

# Yarra Planning Scheme

## Amendment C269

Submissions



Amendment C269 - Submission  
 August 19, 2020 at 11:10 am AEST

To: [REDACTED]  
 Cc: [REDACTED]

?  
 Hi Team

One item which I can't see covered anywhere in the Scheme or amendments, but is an ongoing concern, relates to the number of retail street level premises which remain empty and are in derelict conditions – including extensive litter, graffiti, post bills attached, broken windows, dirty and filthy conditions.

There appears to be no current requirement for commercial land owners to maintain their premises in a fit state when unoccupied for periods of time.

This creates huge impacts on neighbouring owners, tenants and residents due to the spread of graffiti, pest control issues, fire hazards, other safety and security hazards (including squatters at premises), and the decreased amenity value of shopping strips.

How can this be incorporated to ensure that responsibilities can be placed on owners and developers for the up keep of their buildings. This needs to be incorporated into planning and building controls to enable council to be able to enforce and act on this growing problem.

An example of properties which have remained empty for over 10 years and in derelict condition are adjacent to my existing leased premise at [REDACTED]



Kind regards

[REDACTED]

[REDACTED]

Director - Eureka Coffee



Specialty Batch  
 Roasted Coffee



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 Direct from the Growers



growersespresso.com.au  
 eurekacoffee.com.au

Eureka Coffee Pty Ltd

Ph [REDACTED]

Fax [REDACTED]

Email [REDACTED]

Web [www.eurekacoffee.com.au](http://www.eurekacoffee.com.au)

Growers Espresso - Eureka Coffee's Retail Store, Espresso Bar and Office

[REDACTED]

[REDACTED]

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Amendment C269

August 26, 2020 at 5:31 pm AEST

To:

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Dear Yarra City Council,

With all the blocks of flats continually being built they now really resemble a ghetto. So with all these extra thousands of people,

I suggest you need an increased frequency of trams. Trams trams trams constantly running so people can get to work on time,

can get to appointments on time and can get to the football on time without waiting for the next packed tram. More trams will

keep people moving.

Resident and rate payer.

Amendment C269

August 30, 2020 at 11:51 am AEST

To: [REDACTED]

**Dear Planning Officers**

**I seek Council's rectification of certain contradictions between provisions in the planning scheme affecting adjoining buildings/street frontages in Nicholson Street. I further seek mandated height limits on Nicholson Street. Nor should such mandated limits enable a single storey, street front heritage building be assumed to be subject to application of that upper limit, if heritage protection is to have any statutory force and meaning.**

**While North Carlton, including Nicholson Street, is ostensibly protected by Heritage Overlay [HO326], Nicholson Street is also zoned Commercial Zone 1 [C1Z]. Developments in Nicholson Street clearly impact on residential areas to the west. Yet, according to Clause 21.05-2 developments within such an activity centre should generally be no more than 5-6 storeys, whereas Clause 32.09-10 specifies that in a Neighbourhood Residential Zone, the height limit is 9 metres, to a maximum of 2 storeys. This inherent conflict must be resolved in Amendment C269.**

**Just as there are now mandated height limits in Queens Parade, Fitzroy, so that principle must apply to new developments in Nicholson Street, including both street frontage and overall development height. Further, there is need for mandated transition in building heights between adjacent sites with conflicting/duplicate zoning. This will entail specification of setback of new developments both from street frontage and from residential properties to the rear.**

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

Amendment C269 - Submission  
August 31, 2020 at 4:36 pm AEST  
To: [REDACTED]

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I have read through your Amendment c269 regarding the specific future issues relating to infrastructure Policies with specific reference to public transport.

I attended one of your earlier public forums on these topics and made a specific suggestion reference to investigating the possibility of reestablishing the Cremorne Railway Station at the intersection of the southern side of the existing railway bridge crossing and Balmain St Cremorne. Refer insert pic.

The original Cremorne Gardens Station, which was originally built back in 1859 and closed in 1863, was built on the northern side of the railway crossover bridge over Balmain Street. They had vision and a purpose way back then, its about time we revisited this - we now dont need "vision" its happening NOW and there to be seen!

Your current planning Amendment makes no specific identification reference about investigating this much needed Infrastructure in this fast developing, high density commercial precinct and yet you refer and identify specific future support to the Epworth Hospital, ACU and StVincents Hospital precincts?

Why hasnt this significant Cremorne commercial growth precinct been similarly highlighted in your Strategic Framework Plan, as a Major Cremorne current / future Employment Precinct. (Refer pic). Surely with the projected massive increase in commuting employees to this precinct, a more efficient and accessible public transport infrastructure plan ( ie additional Railway Station) is a key element of any future planning of this precinct! This future Cremorne Station would simmarly also support the projected huge increase of new hotel and residential projects. eg. Nylex/ Malt District development.

The Cremorne workers/ residents need more efficient direct access to this fast growing precinct. Richmond station is far too removed and inconvenient for commuters from the North/ West and southern suburbs of Melbourne. Any new Cremorne station positioned, is actually further distanced apart than the current East Richmond and Richmond stations.

Obviously the State Govt will need to be lobbied by Council to activate and fund this new station proposal and hence the necessity for Council to specifically investigate and highlight this initiative in its future Infrastructure Planning Policy. There appears to be significant, and I assume, Vic Rail owned land adjoining this identified site and as such, to assist Govt funding, a

joint Council and State Govt agreement could be reached to sell/ lease the significant, strategic, commercial air rights directly above and adjoining this site!

Sent from my iPad

██████████  
 FW: Amendment C269 - Submission  
 August 31, 2020 at 5:18 pm AEST  
 To: ██████████

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**TO: Strategic Planning Yarra City**

Further to my uncompleted earlier email today.....please find below for your attention and response - with pic attachments.  
 Thanks

██████████  
 ██████████  
 ██████████

·                   **From:** ██████████  
**Date:** 31 August 2020 at 4:36:25 pm AEST  
**To:** ██████████  
**Subject:** Amendment C269 - Submission

I have read through your Amendment c269 regarding the specific future issues relating to infrastructure Policies with specific reference to public transport.

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The original Cremorne Gardens Station, which was originally built back in 1859 and closed in 1863, was built on the northern side of the railway crossover bridge over Balmain Street. They had vision and a purpose way back then, its about time we revisited this - we now dont need “vision” its happening NOW and there to be seen!

I look forward to your feedback on this suggestion.

Regards

[REDACTED]

Cremorne Resident

[REDACTED]

Sent from my iPad

Submission no.4 Referenced Images





[REDACTED]  
Make My Neighborhood Safe

September 08, 2020 at 2:13 pm AEST

To: [REDACTED]

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Since the Safe Injection Room was introduced, drug dealing and " shooting up " has increased in my street to the point where, when this is going on, I no longer feel safe walking in my neighborhood.

I would like a clear statement of the policing policies in the area around the facility, as drug dealers obviously and brazenly continue their business with apparent impunity.

It is not sufficient to be told that clean-ups of syringes have been increased as if this is a benefit. It only acknowledges that there are more needles in the streets.

I care about the welfare of drug addicts but would like to know what my Council plans to do about my welfare.

September 06, 2020 at 9:30 am AEST

To: [REDACTED]

I would like to know how the north side of Swan St between Burnley and Stawell St has had approvals for such greater height limits as per 439-441 Swan St.

Given that there is a narrow laneway between that building and the residential buildings behind, the scale between 3 storey residential buildings and a 10 storey office building is ridiculous. The neighbouring developments on Swan St are a more respectable and respecting 6 storeys which provides a far more appropriate scale.

Why would you approve such a high building on such a small footprint which dominates everything around it?

The last time I remember having any opportunity for input was in the draft Swan St plan some years ago that languished with no attention from council. And now we are seeing the 5 storey proposed height then suggested is now doubled.

That 10 storey development you have now endorsed will of course be used as the acceptable standard.

One wonders whether it will even be used as office space given post pandemic work pattern changes.

For the love of God don't repeat this mistake.

The south side of Swan St was the proposed higher development space around the train station. Again - it was proposed for 7 storeys when we were approached for input. Whilst I could accept greater development along there, the poor folk on the south of them in Madden Grove will lose so much solar access if 14 storeys is approved.

But back to. my main question - why 10 storeys????

Yours sincerely

[REDACTED]  
[REDACTED]  
Richmond 3121  
[REDACTED]

[REDACTED]  
Amendment C269-Submission  
September 08, 2020 at 3:43 pm AEST  
To: [REDACTED]

Please find attached my submission in relation to Yarra Planning Scheme Amendment C269

Regards

[REDACTED]  
[REDACTED]  
Carlton North, Vic 3054  
Phone [REDACTED]  
Email : [REDACTED]



### **Attention : Strategic Planning Amendment C269**

You have indicated that you are currently updating the policies in your planning scheme through Amendment C269 and have called for submissions on the proposed changes.

#### Heritage

The current planning scheme has numerous references to maintaining and protecting the heritage of our city heritage buildings. As part of this heritage protection, the whole of Carlton North is covered by a heritage overlay which incorporates stringent guidelines as to what can not only be built, but what alterations can be made to existing buildings. These guidelines are meant to protect the heritage nature of our buildings and the heritage streetscape.

The current planning scheme at clause 32.09-10 restricts the construction of buildings within this heritage area to no more than 2 stories and must not exceed 9 metres. This appears a sensible guideline to protect heritage buildings within the Carlton North heritage overlay.

#### Building Heights

The current Planning Scheme contains little specific height limits, but rather a series of suggested heights which at times I believe are in conflict with your vision of protecting heritage areas. In this regard I note clause 21.05-2 currently indicates development in an activity centre should generally be no more than 5-6 storeys.

It is currently proposed to amend the Scheme to include

- Clause 15.01-2L - 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 which include activity centres
- Clause 11.03-1L – Maintain the local convenience retail role of the municipality's local activity centres including Nicholson Street South Carlton North

#### The Conflict

Nicholson Street Carlton North is included in a heritage overlay to protect the heritage homes therein. However the West side of Nicholson Street Carlton North is also zoned Commercial 1 [C1Z] and I understand in an activity Centre which allows for much higher buildings to be constructed in what is a heritage area with the potential to dominate height wise the heritage homes behind any such development.

Submission

It is submitted that height limits [maximum number of storeys] should be included in the amendments to the Planning Scheme in relation to any new developments on the west side of Nicholson Street Carlton North and at a reduced level that allows for a transition in building heights between commercial buildings in Nicholson Street and the heritage homes behind them. This maximum number of storeys should be no more than 3 storeys.

Yours Truly

[REDACTED]  
[REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

██████████  
Fwd: Amendment C269 - Submission  
September 08, 2020 at 4:56 pm AEST  
To: ██████████

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**I have been a resident and Rate payer of Carlton North for over 23 years.**

**With one of the Municipal Planning Strategy's Strategic Directions being the one below :**

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

**My Submission is as follows :**

**- Return the Rights to the people and all the Rate Payers in Yarra rather than to Developers and reduce the over balanced focus on money. Eg. Developers wanting to build a 7 Storey apartment block. How does that enhance the character and heritage of the city ?**

**- Be more Congruent with Character and Heritage by**

**ensuring ALL street works and roadworks are done in Heritage Style ( eg. Bluestone blocks, pavers, etc ) rather than a mix of non heritage in one street and then heritage in another. Confusing Character and reducing Heritage.**  
**It is appalling to live in a street such as Station street with such a lack of character and heritage.**

**A further example of this mix, incongruency and the reduction in character and heritage is all the speed humps and gutters that are not heritage style**  
**.**

**Photos attached below :**

1A2643E5-0209-433C-B4BD-48CE7CF40FD6.jpeg



F4E7E877-19BF-41C1-9109-E42D3081C259.jpeg



0110FB9E-28A3-4093-833C-C4FC651F383C.jpeg



0C184384-D7B6-4284-A0F2-86E24FF96A1C.jpeg





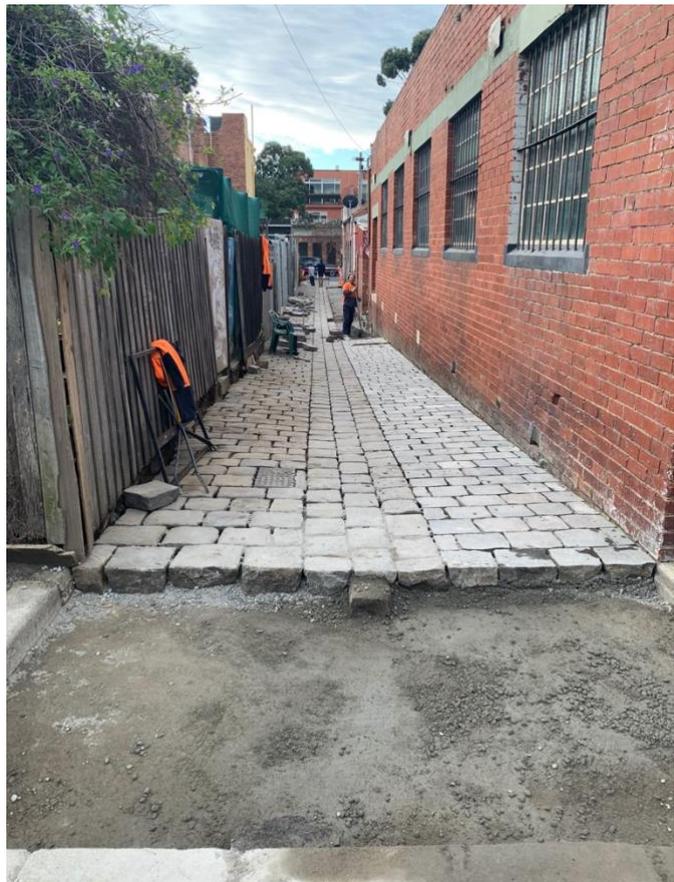
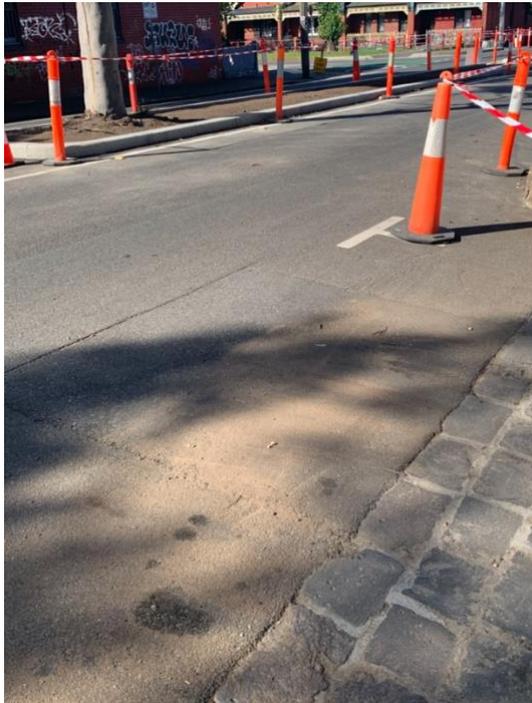
**- A concerted effort to stop, restrict and reduce the continually increasing non residential traffic moving or “rat running” through the local streets. In order to restore and re -enhance the character of the city because this amount of traffic through the local**

**streets was never the character of for example  
Carlton  
North.**

[REDACTED]

**Sent from my iPad**  
It

Submission no.8 Attached Images





Amendment C269

September 10, 2020 at 9:48 am AEST

To: [REDACTED]

Cc: [REDACTED]

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Hi ,

My name is [REDACTED], and I live on [REDACTED]. I am responding to an email invitation from Yarra City Council to make a submission on input for planning for the future. I have given it a lot of thought, as there as been plenty of time for that during my life in lockdown in an apartment on my own, but may I add, never lonely.

I believe the Yarra Council will need to tackle development going into the future with a multi-layered approach. Be prepared for more consultation with your communities, listen to what they need, and continue to support them as businesses and families in these communities slowly find their new normal.

A suggestion for the Yarra Planning Scheme Amendment C269 is consider providing more pocket parks for those of us living in all these high rise developments being built at the moment. Use these pocket parks and green spaces as venues for small neighbourhood concerts (as Brisbane is doing with their Cul-De Sac Concerts for the Brisbane Festival).

Melbourne citizens need the Councils to lead the way with thoughtful inspiration and care. We need to find our confidence and beating heart again.

With respect,

[REDACTED]

[REDACTED] from my iPhone

Amendment C269 - Submission  
September 10, 2020 at 4:17 pm AEST  
To: [REDACTED]

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Planning Officer

My family and I have lived in the City of Yarra for over 20 years. We have seen this municipality grow enormously. My submission being as follows:

1. There is a need to offer an integrated approach to planning. We see Zones being changed from Warehousing Zone 3 changed to become Commercial Zone 1 or 2. This has resulted in former premises demolished and medium density dwellings built. However there have been inadequate street parking to sustain these developments.
2. There is a need for 3-bedroom apartment units to be built with a 2-carspace and the 1 or 2-bedroom units with at least one car space. Further, there need to be a proportionate amount of Visitor Car spaces on-site too. This shall free street parking also.
3. Graffiti is making our Yarra look like ghettos. Such disrespect for private properties need to be cleaned ASAP to discourage tagging. This is especially in the case of skate parks, public parks and toilets. Graffiti makes these places feel un-safe.
4. With the growth in population, there is a need for the East-West Link. This is the greenest thing as it is inevitable for a population growth to be sustained. Metro Trains cannot carry goods and this integrated approach into the existing road infrastructure must not take a political approach. It is a liveable and clean strategy.
5. Medium density housing needs greenery too. Ensure this is a mandatory part of the new design.
6. There are too much densification of housing already and no further need for more.

Thank you, and kind regards.

[REDACTED]  
Sent from [Mail](#) for Windows 10

RE: Amendment C269 - submission

To: [REDACTED]

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RE: Amendment C269 - submission

Dear Yarra City Council,

I am perplexed that the forthcoming review of the policies in the Yarra Planning Scheme does not protect the integrity of the inner suburbs such as North Carlton.

Thoughtful considerations need to be made for:

1. Height limits for new buildings in Nicholson St;
2. Height limit for the street wall in Nicholson Street;
3. How far a building in Nicholson St should be set back above the street wall and from neighbouring properties at the rear.

I request a statement that limits the height of proposed developments of new buildings and alterations to existing buildings, especially in Nicholson Street North Carlton, be limited so to protect the heritage of North Carlton as described in the Heritage Overlay HO326.

Whilst Clause 32.09-10 of the Yarra Planning Scheme specifies that in a Neighbourhood Residential Zone such as ours in North Carlton, we cannot build higher than 9 metres and contain no more than 2 storeys...

...Clause 21.05-2 of the same scheme indicates developments within an activity centre such as Nicholson Street should generally be no more than 5-6 storeys.

This discrepancy is unacceptable as the 5-6 storeys does not protect the heritage of North Carlton which it is supposed to do. Nicholson Street is included in our Heritage Overlay whilst at the same time is zoned Commercial 1 Zone [C1Z].

As you can appreciate, this creates a conflict in that commercial buildings can be constructed in Nicholson Street whilst at the same time it is included in a Heritage Overlay. The two cannot co-exist and I am fearful as to whether Developers will win over the community who live in North Carlton, when planning permits are sought.

