. Policy guidelines indicate how objectives can be met and how strategies can be implemented. A responsible authority must take a relevant policy guideline into account when it makes a decision under this planning scheme, but is not required to give effect to it. If the responsible authority is satisfied that an alternative approach meets the objective, the alternative may be considered.

Language throughout should include words such a 'should' or 'it is encouraged' as opposed to 'provide' given the planning system is intended to be performance based and can not account for each site context or design approach.

Much of the language throughout Council's new policies does not build in flexibility to take unique scenarios into account. For example, the proposed Clause 15.01-1L includes a strategy to *'Adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading'*. There may be scenarios or design responses which warrant a varied design response.

- **15 Built environment and heritage**
 - o Clause 15.01-1L (Urban Design):
 - **Development adjacent to land in a Heritage Overlay** should define what is 'adjacent' and should accept that design approaches (or other methods) other than height, setbacks and sitting can achieve a sympathetic and respectful design response.
 - **Laneways** should identify that the character of the laneway may need to change to align with other policy directions such as the zoning of the and/or Activity Centre positioning. Language should also be improved such as *'avoids light spill'* to *'avoids unreasonable light spill'*. Overlooking guidance across laneways should also be clear in terms of what is 'unreasonable', potentially linking back to Clauses 55 or 58, depending on the site context, zoning and policy aspirations.
 - **Boulevards** is confusing in that it aims to improve the landscape character of Hoddle Street, where limited landscaping currently exists. The strategy to *'Provide a transition in built form between the boulevards and their low-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevards'* does not take into account the Commercial 2 Zoning along the rear of much of the Hoddle Street facing properties and this has been drafted assuming a rear abuttal to low-scaled residentially zoned land.
 - o Clause 15.01-2L (Building Design):
 - **Building form** does not take into account a site context with an emerging or varied preferred future character is envisaged by the Scheme.
 - **Building heights** does not envisage taller development unless Council has prepared a Design and Development Overlay. This could unreasonably

constrain development where Council elects not to pursue a Planning Scheme Amendment and does not accept that unique situations may emerge (such as multiple landholdings in one ownership) which could facilitate development of scale and support the overarching urban consolidation objectives of the State.

- **Mid-rise development** does not define what height is envisaged and does not provide clarity or certainty for either developers or the community more broadly.
 - **Building setbacks** also does not take into account a site context with an emerging or varied preferred future character is envisaged by the Scheme. This is also an unusual, subjective statement and limits design options or approaches *'Use materials at upper levels that are recessive in finish and colour'*.
 - **Walls on boundaries** should replace *'adverse'* with 'unreasonable' to ensure that site context and planning controls (such as the relevant zone) can be taken into account.
 - **Site coverage** should also ensure that site context is taken into consideration.
 - **Impact of development on adjoining properties** should again build in an 'unreasonable' statement to ensure that site context and planning controls (such as the relevant zone) can be taken into account.
 - **Roof form** guidance appears to be focused on smaller residential developments and does not anticipate this could provide guidance to built form within activity centres or on prominent corner sites where varied roof forms may be desirable to achieve broader urban design objectives such as placemaking.
 - **Materials** again, 'unreasonable detriment' should be used to ensure the strategic context is taken into consideration.
 - **Landscaping** does not appear to consider the varied contexts throughout the municipality and varied need or ability to achieve the listed strategies.
 - **Frontages** strategies should consider that a site may have multiple frontages of different orders (i.e. main road, side road, laneway) and that vehicular access is a necessary requirement for most developments.
 - **Service equipment** it is not understood where the strategy to allow no more than half of the roof of a development to be occupied by equipment (except solar panels) is derived. There could be design responses where a greater area is required and does not result in an unreasonable urban design outcome.
 - **Policy guidelines** is unreasonably onerous given this policy would apply to all applications. Clauses 54, 55 and 58 already require this information and in non-ResCode or non-BADS applications, this would be an excessively onerous requirement for applicants and could establish unreasonable expectations for residents. The response to the site analysis again refers back to the scale, bulk and character of the area, where the policy objectives may in fact anticipate or support change.
- Clause 15.02-1L (Environmentally sustainable development):
 - **Policy guidelines** should continue to include the statement 'unless otherwise agreed by the Responsible Authority' to acknowledge that not all applications identified may necessitate a Sustainable Design Assessment (**SDA**) or a Sustainable Management Plan (**SMP**).
 - **Policy Commencement** should align with the gazettal of the amendment, pending Ministerial approval. It would be unreasonable and unjust to not include a transitional provision for these requirements.
 - Clause 15.03-1L (Heritage)
 - **Strategies** views the Heritage Policy guidance in isolation of other policy objectives (such as development within activity centres or in mid-rise or high-rise development areas) and focuses on the minimal change residential character areas. Policy guidance also needs to clearly anticipate that some demolition or works may be acceptable where there are non-heritage elements even within contributory or individually significant buildings.