The fabric of North Carlton is its heritage. The history of North Carlton is its value. The reason suburbs like this exist is because the laws that govern building development is protective, for and on the behalf of the residents who live and thrive in its community.

We must not become an inner city suburb where development means getting rid of historical landscapes and devaluing the sense of place by allowing new buildings or altered buildings to dominate our streets, homes and serene vistas. Tall buildings are out of place from all angles in North Carlton; if the elevated building is on Nicholson Street, then it will be visible across the streets and homes, all the way to the Cemetery. Is this the inner city we desire? I know, I do not.

I am a constituent in this community and you are my voice. I strongly encourage

Council to incorporate height limits in Nicholson Street that protect the heritage homes of North Carlton. Please protect our City and our community in North Carlton by mandating height limits that reflect the integrity of the Heritage Overlay.

I sincerely hope you hear my plea.

Yours sincerely,

[Redacted signature]

[REDACTED]  
Amendment C269 - Submission 21.9.20  
September 21, 2020 at 4:47 pm AEST

To: [REDACTED]  
Cc: [REDACTED]

Attn: Strategic Planning, Amendment C269.

Please see the attached submission comments relating to verandahs. Late last year, as a member of HAC, I contributed input into the draft of this revised and new Heritage policy.

I feel that the matter of street verandahs has not received sufficient attention in the draft so far.

I draw attention to the fact that many heritage street verandahs are attached to former small commercial buildings and shops which are now categorised as residences. This scenario needs to be addressed. Particularly important are corner verandahs in North Carlton and elsewhere.

It is crucial that Yarra has a positive policy on the reinstatement of original verandahs to new developments behind original heritage buildings. Two examples of missed opportunities are attached.

I have also commented on the importance of proper due diligence and research and detail relating to the reconstruction of street fences. I will be submitting further on other aspects of the amendment when the opportunity reopens.

Regards

[REDACTED]  
HAC member.



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Thank you.

SUBMISSION BY

Member of HAC.

21/9/2020

ARCHITECT

## 15.03-1L Heritage

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### Proposed C269yara Policy application

This policy applies to all land within a Heritage Overlay.

#### 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).

← Verandah 21/9/2020

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.

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. ✓ YES ✓

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.

SUBMISSION

21.9.2020

### **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.

Please add  
this detail

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.

Encourage the reconstruction of original or contributory elements where they have been removed. These elements include, but are not limited to, chimneys, fences, verandahs, roofs and roof elements, wall openings and fitting (including windows and doors), shopfronts and other architectural details and features.

### **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.

SUBMISSION BY [REDACTED], ARCHITECT  
MEMBER OF H.A.C. 21.9.2020

- 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.

Where evidence of the original fence exists and gates exists, reconstruct the original fence and gate.

### **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.



↑ EVIDENCE OF  
ORIGINAL  
VERANDAH



Date: Circa 1940s.

Black and white photograph 250 x 170

Collection: [REDACTED]

Description and notes: The F. Wiltshire company buildings at the north east corner of Smith and Easey Streets, Collingwood.

The post supported cast iron verandahs return part way into Easey Street.

The original shop fronts and clerestory windows are obvious.

The cast iron verandahs were removed in the 1950s or 60s in accordance with the City of Collingwood's engineering regulations. The ingo entrances and window arrangements of both shop fronts and the return on Easey Street are currently unaltered.

The Wiltshire company business closed in 1989 and the machinery stock was sold off to overseas. The interiors of both 378 and 380 were renovated at this time.

The original street  
verandahs are obvious  
in this (collection of Yanna)  
photograph.

QUEENS PARADE SHOPPING PRECINCT  
CLIFTON HILL • NORTH FITZROY

388-390  
QUEENS PE



Nomination of Queens Parade Shopping Precinct  
for inclusion in the Victorian Heritage Register

**From:** [REDACTED]  
**Sent:** Monday, 9 November 2020 3:11 PM  
**To:** mbxStrategicPlanning  
**Subject:** Amendment C269 - Submission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attention: Strategic Planning, Amendment C269

Dear Sir or Madam,

My name is [REDACTED] and I live in Berry Street, Clifton Hill, my email address is [REDACTED]. I wish to make the following submission in relation to Amendment C269:

- (1) The current retail activity in the Berry/Ramsden Street, Clifton Hill and Spensley Street, Clifton Hill areas are very good businesses and serve the residents well. However, I do not believe they or additional retail activity need to be encouraged by being included in a Local Activities Centre. Accordingly, I oppose the inclusion of Berry/Ramsden Street, Clifton Hill and Spensley Street, Clifton Hill within the Local Activity Centres and advocate their removal. My reasons are as follows:
  - a) Queens Parade is the primary shopping area for the residents of this area. Queens Parade is suffering from the general decline in retail activity affecting most strip shopping areas (possibly hastened and amplified by the pandemic) and needs to be significantly supported and its benefits and services to residents enhanced so as to retain its vibrant character which is currently under threat. All promotion efforts should be concentrated on Queens Parade, promoting retail in the minor areas of Berry/Ramsden and Spensley Street undermines Queens Parade.
  - b) The Berry/Ramsden and Spensley Street area is well within a 20 minute walk to Queens Parade and so Queens Parade can provide local convenience for the local residents. Residents in this area do and should continue to be encouraged to access Queens Parade.
  - c) The area surrounding the parts of Ramsden and Spensley Streets identified in the Local Activity Centre Plans, is predominantly residential in nature and the entire area should be treated and viewed as a residential area not as a retail area. The nominal number of shops it contains can continue to operate and serve the residents due to their planning zoning and even without mixed use/commercial zoning with the benefit of non conforming use protection. Retail should not be overtly encouraged in such a residential area.
  - d) The Berry/Ramsden and Spensley Street areas, due to their almost entirely residential nature, are not appropriate for retail activities which reduce the amenity of the local area. The current level of retail activity is compatible with the residential nature of the area but any increase in retail (particularly in evening activity) would risk reducing local residential amenity by creating noise and car parking issues.
  - e) A number of the buildings in Ramsden and Spensley Streets identified by the Local Activity Centre Plans have already been converted to residential use, further emphasising the residential nature of the area and the lack of any necessity to expand retail activity.
  - f) There are other shops in this area which are not identified in the Local Activity Centre Plans relating to Ramsden and Spensley Streets. These shops are in Spensley Street further away from the station and in Roseneath Street and Noone Street and could be adversely impacted by any promotion of the retail premises in the Ramsden and Spensley Streets areas identified in the Local Activity Centre Plans.
- (2) The language in the Strategies section is wide and its unfettered application to the Berry/Ramsden and Spensley Streets Local Activity Centres is inappropriate and creates ambiguity. If Berry/Ramsden and Spensley Streets are retained within the Local Activity Centres, the language in the Strategies section needs to be clarified and amended so that it doesn't permit wide application of inappropriate activities in this residential area. In particular, the following specific amendment to the Strategies section are suggested:

- a) The wording should make it clear that the only activity encouraged and supported in the Berry/Ramsden and Spensely Streets Local Activity Centres is local convenience retail.
- b) Night-time economic activities and work place offers should not be encouraged/promoted as they are not local convenience retail and not appropriate in a predominantly residential area and the language in the Strategies section should make this clear.
- c) Given the residential nature of the area, any housing or commercial building proposals should be considered from a residential perspective, not a commercial perspective and again the language should make this clear.

Thank you for the opportunity to make a submission.

Yours faithfully,



[REDACTED]  
Amendment C269 - Submission  
November 18, 2020 at 1:23 pm AEDT  
To: [REDACTED]

---

Dear [REDACTED]

Thanks for giving us a copy of this Amendment for comments. Response attached.

[REDACTED]  
[REDACTED]  
[REDACTED]  
Department of Transport  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Telephone [REDACTED]  
Email [REDACTED]





Ref: PSA50/20

[REDACTED]  
Strategic Planning Unit  
City of Yarra  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

### **YARRA PLANNING SCHEME AMENDMENT C269**

Thank you for your email dated 19<sup>th</sup> August 2020 referring the above Planning Scheme Amendment to the Department of Transport for comments.

A key priority of the Department since the reform of the *Transport Integration Act 2010* on 1 January 2020 has been the integration of referral functions by the Head, Transport for Victoria for both former Vic Roads and Public Transport Victoria. Please note therefore, that this response provides a whole of Department of Transport position including both Public Transport and Roads.

The Amendment documents cover several areas of interest to the Department and broadly support Government policy objectives which is welcomed and supported.

We respectfully submit the following comments for your due consideration:

2.03: Strategic directions

Transport

The policy content is welcomed and supported as exhibited. It maybe of benefit to also reference the Principal Public Transport Network (PPTN) within this direction as the PPTN is embedded within Clause 18.01 of the Victoria Planning Provision.

11.03: Activity Centres

The Swan Street Richmond Activity Centre Plan includes the following policy objective which is supported:

*To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network. Left in left out vehicle access should be considered where access is proposed along the Principal Public Transport Network.*

It is submitted that all the Activity Centres within this Clause, with tram corridors, should also include this policy objective. It is also submitted that left in left out access be encouraged if a crossing is required along a tram corridor. This will provide additional policy weight in the Planning Scheme for the protection of the Principal Public Transport Network within the City of Yarra.

18.02-1 Cycling

Policy Guidelines

The policy content is welcomed and supported as submitted. It maybe of benefit to reference the Principal Bicycle Network (PBN), Bicycle Priority Routes (BPR) and Strategic Cycling Corridors (SCCs) to strengthen this policy content.

18.02-4: Car parking

The policy content is welcomed and supported as exhibited.

18.02-3: Road system

The policy content is welcomed and supported as exhibited

18.02-1: Sustainable transport

The policy content is welcomed and supported as exhibited. The Green Travel Plan triggers are particularly welcomed.

Thank you for the opportunity to comment on the Planning Scheme Amendment. The Department does not wish to make any further submissions.

Should you require any further clarification, please feel free to contact myself on telephone [REDACTED] or email [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]  
Planning Scheme Amendment C269 - EPA Response  
November 20, 2020 at 10:51 am AEDT

To: [REDACTED]  
Cc: [REDACTED]

Hi [REDACTED]

Please see attached for EPA's response to PSA C269.  
Feel free to contact me should you have any questions.

Many thanks,

[REDACTED]  
Senior Planning Officer  
Major Projects & Planning



Environment Protection Authority Victoria  
Southern Metropolitan Office - Dandenong  
[REDACTED] | E [REDACTED]

*We work flexibly at EPA. If I'm sending this message outside of normal business hours it's because it suits me. There is no expectation that you will respond outside your working hours.*

*A healthy environment that supports a liveable and prosperous Victoria, now and always.*

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Our Ref: 5011052

20 November 2020

██████████  
██████████  
Yarra City Council  
██████████



Dear ██████████

**RE: PLANNING SCHEME AMENDMENT C269 POLICY TRANSLATION**

Thank you for the opportunity to provide a response in relation to the proposed planning scheme amendment as outlined in your email received 19 August 2020.

**Our Understanding of the Proposal**

EPA understands the amendment is to introduce changes in accordance with VC148 which translates the current MSS and local policies into the new Planning Policy Framework.

EPA understand that the amendment is mainly policy neutral, however it proposes to update and introduce various new and revised policies, zones, overlays, provisions, and maps. Whilst these are generally minor wording changes, they extend past that of policy neutral.

EPA understand that proposed changes of interest to EPA are:

- Policy under Clause 13.07-1L Interfaces and amenity.
- Policy under Clause 11.03-1L Activity Centres
- Policy under Clause 11.03-6L
- Introducing 'Guidelines – managing noise impacts in urban development' as an Incorporated Document.

EPA supports Council undertaking the amendment and offers the following additional comments.

**Municipal Planning Strategy**

The changes proposed through this amendment are in accordance with amendment VC148. EPA acknowledge one of the main directions of Yarra is, *maintaining diversity and seeking to accommodate a growing population in an already vibrant and rich municipality whilst balancing the economy through existing and new industries.*

EPA support that Yarra City Council have identified the primary risks associated with this direction by stating the importance of ensuring growth does not have negative impacts on the established community and vice versa. A predominantly urban environment and mixed economy along with significant natural environmental elements means ensuring the environment, amenity and human health should be of utmost priority.

**Clause 11.03-1L (Activity Centres) and Clause 11.03-6L (Victoria Street East Precinct)**

Both above clauses have identified former industrial precincts and/or sites for potential future residential and/or open space uses.

EPA reminds Council of the risk of potential contamination from former industrial sites and that it is Council's responsibility to satisfy itself that the environmental conditions of any potentially contaminated land to be used for a sensitive use, including open space is or will be suitable for that use under *Ministerial Direction No. 1 – Potentially Contaminated Land*. Ensuring an adequate level of environmental assessment is undertaken as early in the planning process is crucial for this.

### **Clause 13.07-1L Interfaces and amenity**

EPA support this clause and its objectives. EPA understands that the City of Yarra is under pressure to increase residential growth within the municipality while maintaining its non-residential use and development. It is acknowledged that the objectives of this clause remain to protect both residential and industry from impacts surrounding amenity and interfaces. EPA support the focus Council have placed on planning for mitigation at the earliest stage of the process, which will lead to the best possible outcomes for all.

Council should be aware that within this clause there are references to the *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade)* (**SEPP-N1**) and *State Environment Protection Policy (Control of Music Noise from Public Premises)* (**SEPP-N2**) under the Policy Guidelines section.

EPA notes that Government intends that, by 1 July 2021, the *Environment Protection Act 1970* will be replaced by the *Environment Protection Act 2017*, as amended by the *Environment Protection (Amendment Act) 2018*.

Through this, the legislation and supporting guidelines to be published will address many gaps and will also change the standards to be applied across industry in Victoria, including the SEPP's.

EPA is currently in the process of reviewing all SEPP references within the VPP's to update and align them with, and to reflect the new Environment Protection legislative framework.

EPA are also working with the Department of Environment Land Water and Planning (DELWP) to develop a new Planning Practice Note to assist in the interpretation and implementation of environment protection through the planning framework. These documents will be a useful tool to assist Council once publicly available.

### **Guideline: Managing Noise Impacts from Urban Development**

EPA notes that Council have developed and propose to implement a new guideline '*Managing Noise Impacts from Urban Development*' which seeks to assist planners in planning decisions in relation to a range of noise issues within the municipality where there may be policy gaps or policy may be unsuitable for specific scenarios.

EPA supports the intent of the guideline which is addressing a noise issue that EPA do not have a strong role currently. We have taken the opportunity to have the document reviewed by our noise expert team to provide Council with the following comments for consideration as you progress this amendment. .

#### General comments

*The Guideline: managing noise impacts of residential development' (the **Guideline**) reflects the current environment protection legislation, including SEPP N-1 and SEPP-N2. As discussed above, with the changes expected in 2021 to the Environment Protection Act 1970, it is recommended that Council review and revise their guideline when the new legislation and related changes to the Victorian Planning Provisions (VPPs) take effect.*

*EPA have some concerns with the wording 'design targets', which may be understood as levels to design up to, while the intent should be to minimise impacts as far as reasonably practicable. Wording such as 'highest [guideline] levels' may be more appropriate.*

*Where referring to new residential development near existing noise sources, the guidelines could be more explicit in promoting building siting and internal lay-out as the primary considerations to minimise or otherwise reduce noise exposure. The provision of enhanced acoustic insulation of the façade, which do not protect private outdoor spaces and can limit the opportunities for natural ventilation, should then be considered to address residual impacts after building orientation and internal lay-out have been optimised.*

#### Specific advice

*Section 2.2 refers to the NSW Development Near Rail Corridors and Busy Roads – Interim Guideline for guidance for measuring and reporting road and rail noise. Instead, the guideline should refer to the planning practice note PPN83 Assessing external noise impacts for apartments for measuring and reporting of road and rail noise when applying clause 58 of the VPP.*

*Section 5.4 the Guideline also refers to the use of a masking system. It is not clear that a masking system based on  $L_{90}$  will mask low frequency bass music noise. Further, while noise masking can provide suitable outcomes, it is not appropriate in all situations.*

*In Section 6.1.4 the Guideline for patron noise from new outdoor areas of 55 dBA  $L_{max}$  in bedrooms with windows open is high and is unlikely to support sleep with the windows open. While this could be considered equivalent to the guidelines for new residential development near existing outdoor patron areas (Section 6.2.4), existing residences may not have adequate ventilation when windows are closed. Adopting this guideline would mean that new outdoor patron areas could cause online sleep disruption for existing residences living nearby.*

*Section 7.1.2 applies to noise from apartment developments to existing dwellings from car park equipment. This section should specify where this noise is to be assessed. Further, the guideline design level of 65 dBA from the operation of car park equipment is considered too high and like patron noise described above, it is equivalent to a level of 55 dBA  $L_{max}$  inside bedrooms with the window open and is likely to cause sleep disturbance. Such equipment should be designed to be quiet as possible.*

*Finally, it is recommended that the bibliography include the relevant VCAT cases and references for terms acoustic rating curves (NR, RC, NC).*

#### **Summary**

Based on the supplied documentation and the assessment above, EPA generally supports the proposed amendment to translate the Yarra Planning Scheme into the new Planning Policy Framework.

However, EPA recommends Council consider the above comments in relation to the Incorporated Document 'Guideline – managing noise impacts in urban development'.

EPA acknowledge that Council have identified and aimed to implement tools to protect the amenity and human health of the community while also protecting non-residential uses. We encourage Council to engage with EPA in future strategic work to effectively support the planning process.

If our assessment is not aligned with your view of the environmental risk, or if the proposal is amended, please contact Monika Zuscak, Planning Officer on [REDACTED]

Yours sincerely,



  
Planning Team Lead (Strategic)  
Major Projects and Planning  
**EPA Victoria**

Amendment C269 - submission  
November 20, 2020 at 2:51 pm AEDT  
To: [REDACTED]

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Dear Strategic Planning

Please find attached the CASBE submission to Yarra's Amendment C269.

Also attached are the following supporting documents:

- Translated version of the local ESD Policy as issued by DELWP November 2019
- CASBE preferred version of the translated ESD policy May 2020
- Revised CASBE preferred version of the translated ESD policy Nov 2020

Kind regards

[REDACTED]

[REDACTED] | Executive Officer, CASBE  
Council Alliance for a Sustainable Built Environment

Municipal Association of Victoria (MAV)

Ph: [REDACTED] | Fax: [REDACTED] | Email: [REDACTED]  
Website: [www.casbe.org.au](http://www.casbe.org.au)



Available Monday, Wednesday, Thursday.  
Watch CASBE in action [here](#).

20 November 2020

Strategic Planning Department  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear strategic planning officer,

**Re: Yarra Planning Scheme Amendment C269yara**

We write with regard to the Yarra Planning Scheme Amendment C269yara, and specifically the proposed translation of the existing Yarra ESD Policy Clause 22.17 into the new PPF framework as 15.02-1L.

CASBE welcomes the opportunity to provide the following feedback on this translated version of the policy. We note that this policy is shared amongst 19 council's and is currently stewarded by the Council Alliance for Sustainable Built Environment (CASBE).

#### **BACKGROUND**

##### CASBE

The *Council Alliance for a Sustainable Built Environment (CASBE)* is a collaborative alliance of Victorian councils committed to the creation of a sustainable built environment within and beyond their municipalities. Our focus is on applying widely accepted Ecologically Sustainable Development (ESD) principles to the built environment through the Victorian statutory planning system.

CASBE member councils include:

Banyule City Council, Bass Coast Shire Council, Bayside City Council, Brimbank City Council, Darebin City Council, Frankston City Council, Glen Eira City Council, Greater Bendigo City Council, Greater Dandenong City Council, Greater Geelong City Council, Hobsons Bay City Council, Hume City Council, Kingston City Council, Knox City Council, Manningham City Council, Maribyrnong City Council, Maroondah City Council, Melbourne City Council, Melton City Council, Monash City Council, Moonee Valley City Council, Moreland City Council, Port Phillip City Council, Stonnington City Council, Whitehorse City Council, Whittlesea City Council, Wodonga City Council, Wyndham City Council, Yarra City Council, Shire of Yarra Ranges.

CASBE provides a forum for the exchange of information, and ideas on innovation and best practice in Ecologically Sustainable Development (ESD). Our local, ground-up approach has resulted in collaborative local government led action and broad scale positive change to Victoria's built environment and a significant reduction to its consequent environmental impacts.

### Local ESD Policy

A key aspect of CASBE's work has been to facilitate the introduction of local planning policy that requires Environmentally Sustainable Development (ESD) design strategies to be considered by the community when undertaking development projects.

The development of the local ESD Policy involved many years of local government leadership in research and development of pilot programs, purpose-built planning tools and procedures to demonstrate the value of including sustainability in the consideration of planning permit applications. This work was fundamental to provide the justification for a collective of six Council's (Moreland, Banyule, Port Phillip, Stonnington, Whitehorse and Yarra City Council's) to seek to formally introduce the local ESD Policy into the respective Planning Schemes. This process included the Ministerial appointment of the Environmentally Efficient Design Advisory Committee to independently evaluate the merits of the new policy.

This robust evaluation of the initial ESD Policy and its subsequent success in delivering sustainability design in new developments within the initial 6 Councils' municipalities enabled other Councils to follow suit. There are now 19 Councils with this local ESD policy and more utilising the methodology and purpose-built tools aimed at delivery ESD outcomes through the planning system. A full list of these policies is provided here:

Planning Schemes with Local ESD Policies	Date of Gazettal
Banyule Planning Scheme Moreland Planning Scheme Port Phillip Planning Scheme Stonnington Planning Scheme Whitehorse Planning Scheme Yarra Planning Scheme	19 November 2015
Monash Planning Scheme	29 September 2016
Darebin Planning Scheme Manningham Planning Scheme	31 August 2017
Knox Planning Scheme	14 December 2017
Brimbank Planning Scheme Greater Bendigo Planning Scheme Greater Dandenong Planning Scheme Hobsons Bay Planning Scheme Kingston Planning Scheme Whittlesea Planning Scheme Wyndham Planning Scheme	18 October 2018
Greater Geelong Planning Scheme	17 October 2019
Moonee Valley Planning Scheme *this ESD Policy is not consistent with the other Councils' local ESD Policy or CASBE supported translated version	19 June 2020

The mainly consistent nature of these local ESD policies and the collective use of particular terms, objectives and assessment tools provides a consistent framework within the planning system across Melbourne. One such term is Best Practice, now a common term as it relates to sustainability within the built environment. Please refer to our discussion further below on this topic.

#### Translation of the Local ESD Policy

As mentioned previously, the local ESD Policy has been consistently introduced and successfully implemented into 19 Victorian Planning Schemes, with several others currently in development. A key reason for their ability to influence sustainability in the built environment across Victoria is this consistency and the collaborative way the policy and supporting tools are managed through CASBE.

In late 2018, CASBE began proactively preparing a draft translated local ESD policy using the State Government's PPF standardised format in preparation for engagement with DELWP. Following Council and CASBE advocacy to be involved in the translation process, DELWP shared a translated local ESD policy with CASBE for comment mid-2019. This process had some flaws, nevertheless, CASBE worked towards a common position with DELWP, with three issues unsettled, one of which relates to the inclusion of a definition of Best Practice.

CASBE members believe strongly that this definition needs to be included in the Scheme in some format to ensure the policy retains its current strength to achieve the desired sustainability outcomes. In April 2019, CASBE resolved to progress a version that contains the definition of Best Practice which was finalised and shared with the member Councils in May 2020 to use in their PPF translation Amendments (CASBE ESD Policy included at end of document for reference).

#### **YARRA CITY COUNCIL SUPPORT OF CASBE VERSION OF LOCAL ESD POLICY**

Yarra City Council Report from 26 November 2019 outlines how Yarra City Council resolved to translate the local ESD policy at Clause 22.17 into the new 15.02-1L:

*This is a translation of existing policy. There is no new content.*

The report further outlines Yarra Council's support for the CASBE resolved version that includes the definition of Best Practice:

*Yarra is one of 17 Councils that has this policy in its planning scheme. Yarra is a member of the Council Alliance for Sustainable Built Environment (CASBE). CASBE does not support all the revisions DELWP made to this policy in its translation to the PPF format and has prepared its own version.*

*It is largely similar but includes a definition of best practice in the objective, makes minor drafting changes and requires a sustainable design assessment or a sustainability management plan accompany an application. In the DELWP version this is a matter for Councils to "consider", rather than "require".*

*The intent of the amendments made by CASBE are generally supported.*

*As Council is a member of CASBE, the CASBE version has been included in this draft local policy.*

A condition of Authorisation however appears again to direct the removal of Best Practice definition from local ESD policy.

### **BEST PRACTICE DEFINITION**

The local ESD policy is a performance-based policy that contains broad policy objectives around core sustainability themes. These sustainability themes are centred around this concept of 'Best Practice', a concept that by definition evolves over time.

Best Practice is defined in the Local ESD Policies as:

*In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.*

In a practical sense, this concept of Best Practice is important element of this local policy as it allows flexibility within the policy to keep up with innovation and industry standards over time.

The term Best Practice is supported by the Objectives under each of the environmental categories in the policy. Councils use the Best Practice standards outlined in the Sustainable Design Fact Sheets adopted by many Victorian councils including the ESD Policy councils to provide a more detailed measure of 'Best Practice'. This is turn is drawn out in the BESS tool which enables an overall assessment of a development's achievement or otherwise of 'Best Practice'.

CASBE ESD Policy Councils (councils) acknowledge the inclusion of the term Best Practice in the *Objective* and *Strategies* sections of the translated version of the Yarra ESD Policy. However, we are concerned that the removal of the definition leaves the term Best Practice open to interpretation.

The original six councils spent considerable effort in the original amendment process articulating the meaning of Best Practice for the planning policy context. The original amendments proposed to include the definition of Best Practice in the policy. Authorisation was given to exhibit the policies with a condition that the definition of Best Practice was removed. Submissions were received seeking clarity on the meaning of Best Practice. The Advisory Committee and Panel report then recommended the inclusion of a definition of Best Practice in the policy.

Specifically, Best Practice is referenced in the *Planning and Environment Act 1987, Advisory Committee and Panel Report, Environmentally Efficient Design Local Policies, 7 April 2014* as follows:

*"The definition of 'best practice' and what it actually means was the subject of considerable discussion in the Hearing."*

*Page 8*

*“The SDA or SMP is the means by which the applicant is to demonstrate best practice in achieving the policy objectives. “*

*Page 9*

One of the expert witnesses stated that:

*“Although ‘best practice’ and similar terms are used in Municipal Strategic Statements, it is not a term that is uniformly understood within government and Industry”*

*Page 9*

*“In the Councils’ closing submission to the Committee, Ms Forsyth provided a proposed definition of Best Practice:*

*A combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build”*

*Page 10*

*The Committee considers the term ‘best practice’; as opposed to ‘sustainable development’ is one where a consistent definition in the planning context is useful. This should assist in the consistent and reasonable application of decision making against the policies.*

*The Committee has reviewed the version put forward by the Councils and considers it is a reasonable definition for planning. It encompasses:*

- *Commercially proven – so whilst innovative and experimental technologies or processes may be used; they are not required;*
- *Appropriate to the scale of development – so that small scale development should not be forced to adopt possibly expensive solutions suited to larger developments;*
- *Are demonstrated and locally available – so there is a ‘track record’ locally; and*
- *Have already led to optimum ESD outcomes – that is, they work.*

*The Committee considers the definition should provide for achieving sustainable development outcomes without requiring applicants to be held to unreasonably stringent standards that are not proven in local application. The Committee recommends this definition be adopted in the policies.*

*Page 11*

Following the Panel report, the Minister approved the Local ESD Policy containing a definition of Best Practice.

CASBE maintains that the term Best Practice must be very clearly communicated within the body of the policy. We acknowledge however, that the new rules surrounding the PPF do not allow for this. As such we recommend that the *Strategies* section of the policy be re-written from the current exhibited version:

*Facilitate development that minimises environmental impacts.*

*Encourage environmentally sustainable development that:*

- *Is consistent with the type and scale of the development.*
- *Responds to site opportunities and constraints.*
- *Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.*

To a revised version as follows:

*Achieve Best Practice environmentally sustainable development that:*

- *Is relevant to the type and scale of development;*
- *Responds to site opportunities and constraints;*
- *Utilises a combination of locally available techniques, methodologies and systems that have been demonstrated to achieve optimum ESD outcomes; and*
- *Encompass the full life of the build.*

We are of the view that removing the reference to ‘minimising environmental impacts’ clarifies the strategy enabling the focus to remain on achieving ‘Best Practice’.

### **BACKGROUND DOCUMENTS**

We note that in the exhibited version of the ESD Policy, reference to the background documents being amended from time to time has been removed. CASBE recommends that the publication date for BESS be removed so that BESS is listed in a similar way to the other tools referenced in the Policy Guidelines (i.e. GreenStar, MUSIC, NatHERS, STORM) which all undergo upgrades from time to time.

### **SUNSET CLAUSE**

We note that in the exhibited version of the ESD Policy, the sunset clause wording has changed from the original policy. CASBE strongly recommends that the sunset clause wording change from ‘comparable’ back to ‘equivalent’ as per that original policy. CASBE councils have spent considerable effort over many years raising the standards of sustainable design within industry, and do not wish to step back from the progress that has occurred.

Please contact me if you wish to discuss this matter further on [REDACTED].

Yours sincerely

[REDACTED]

[REDACTED]  
[REDACTED]

*[Use this template to translate existing 'standard' CASBE Member ESD policies from the LPPF to the PPF as part of an LPPF translation. The PPF standard below is an interim measure until implementation of Plan Melbourne Action 80].*

## **15.02-1L Environmentally sustainable development**

### **Policy application**

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy **except where an ESD plan or framework has previously been approved by the responsible authority.** *[Include this exception, where council's existing policy already stipulates this provision].*

### **Objective**

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

### **Strategies**

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

### **Energy performance**

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

### **Integrated water management**

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

### **Indoor environment quality**

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

### **Transport**

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

### **Waste management**

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

### **Urban ecology**

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

### **Policy guidelines**

*[Amend the numerics below (highlighted in brackets) to match those specified in the existing scheme and delete bullet items not already included in the scheme, eg. some schemes do not include a requirement for an SDA for an extension to an existing non-residential building].*

#### **Residential**

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- [Insert no. eg. 2 - 9] dwellings.
- A building used for accommodation other than dwellings with a gross floor area between [Insert no. eg. 100]sqm and [Insert no. eg. 1000]sqm.

A Sustainability Management Plan including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- [Insert no. eg. 10] or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than [Insert no. eg. 1000] sqm.

#### **Non-residential**

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of [Insert no. eg. 300]sqm to [Insert no. eg. 1000]sqm.
- An extension to an existing non-residential building creating between [Insert no. eg. 300]sqm to [Insert no. eg. 1000]sqm of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than [Insert no. eg. 1000]sqm.
- An extension to an existing non-residential building creating more than [Insert no. eg. 1000]sqm of additional gross floor area (excluding outbuildings).

#### **Mixed use**

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

### **Commencement**

This policy does not apply to applications received by the responsible authority before [\[Insert Date\]](#).

### **Expiry**

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

## CASBE PRERRED VERSION FROM MAY 2020

*[Use this template to translate existing 'standard' CASBE Member ESD policies from the LPPF to the PPF as part of an LPPF translation. The PPF standard below is an interim measure until implementation of Plan Melbourne Action 80].*

### 15.02-1L Environmentally sustainable development

#### Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy. *[Include this exception, where council's existing policy already stipulates this provision].*

**Deleted:** except where an ESD plan or framework has previously been approved by the responsible authority

#### Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation

#### Strategies

Facilitate development that minimises environmental impacts

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development
- Responds to site opportunities and constraints
- Adopts best practice, sustainable design. In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

**Deleted:** through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts

#### Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation
- Shading to glazed surfaces
- Optimising glazing to exposed surfaces
- Inclusion of or space allocation for renewable technologies

#### Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater)

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies

#### Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting

Reduce indoor air pollutants by encouraging use of low-toxicity materials

Minimise noise levels and noise transfer within and between buildings and associated external areas

## CASBE PRERRED VERSION FROM MAY 2020

### **Transport**

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency

Promote the use of low emissions vehicle technologies and supporting infrastructure

### **Waste management**

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development

Encourage use of durable and reuseable building materials

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities

### **Urban ecology**

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees

Encourage the provision of space for productive gardens, particularly in larger residential developments

### **Policy guidelines**

*[Amend the numerics below (highlighted in brackets) to match those specified in the existing scheme and delete bullet items not already included in the scheme, eg. some schemes do not include a requirement for an SDA for an extension to an existing non-residential building].*

Consider as relevant the following:

#### **Residential**

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- [Insert no eg 2 - 9] dwellings
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- A non-residential building with a gross floor area of more than [Insert no eg 1000]sqm

## CASBE PRERRED VERSION FROM MAY 2020

- An extension to an existing non-residential building creating more than [Insert no eg 1000]sqm of additional gross floor area (excluding outbuildings)

### **Mixed use**

Applicable assessments for the residential and non-residential components of the development

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
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- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018)

In determining an application, the responsible authority will consider as appropriate:

- Whether an ESD plan or framework has previously been approved by the responsible authority

### **Commencement**

This policy does not apply to applications received by the responsible authority before [Insert Date]

### **Expiry**

This policy will expire when it is superseded by a equivalent provision of the Victoria Planning Provisions

Deleted: , 2015

Deleted: comparable

# CASBE PRERRED VERSION REV FROM NOV 2020

[Use this template to translate existing 'standard' CASBE Member ESD policies from the LPPF to the PPF as part of an LPPF translation. The PPF standard below is an interim measure until implementation of Plan Melbourne Action 80].

## 15.02-1L Environmentally sustainable development

### Policy application

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### Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation

### Strategies

Achieve Best Practice environmentally sustainable development that:

- Is relevant to the type and scale of the development
- Responds to site opportunities and constraints
- Utilises a combination of locally available techniques, methodologies, and systems that have been demonstrated to achieve optimum ESD outcomes and
- Encompass the full life of the build

**Deleted:** Facilitate development that minimises environmental impacts

**Deleted:** Encourage

**Deleted:** consistent

**Deleted:** with

**Deleted:** Adopts best practice through

**Deleted:** processes

**Deleted:** locally available technology

**Deleted:** demonstrably minimise environmental impacts

### Energy performance

Reduce both energy use and energy peak demand through design measures such as:

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### Transport

Design development to promote the use of walking, cycling and public transport, in that order, and minimise car dependency

Promote the use of low emissions vehicle technologies and supporting infrastructure

## CASBE PRERRED VERSION REV FROM NOV 2020

### **Waste management**

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development

Encourage use of durable and reuseable building materials

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Encourage the provision of space for productive gardens, particularly in larger residential developments

### **Policy guidelines**

*[Amend the numerics below (highlighted in brackets) to match those specified in the existing scheme and delete bullet items not already included in the scheme, eg. some schemes do not include a requirement for an SDA for an extension to an existing non-residential building].*

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- A non-residential building with a gross floor area of more than [Insert no eg 1000]sqm
- An extension to an existing non-residential building creating more than [Insert no eg 1000]sqm of additional gross floor area (excluding outbuildings)

#### **Mixed use**

Applicable assessments for the residential and non-residential components of the development

## CASBE PRERRED VERSION REV FROM NOV 2020

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
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- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018)

In determining an application, the responsible authority will consider as appropriate:

- Whether an ESD plan or framework has previously been approved by the responsible authority

### Commencement

This policy does not apply to applications received by the responsible authority before [\[Insert Date\]](#)

### Expiry

This policy will expire when it is superseded by a equivalent provision of the Victoria Planning Provisions

Deleted: , 2015

Deleted: comparable

[REDACTED]  
Moreland submission to C269yarra  
November 20, 2020 at 3:48 pm AEDT

To: [REDACTED]

Cc: [REDACTED]

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## Good Afternoon Strategic Planning

Please find attached Moreland City Council's submission to Amendment C269 to the Yarra Planning Scheme.

Kind regards

[REDACTED]  
**Senior Strategic Planner**

T [REDACTED]  
[www.moreland.vic.gov.au](http://www.moreland.vic.gov.au)



Moreland City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Custodians of the lands and waterways in the area now known as Moreland. We pay respect to their Elders past, present, and emerging, as well as to all First Nations communities who significantly contribute to the life of the area.

Please consider the environment before printing this e-mail.

Any personal or sensitive information contained in this e-mail and attachments must be handled in accordance with the Privacy and Data Protection Act 2014 (Victoria), the Health Records Act 2001 and the Privacy Act 1988 (Commonwealth), as applicable. This e-mail, including all attachments, is confidential. If you are not the intended recipient, any use, disclosure or copying of this e-mail is unauthorised. If you are not the intended recipient of this e-mail, please immediately notify Moreland City Council via [REDACTED] or telephone [REDACTED] and then delete this e-mail. Any personal comments contained within this e-mail are those of the sender and do not necessarily represent the views of Moreland City Council. Moreland City Council has attempted to make this e-mail and any attachments free from viruses but cannot provide an assurance that this e-mail or any attachments are free of viruses and accepts no liability.

20 November 2020

Strategic Planning  
Yarra City Council

Dear Sir/Madam,

### **MORELAND CITY COUNCIL - SUBMISSION TO AMENDMENT C296YARRA**

Thank you for the opportunity to make a submission to Amendment C269 to the Yarra Planning Scheme. This Amendment includes translating Yarra City Council's local Environmentally Sustainable Development (ESD) policy at Clause 22.17. This policy is shared amongst 19 council's and currently stewarded by the Council Alliance for Sustainable Built Environment (CASBE). Moreland City Council are pleased that a local ESD policy will continue to be included in the Yarra Planning Scheme, and as such this submission provides support for Amendment C296yarra. This submission also strongly suggests that C269yarra be modified to reflect the CASBE resolved translated Clause 15.02 – Environmentally Sustainable Design to maintain a consistent framework within the planning system across Victoria.