- 16 **Housing**
 - o Clause 16.01-2L (Location of residential development)
 - **Objective** fails to identify the role the Municipality’s main roads (including Hoddle Street) can have in contributing to delivering additional housing to the community.
 - **Strategies** – Our client does not agree with the ‘moderate change’ classification of their site given the Commercial 1 Zoning of the land, the site’s excellent access to public transport, services and amenities and the position along Hoddle Street. The moderate change guidance unreasonably imposes the requirement to respond to heritage significance (there is none abutting our client’s site) and streetscape character, failing to anticipate a degree of change and improvement along this important Boulevard.

The housing policies at the proposed Clause 16 clearly demonstrate there is a strategic planning and policy gap in Council’s understanding of Hoddle Street and there is no clear vision for how this prominent Main Road within Melbourne more generally should be developed in a manner that will enhance the streetscape through activation, an additional population and high-quality urban design and placemaking.

- o Clause 16.01-3L (Housing diversity)
 - **Strategies** fails to define ‘housing diversity’ and inaccurately assumes that ‘families’ are equivalent to larger household units.
- o Clause 16.01-4L (Housing affordability)
 - **Strategies** does not provide clear guidance as to when affordable housing should be included in developments.

- 17 **Economic development**

- o Clause 17.01-1L (Employment)
 - **Strategies** fails to acknowledge that commercial land in employment areas can (and should) provide complementary residential accommodation or dwellings that support employment.

The strategies are also unclear in terms of ‘wider’ footpaths. Does this anticipate wider than current, wider than average, or is this only intended to apply to Cremorne? A clear footpath width target should be identified in the event existing footpaths already comply with Council’s intended vision and do not need to be ‘wider’.

- o Clause 17.02-1L (Retail)
 - **Strategies** inappropriately attempt to interfere with the market. It is unclear how planning can encourage ‘niche retailers’.

- 18 **Transport**

- o Clause 18.02-1L (Sustainable transport)
 - **Strategies** – Clarification is needed to confirm if the statement ‘*Encourage lower amounts of car parking within developments*’ relates to lower amounts than as outlined at Clause 52.06 or a relevant Parking Overlay, or another intended outcome. If Council is seeking to limit the provision of parking in development, the appropriate tool is the Parking Overlay. The existing minimum parking requirements of Clause 52.06 are fundamentally inconsistent with the strategies in this proposed policy.

In our view, a Green Travel Plan may be a relevant permit condition in some instances. However, we would submit on behalf of our client this is not a

relevant application requirement or determinant as to whether a development is suitable for approval.

- Clause 18.02-1L (Walking)
 - Where policies call for public realm improvements (such as upgraded footpaths, bicycle paths or publicly accessible links through large sites), it should be clear that this is in lieu of the Developer Contribution Plan Overlay (DCPO) requirements of the Scheme, as introduced through the gazettal of Amendment C238 on 1 February 2021.
- Clause 18.02-1L (Cycling)
 - This policy is inconsistent with the control at Clause 52.34 in terms of bicycle parking provision through the inclusion of BESS as a policy guide. Notably, applicants may wish to rely on GreenStar or another relevant assessment tool to achieve the Clause 22.17 (or proposed Clause 15.02-1L) objectives.

BESS was not used to guide the current Clause 22.17 in terms of bicycle parking and notably, these rates have not been vigorously tested to-date.

- Clause 18.04-2L (Car parking)
 - **Strategies** - Clarification again is needed to confirm if the statement ‘*Support a reduction in the required number of car parking spaces...*’ relates to lower amounts than as outlined at Clause 52.06 or a relevant Parking Overlay, or another intended outcome.