Moreland City Council is a leader in Victoria in pursuing environmentally sustainable development outcomes and has been a key player in the development of the local ESD policy. This local ESD Policy has been consistently introduced and successfully implemented into 19 Victorian Planning Schemes, with a number of others currently in development. A key reason for planning's ability to influence sustainability in the built environment across Victoria, is the consistency of the policy and the collaborative way the policy and supporting tools are managed through CASBE. This consistency includes the collective use of specific terms, objectives, strategies and assessment tools to provide a consistent framework within the planning system across Victoria.

As a collective of Councils, CASBE proactively translated the local ESD policy to fit with the new format Moreland Planning Scheme (MPS). This collaborative process of translation took into consideration the views of the Environmental Sustainability Practitioners, Statutory and Strategic Planners of the CASBE member Councils (to which both Moreland and Yarra Councils are founding members) and the limitations/translation guidelines of the MPS to come up with a version that can guide sustainable development outcomes in planning permit applications.

Moreland City Council notes that the exhibited Yarra Clause 15.02 –1 Environmentally Sustainable Design is not consistent with the CASBE resolved version. Incorporating a modified ESD policy at Clause 15.02 of the Yarra Planning Scheme will compromise the consistency of the local policy across the state, a key reason for this local policy's success. For this reason, Moreland City Council strongly suggests that C269yarra is modified to reflect the CASBE resolved translated Clause 15.02 –

Environmentally Sustainable Design to maintain a consistent framework within the planning system across Victoria. This CASBE resolved translated Clause 15.02 is attached for your consideration.

Please note that Moreland City Council does not wish to be heard by any Panel convened to consider submissions to the Amendment. Should you have any queries regarding this letter please do not hesitate to contact Kim Giaquinta, Unit Manager Strategic Planning via email

[REDACTED] or on [REDACTED].

Yours sincerely

[REDACTED]

MANAGER CITY STRATEGY AND DESIGN

20 / 11 / 2020

[REDACTED]  
Yarra PS rewrite: C269 submission

To: [REDACTED]

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Attached is my personal submission on proposed amendment C269. Comments are both general and responding in detail to specific clauses. I have been following the broad range of studies and strategies that underpin the content of the rewrite.

It would appear there are problems with the format stipulated by DELWP, particularly in relation to numbering.

If you wish to discuss anything that I have written, please contact me by e-mail on [REDACTED] or by calling [REDACTED]

## YARRA PLANNING SCHEME AMENDMENT C269

### General comments

Subject to VPP requirements for formatting policies, a clear, non-repetitive numbering system is required so that statements may be easily identified.

The policy updates should not introduce any ‘de-facto rezoning’, such as treating land that is zoned Mixed Use but located within an activity centre boundary, the same way as land zoned Commercial.

Many strategies are to be implemented by zones, overlays and particular provisions elsewhere in the planning scheme, as set out in Clause 74.01. While planning practitioners will be aware of this system, the link between strategies and the means of implementation is not always clear. For example, the Special Building Overlay has been applied to implement the first 3 strategies of Clause 13.03-1L, Flood Management. Rather than the generic term ‘flood resistance measures’, the objective could name the overlay.

The text of the amended policies often does not match the intent of the rewrite, as set out in the Explanatory Report. For example, there is little consistency in the overshadowing increase tests for public open space whereas the Explanatory Report says the test will be the winter solstice.

CLAUSE	TITLE	Comments
02	Municipal Planning Strategy	The strategy may need updating if demographic and behavioural changes that have emerged during the pandemic are long-lasting.
02.02	Vision	I support this vision.
02.03	Strategic Directions: Activity Centres (page 1)	Remove all reference to the term ‘mid-rise’, including the first sentence beneath the dot points describing the 3 types of activity centres. This term will mean different things to many people and is not needed because the policy goes on to set out how appropriate height, form and scale will be determined for each site. In addition, the proposed Design Development Overlays will provide guidance for built form in each centre, based on comprehensive analysis already undertaken.
02.03	Built Environment and Heritage	On page 3 under Managing Development and Growth ... The third dot point should be expanded to cover retention and adaptation of other non-residential heritage buildings such as institutional and ecclesiastical.
11.03-1L	Activity Centres	Remove reference to ‘mid-rise’ development in the third strategy. On some sites two storeys may be the maximum achievable, consistent with the existing or proposed DDO. The emphasis should be on supporting quality, sustainable development rather than additional height or density. See further comments on this under Clauses 15.01-2L and 16.01-2L
11.03-L	<i>Brunswick Street, Fitzroy</i>	‘Support taller built form above a consistent street wall north of Leicester Street.’ This sentence is misleading and suggests there is a sudden change in the existing character and heritage value north of Leicester Street and that something taller than the undefined ‘mid-rise’ is being promoted. The interim proposed DDO Schedule 29 (C272) shows that here are a few larger sites where

		<p>up to six storeys may be achieved behind a defined street wall, however the need to transition to the adjoining Neighbourhood Residential Zone, for example, will limit additional height.</p> <p>This section about the Brunswick Street MAC needs a sentence about managing licensed premises and the night-time economy, similar to that provided for Smith Street.</p>
11.03-L	Major and Neighbourhood Activity Centres in Fitzroy Plan	Including all land currently zoned Mixed Use that abuts land zoned Commercial within the boundaries of the Major or Neighbourhood Activity Centres sets up a whole range of planning issues that would not arise if the activity centre boundaries were confined to the Commercial Zone. The Mixed Use zone is treated in the VPPs as a 'de facto' residential zone and residents within this zone should not have their amenity expectations eroded without a proper amendment to the zoning of the land.
12.03-1L	River Corridors	<p>A good new policy but the boundaries of the river corridors may need definition, particularly where they form part of the municipal boundary.</p> <p>I strongly support the winter solstice as the test for avoiding additional overshadowing and would support the extension of the hours to 10.00am to 3.00pm. Sunlight access to public open spaces, especially during the winter months, is vital for good public health.</p>
13.03-1L	Flood Management	Replace the term 'flood resistance measures' in the objective with 'apply the Special Building Overlay' to show how the strategies will be implemented.
13.07-1L	Interfaces and Amenity	<p>Is the Mixed Use Zone considered to be a 'residential zone' for the purposes of this clause? Please clarify.</p> <p>The introduction of noise measurement standards on pages 3 to 5 is strongly supported.</p>
13.07-1L	Licensed Premises	<p>?? numbering</p> <p>The section on Noise would benefit, in particular, from cross-referencing with the new patron noise standards in the Interfaces and Amenity policy above.</p>
Guidelines	Managing Noise Impacts in Urban Development	I support the introduction of these guidelines.
15.01-1L	Urban Design	<p>Generally all sound principles, many of which will be replicated in individual DDOs.</p> <p>Any increase in shadow to an existing public open space should be actively discouraged, not just between 9am and 2pm on 22 September – see my comments under Clauses 12.03-1L and 19.02-6L.</p>
15.01-1L	Signs	A strengthened policy is supported.
15.01-1L	Signs - Heritage	This policy is required for land included in the heritage overlay. Perhaps the objective should be to encourage only signs that are

		sensitive to the heritage significance. It is important not to 'promote' signs and to avoid signage clutter.
15.01-2L	Building Design	<p>This highlights the problem of the undefined term 'mid-rise'. Based on the list of sites in this section, mid-rise development is anticipated in both moderate and high growth areas. A building height that could be contemplated on the Alphington Paper Mill site, for example, would be impossible to achieve anywhere in the Brunswick Street Activity Centre.</p> <p>The Strategic Housing Framework Plans (Clause 16) set a rate of expected change, rather than the type of development, and do not differentiate the capacity of each location to accommodate development. Maybe this section on the location of 'mid-rise development should be in Clause 16.01-2L?</p> <p>For this policy, I accept the sunlight access for footpaths having 10am to 2pm on 22 September as set out in this clause as a minimum, given the narrowness of many streets and resulting shadows, even from single storey buildings. For public open spaces, I think year-round sunlight access is preferable - see my Clause 19 comments below.</p>
15.01-2L	Landmarks	Subject to proper analysis, there is scope for adding more local landmarks to this clause.
15.02-1L	Environmentally Sustainable Development	This policy has a good track record in Yarra and is being successfully used to encourage more sustainable development.
15.03-1L	World Heritage Environs Area.	Elevating this policy to Clause 15 will assist with implementation. More work needs to be done by the State government, including extending the overlay to include the entire buffer area. Council needs to actively participate in the current Heritage Victoria Review of the controls.
15.03-1L	Heritage	There are many issues with the content and structure of this redrafted policy. Without the definitions from the current policy it may be unworkable.
16.01-2L	Location of Residential Development	<p>Following the adoption of Ministerial Amendment VC169 gazetted on 9 October 2020, it is very important that the local policies for the location of new housing supply are entirely consistent to avoid the State level strategies being given undue precedence. The Clause 16.01-01-2S strategies are:</p> <p><i>Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i></p> <p><i>Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.</i></p> <p>The local policy to manage change in areas identified for Moderate and High Change is:</p> <p><i>'Support medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape'.</i> As almost all of the areas identified for moderate change are also areas of high heritage</p>

		<p>significance and /or have an immediate interface with land in the Neighbourhood Residential zone, these constraints must be more clearly articulated.</p> <p>The Strategic Housing Framework Plans in this clause are based on the Council’s Housing Strategy and seek to meet the following State level strategies:</p> <ul style="list-style-type: none"> <li>• <i>Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.</i></li> <li>• <i>Identify opportunities for increased residential densities to help consolidate urban areas.</i></li> </ul>
16.01-3L	Housing Diversity	<p>I support these policies, which complement the new State level housing diversity strategies. It may be useful to repeat some of these, such as</p> <ul style="list-style-type: none"> <li>▪ <i>Incorporates universal design and adaptable internal dwelling design</i></li> </ul>
16.01-4L	Housing Affordability	<p>The proposed 10 percent minimum of affordable housing when land is rezoned is a good starting target, in addition to the State level strategies.</p>
19.02-6L	Open Space and Public Open Space Contribution	<p>These policies are urgently needed to implement the Public Open Space Strategy.</p> <p>Protection of sunlight access to public open space at the winter solstice should be a priority to ensure year-round use and promotion of healthy outdoor activity. “Reasonable sunlight between 9am and 2pm on the 22 September” only allows for use in sunlight during the summer months and during working hours for many people. This is out of date thinking about the benefits of sunlight when UV levels are lower.</p>

[REDACTED]  
Amendment C269 - Submission  
November 25, 2020 at 12:17 pm AEDT  
To: [REDACTED]

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Dear City of Yarra,

Please find attached our submission on Amendment C269.

Regards,

[REDACTED], RPEng  
President, Streets Alive Yarra Inc.  
[REDACTED]

# Amendment C269



Prepared by: Streets Alive Yarra  
[streets-alive-yarra.org](http://streets-alive-yarra.org)

## Foreword

Streets Alive Yarra is a non-profit, volunteer, resident and ratepayer action group with a [vision](#) for more trees, wider footpaths and vibrant businesses in thriving [neighbourhoods](#). We see our streets being used by people from [all ages](#), irrespective of whether they choose to walk, cycle, use public transport or drive. Residents and shoppers are able to move safely, comfortably, and conveniently around Yarra; and can easily find a park near shops.



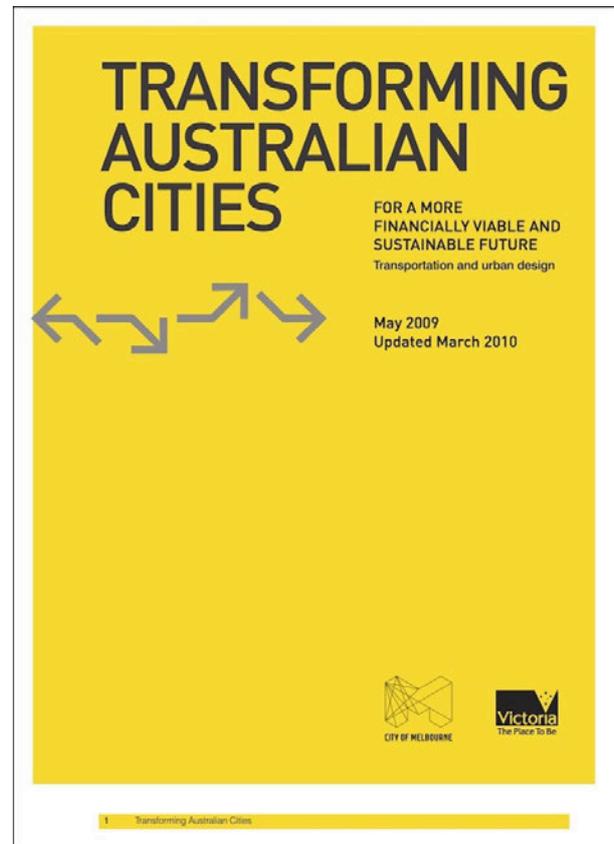
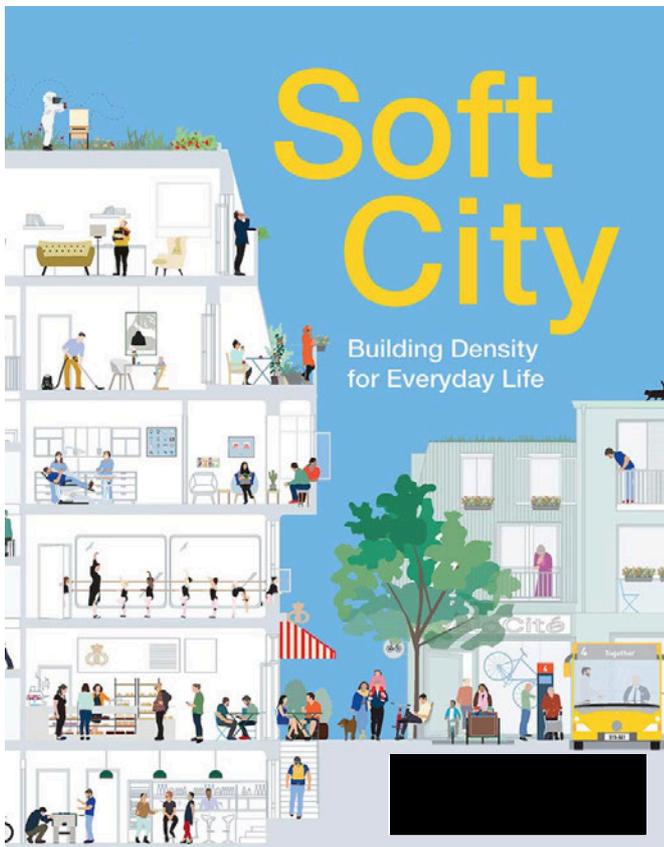
*Image credit: OCULUS Landscape Architecture and Urban Design*

Streets Alive Yarra was founded in 2017 and now has over 2,600 likes on Facebook. A network of local champions develops concepts and proposals for how to improve their local street or precinct. Streets Alive Yarra is also Yarra's Walkability Action Group (WAG) representative for Victoria Walks.

Further information is available at: [streets-alive-yarra.org/about](https://streets-alive-yarra.org/about).

## Summary

Streets Alive Yarra supports Amendment C269, because, in our view, it aligns with expert advice published in “Soft City” and “Transforming Australian Cities”.



References: <https://streets-alive-yarra.org/vision/> and <https://streets-alive-yarra.org/design-guides/>

Our key item of feedback is that the amendment related to car parking (18.02-3L) would benefit by eliminating mandatory parking minimums and by imposing parking maximums.

## 18.02-3L Car parking

Streets Alive Yarra supports the amendment, including:

- Consistency with promoting travel by sustainable transport modes
- Reduction in the required number of car parking spaces
- Provide spaces for car share vehicles

However, we believe that the amendment does not go far enough. The amendment should eliminate minimum car parking requirements from the Yarra Planning Scheme, and ideally, replace them with consistent, maximum car parking limits of 1 parking bay per 100 m<sup>2</sup> of building floor area.

At present, the planning scheme requires a certain minimum number of car parking spaces, and supports a reduction in certain cases. Instead, no minimum number of car parking spaces should be required at all.

*Minimum parking requirements subsidise cars, increase traffic congestion, pollute the air, encourage sprawl, increase housing costs, degrade urban design, prevent walkability, damage the economy, and penalise people who cannot afford a car.*

*Donald Shoup*

Problems with parking minimums include:

- increased peak-hour traffic congestion, because if more parking is available at a destination then more people will drive there;
- increased cost of housing, particularly impacting upon affordable housing, because the cost of parking is added to the cost of the house;
- increased cost of goods and services, because the cost of parking is added to the cost of commercial rent, which is passed on to customers by the tenant business;
- increased carbon emissions, because more people drive more often; and
- hazards for people choosing to walk or cycle, because higher volumes and speeds of traffic, and because higher volumes of vehicles crossing entering/exiting buildings, are a known risk for people engaging in active transport.

These problems have also been described by MR Cagney and Strong Towns:



Source: [https://streets-alive-yarra.org/wp-content/uploads/200700\\_MRCagney\\_White-Paper\\_Why-we-dont-need-minimum-parking-requirements.pdf](https://streets-alive-yarra.org/wp-content/uploads/200700_MRCagney_White-Paper_Why-we-dont-need-minimum-parking-requirements.pdf)

## **Parking minimums are costing your city. For a way forward, look to Edmonton.**

November 11, 2020



Source: <https://www.strongtowns.org/journal/2020/11/9/look-to-edmonton>

Nearby, the City of Melbourne and the City of Port Phillip have removed parking minimums and replaced them with maximums - Yarra can do this too. Indeed, Yarra is proceeding with parking maximums for the commercial zone in Cremorne - this rule should be applied consistently across the whole of Yarra, for all zones.

Slightly further away, New Zealand has recently removed parking minimums for all cities larger than 10,000 people. The new rules are discussed in this article by Greater Auckland Inc.

**Statement on Urban Development (NPS-UD)?**  
National direction that sets out objectives and policies for urban development under the Resource Management Act 1991. Councils must give effect to these objectives and policies.

**Why do we need an NPS-UD?**  
Constraints in the planning system have made it harder for people to build and live in the homes they want, where they want. This has led to high land prices, unaffordable housing, and a system that incentivises land banking and speculation. It has also resulted in people having poor access to employment, education and social services. This impacts most on our poor, vulnerable and younger generations.

**Where does it apply?**  
Some policies apply only to "Tier 1" local authorities in Auckland, Christchurch, Wellington, Tauranga and Hamilton. These include the most directive policies, particularly regarding intensification. Others apply to both Tier 1 and Tier 2 (Napier-Hastings, Nelson, Whangarei, Palmerston North, New Plymouth, Rotorua, Dunedin, Queenstown). The majority of policies, including carparking, apply to all urban environments that have, or are planned to have, more than 10,000 inhabitants.

Buildings in the city centre are taller and denser, giving more businesses and apartment dwellers a chance to work and live there, where productivity is highest.

Buildings within a walkable range from city centres, metropolitan centres and existing or planned rapid transit stops may now be six storeys, or higher.

The form of the city and the types of homes within it enables all people and communities to access services for their needs. It also reflects the diverse and changing needs of its inhabitants. This includes allowing Māori to express their cultural traditions and norms.

Across the city, lights and density are key to making it a vibrant and public transport.

Developers are free to determine the number of carparks in their developments. This means people who do not need or want car parks at their home or business premise are not required to pay for them.

Development may occur even where it is not planned for, both on the fringe of cities (greenfield) or redeveloping already urban land (brownfield).

This is because councils need to be responsive to development that will provide significant numbers of new homes or business locations, and will contribute to good outcomes.

In some areas, plans may not enable the same levels of intensification. For example, areas with significant risks of natural hazards, or heritage buildings. Such exemptions will require an evidentiary basis, and are unlikely to take the form of a blanket ban on development.

More people live in areas with good public and active transport links, meaning they are not reliant on cars for transport. This will help to reduce traffic and transport emissions.

# Supercharging Urban Development

Matt L | July 27, 2020 | 132 Comments

Source: <https://www.greeterauckland.org.nz/2020/07/27/supercharging-urban-development/>

Relevant sections of the New Zealand government policy include Policy 11 and Section 3.38.

**Policy 11:** In relation to car parking:

- (a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and
- (b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.

*Policy 11 – no minimum parking requirements. Image credit: [New Zealand Government](#).*

### 3.38 Car parking

- (1) If the district plan of a tier 1, 2, or 3 territorial authority contains objectives, policies, rules, or assessment criteria that have the effect of requiring a minimum number of car parks to be provided for a particular development, land use, or activity, the territorial authority must change its district plan to remove that effect, other than in respect of accessible car parks.

28 National Policy Statement on Urban Development 2020

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- (2) Territorial authorities must make any changes required by subclause (1) without using a process in Schedule 1 of the Act.
- (3) Nothing in this National Policy Statement prevents a district plan including objectives, policies, rules, or assessment criteria:
  - (a) requiring a minimum number of accessible car parks to be provided for any activity; or
  - (b) relating to parking dimensions or manoeuvring standards to apply if:
    - (i) a developer chooses to supply car parks; or
    - (ii) when accessible car parks are required.

*Implementation 3.38 – no minimum parking requirements. Image credit: [New Zealand Government](#).*

Other cities around the world have also either removed parking minimums or imposed parking maximums, including London and San Francisco. Further information is available at: <https://streets-alive-yarra.org/parking-maximums/>.

Overall, the amendment should eliminate minimum car parking requirements from the Yarra Planning Scheme, and ideally, replace them with maximum car parking limits of 1 parking bay per 100 m<sup>2</sup> of building floor area, for all zones over the whole of Yarra.

## 2.01 Context

Streets Alive Yarra supports the amendment, including:

- More efficient use of existing infrastructure (public land & streets)
- Increased use of sustainable transport modes
- Acknowledging that cycling volumes are forecast to increase
- Acknowledging that unrestricted car use and parking creates pressure in our streets

## 2.02 Vision

Streets Alive Yarra supports the amendment, including:

- Improved connections for walking and cycling

## 2.03 Strategic directions

Streets Alive Yarra supports the amendment, including:

- Transit oriented development, i.e. development along activity centres
- Encouraging new development to improve the public realm
- 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
- Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities
- Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport
- Increasing the street tree canopy - *although the target could be higher, e.g. 100% increase by 2040, instead of only a 25% increase*
- 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
- Enhance Yarra as a safe place to walk and cycle, to increase the number of people walking and cycling
- 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
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas currently under-provisioned and with projected population increases.

## 11.03-1L Activity centres

Streets Alive Yarra supports the amendment, including:

- Supporting transit oriented development
- Promoting street level activation and passive surveillance of the public realm
- Ensure development enhances pedestrian links to railway stations
- Ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.

## 12.01-1L

Streets Alive Yarra supports the amendment, including:

- Promote the planting of trees and vegetation in open spaces and along roads and railways to provide connections between habitats within Yarra and neighbouring municipalities.

## 12.03-1L

Streets Alive Yarra supports the amendment, including:

- Facilitate and improve walking and cycling paths in water corridors so that they are continuous and connect to other paths, both within Yarra and in neighbouring municipalities, including through public acquisition.

## 15.01-1L Urban design

Streets Alive Yarra supports the amendment, including:

- Supporting development that creates new public spaces
- Requiring public realm improvements when rezoning
- Encouraging public art
- Separating pedestrian entries from vehicle entries
- Creating quality building design

## 15.01-2L Building design

Streets Alive Yarra supports the amendment, including:

- Reflecting streetscape elements
- Highlighting high quality architecture and urban design
- Avoiding blank or unarticulated walls
- Avoiding recessed undercroft parking
- Avoiding building setbacks that consist of car parking
- Encouraging passive surveillance of common spaces
- Avoiding excessive crossovers
- Avoiding open, ground level multi space car parks

## 16.01-2L

Streets Alive Yarra supports the amendment, including:

- Transit oriented development, i.e. development along activity centres

## 17.01-1L Employment

Streets Alive Yarra supports the amendment, including:

- Support improvements to pedestrian environments in major employment precincts, including wider and continuous footpaths
- Manage transport within, to and from the major employment precincts by prioritising walking, cycling and public transport over car-based transport

## 18.02-1L Sustainable transport

Streets Alive Yarra supports the amendment, including:

- Highlighting of the impact of private motor vehicle traffic and on-street parking
- Defining a transport hierarchy with walking and cycling at the top
- Supporting development that reduces reliance on private cars
- Encourage lower amounts of parking within developments
- Encourage increased infrastructure for active transport

## 18.02-1L Walking

Streets Alive Yarra supports the amendment, including:

- Improving the walking network
- Creating high-quality pedestrian environments
- Giving priority to pedestrians
- Providing a continuous footpath
- Encouraging publicly accessible links through large sites

## 18.02-1L Cycling

Streets Alive Yarra supports the amendment, including:

- Improving cycling infrastructure
- Facilitating cycling for people of all ages and abilities
- Providing separate entrances for bicycles and motorised vehicles
- Providing easily accessible visitor bicycle parking

## 18.02-3L Road system

Streets Alive Yarra supports the amendment, including:

- Reconfiguration to improve safety for pedestrians and cyclists
- Reorganisation of streets to provide space for non-transport uses or activity
- Using side streets and laneways to access car parking
- Design vehicle crossings to ensure the safety of footpath users
- Directing freight movements to arterial roads
- Limiting crossings to one per site frontage

## 19.02-6L1 Public open space

Streets Alive Yarra supports the amendment, including:

- Protecting open space
- Increasing the quantity and quality of open space
- Focus on parts of the city where there are deficits
- Facilitating links between open spaces to form a network

## 19.02-6L Public open space contribution

Streets Alive Yarra supports the amendment, including:

- Applying to all developments and subdivisions
- Identifying where land contributions are preferred
- To set aside land suitable for public open space

## 19.03-2L Development contributions

Streets Alive Yarra supports the amendment, including:

- Providing new or upgraded infrastructure

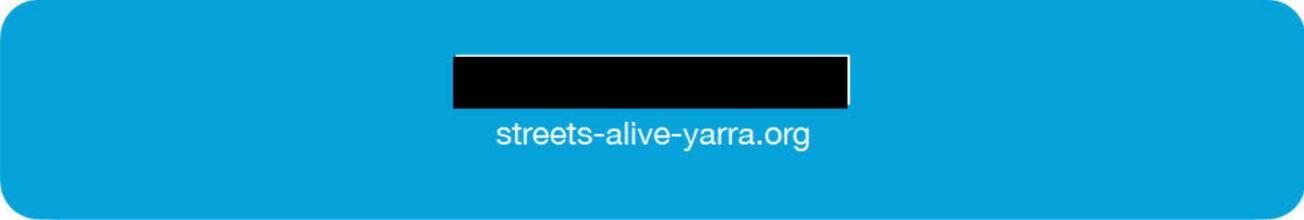
## 19.03-3L Water sensitive urban design

Streets Alive Yarra supports the amendment, including:

- Encouraging the collection and reuse of rainwater and stormwater, to mitigate the flooding of streets

## Concluding remarks

Streets Alive Yarra would be delighted to provide further detail or explanation of the themes raised in this document.



streets-alive-yarra.org

[REDACTED]  
Yarra City Strategic Planning  
November 25, 2020 at 12:40 pm AEDT  
To [REDACTED]

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Re Amendment C269

Please find attached our submission including some photos and a short video.  
We are pleased to be part of the process for change in our community.

Kind regards

[REDACTED]  
[REDACTED]

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This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

**We are residents of Richmond, and are extremely concerned with the large apartment developments which are being built in our community.**

We speak with experience following the [REDACTED] PLN16/1016 which has greatly impacted on our neighbourhood.

From the onset when the application was displayed on the original building, right on Xmas 2016 when most residents were on holiday, the development has had a huge impact on our lives. After some weeks we formed a group of residents who also opposed the application on the grounds of height, no set-backs, design, disregard of amenity and character of this established residential street. The proposed buildings of 9, 5 and 3 storeys contained initially 200 apartments with an underground 2 level carpark. This would create more traffic in the area and have an impact on the residents and the two nearby primary schools.

We sent letters to [REDACTED] attended meetings at the Council, attended private meetings with the original developer, but struggled to have our concerns met. Our hopes were raised when City of Yarra refused to grant a permit as “the height of the proposal does not comply with the preferred maximum heights within the Building Envelope Diagram of Design and Development Overlay (Schedule 7)”

The developer continued to push forward with the development and finally we ended up at VCAT for a gruelling 9 hours with only a 10 minute break. We managed to eliminate one level but it still presented at 7 levels with a roof garden. VCAT informed the residents present that that was the best we could achieve and VCAT approved the plans.

Late 2019 the demolition of the original building began followed by removal of asbestos which was very disturbing, particularly on windy days. The excavation for the 2 level underground carpark, constant noise and dust continued throughout the Covid lock down and was very disruptive 6 days a week to the surrounding neighbourhood. This was followed by the continuous stream of cement trucks and equipment entering the street which had been reconstructed with cement ramps and bollards to allow for easy access for the trucks. The two cranes which took 3 days to install and then 3 or 4 days to take down caused our road to be shut for the duration which also caused problems for the residents. Sadly, two existing trees on the street were removed as well!

We then heard that the site was closing down. So now all that is on the site is the 2 level underground carpark and entrance ramp with 4 partly constructed lift shafts emerging from the basement. It is boarded up and fitted with razor wire.

The local community is puzzled as to the future of this space. At least we now have blue sky! We do not want high rise buildings in our residential streets. We would like more control from Council to prevent these large developments especially when there are far too many. Where there are existing one and two story homes opposite such a development the sky is lost, the vista is changed considerably and our privacy is lost. This is the sensible and thoughtful approach for the future of Yarra.

**This is our story about inappropriate development in Yarra neighbourhoods, and this is the reason for our submission.**

Submission no.21 Attached Images









[REDACTED]  
Amendment C269 - Submission  
November 26, 2020 at 3:29 pm AEDT  
To: [REDACTED]

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My name is [REDACTED] and I can be contacted on [REDACTED]

I have lived in the City of Yarra since 1978.

I have participated in many protest movements in order to maintain and develop the integrity of the area, including Merri Creek against SEC/the closure of the swimming pool/three attempts at making Rushall Crescent an arterial road/the closure of Fitzroy HS/developing the skate bowl/and taking lead out of petrol.

To live in North Fitzroy one has to take on a combative stance so that you do not become overshadowed or crowded out by developers or large corporations. Who will ultimately ruin the charm and historic features of the area that are the very things that attract new residents.

The last hearing I attended, the residents of North Fitzroy were accused by the developer's lawyer of being selfish for keeping the house prices up so that young people can no longer afford to live here, because we objected to the development of totally inappropriate buildings up to 20 or more stories high. In most cases it is simply all about money. The developers do not live in the area and could not care less about how this will affect the locale. Quite often, no responsibility is taken for poor/cheap construction/cheap materials and poor design, in some cases for years. (St. Georges rd building near Park St.)

I understand that it must be attractive for the council to be able to collect so much in the way of rates, but at what cost to the local residents?

Fitzroy, North Fitzroy and Clifton Hill are some of the oldest suburbs in Australia. If us older residents had not worked as hard as we have done, it would be a mass of roads/power lines/and high rise with no green areas or amenities.

I have poured money, time and energy into VTAC and protest movements, and it is about time that the Yarra Council comes up with a negotiated strategic plan that bans any building over 4-5 storeys high, so that the residents can finally relax about the homes that have taken a lifetime to renovate and protect because the council will not do it.

Regards

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPad

Amendment C269 Submission

November 27, 2020 at 4:35 pm AEDT

To:

My husband and I chose to live in the Clifton Hill/Fitzroy area because of the character and charm, and the historical significance of the homes. Being surrounded by these heritage homes that have a unique and particular story, and would love to see this example and representation of early Melbourne preserved as a visual legacy of those people, who worked hard to put a roof over their heads and left an indelible footprint.

In many countries throughout the world, they have worked diligently and invoked laws to maintain and preserve these historical structures and have had the foresight to do so. Many of the homes and buildings are hundreds of years old. Why can't we have the same vision for our inner Melbourne suburbs and for our children and their childrens enjoyment well into the future.

My input to the future objectives, planning and protection of our beautiful City of Yarra is as follows :

- Allowing multi storey development in residential areas and along local shopping strip frontages will forever impact the historical significance of the area. It leaves me bewildered that the developers are permitted to construct their projects, with the only thought to profits, irrespective of the impact they leave behind, then move on to the next venture without a backward glance.
- Our local shopping strip precincts, particularly Queens Parade, are a surviving example and visual feast of heritage listed buildings many built in the 1800's and early 1900's and must be retained. 189 Queens Pde and Viola Cottage at 193 Queens Parade, Clifton Hill are the oldest homes in this area and should be protected and not affected from overshadowing by multi storey development above and behind them, completely ruining their historical significance and streetscape. The local shop traders would also be impacted due to reduced space because of the construction implications to the building. Thus resulting in empty shops.
- I would love to see all the verandahs at the front of the shops reinstated, completing the original picture. To provide shelter for pedestrians and shade for the shop fronts. I can visualise a shopping village, restored to its original appearance, being a tourist attraction, and would encourage visitors to join us in sharing an historical streetscape of days gone by and increasing patronage to the shops. Oh, I would love to see that...
- **NO MULTI STOREY DEVELOPERS PERMITTED IN OUR SHOPPING STRIPS. I CANNOT UNDERSTAND THE COUNCIL PERMITTING 4 STOREY DEVELOPMENT BETWEEN GOLD AND TURNBULL STREETS, CLIFTON HILL, PARTICULARLY DUE TO THE HISTORICAL SIGNIFICANCE OF THE BUILDINGS AFFECTED, WHEN ACROSS THE ROAD IT IS LIMITED TO 3 STOREYS. 4 STOREYS WILL AGAIN DESTROY OUR EXISTING VILLAGE APPEARANCE.**
- The community is the heart, the local shopping village is the hub. Help us to protect that.
- The mainly, 3 metre wide laneways, were used for waste collection. NOT access points for multi storey, multi vehicle traffic. Residents should not be penalised and subjected to the noise and increased vehicle movements just to provide convenient access. As I have stated previously, developers do not give any consideration to the residents. The use of laneways for local residents only and should be protected and maintained into the future, rather than being monopolised by developers to the detriment of local residents.
- Our beautiful parks and gardens are extensively utilised by the residents. Again with a



Amendment C269 - submission  
 November 29, 2020 at 1:38 pm AEDT  
 To: [REDACTED]

Good afternoon,

Please find below my submission in response to the proposed amendments to the Rewrite of Local Policies including the suggested changes/alternatives.

Name: [REDACTED]  
 Contact details: [REDACTED]

### ***Objection #1***

Reference: 15.01-2L Building design

" 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. "

### ***Objections***

- I note that all land on the corners of Scotchmer St and St George's Road is classified as an Activity Area. I adamantly and strenuously object to development being permitted that is in contrast to the low rise adjoining properties in that precinct where all constructions are between 1 and 4 stories. The wording of this amendment gives no guidelines or constraints whatsoever to developers. New development in these activity areas should not be permitted to exceed 4 stories and that needs to be stated within this policy.
- There appears to be no requirement for New Developments to incorporate designated open/green space.

### ***Suggested changes***

1. Prescriptive height limit applied to these exceptions ie limit of 4 stories and/or 16metres above road level
2. Prescriptive requirement for designated open/green space ie 50% of land area including provision for passive surveillance in the design. This requirement results in between a 2%-5% reduction in temperatures; the

- consequence of which is a considerable reduction in cooling costs (for both residential and business);
3. Alignment of this policy intent with the statement " Ensure shopping centres or internalised mall developments provide active street frontages, a pedestrian interface and integrate with their surrounds in terms of design, layout and movement " in 17.02-1L Retail
  4. Alignment and reference to " ASSESSING NEW DEVELOPMENT IN AN HISTORIC CONTEXT: CHECKLIST FOR APPLICANTS AND ASSESSORS " Page 33-35 of Residential Heritage Policy Review revised report dated 31 October 2019 supplied by Context
  5. Alignment of this policy intent with the statement: "



### **Objection #2**

I am unable to locate in these policies any reference to the requirement of development to take into consideration as part of their proposed development and business operations the use of residential streets to conduct businesses for activities such as delivery truck routes. There is a reference in 13.07-1L Licenced premises " To protect residential and other commercial uses from excess noise, traffic and car parking issues created by licensed premises. "

#### *Suggested changes*

Use of residential streets is prohibited by businesses for activities such as delivery truck routes. As per the below extract from 13.07-1L Interfaces and amenity, a condition or information provided by the developer/landowner for a proposed development that incorporates retail, needs to address that and how it will be managed so that it doesn't affect or impact residents located in surrounding residential areas:



Cheers



This policy applies to all land within a Heritage Overlay.

### 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.

### ***Non-residential use and development***

Consider as relevant:

- The nature of the proposed use, including the following:
  - How the land is to be used and the type of activities which will be carried out.
  - Hours of operation.
  - Patron and/or staff numbers.
  - Potential off-site impacts, including how such impacts will be managed and mitigated.
- The current use of the land and adjoining properties.
- The location and layout of the existing building(s) on the site, including the location of all external windows, doors and car parking areas.
- Any residential use within 30 metres, including details of, habitable room windows, balconies, secluded private open space and car parking areas.
- The location and type of activities to be carried out on the land.
- How potential noise, fumes and air emissions, storage, waste and deliveries, light spillage and other operational matters that may cause negative impacts on nearby residential properties in a residential zone are to be addressed.
- An Acoustic Assessment report in circumstances where there is potential for noise disturbance to residents.

Amendment C269 - submission

o  
Cc

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

I don't believe 14 stories is mid-rise. mid-rise should be six stories. 14 stories might be ok in some places, not in shopping strips like Queens Parade or even the Spensley Street corner shops. There is too much impact. The taller the buildings, the further the impact.

Yours sincerely,

Australia

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[Redacted]

Amendment C269-Submission  
November 30, 2020 at 7:17 am AEDT

To: [Redacted]

Cc: [Redacted]

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Dear Sir/Madam

Please find attached my submission for amendment C269 the latest rewrite of the Planning Scheme from the City of Yarra.