It is also unclear if ‘*adequate bicycle parking*’ is intended to refer to Clause 52.34 or Council’s perceivable intended attempt within the proposed Clause 18.02-1L to increase bicycle parking requirements.

- 19 Infrastructure

- Clause 19.03-2L (Development Contributions)
 - **Strategies** – Should link to the DCPO to clarify that additional contributions above the DCPO are not sought by this proposed policy.

- 02 Municipal Planning Strategy

- In **built environment and heritage** it is stated that:

The existing scale of development within the municipality is mostly characterised by low to midrise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. This scale is also represented by many of the small heritage shopfronts within retail strips. In parts of Yarra there is a strong composition of mid-rise and some taller buildings, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses. These mid-rise and some taller buildings comprise modern apartments and offices.

Our client would strongly refute this description of the Municipality. Again, this depends on what constitutes ‘low’, ‘midrise’ and ‘taller’, with this strategy at least clarifying that ‘taller’ is above 14 storeys.

There is also a notable absence of decision guidelines which enable applications to rise above the ‘midrise’ height category, again, although this is not a defined term in the Scheme as exhibited.

The loss of a statement such as Strategy 17.2 of Clause 21.05-2 within the current Scheme could significantly undermine the Municipality's contribution to urban consolidation and may see unique development opportunities missed (such as multiple landholdings in one ownership).

In our submission on behalf of our client, this approach undermines the performance-based planning system in which the New Format Planning Schemes were founded.

Notably, there have also been 'taller' developments outside activity centres and not along Main Roads, contrary to the proposed Metropolitan Planning Strategy. This includes the Caydon developments in Cremorne and the Yorkshire Brewery redevelopment.

The policy also states that:

The large public housing estates provide a contrasting built form character of apartment buildings set in landscaped grounds.

There have been various Victorian Civil and Administrative Tribunal decisions which have established that the public housing towers are not necessarily a contrast to the Municipality's built form; rather the Tribunal has acknowledged that it forms part of the existing character or context.

The Metropolitan Planning Strategy statements also focus on the employment generating role of the Gipps Street Precinct, without noting the complementary role of accommodation in these areas. We submit on behalf of our client that their site falls within a policy gap whereby it is within the Gipps Street employment precinct, yet also within the Commercial 1 Zone (which allows accommodation) and along a Main Road. This site affords clear and substantial opportunities and benefits for increasing housing and employment in this location, while in turn and improving the urban form, character and both day and night-time activation through employment and housing activities.

The absence of clear direction in the Design and Development Overlay – Schedule 2 (Main Roads and Boulevards) has also not been improved through this amendment and there is an opportunity for Council to establish a clear vision for this important Boulevard; to create a sense of place and identity.

It is submitted that the existing strategy 17.2 in Clause 21.05 should be retained as it has proven to provide an effective policy basis for Council and VCAT to determine whether the scale and intensity of development is appropriate or not.

- **72.08 Schedule to background documents**

A large number of documents are proposed to be incorporated into the Scheme as part of this amendment. While some are currently reference documents (e.g. the Burra Charter, BESS and Green Star) their upgraded status to a background document may lead to confusion as to Council's Planning Scheme expectations. If it is desired by Council that elements of these reference documents are incorporated with more weight in the Scheme, this should be in the form of a Policy amendment to ensure the intended consequences are clear for the community.

There is also a suite of new documents which are sought to be included as Background Documents. This includes (but is not limited to) reports/studies that deal with affordable housing, open space contribution, noise and vibrations, landmarks and views, urban design, housing strategy, urban forestry, waste management and water sensitive urban design.

Our client submits that these documents should not be included as part of the Scheme as Background documents as they have not been assessed forensically, been through any Planning Scheme Amendment process themselves and have not been publicly exhibited or tested to warrant their inclusion.

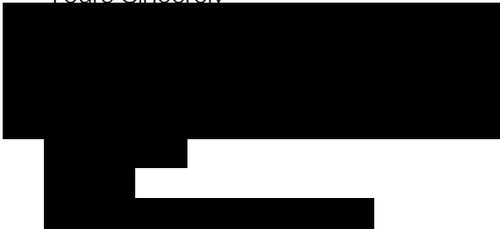
- **74.01 Schedule to application of zones and overlays**

Our client opposes the inclusion of this Schedule as it introduces Council's own classified change areas (which again have not been clearly defined in terms of outcomes to be achieved) to the zoning expectations. In particular, the Neighbourhood Character and General Residential Zones include the ability for Council to include Neighbourhood Character Objectives within Schedules, and this information would be more appropriately included at this point.

We respectfully submit that the Amendment requires substantive changes to address the concerns raised and to ensure that the proposed policy provisions provide an appropriate, fair, efficient and sustainable land use and development framework for the Yarra community.

We would be pleased to discuss these matters with officers if that would assist Council with its consideration of the submissions and the Amendment.

Yours Sincerely

A large black rectangular redaction box covers the signature and name of the sender. The redaction is complete, obscuring all text and graphics that would normally be present in a signature block.

[REDACTED]

From: [REDACTED]
Sent: Monday, 12 April 2021 4:46 PM
To: [REDACTED]
Subject: AmendmentC280yara

Follow Up Flag: Follow up
Flag Status: Flagged

We all oppose the proposed amendment . What the council has already ensured gridlock in our area. It is an obvious attempt to create a further income stream of extra rates. How about you council members thinking of the residents for a change and not the developers.

[REDACTED]

Amendment C269

December 04, 2020 at 4:55 pm AEDT

To: [REDACTED]

**I write to provide resident feedback to the proposed amendment C269.
This submission is from [REDACTED]**

We need to maintain open space, keep and enhance tree plantings in both public and private spaces and keep stormwater onsite and harvest and infiltrate it.

Specific comments

15.01-1L Urban Design

Protection of Historic / Heritage Laneways

In the Yarra Planning Scheme, Strategy 18.1 of Objective 18 addresses the reestablishment of historic street patterns, ie. *“Encourage the re-establishment of streets and laneways through new development sites where such links were part of the historic street pattern, except where this will cause detrimental traffic impacts”*.

The original villages across Yarra have historic laneways that are ROW’s for the retail shops that fronted the high streets. Developments often consolidate titles including ROWs when the opposite should occur. The laneways of Melbourne’s CBD are a big drawcard for the city, Yarra should be adopting the same strategy within it’s activity centres. The historic laneways need to be heritage listed and protected.

Overshadowing of Parkland

A vexed issue is the overshadowing of public open spaces. Melbourne City Council has objected to shadowing of parks and wants the Planning Minister to adjust the time of year that overshadowing impacts must be considered by planners to winter – not equinox times in March and September as is now the case. A local example is the proposed redevelopment of the Porta site at 224-256 Heidelberg Road. The proposal is 6-13 storey buildings that will significantly overshadow Yarra Bend Park in winter. Overshadowing of public open space should be based on the winter solstice, not the equinox.

No Height Restrictions for Commercial C1Z

Under Clause 21.05-2 on Urban design, relevant objectives and strategies include Objective 17:

Objective 17 To retain Yarra’s identity as a low-rise urban form with pockets of higher development.

Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:

- [if !supportLists] · [endif]Significant upper level setbacks
- [if !supportLists] · [endif]Architectural design excellence
- [if !supportLists] · [endif]Best practice environmental sustainability objectives in design and construction
- [if !supportLists] · [endif]High quality restoration and adaptive re-use of heritage buildings
- [if !supportLists] · [endif]Positive contribution to the enhancement of the public domain
- [if !supportLists] · [endif]Provision of affordable housing

The terms “ *low rise, mid-rise and high-rise* ” are ambiguous and open to interpretation.

Developers will be able to submit applications and justify far greater heights.

15.01-2L Building Design

Above Grade Carparks

Developers are incorporating ground floor and above carparks in their development proposals and designs. This is to avoid the time and cost in building basement carparks. The impact of above ground carparks is that developments end up being higher than they should be, ground floor commercial space is diminished and it results in poor street level activation of developments.

Compliance with Better Apartment Design Standards (BADs)

The practice seems to make trade-offs or compromise with the objectives of BADs. The goal is to provide more sustainable and liveable new dwellings within Yarra so applications should have 100% compliance with BADs.