Yours sincerely

[Redacted Signature]

## **Amendment C269- Submission**

My name is [REDACTED]. I've been a resident of the City of Darebin for over twenty years. I live close to the Yarra River and the heritage listed Fairfield Park and Boathouse, all within the City of Yarra.

This is my feedback on **Amendment C269**, the latest rewrite of the Yarra Planning Scheme. Because Heidelberg Road is the border that delineates the Cities of Darebin and Yarra, **C269** is likely to have a significant influence on what happens on the Darebin side.

Fairfield and Yarra Bend Parklands are enjoyed by local residents and visitors from further afield. I would like this to continue, without seeing the area being swamped by overdevelopment.

### **Heritage**

Both Fairfield Park(Heritage Overlay Number HO147) and Fairfield Boathouse (Heritage Overlay Number HO146) are acknowledged in the **Victorian Heritage Register**.

In the study entitled, **City of Yarra Heritage Gaps: An Overview(Graeme Butler 2004)** it was suggested that there were significant trees and sites in Yarra Bend Park which should have been protected in a heritage overlay.

In addition to heritage listed places within Fairfield there is a history of boating on the river with long established clubs located on the Yarra such as Ivanhoe Canoe Club(founded in the 1950s) and Fairfield Canoe Club(more than 100 years history) The remains of the first boat-house in the area, Rudder Grange, is also located on the Yarra River amidst natural vegetation and includes a scar tree created by the traditional people who once lived by the Yarra River..

A City of Yarra heritage tour also reveals Coate Park located on the Yarra River and accessed from Coate Ave, Perry St and Yarraford Ave Alphington. Established trees, indigenous plantings and an expanse of grass gives another green respite from the urban sprawl.

This Fairfield Alphington area has a significant history, from our traditional people's link to the land and waterways, to the early European settlers who made their way along the track that is now Heidelberg Road onto Warringal village.

It is important that this history be preserved for future generations to enjoy.

**-Lower density developments should be considered near this heritage precinct.**

**-Future development should not overshadow our parks and waterways.**

### **Housing**

**Ref: 16.01-2L Location of residential development- Strategic housing framework plan- Fairfield and Alphington**

I acknowledge the importance for increased density as part of our growing city. However the strategic housing framework with its coding of minimal, incremental, moderate, high change and non-residential/uncategorised does not give us any idea of the height and density of future developments.

In the case of the Heidelberg Rd corridor the impact is doubled as it is likely that Darebin City Council will make similar planning decisions to Yarra Council.

If we refer to the strategic plan for Fairfield and Alphington, the entire south side of Heidelberg Rd from Austin St through to Panther Place is coded non-residential/uncategorised- probably commercial development. This borders Park Crescent, a minimal change area and also abuts the eastern side of heritage listed Fairfield Park. The Yarra River runs close to Heidelberg Rd in this area.

***-Future developments should not over-shadow Fairfield Park or the Yarra River.***

***-Future developments should not form a shadow block over the residences in Park Crescent.***

Referring to the same strategic plan; progressing in a westerly direction along Heidelberg Rd to Yarra Bend Rd Fairfield there is an area coded blue on the south-east corner of Fairfield Park which is the site of the proposed Porta Development. Although coded a moderate change area, the proposal put forward by developers in January 2020 was for 334 apartments plus commercial area with buildings, ranging from 6-13 storeys.

***-Future developments should be reduced in their height and density- restrict to four storeys.***

***-Future developments should not overshadow the Yarra River, Fairfield Park, Yarra Bend Park or the nearby football oval.***

## **Transport- 18.02-1L-Sustainable transport** **Environment and Landscape Values- Yarra River and Merri Creek** **Corridors**

While access to the Yarra River and Parklands are already available, bicycle and walking trails are even now at peak use on weekends and during popular commuting times.

***-Main commuter trails need to be widened and improved to cater for a greater population.***

***-Buildings need to be properly set back from pathways to ensure safe and unimpeded access for pedestrians and cyclists.***

## **Sustainability**

I support planning rules ensuring development approvals in the next ten years for sustainability standards that will achieve carbon neutrality.

██████████  
████████████████████

Amendment C269 - submission

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Cc

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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 would like to see a reduction in any further density of housing. Once the current approved high rise dwellings have been built, in Queens Parade and the Gasworks sites, the liveability of surrounding areas will be adversely affected. The area cannot cope with any more. The current usage of Edinburgh Gardens is an example of overuse of outdoor areas. While some current visitors are from further afield, they will be replaced by residents of these approved apartments and negatively impact us all.

The increased car use will also be a negative impact.

(I also think we need an alcohol free Edinburgh Gardens for this summer to see if the ill effects of current use can be stemmed)

Retention of the heritage areas for future generations is also important. Alfred Crescent is a relatively untouched area and continues to be a real example of previous times. Maintaining Queens Parade shops as a heritage area is also important.

Separation of bikes and pedestrians needs attention. Pedestrians have become the losers as bikes fly by on joint paths along Park Street as well as in the Gardens and Parks.

I applaud the recycling centre in Ramsay Street and the hard rubbish and green waste collections made easily accessible to residents. Focus on developments in this aspect need to remain a focus.

Yours sincerely,

[Redacted]

[Redacted], 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.

More than forty years ago I was attracted to this area because of it's village feel. I really appreciate the shopping stripe Queens Parade. The community feeling. I would love to see more diverse shops along Queens Parade; not less. Not high rise.

Beautiful Plan trees and mostly single storey buildings.

I do not want my community dominated and overshadowed by huge rectangular boxes. They have no charm and cut out all light.

Stop demolishing building with heritage features. These buildings must be saved and not just as a facade.

Our green spaces must be maintained and enhanced. Significant trees must be protected. Not only are trees beautiful to look at but they have a cooling effect on our streets during our hot summers. My own street is a wonderful example of benefits of established trees.

A significant amount of my leisure is enjoyed along Yarra River bend and Merri Creek pathways. Please leave these areas intact. Maintain these areas for walkers and cyclists as well as families to enjoy picnics etc.

I love strolling along Smith and Brunswick Streets to source those individual treasures or enjoy a meal or drink in my neighbourhood.

I treasure both Collingwood and North Fitzroy libraries. Prior to COVID-19 I visited either one weekly.

Yours sincerely,

[redacted]  
[redacted] Australia

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Amendment C269 - submission  
o  
Cc

Thankyou for the opportunity to contribute to the future of Yarra.

I am making this submission to ensure Yarra’s continued liveability and ensure its diverse, vibrant heritage shopping strips continue to benefit us for many years to come, well beyond my lifetime.

I love living in the inner north. What I love most is

- \* the Victorian charm of old buildings,
- \* the landmarks, especially The Pinnacle and Fire Station around the corner from me, local schools of North Fitzroy, Merri, and Fitzroy High, and the strip shopping nearby in general,
- \* parks like the gracious Edinburgh Gardens, the disused railway lineal strip, the triangles of trees and shade and green as on Bennett and Scotchmer streets, the Merri Creek walks (and there could be more park areas),
- \* the village feel of shopping locally, on foot without using my car, the capacity to walk to shops, pop in and out of shops alongside one another,
- \* the trees - the very big tree outside of my house, which is trimmed every year by Council and I stand protectively under nearby while it is trimmed. There are not enough trees in Yarra, particularly Fitzroy and Collingwood have too few green spaces - something that became very apparent during this pandemic for those living there,
- \* the distinctive breathable laneways between us that are iconic and keep us healthy. I use them, walk through them, and love them as a distinctive part of our heritage,
- \* the application of sustainability wth the Climate Change Emergency - using and restoring what we already have rather than creating high-rising accommodation and businesses like vertical cruise ships. I witness these cramped vertical developments in Brunswick. We must treasure and maintain, preserve and improve the sustainability of what we already have in the City of Yarra.

Please consider my submission with thought for preservation and deep care for a much longer term future for this area.

Yours sincerely,

, 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.

This Amendment will seriously degrade the livability of many neighbourhoods in Yarra. And as the current plight of the CBD shows, over development leaves urban environments vulnerable to any economic downturn: and COVID does not have to be the cause eg a decision to seriously curtail immigration as federal policy will have the same effect , resulting in high vacancy, poor maintenance and long term urban decay.

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,

, Australia

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

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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.

Height limits are critical to protect the visual appeal of our shopping strips. Yarra is lucky to have so many vibrant streets and oversized developments dwarf the existing character.

Some of the newer developments which are not ugly have height set backs, a variety of finishes (eg brick, and wood) and can add to the streetscape.

My street has a number of residential developments, with one going up now. Each one is an eyesore which I have to see at every day. I am not anti-high rise (like some NIMBYs in Yarra) and believe that good design can co-exist with period architecture and complement neighbourhoods.

I believe Yarra needs to adopt guidelines urgently to protect what we have.

Yours sincerely,  
██████████  
██████████, 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 maintains its wonderful vibrant heritage shopping strips and can continue, Having lived here for over 40 years we need it to continue as a great place to live and benefit all for another 100+ years.

Developers should not dictate how our suburb evolves in the future.

We need that diversity of shops in our 20 Minute Neighbourhoods which have been a saviour for us in Covid lockdown. They are our social hub as we age and for people living on their own, often the only place they get to talk to others.

8-14 storeys above shops is too high.

Shops need to maintain sufficient floor space to run their business and direct access to rear laneways for deliveries.

Laneways are very much part of our local walks to the shops, we love the heritage views from these laneways - those views need protecting.

The blue skyline above shops and residences for their fabulous heritage features, including chimneys needs to protection.

Verandahs on shopfronts not only add to our heritage value, but give protection from sun and rain. In so doing, they save massive amounts of energy by reduced use of air-conditioning as Climate Change escalates.

Green space is being reduced in new developments as well as house extensions - I think there should be a larger percentage of green space requirement in both these situations. Council's tree planting efforts are helping but more green space in these compacted living space is required.

I was surprised the Draft only included about 16 Landmarks, when our suburbs have so many more. And where is their protection other than skyline? Locally I would nominate The Pinnacle, previously our local Post Office that is a structure that definitely enhances our skyline. Brunswick Street Grandstand has a proud history as well as a prominent position in St Georges Road.

I love our parks, the European trees predominate, but when walking through these areas and other green spaces the huge old gum trees definitely should be registered. Merri Creek is our local walking area and that too needs protecting - stormwater rubbish grids to reduce the pollution.

What are the Objectives for the City of Yarra? They need clarifying as to what outcome we want in this C269 Policy. Also a list of definitions for homeowners and builders in plain English as is provided in council elsewhere.

Yours sincerely,

, 3068, Australia

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Amendment C269 - submission

o  
Cc

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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.

#### Heritage

I believe long term height limits are important to preserve character and neighbourhood, like Central Paris with its 8-10 story limits which then brings uniformity and beauty this creates a wonderful sense of place.

In addition this creates opportunity for shopping and shops which are unique and creative rather than shopping centre malls which are soulless and have no character

Maintaining heritage Street views are vital to the lived experience of cities.

#### Parks

Parks are important and Yarra should invest actively in more parks and spaces for people.

Density is an issue, the gasworks site is an example of poor planning and too high density. Where will all these people go if they need outdoor space.

Yours sincerely,

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

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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.

Keep us development free. NO HIGH RISE

Yours sincerely,

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

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Amendment C269 - submission

o [redacted]  
Cc [redacted]

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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 allow tall buildings. Anywhere in Fitzroy North. It's beautiful as it is and irreplaceable - leave it as far as possible to remain as it is.

Keep the suburb as it is! St shopping strips keep it to Three storeys max and place behind existing facades please. Don't destroy facade of shops.

Thanks.

Yours sincerely,

[redacted]  
[redacted], [redacted] 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.

Even though I live 5 minutes inside the City of Darebin, Yarra is my natural community; I lived in Yarra for 20 years, I shop, eat, exercise at the gym and the pool in Yarra, and visit Clifton Hill and North Fitzroy just about daily: my children attended child care, kinder and school in Fitzroy, I work in Yarra & I am on your Library Community Advisory Committee and a member of the Fitzroy Food Swap. 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 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.

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 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 should be reinstated; views from our streets and lanes should ensure visibility of the heritage buildings against the blue sky.

the horribel multistory nursing home and apprtments block in Clifton Hill are a blight; they dominate the skyline, have intruded on what was a lovely heritage vista down Clifton Hill and a leafy view from Rushall Reserve, any more of these intrusive 9+ high rise in centres like Clifton Hill will completely remove any charm and heritage values from this area. Low rise nearby residential streets do NOT benefit from nearby high rise, they loom, they detract from liveability, calm, leafiness and well being, they are generally horrible to live in, are environmentally unsustainable. I strongly oppose the ruination and over densification of the City of Yarra. It is a furphy that you can build a corridor of high rise along the so-called "activity centre" streets without damaging the quality of life in the municipality.

Yarra is a heritage for all Melburnians. Don't wreck it.

Yours sincerely,

Northcote, Victoria, 3070, Australia

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Amendment C269 - submission

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Cc

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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 8-14 storey development would greatly reduce the liveability and suburban character of the location in which I live. This is already happening on the other side of Hoddle Street in Collingwood. I could write an essay on the reasons why although they have been well made by others.

Yours sincerely,

Abbotsford, Victoria, 3067, Australia

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Amendment C269 - submission  
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Cc

I am very surprised and somewhat shocked by the C269 Amendment as it affects my area.

With the support of Yarra Council, we residents recently had a proposal for a 5 story building knocked back by VCAT, but this Amendment would allow considerably much higher development.

These tall buildings create both wind tunnels and too much shade, they destroy existing neighbouring residents' gardens and amenity and they destroy the areas in which they are built.

In addition as there are minimal standards for the amenity of the residents of these new buildings, eg no requirements for solar panels in buildings that are designed for maximum a/c usage, and a farcical small provision for green space (usually a totally shaded bit of paving), it's hard to see why Yarra is proposing this amendment.

If you continue on this development path, Fitzroy will become as soulless and shadowed as the Melbourne CBD.

My final point is that it's time to take account of the impact of COVID.

Tavel patterns are going to change dramatically, the number of people working in the CBD will be permanently reduced.

I'm my opinion Council would be better spending our rates on making Yarra a more attractive place to live and increasing population density through low level development that provides amenity for all.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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

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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.

High-rise development is not appropriate for this area and is not in car keeping with the unique heritage architecture of this area. The area is of unique historical significance and should be preserved as much as possible with the limits on new developments being two stories

In addition high-rise buildings will block southerly airflow and hence prevent the suburb cooling down after hot summer days. People will therefore need to use more crawling and air conditioning and this will further contribute to global warming.

Yours sincerely,

██████████

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Amendment C269 - submission

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Cc

I have lived in this area for 50 years. There is a wonderful balance between residences and amenity. In recent years there has been a significant increase in the density of population within Yarra and the surrounding areas. This has placed a great strain on the areas facilities like parks, public transport, recreation facilities, restaurants etc. It is because we have these facilities that developers are applying to build high rise towers. They can see there is profit from spreading facilities wider, particularly if they are not required to make any contribution to amenity and open space. So we move from a community of balance to one of diminished amenity per head of population

Yours sincerely,

, Australia

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Amendment C269 - submission

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Cc

Thank you for giving us local residents of the opportunity to share our vision of the future of Yarra. I have lived on Queens Pde in Fitzroy North for three years and was first drawn to the period architecture, local shops and expansive parkland that give this collection of inner-city suburbs a unique village charm.

I am making this submission to voice my concerns about prospective changes to the planning scheme for the City of Yarra. Approving the development of 8-12 storey buildings along Queens Pde and throughout the 3068 area could have far-reaching consequences for liveability.

Specifically, I am concerned about increases in traffic, noise pollution and emissions, and their effects on not only human health, safety and overall liveability, but also the effects of overdevelopment on the diverse plant and animal life throughout the region.

For instance, this year I have observed a range of avian life through Edinburgh Gardens, from laurikeets to tawny-frog mouths. These proposed changes, particularly those for Queens Pde and Grant St, could have a negative impact on native life, with forced migration upsetting the ecological balance.

Ultimately, while I understand that some further development is inevitable, it is important to preserve the qualities that set the City of Yarra apart.

Yours sincerely,

, Australia

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[REDACTED]

Amendment C269 - Submission  
November 30, 2020 at 4:52 pm AEDT  
To: [REDACTED]

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Please find attached my Submission to Yarra Council on Amendment C269.

thank you,

[REDACTED]

[REDACTED]

My name is [REDACTED]. I moved into Fitzroy in 1971 and am still here, now in North Fitzroy, bringing up three children who have all used local schools and local recreational facilities.

I am making this submission because I want the next generations to enjoy the things that I have and also make this submission on behalf of others who love living in Yarra. Among many things, I enjoy the heritage nature of Yarra, the very local feel, walking to cater for most of our needs, small local shopping strips, the feeling that we are not dwarfed by enormous concrete structures, that Yarra is on a human scale. I believe a Planning Scheme must ensure all this and more while also continuing to grow.

One of my biggest concerns is building development. In particular high rise building development, blocks of concrete reaching for the sky. So out of character with an inner city heritage area. I strongly believe that high rise development is not necessary to achieve greater density.

I have heard there will be a high rise apartment building among the new developments on the APM Abbotsford site. Why? This is totally unnecessary. Imagine a maximum of 8-10 storeys with green swathes throughout. What a beautiful vision beside the Yarra.

I have read some of the Housing plan. I know that the Planning Scheme takes into account the varying capacity for density within Yarra's large area. I am pleased to learn of the extent of Minimal Change Areas and Incremental Change Areas. But I am concerned about the Planning Schemes lack of height and green space controls in Moderate Change Areas and High Change Areas.

I can understand that these can be difficult to control, that the pressures from developers are difficult to manage.

However it is here that the Planning Scheme has to be very concise, very firm, very clear and be precisely worded so that developers know and understand and take seriously any guidelines that they believe will restrict their proposed oversized developments. Any vague language should be eradicated from the Planning Scheme.

Most residents are not happy with some of the developments that have been built. As an example is the Queen's Parade developments (near McDonalds). A wall of too tall, concrete boxes. Where are the green spaces? Where is the architectural interest and merit? Immense building blocks stuck on concrete. No green. No sense of contributing to a community. No relationship with the street, high and isolated from the community. They do not give to, nor receive from, the community around them. To me it is a concrete island.

That is what a Planning Scheme must enact, to avoid such developments in the future.

Heights of developments are a very important issue for our communities.

Height matters.

Yes we must have housing growth.  
Yes there will always be large vacant pieces of land and former warehouses and factories that will be developed for housing.

But housing growth does not have to be 10 or 12 or 14 storeys or, God help us, higher still.

Around the world the cities which are the most wonderful to visit are those which have limits of 6 or 8 storeys.

I have heard that Yarra Planning defines 'moderate height' as 14 storeys. I hope this is not true. If it is, using the word 'moderate height' is a trick played on our community. In my view 14 storeys is high.

In conclusion I am concerned about how a community like Yarra continues to feel like a community. And not like a high rise city, shadowed, windy, and concreted, devoid of green except for parks in pockets around the municipality.

What I want to retain is the feeling of a community. Local shops, heights within strict limits according to designated Change Areas (though heights much lower than is currently set out), and community structures all on a human scale.