Roof Top Gardens

Developers are using roof top gardens as default for meeting public open space requirements with new developments. This is lazy design and a flag of over development. This also reduces the sustainability of new developments as the footprint of rooftop solar panels is minimised. Where possible public open space should be at ground level.

Landscaped Setbacks

Alphington and Fairfield residential dwellings are designated as Garden Suburban Residential with generous front and side setbacks. New developments should respect the garden and green character of Alphington and Fairfield by having landscaped setbacks.

Shade Sensitive Interface

Considering all the commercial zones on Heidelberg Road within Yarra are on the southern side and interface with NR2 residential zoned houses. Banyule has a comprehensive Ivanhoe Structure Plan that comprises of 13 different interfaces:

- [if !supportLists]a) [endif]Laneway Setback
- [if !supportLists]b) [endif]Main Street Interface
- [if !supportLists]c) [endif]Narrow Side Interface
- [if !supportLists]d) [endif]Landscape Setback
- [if !supportLists]e) [endif]Urban Street, Urban Laneway and Side Interface
- [if !supportLists]f) [endif]Lower Density Interface
- [if !supportLists]g) [endif]Shade Sensitive Interface
- [if !supportLists]h) [endif]Parking Interface
- [if !supportLists]i) [endif]New Laneway with Parking Interface
- [if !supportLists]j) [endif]Public Space and Landscape Settings
- [if !supportLists]k) [endif]Upper Level Setbacks

Yarra should also have shade sensitive interfaces for Heidelberg Road.

15.01-2L Landmarks

Alphington and Fairfield have some heritage listed buildings and landmarks such as the World War I monument in Alphington Park.

The industry reference book, “Essentials of Urban Design”, authored by Mark Sheppard provides a definition:

Landmark *A natural or built element that stands out from its surroundings. Usually a tall building or one with a particular notable use, such as a railway station.*

There has been an emphasis of built elements as landmarks in Yarra, there needs to be the recognition of natural landmarks. An example is the London Plan trees lined street vista of Park Avenue in Alphington that frames the heritage listed the World War I monument in Alphington Park. This formed part of the Avenue of Honour that returned service people marched along from Alphington Station every Anzac Day. Natural vistas and landmarks like this need to be acknowledged and protected.

15.02-1L Environmentally Sustainable Development

The Yarra Council should be setting a high environment standard with new developments. The standard should be like the Nightingale development at 72a Station Street Fairfield.

The Nightingale development is a part six (6) and part five (5) storey building associated with 20 dwellings and three (3) retail premises. In terms of environmental design, I would suggest that the Nightingale 2.0 development is considered industry “best practice” in terms of excellence.

The STEP assessment for 72a Station Street, Fairfield is as follows:

Category	Required score	Project score
Greenhouse emissions from energy use	25%	43%
Peak energy use	10%	100%
Mains water use	25%	36%
Stormwater quality	100%	136%
Building materials	11%	20%
Project sustainability score		335/500

Table 1 – Nightingale STEP assessment

The Sustainable Management Plan stipulated six objectives:

Energy Efficiency	[if !supportLists] · [endif]Minimum 7.5 star average thermal performance rating (40% less energy for space conditioning than a 6-star home) [if !supportLists] · [endif]Zero fossil fuels in operation
Sustainable Energy Supply	[if !supportLists] · [endif]15 kW rooftop PV system [if !supportLists] · [endif]100% renewable energy (generated on-site or off-site)
Water Efficiency & Management	[if !supportLists] · [endif]Potable water consumption of 110 litres per person per day [if !supportLists] · [endif]Storm rating of 125%
Sustainable Waste Management	[if !supportLists] · [endif]80% of construction waste diverted from landfill
Sustainable Transport	[if !supportLists] · [endif]90% of trips to work, study & social events completed using public transport or active transport
Materials Selection	[if !supportLists] · [endif]Use of materials that have lower embodied energy, use recycled content and renewable resources, exclude harmful substances such as Volatile Organic Compounds (VOCs) and are more durable

Table 2 – SMP objectives

The Nightingale 2.0 development has been based on design excellence & realised industry “best practice” opportunities to maximise thermal efficiency:

[if !supportLists] · [endif]Orientation of all apartments living areas to north, no internal passages are included in the development & excellent cross ventilation opportunities for all apartments

[if !supportLists] · [endif]Glazing ratios carefully managed (particularly to west & south to reduce unwanted heat gain & heat loss)

[if !supportLists] · [endif]Specification of high, performance, double glazed timber-framed windows throughout

[if !supportLists] · [endif]Balconies to the north & open walkway to the south of each floor will be thermally broken from the slab, reducing thermal transfer

[if !supportLists] · [endif]Installation of centralised heat pump boilers to provide efficient heating and hot water to the apartments

[if !supportLists] · [endif]Due to significant insulation & excellent passive thermal performance, no active space cooling beyond ceiling fans will be provided to apartments or commercial tenancies

11.03-1L Activity Centres

Expansion of Alphington Activity Centre

There is concern in relation to the expansion of the Alphington Activity Centre, particularly in

relation to the inclusion of the site at 582 Heidelberg Road Alphington. This site currently provides space for office workers. A previously rejected planning application proposed the redevelopment whereby the office space is replaced by a gym and café, upon which was a proposed residential tower. Effectively the proposal replaced higher value employment opportunities with lower value, casual employment opportunities for the neighbourhood.

Hierarchy of Alphington Activity Centre

The current Yarra Planning Scheme designates the Alphington Activity Centre as a Neighbourhood Activity Centre. Amendment C269 seems to imply that all activity centres in Yarra are the one and same. Heidelberg Road is not Bridge Road or Brunswick Street. Alphington and Fairfield residential dwellings are designated as Garden Suburban Residential with generous front and side setbacks. The hierarchy of Activity Centres must be recognised and maintained, otherwise higher order development in lower order activity centres will completely change the local character of the neighbourhood.

Diversity of development

When reviewing the features of the “20 minute neighbourhood” of Plan Melbourne there are six key pillars:

- [if !supportLists] · [endif]Local shopping & health services
- [if !supportLists] · [endif]Local schools
- [if !supportLists] · [endif]Local parks, sport & recreation
- [if !supportLists] · [endif]Housing diversity
- [if !supportLists] · [endif]Local transportation including cycling & walking
- [if !supportLists] · [endif]Local employment opportunities

Every planning application for commercial zoned lots in Alphington (assume the same for most of Yarra) are generally a residential tower with a few retail spaces that are typically gyms or cafes. Also the valued ground floor space is taken up by carparks and building services which is detrimental to the local economy. Effectively valuable commercial space is surrendered to lower value employment opportunities. These outcomes do not contribute to the 20 minute neighbourhood of providing a diverse mix of local employment opportunities. Residents will be forced to seek job opportunities outside their neighbourhood which puts further strain on the public transport system and/or adds to the traffic congestion of roads. The COVID lockdown has been the catalyst for the change in work practices, Yarra Council should be developing policy that attracts more local employment opportunities. A key part for this to happen is to have the space to do so.

Proposed Commercial C2Z Development

The Commercial lots in Fairfield fronting Heidelberg Road are zoned C2Z. The draft Heidelberg Road Local Area Plan proposes to develop these lots to the same height and density as the C1Z zoned lots in the Alphington NAC. The community feels that this is an overdevelopment of the C2Z lots.

12.03-1L River Corridors

Yarra Riverbank adjacent to the AMCOR redevelopment site has incurred considerable damage with the collapse of significant trees and riverbank slumping. The accountability for this damage has been severely lacking by both Council and Glenwill. The protection of the river corridors needs to be strengthened, particularly with new developments.

Amendment C269

December 04, 2020 at 4:55 pm AEDT

To: [REDACTED]

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Under Clause 21.05-2 on Urban design, relevant objectives and strategies include Objective 17:

Objective 17 To retain Yarra’s identity as a low-rise urban form with pockets of higher development.

Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:

- [if !supportLists] · [endif]Significant upper level setbacks
- [if !supportLists] · [endif]Architectural design excellence
- [if !supportLists] · [endif]Best practice environmental sustainability objectives in design and construction
- [if !supportLists] · [endif]High quality restoration and adaptive re-use of heritage buildings
- [if !supportLists] · [endif]Positive contribution to the enhancement of the public domain
- [if !supportLists] · [endif]Provision of affordable housing

The terms “ *low rise, mid-rise and high-rise* ” are ambiguous and open to interpretation.