What I love is to be able to walk to do shopping, to exercise, to borrow a book, to bump into locals for a chat. It's the human scale of the suburb I really enjoy. Please do not allow it to be destroyed.

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 have concerns about the erosion of heritage buildings in my area. Limit the height of new builds behind heritage buildings to 3 storeys

I taught at St John's in Queens Pde for several years in the 1970's and loved the historic buildings and the strip shopping centres, which, when I bought my home in in late 1999 had undergone significance change.

It is with dismay that I see how the North Fitzroy Village shopping precinct has changed and the low rise heritage neighborhoods destroyed. Residents need protection for Yarra's unique heritage buildings and atmosphere which is being part of this community.

I deplore the plans to allow small purpose providing stores to be absorbed into the ever-expanding Piedemontes supermarket and am pleased that Piedemontes have to present alternative plans

Despite heritage overlays in Yarra, heritage stock is being destroyed and views to historical buildings are being eroded. New developments should not be allowed to overshadow our parks or view of the skyline. This is extremely important,

During the Covid lockdown in my exercise period I was able to explore new areas of my location within the 5 km limit and noticed the lack of height control on rear extensions to residential buildings. Please limit the height of rear extensions to 2 storeys.

I have several questions about transparency and request a written response

How does the Council respond to concerns raised by community groups? Why aren't the responses by community groups to various Council Strategies published online so they are public and accessible?

How can ordinary members of the community access this information?

Why aren't those who request planning permits given access to Heritage advisors before plans are submitted? Ease of contact times and more efficient for Council Officers.

On any build there should be reasons for setting aside the heritage advice should be provided and accessible to other persons and published. How is it reviewed?

Where demolition is proposed and supported by the applicants' structural advisor, Council should obtain independent structural advice.

What data is kept on demolitions?

Yours sincerely,

, Australia

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Amendment C269 - submission

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Cc

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On any build there should be reasons for setting aside the heritage advice should be provided and accessible to other persons and published. How is it reviewed?

Where demolition is proposed and supported by the applicants' structural advisor, Council should obtain independent structural advice.

What data is kept on demolitions?

Yours sincerely,

[REDACTED]

[REDACTED] 3068, Australia

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Amendment C269 - submission

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Cc

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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 recommended 8-14 stories is too tall for Yarra. Also the amount of space allocated for this type of high-rise is too generous. It gives too much power to developers to shape our area. These developments come with shops that are expensive to lease and often never fit with the area. More than that, it will create over-congestion on the road and for pedestrians. We will lose the visual ambience of the area which is not in line with high-rises. Also, high-rises create insular living and don't lend themselves to social and cultural capital building the way smaller developments and houses do.

The bottom line is that whilst some development is required to accommodate population growth, no Yarra resident I've met wants the type of development you have in your plan.

Yours sincerely,

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[REDACTED]  
Amendment C269 - submission  
November 30, 2020 at 5:25 pm AEDT  
To: [REDACTED]

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Please find attached my submission to the Planning Amendment C269

Thanks

[REDACTED]

[REDACTED]

My name is [REDACTED]. I have lived in the City of Fitzroy/Yarra for close on 50 years. During this time I have raised 3 children, educated them at our local primary & secondary schools and over the years my family have availed ourselves of many of the wonderful amenities provided by the Council and commercial operators within the city. I congratulate the Council on embarking on this community consultation, however brief, on the future plans for the City of Yarra and would like to make a small contribution.

In terms of its language, the plan is rather vast in its reach, over complex and with language and terminology that makes it difficult for a layperson to understand and hence make meaningful comments. Undefined terms and references to unknown clauses make it all the more difficult. However I shall try.

The residents of the City of Yarra, along with their fellow Victorians have just experienced one of the most momentous years of their life. Confined to our homes and apartments we have all suffered varying degrees of mental, physical and economic stress. Our immediate local environment, both built and “natural” loomed large in our ability to cope with this stress. One’s age, family unit, physical mobility etc coupled with what we experienced when we opened the front door all played a part in how we coped. Was there sunshine? Were there trees? Did we see comforting views? Was there a place to sit in a garden within one’s apartment block. Unfortunately for many residents the answer is no.

I find it therefore very disappointing that there appears to be no attempt in the Plan to learn from our Covid lockdown experiences in terms of increasing access to sunshine, trees, views and gardens in every immediate neighbourhood. I understand that the process in developing these plans would have begun prior to the start of the pandemic but the document should have been revisited and our planners thought about the very real effect planners can have on our wellbeing.

Looking at the Planning Documents I would like to point out some areas which will have a negative effect on the livability of our city.

### **Clauses which reduce vegetation**

15.01-2L

Site Coverage - where neighbouring site coverage is greater than 80% then new developments may exceed 80 %. This clause suggests that over time the whole of the city could be 100% built on with no trees or vegetation. The clause should read; where neighbouring sites exceed 80%, new development must NOT exceed 80%. In fact it would be better to be 70% to rebalance areas.

### **Clauses with words that do not mandate an outcome.**

The Strategic directions 02.03 is able to use imprecise wording to set out general directions, goals aspirations etc. However specific sub clauses should not.

In 15.01-2L there are many examples of wording which can be ignored by developers.

Building setbacks

*Providing .... where appropriate.*

Midrise development

*Support .....*

Landscaping

*Encourage ....*

This leads to the question of how applications that are impervious to “encouraging”, “supporting” or “providing where appropriate” are dealt with. If it is desired that clauses should not be totally prescriptive then an additional rider must be incorporated.

A points system copying energy rating could be used. Unless a certain number of points is reached then the development is rejected. Alternatively a majority of the “encourage” elements must be achieved before the development can be approved.

### **Mismatch between Strategic Directions and subclauses.**

One of a number of inconsistencies is between Climate change and Building Design.

The Climate Change clause (02.03) states Yarra desires a ‘healthy and *growing* urban forest’, while Site coverage (15.01-2L) allows *increasing site coverage* merely as a result of neighbouring developments. Every development should contribute to an urban forest target.

### **Missing Items**

One of the major difficulties facing residents in evaluating developments in their neighbourhood is misleading documentation by developers. We do not have the capabilities of deciphering dense architectural jargon but we can evaluate developer’s “pictures” of the design. However, developers fail to show items that may increase objections and almost without fail add vegetation that is never intended by the developer to be added. Developers must face a penalty for this sleight of hand.

I suggest any finished development that does not match the original “pictures” that residents have responded to must pay an additional open space contribution equal to 50% of the land value of the development.

Amendment C269 - submission  
o  
Cc

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

I would like to remind Yarra Council that it is its residents that remain the lifeblood of the area, and it is they who supply many of the customers and patrons of local business, pubs, cafes, etc. If Yarra is to remain an area that is pleasant and livable to ALL ages of residents, not just hipsters, it is crucial for future planning to take this into account, and not just cater to increased apartment living. If house dwellers on the edge of a residential area are treated with disdain by having apartments built right next to them of 6-8 storeys or more, it will not only devalue the Yarra ethos, it will destroy it. The lure of developers' dollars should be treated with a huge amount of caution. Any development that borders a residential area should have much sterner height and setback restrictions than those on a main road (perhaps three storeys maximum if next to existing dwelling). This is the main point of contention that planning often forgets. Also, proper double glazing

g, large water tanks, and plenty of solar panels (not just lip service to them) ought to be an absolute necessity in any new build, no exceptions.

Yours sincerely,

[Redacted signature]

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\\_OdFfDHsSBMqydFY5OkYVt](https://urldefense.proofpoint.com/v2/url?u=https-3A__tools.ietf.org_html_rfc3834&d=DwIFaQ&c=3fFCQiK3OSE2tLUtsBk3KA&r=3RoYPOB0FgyrRuPT07ysuX5FhT3iL_OdFfDHsSBMqydFY5OkYVt)

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.

#### 11.03 Activity Centres

I am a 77 year old female, currently in good health and shop locally in Queens Pde, St Georges Road and Nicholson Street village mainly on foot. The types of small businesses in these areas need to be added to and diversified, not just coffee shops and restaurants, although I patronise these. Therefore I would like the number of new residential developments in these three areas curtailed to first retain the spread of current businesses we have, such as chemists, doctors and allied health and bookshops, and also to allow a further diversification of small businesses.

The height of any new residential developments in these sections should be no higher than three storeys.

#### Heritage

What attracted us to buy our home in North Fitzroy 42 years ago was the large presence of heritage homes. Over the years we have faithfully restored its façade, and this has enhanced the streetscape.

So enhancement of the heritage nature of these three activity centres also needs to be encouraged, including the reinstallation and restoration of as many verandahs as possible to these streets for both appearance and shade.

Any new developments should ensure that views from our streets and lanes allow visibility of the heritage buildings against the blue sky.

#### Laneways

On many of my walks during the Covid-19 lockdown, I explored the laneways of North Fitzroy and North Carlton and loved what I discovered of the past and present. Public laneways should not be sold and must be maintained and protected. We use our laneway for access to our garage, enabling us to park our car off the street.

Any access to new residential developments should not impede access to the public laneways, nor to the businesses dependent on these laneways for the receiving supplies.

#### Affordable Housing

In our many years in North Fitzroy, we have observed that as houses are renovated for families or for new tenants, housing for rent or purchase has become beyond the means of many who used to live here and who contributed to the diversity of the suburb. By buying our home here, we too contributed to the gentrification of the suburb. Discussion suggesting that a possible 10% minimum of affordable housing be provided in larger developments is a good one but I would suggest that 20% would be a better aim as a broader mix of population would foster social cohesion. In our earlier years here, we loved the way such a diverse group of people rubbed up against each other - 'Old' Fitzroy identities, European immigrants and their extended families, young couples moving in who later started families and contributed to the social fabric through kindergartens, schools and local organisations.

#### Parks and Open Spaces

I walk regularly in our parks and along the rivers and creeks and appreciate them, the birds, the vegetation and the wild life so I am averse to any developments that could be seen from the riversides or overshadow or obscure the views from the parks.

Yours sincerely,

Fitzroy North, Victoria, 3068, 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 a [redacted], however [redacted] provided an email address [redacted] which we included in the REPLY-TO field.

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[REDACTED]  
Amendment C269

November 30, 2020 at 8:51 pm AEDT

To: [REDACTED]

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To whom it may concern,

Thankyou for the opportunity to respond to this proposed amendment. Please find my submission attached.

Kind regards,

[REDACTED]

## **Amendment C269**

### **The future of the City of Yarra**

#### **We live in a unique heritage area already densely populated, and particularly susceptible to climate change**

I wish to pay my respects to the Traditional Owners and acknowledge the brilliant way they have managed our lands for over 50,000 years. It is heartening to know we are listening at last to the greatest custodians of all as we think about plantings, water management and bushfires in particular. We need to listen and learn as we steer a path forward with a warming climate. I hope in some way that makes us all mindful of what we are passing on to future generations here in Yarra.

There are many things to love about inner city living but I do fear we are losing our unique heritage and liveability as inappropriate development encroaches. Too much of the development I see around me is failing to meet the most basic heritage and sustainability requirements as per Yarra City policies. I am dismayed to see there are further plans to include accommodation towers above shopping centres because already many of the vibrant, eclectic qualities of our heritage neighbourhood strips and villages have been lost and replaced by buildings with sterile ground-level supermarkets, pharmacies, gymnasiums and bottle shops, fully covered with posters and signage. (eg Aquila Building in Brunswick St). I have to ask: Does anyone know what is going on either side of those windows? And does anyone care?

I acknowledge need to accommodate a growing population and I agree we need to provide social and affordable housing but it must be high quality and environmentally sustainable. It is critical that heritage villages and neighbourhoods are protected. These heritage places provide a special quality of life for current residents and, with considered planning, can continue to provide for new residents well into the future. Yarra City is already densely populated and meeting its fair share of increased housing. Apart from some strategic sites like the Gasworks which lend themselves to high growth but, nevertheless, are still in need of real consideration for environmental sustainability and quality of living, perhaps it is time to reconsider the benefits of developing middle ring Melbourne where green space, larger allotments and public transport are readily available. A new generation may wish to work from home and desire to preserve a healthy lifestyle. We have a once-in-a-lifetime chance to build on the positives and reduce city congestion as well as carbon emissions. We have the chance to reduce pressure on an inner city already radiating heat from the increase of concrete buildings and asphalt infrastructure.

#### **My own neighbourhood**

As a resident at [REDACTED] I consider I am fortunate to live in a residential heritage overlay area. When I bought my house twenty years ago I regarded the heritage overlay as a positive feature. Since then I have greened our tiny outdoor space and retrofitted the house in keeping with sustainable best practice. I am pleased to report many of my neighbours have done the same, with most of them appreciating the exceptional historical area we live in as well the community benefits of small cottages opening almost directly onto the street – it is impossible not to engage with the neighbours!

#### **Local Green space and environmental awareness**

Residents near me tend to walk, ride bikes and use public transport. We are well serviced by the Fitzroy North Village as well as Nicholson street village shops – both less than twenty minutes' walk

from my house. In addition we are ten minutes from the beautiful Edinburgh gardens which are used by me and other family members on a regular basis. I have seen the gardens recover from severe drought and I appreciate Yarra city's investment in storm water management to provide water security in the gardens – a win win project! I love the beautiful new plantings and I love the fact that the gardens are so well used by an eclectic mix of residents. I also appreciate the encouragement to place planter boxes on the streets (we have one) as well as the attractive native plantings in every possible place around the neighbourhood.

Our particular green spaces - Edinburgh Gardens and Curtin Square near me – are crowded and increasingly enjoyed by visitors as well as locals on weekends especially. ***This is wonderful but it is a reminder that inner-city green space is finite – developers can't keep factoring in nearby gardens to their plans as compensation for an undersupply of green space in their developments (eg Gurner in Queens Parade and Leon Lachal in St Georges Rd, opposite me)***. Yarra City needs to reconsider its policy in this regard and insist developers provide liveable green space on site as they build.

***Merri Creek***, bordering Fitzroy North, is an amazing asset thanks to the work of Friends of the Merri who recognised its needs after decades of destruction from industry and land clearing and took on the role of custodians over thirty years ago.

It is great to see improved bike riding paths and crossings are gradually providing the encouragement cyclists need to ensure cycling is a safe option for all ages along the creek as well as from the north into the city.

My grandchildren have found relatively safe routes from Thornbury and Northcote to ride down to visit. However I am sure they tire of my reminders they need to be beware when they ride through the crossings and roundabouts near my place; that they can expect rat runners to drive through stop signs or roundabouts intent of avoiding major roads to cut travel time. It happens consistently.

### **Traffic controls**

Recent attempts to slow down inner city traffic in my neck of the woods ( in part bordered by Brunswick St, Nicholson St and Alexandra Parade), and works further north towards Holden St are much needed. Improved pedestrian and bike markings are appreciated. I hope improvements will continue as an increasing number of drivers are returning to the roads since COVID-19 lockdown. It will be a long time before people return to public transport so we can expect even more cars will rat-run through inner city neighbourhoods.

### **Threats to heritage and sustainability**

As I walk my neighbourhood streets I am confronted with developments in nearby Nicholson St, Reid St, Brunswick Road and Brunswick St as well as developments beyond, and I am reminded of what we have lost in the way of neighbourhood ambiance. Occasionally an enterprising new shopkeeper will create an attractive space underneath a residential complex but the odds are against them. They do not last long – most people seem to want to seek out the heritage charm of shops in heritage strips elsewhere while they can. The tragic irony is developers are destroying the charm and liveability of our historical area – the very essence of why we choose to live here in Yarra.

## **Incremental changes and the thought of 'mid-rise' apartment blocks increase the threat to my neighbourhood**

The term 'Incremental' change, combined with a belief that 'mid-rise' development from 5 to 14 storeys can be in keeping with the character of a heritage shopping strip, is alarming. 'Incremental change' suggests a creeping encroachment on heritage until, like so many parts of Yarra already, we are confronted with a total loss of heritage. Instead we have a domination of out-of-character inappropriate 5-6 storey developments (Nicholson St, Reid St, Brunswick St) without even basic concerns for sustainability, (orientation, green space, light and air) and many destined to become slums. Some buildings less than ten years old have already required major works (eg 5 storey building corner of Fergie St and Georges Rd)

In areas of minimal, incremental and moderate change we must limit the height of buildings. Even in high-change areas residents need to feel part of the neighbourhood, in touch with green space. During COVID-19 lockdown we learnt how important it is that residents (and workers) are not dependent on lifts to access their apartments and that they have an airy comfortable spaces – havens in fact. I recently learned 14 stories has become the new mid-rise apartment block. This is further evidence of incremental development by stealth -it seems not so long ago mid-rise was six to eight storeys.

## **Destruction of an individually significant building in my minimal-change-heritage-overlay – residential-neighbourhood**

Opposite me in [REDACTED] is the once individually significant North Fitzroy Star Hotel, a 150 year old building which up until 2015 employed up to 15 people and housed another 8 upstairs. This was a much loved hospitality pub which had seen many changes since it was built but none that ended its role as a neighbourhood meeting place, until now. The shell of the building has been subdivided into six, with very crowded town houses, some with tiny triangular shaped rooms, sloped ceilings, unglazed west facing windows, minimal outdoor space (no balconies accessed from living areas, only roof space!) To add insult to injury the building now looks like a prison with bars on the windows. In addition an advertizing board has, for over six months, dominated the Newry St façade of this once unique building. I believe the town houses have been rented.

Since the time the townhouses were officially completed six months ago the building has leaked and the new culvert for the three garages has overflowed every time it has rained. Council has returned on at least three occasions to unblock the drains and workers have re-done the culvert twice. The story is the council and the developer are halving costs of this ongoing problem. Meanwhile locals delight in tagging the building, in contrast to the beautifully restored residence on the opposite corner which has remained unscathed. What does this say about the minds of taggers I wonder? Perhaps they could provide valuable insight for planners?

The façade of the North Fitzroy Star has largely been retained due to neighbourhood vigilance but, as one neighbour remarked after inspecting the building on an open day back in June, 'it is a waste of a building'! Most significantly this has happened to an 'individually significant' building in a 'minimal change' residential area with a heritage overlay. I find it hard to believe the building could retain it's 'individually significant' status.

I now wonder about the impact of planned incremental change in my neighbourhood. That said, I am pleased to note the example of an attractive, seemingly sustainable development in place of an abandoned garage at the end of my street (St Georges Rd South and Nicholson St) – despite its proportions the four storey building has responded to neighbourhood character and as a west-facing

building the shuttered balconies seem to respond to the elements. The restaurant below is custom built, attractive, busy and surrounded by newly planted natives. This successful outcome appears to have depended on the integrity of the developer rather than any planning regulations. I'd like to be wrong about that.