Developers will be able to submit applications and justify far greater heights.

15.01-2L Building Design

Above Grade Carparks

Developers are incorporating ground floor and above carparks in their development proposals and designs. This is to avoid the time and cost in building basement carparks. The impact of above ground carparks is that developments end up being higher than they should be, ground floor commercial space is diminished and it results in poor street level activation of developments.

Compliance with Better Apartment Design Standards (BADs)

The practice seems to make trade-offs or compromise with the objectives of BADs. The goal is to provide more sustainable and liveable new dwellings within Yarra so applications should have 100% compliance with BADs.

Roof Top Gardens

Developers are using roof top gardens as default for meeting public open space requirements with new developments. This is lazy design and a flag of over development. This also reduces the sustainability of new developments as the footprint of rooftop solar panels is minimised. Where possible public open space should be at ground level.

Landscaped Setbacks

Alphington and Fairfield residential dwellings are designated as Garden Suburban Residential with generous front and side setbacks. New developments should respect the garden and green character of Alphington and Fairfield by having landscaped setbacks.

Shade Sensitive Interface

Considering all the commercial zones on Heidelberg Road within Yarra are on the southern side and interface with NR2 residential zoned houses. Banyule has a comprehensive Ivanhoe Structure Plan that comprises of 13 different interfaces:

- [if !supportLists]a) [endif]Laneway Setback
- [if !supportLists]b) [endif]Main Street Interface
- [if !supportLists]c) [endif]Narrow Side Interface
- [if !supportLists]d) [endif]Landscape Setback
- [if !supportLists]e) [endif]Urban Street, Urban Laneway and Side Interface
- [if !supportLists]f) [endif]Lower Density Interface
- [if !supportLists]g) [endif]Shade Sensitive Interface
- [if !supportLists]h) [endif]Parking Interface
- [if !supportLists]i) [endif]New Laneway with Parking Interface
- [if !supportLists]j) [endif]Public Space and Landscape Settings
- [if !supportLists]k) [endif]Upper Level Setbacks

Yarra should also have shade sensitive interfaces for Heidelberg Road.

15.01-2L Landmarks

Alphington and Fairfield have some heritage listed buildings and landmarks such as the World War I monument in Alphington Park.

The industry reference book, "Essentials of Urban Design", authored by Mark Sheppard provides a definition:

Landmark *A natural or built element that stands out from its surroundings. Usually a tall building or one with a particular notable use, such as a railway station.*

There has been an emphasis of built elements as landmarks in Yarra, there needs to be the recognition of natural landmarks. An example is the London Plan trees lined street vista of Park Avenue in Alphington that frames the heritage listed the World War I monument in Alphington Park. This formed part of the Avenue of Honour that returned service people marched along from Alphington Station every Anzac Day. Natural vistas and landmarks like this need to be acknowledged and protected.

15.02-1L Environmentally Sustainable Development

The Yarra Council should be setting a high environment standard with new developments. The standard should be like the Nightingale development at 72a Station Street Fairfield.

The Nightingale development is a part six (6) and part five (5) storey building associated with 20 dwellings and three (3) retail premises. In terms of environmental design, I would suggest that the Nightingale 2.0 development is considered industry “best practice” in terms of excellence.

The STEP assessment for 72a Station Street, Fairfield is as follows:

Category	Required score	Project score
Greenhouse emissions from energy use	25%	43%
Peak energy use	10%	100%
Mains water use	25%	36%
Stormwater quality	100%	136%
Building materials	11%	20%
Project sustainability score		335/500

Table 1 – Nightingale STEP assessment

The Sustainable Management Plan stipulated six objectives:

Energy Efficiency	[if !supportLists] · [endif]Minimum 7.5 star average thermal performance rating (40% less energy for space conditioning than a 6-star home) [if !supportLists] · [endif]Zero fossil fuels in operation
Sustainable Energy Supply	[if !supportLists] · [endif]15 kW rooftop PV system [if !supportLists] · [endif]100% renewable energy (generated on-site or off-site)
Water Efficiency & Management	[if !supportLists] · [endif]Potable water consumption of 110 litres per person per day [if !supportLists] · [endif]Storm rating of 125%
Sustainable Waste Management	[if !supportLists] · [endif]80% of construction waste diverted from landfill
Sustainable Transport	[if !supportLists] · [endif]90% of trips to work, study & social events completed using public transport or active transport
Materials Selection	[if !supportLists] · [endif]Use of materials that have lower embodied energy, use recycled content and renewable resources, exclude harmful substances such as Volatile Organic Compounds (VOCs) and are more durable

Table 2 – SMP objectives

The Nightingale 2.0 development has been based on design excellence & realised industry “best practice” opportunities to maximise thermal efficiency:

[if !supportLists] · [endif]Orientation of all apartments living areas to north, no internal passages are included in the development & excellent cross ventilation opportunities for all apartments

[if !supportLists] · [endif]Glazing ratios carefully managed (particularly to west & south to reduce unwanted heat gain & heat loss)

[if !supportLists] · [endif]Specification of high, performance, double glazed timber-framed windows throughout

[if !supportLists] · [endif]Balconies to the north & open walkway to the south of each floor will be thermally broken from the slab, reducing thermal transfer

[if !supportLists] · [endif]Installation of centralised heat pump boilers to provide efficient heating and hot water to the apartments

[if !supportLists] · [endif]Due to significant insulation & excellent passive thermal performance, no active space cooling beyond ceiling fans will be provided to apartments or commercial tenancies

11.03-1L Activity Centres

Expansion of Alphington Activity Centre

There is concern in relation to the expansion of the Alphington Activity Centre, particularly in

relation to the inclusion of the site at 582 Heidelberg Road Alphington. This site currently provides space for office workers. A previously rejected planning application proposed the redevelopment whereby the office space is replaced by a gym and café, upon which was a proposed residential tower. Effectively the proposal replaced higher value employment opportunities with lower value, casual employment opportunities for the neighbourhood.

Hierarchy of Alphington Activity Centre

The current Yarra Planning Scheme designates the Alphington Activity Centre as a Neighbourhood Activity Centre. Amendment C269 seems to imply that all activity centres in Yarra are the one and same. Heidelberg Road is not Bridge Road or Brunswick Street. Alphington and Fairfield residential dwellings are designated as Garden Suburban Residential with generous front and side setbacks. The hierarchy of Activity Centres must be recognised and maintained, otherwise higher order development in lower order activity centres will completely change the local character of the neighbourhood.

Diversity of development

When reviewing the features of the “20 minute neighbourhood” of Plan Melbourne there are six key pillars:

- [if !supportLists] · [endif]Local shopping & health services
- [if !supportLists] · [endif]Local schools
- [if !supportLists] · [endif]Local parks, sport & recreation
- [if !supportLists] · [endif]Housing diversity
- [if !supportLists] · [endif]Local transportation including cycling & walking
- [if !supportLists] · [endif]Local employment opportunities

Every planning application for commercial zoned lots in Alphington (assume the same for most of Yarra) are generally a residential tower with a few retail spaces that are typically gyms or cafes. Also the valued ground floor space is taken up by carparks and building services which is detrimental to the local economy. Effectively valuable commercial space is surrendered to lower value employment opportunities. These outcomes do not contribute to the 20 minute neighbourhood of providing a diverse mix of local employment opportunities. Residents will be forced to seek job opportunities outside their neighbourhood which puts further strain on the public transport system and/or adds to the traffic congestion of roads. The COVID lockdown has been the catalyst for the change in work practices, Yarra Council should be developing policy that attracts more local employment opportunities. A key part for this to happen is to have the space to do so.

Proposed Commercial C2Z Development

The Commercial lots in Fairfield fronting Heidelberg Road are zoned C2Z. The draft Heidelberg Road Local Area Plan proposes to develop these lots to the same height and density as the C1Z zoned lots in the Alphington NAC. The community feels that this is an overdevelopment of the C2Z lots.

12.03-1L River Corridors

Yarra Riverbank adjacent to the AMCOR redevelopment site has incurred considerable damage with the collapse of significant trees and riverbank slumping. The accountability for this damage has been severely lacking by both Council and Glenwill. The protection of the river corridors needs to be strengthened, particularly with new developments.