**We need to retain, restore and adapt buildings**

Yarra City council received carbon neutral certification in 2010. Yarra council committed to a climate emergency plan for 2020-24 so we are on track, we are told, to achieve positive sustainable outcomes by offsetting carbon emissions. **But I believe we need to do more than offset emissions, we need to actively reduce them.**

We know demolition is one of the greatest contributor to green house gases in the city. Yet there has been no real attempt to conserve and adapt industrial buildings. On an individual scale within a heritage overlay some adaptations in Fitzroy North are noteworthy. However an increasing number of buildings, including residential, are now flouting heritage and sustainability with almost complete demolition apart from the façade. Minimal facades and unsympathetic buildings above, visible from most directions, (eg Smith St, Fitzroy) make a mockery of heritage policies as well as sustainability. Some developers actually advertise on site 'Knock Down, New Build'!

We must mandate meaningful sustainability standards – the certified seven star energy rating of a new building is a joke when with the carbon emissions from demolition of solid brick walls, the removal and transportation of waste, and the provision of replacement materials are taken into account. Added to this we now have buildings with unprotected glass facing north and west which means many have to cooled for at least 8 months of the year! (eg The alleged 7-star-plus-energy efficient [redacted] opposite me lacks airflow, balconies, space for outdoor clothes drying, green space and shade. Unprotected north and west single glazed windows are a feature of four town houses.)

**Mandated conditions essential**

***Mandatory heights and mandatory environmentally sustainable measures could ensure all future development is appropriate, sustainable and respectful of fine-grain heritage areas.***

The time has come for tough, stringent and mandated conditions. It is time for us to listen to architects and planners who understand the need to provide attractive liveable spaces, who appreciate and respect the fine grain heritage neighbourhoods of Yarra, who are prepared to adapt, conserve and enhance those elements that contribute to the heritage place. Once we destroy our unique social, cultural and architectural heritage it is gone forever.

[redacted]

[redacted]

[redacted]

[redacted]

[REDACTED]  
Re Amendment C269

December 04, 2020 at 3:18 pm AEDT

To: [REDACTED]

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Please add these four photos as an attachment to my submission sent earlier this week. (Photos taken 1/12/2020).

They include:

The (once) Individually Significant North Fitzroy Star Hotel [REDACTED]

[REDACTED] opposite me ( x2)

[REDACTED]. The recently adapted and renovated private residence on opposite corner to hotel.

1 York St ( end of St George's Rd South)

4 storey development on old garage site one block from me.

[REDACTED]



[REDACTED]  
Attention: Strategic Planning, Amendment C269 submission  
November 30, 2020 at 10:09 pm AEDT  
To: [REDACTED]

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Please find attached my submission.  
Regards,  
[REDACTED]

## **Proposed amendment to planning scheme C269 – Yarra Council**

Name: [REDACTED]

Contact: [REDACTED]

### **Amendment to the planning scheme**

I am writing about proposed amendments to the planning scheme, based on the need to address increased numbers of residents, environmental impacts, and the need to manage climate warming impacts.

As our Federal government has failed to address the need for climate policy and we are also waiting to hear from the Victorian state government on climate emissions targets, it is important that local government steps up to address the need for our local community to endorse policies that will assist in reducing emissions and addressing the effect of increased global warming on local residents. This is particularly relevant to building planning permits in regard to the major issue of environmental and social sustainability. This relates to what effect proposals for new buildings have on open green spaces development and maintenance, parks and gardens, tree canopy, wildlife protection, residential social and mental impacts, and car parking as well as public transport accessibility.

### **Residential Green Spaces**

An example of a recent proposal for an existing commercial site on Heidelberg Road, Porta, to become a multi-story development site has revealed how negatively impactful such a proposal would be on the environment and the community. Whilst increased urban density is essential to provide housing and avoid increasing outlay over former farm urban fringes, it's necessary for sustainable, quality builds and capped height limits to avoid wind tunneling for example along the Heidelberg Road corridor. For example this image demonstrates the impact the proposed 13 storey height the Porta development proposal will have on overshadowing the adjacent oval, and the adjacent 4 storey existing apartments on Heidelberg Road with the 13 storey plan.



There are also existing trees within and along the boundary of this site which will be removed. This will also result in more limited tree canopy for both residents and park visitors.

Green canopy cover is often extremely limited when old houses are demolished and replaced with multi-storey apartments extending from set-back at the front of the land to the back part of the block, often replacing what was front and back gardens with minimalist green cover.

These photos demonstrate examples of how multi-storey apartments diminish the amount of existing green space and tree canopy from older single homes. The first image reveals minimal green space within the apartments, no tree canopy along either roads and the fact that the apartment entrances facing West are subject to intense heat during hot weather as there is no tree canopy to cool the buildings and limited small shrubs on the Northern street scape. Bird life, and other native animals are also affected and diminished by the increasing limitation of green spaces as urban density increases.

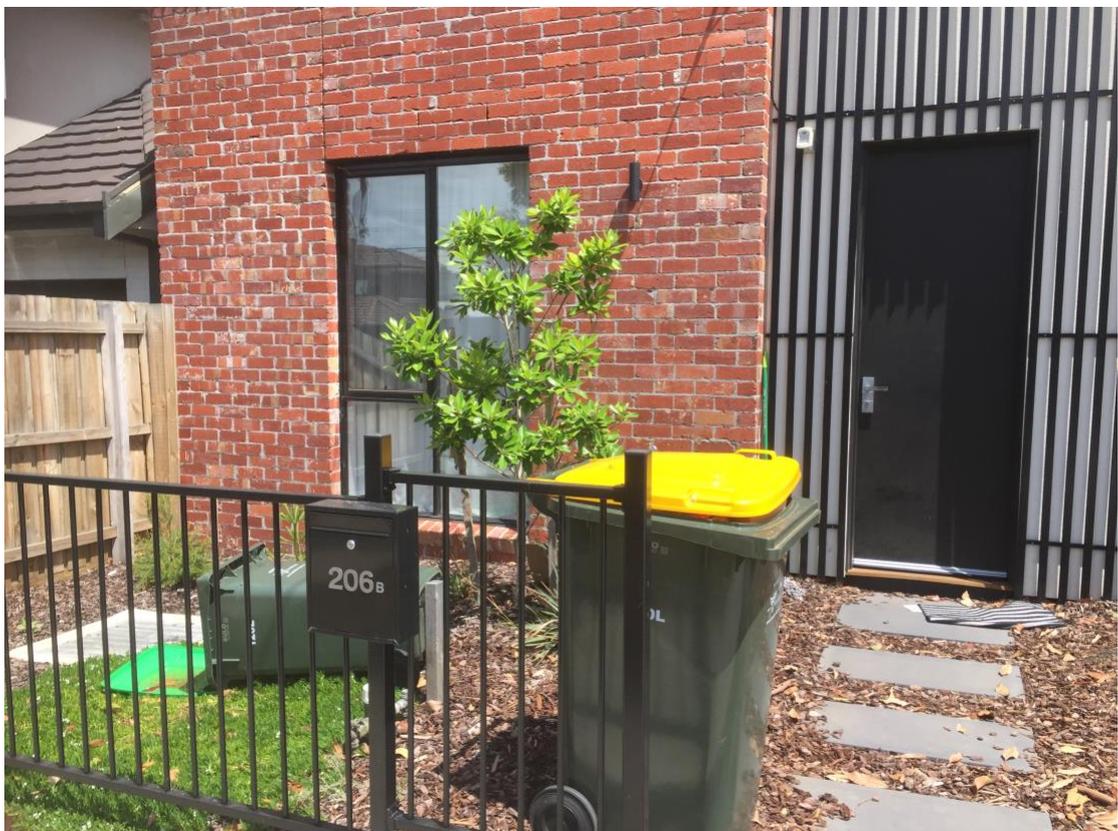


These three apartments below have replaced an old post-war house and reveal a failure to deal with heat transmission with extremely limited plants in the street-facing front section of the apartment block.





This apartment below, facing North, has only a single green plant, unlikely to shelter the building from heat.



This smaller group of three double storey apartments provides a better example of green space at the West facing street frontage and includes some more trees at the back of the building. The building design also addresses the need to shade the West facing building frontage.



This old block of flats facing West also reveals a failure to address the need to limit heat as there are no trees or shrubs anywhere on the building site, despite

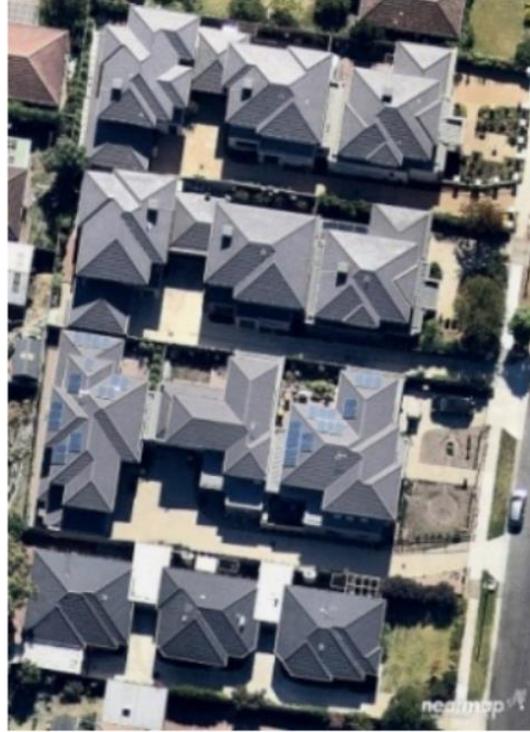
the fact that there is sufficient space to create green canopy.



The image below outlines the loss of green space with infill development replacing single homes.



(e) 2010



(f) 2018

Reference: 'Living Melbourne, Our Metropolitan Urban Forest' The Nature Conservancy, April 2019

Green Spaces Better Places 2020 report outlines the impact for urban infill development on tree canopy and understory plantings disappearing as illustrated below. [where-will-all-the-trees-be-benchmarking-report-2020.pdf](#)

## THE CHALLENGE

As our cities and suburbs grow, green cover comes under pressure.  
After all, there is only so much land to go around.

SO HOW DO WE MAKE SURE THAT AS OUR CITIES AND SUBURBS GROW,  
OUR GREEN COVER GROWS WITH THEM AND EVERYONE ENJOYS THE BENEFITS?



Render of Frasers' 6 Star Green Star Community  
Mambourin development in Western Melbourne.

Retirement village in outer suburbs of Melbourne.



## Recommendation for planning amendments

***As part of the planning proposal amendment it should be the case that council requires developers to provide substantial green spaces and appropriate plants including trees and understory planting to replace the removal of existing trees and plants when demolition occurs. As part of the planning permit developers should be required to facilitate green space plans to remediate building heat through tree canopy, especially on the Northern and Western side of the building plans.***

***Furthermore, there should be environmentally sustainable height limits, for example no more than 4 or 5 storeys. Building heights taller than 4-6 storeys create too much overshadowing and also create wind tunnel effects. Other impacts relate to the inability of tree canopy to shade and keep buildings cool if the height limit exceeds the tree height.***

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 want to be able to see blue sky in my backyard and in my local areas. I have lived in Fitzroy my entire life and am concerned that this planning scheme does not go far enough to protect the heritage of the area that I and my family love so much.

Some of the appartement blocks that have gone up recently have been well designed and fit in with the lovely local area such as 241 Napier Street and 422 Smith Street. On the other hand, 472-478 Smith St, 496-500 Brunswick Street and the buildings at the top of Queens Parade are eye sores, they do not suit the local area and should never have been approved.

## 1. NEIGHBOURHOOD SHOPPING & ACTIVITY CENTRES

### 11.03 Activity Centres

I value the 'village' feel of our local shops, I love being able to walk around my local area where i have lived my whole life and interact with neighbours, friends, traders. Mid-rise buildings put this at risk, it impacts the viability of shops, reduced space, conflicts of use + mid rise is up to 14 storys. The Major Activity Centre along Brunswick Street has the potential to ruin this beautiful heritage space that should be protected by this scheme.

## 2. HERITAGE

I am concerned that the heritage section does not include objectives, strategies, definitions or guidelines - this needs to be written in plain English that a normal person could understand. Views of our streets and lanes should ensure visibility of the heritage building against the blue sky. Heritage is at the heart of our community and cultural wellbeing which is very important to me.

## 3. SUSTAINABILITY

It would be good if the sustainability section could encourage adaptive re-use of buildings to avoid demolition, save landfill and re-vitalism neighborhoods.

## 4. TREES IN YOUR AREA

Biodiversity and trees are so important to me, especially the street trees which aren't protected by this scheme.

There are many trees in my area that i would like nominated under the planning scheme including

- the avenue of plain trees on Gore street between Cecil and Kerr Streets
- the gum trees on the round abouts a the cnr Gore, George and Westgarth Streets
- The gum tree at the rear of 159 Leicester Street

## 5. LANDMARKS 15.01 Landmarks

The wording using for this section of the scheme should be inclusive rather than exclusive i.e. just because it isnt listed landmark it doesn't mean it shouldn't be.

The view of the city from the football oval at Edinburgh Gardens is very important to me, i have spent many years going to events at the football club rooms and spent many a picnic on the hill watching the oval and the city. This should be considered a landmark.

Abbotsford Convent, the Pinnacle St Georges Road, the gates to Fitzroy Nursery, The Academy of Mary Immaculate school and Church.

## 6. LANEWAYS

Laneways should not be able to be sold in this scheme, they should be maintained and protected.

## 7. AFFORDABLE HOUSING

The Housing affordability policy talks about a possible 10% minimum of affordable housing to be provided in larger developments. This should be

increased.

## 8. PARKS & OPEN SPACES

New developments should not be able to overshadow green spaces and parks, they should be protected as should heritage skylines.

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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 would like to see a huge increase in affordable, social and public housing. As much as we could possibly fit in. Homelessness and insecure housing is at the heart of so many societal problems such as domestic abuse, crime and drug and alcohol dependency. Everyone deserves a home to feel safe in.

Yours sincerely,

[REDACTED]

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Amendment C269 - submission

o  
Cc

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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.

We must not allow over development. high rises close in our streets into Gold Coast looking nightmares. Our heritage buildings are lost into feeble nods above doorways in tower block entrances. The buildings overshadow the terraces and throw them into their dark past again.

Our shopping strips are losing their quirky alternative vibe. With repetitive stores and limited places for grassroots arts or products.

We just want a community that thrives and supports everyone. Not caters to developers making a lot of money destroying the legacy of the City of Yarra streets.

Yours sincerely,

, Australia

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[REDACTED]  
Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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.

We must protect this precious gem of a neighbourhood from over development and exploitation from developers. There are very few places in Melbourne as un touched as this suburb is and this proposal is beyond acceptable standards for the area. Grossly overdeveloped plans which will destroy our heritage village forever. The design is just too big too high and too much! The impact on the surrounding neighbourhood would be extremely negative and ruin the amenity of many residents.

Yours sincerely,

[REDACTED]  
Fitzroy North, Victoria, 3068, Australia

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

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

The uniqueness of this suburb deserves preservation. We must prevent high rise developments destroying the streetscape and preserve the Victorian essence of our village. We are lucky that so much has been saved already when you see other suburbs and it's our duty to protect the remaining heritage of north Fitzroy. No multi storey developments in the shopping strips. Nothing higher than existing buildings. The streetscape is unique and it is essential we protect it

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,  
██████████

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Amendment C269 - submission

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Cc

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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.

We value the small businesses that operate in our local neighbourhoods. They are an important part of our community and we risk losing the vibrancy of these small businesses that particularly look after the old and vulnerable people.

The proposed Policy lacks definitions of technical terms in relation to heritage. There should also be an accompanying document with a set of well-illustrated set of guidelines in plain English to support the new Policy.

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.

We 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.

Views from our streets and lanes ensure visibility of the heritage buildings against the sky

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes. As it impacts us all, should Council have greater controls over the sustainability of new buildings? The most sustainable building is one that already exists.

Make buildings more sustainable – high rise buildings are not.

Encourage adaptive re-use of buildings to avoid demolition and save landfill and to re-vitalise neighbourhoods. It saves the energy already embodied in the building.

Green space is being reduced with new developments. New developments need to ensure more open green space in their planning?

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.

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.

Laneways be maintained and protected. The laneway next to our house is an important connection with our neighbours and our local amenity.

High rise buildings impact our parks with overshadowing, removing views of our heritage skyline

Yarra River, the Merri Creek and Darebin Creek are our main green corridors and provide for extensive biodiversity. How can we ensure they are managed and protected?

Heritage skylines should be visible from our parks and open spaces.

Yours sincerely,

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██████████  
Amendment C269 - submission

o ██████████  
Cc ██████████

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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.

We value the 'village' feel of our local shops, we used them exclusively during the pandemic. Everything is within walking distance. Small diverse shops are the heart of the North Fitzroy community where we also meet and socialise. It is currently beautiful and appropriate to the heritage of the area.

We don't want the wonderful streetscape of North Fitzroy and Clifton Hill destroyed by soulless, massive seven storey buildings that have no purpose other than to line the developers pockets with money and then leave the mess for the residents to look at in perpetuity. We simply don't need environmentally unfriendly residential developments of this scale. Our heritage skylines need to remain visible from our streetscapes, parks and open spaces.

If Paris and Barcelona can manage to maintain their timeless beauty through strict heritage planning restrictions, why do we have to get it so wrong, so often with proposals like Amendment C269. Please do not ruin this up for future generations by bowing down to developers of unnecessary, inappropriate buildings in our shopping villages.

Yours sincerely,

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

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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The Great City of Yarra.

I want to ensure Yarra remains historically wonderful and our modern and vibrant heritage shopping strips continue to benefit us all.

We must not let the need for rates money cloud our thinking and destroy our past.

Please remember how difficult it would be to undo redevelopments, we need to think clearly and protect and create environments worthy of our great city.

Yours sincerely,

[REDACTED]

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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 existing business has created traffic congestion, laneway treated as a "private loading bay" and severe stress on roads and footpaths.

Our suburb was not created to serve 21st century interests. This overdevelopment does not respect the environment, heritage and integrity of an historic area. Greed and aggrandizement must cease.

Yours sincerely,

[REDACTED]  
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.

Yarra is already the second most densely populated LGA, with over 5000 people per square kilometre (ABS, 2019). Whilst population expansion may be inevitable, there is already insufficient infrastructure for the current residents of Yarra. Before looking to increase population density further, the YCC should be developing programs and infrastructure that adequately support current residents.

Traffic through YCC is already a major problem, particularly where I live. Traffic on my small one-way street is already seeing over 800 cars a day (O'Brien Traffic, Expert Evidence Statement, 2017). East and West Clifton Hill have been rated as number 1, and number 2 priority in the LAPM priority list, with no action by the YCC since 2010 to address the current traffic issues.

We also need to protect the heritage and visual aesthetic of Yarra. Developers have destroyed neighbouring suburbs in the City of Moreland due to over-development, with areas of Brunswick now completely overshadowed by large, ugly, concrete towers which will likely have building issues in years to come. What currently distinguishes many parts of Yarra (with the exception of Collingwood and Abbotsford, which unfortunately have already been overtaken by many unsightly concrete towers), is our beautiful historical streets and suburbs remain largely in-tact, and residents enjoy natural light, rather than being overtaken by shadows.

I hope you consider the importance of ensuring our LGA remains 'liveable' and enjoyable for current and future residents alike. Whilst we may need more housing, any expansion must be undertaken with careful planning to ensure what makes Yarra a desirable and enjoyable place to live, is not placed secondary to ill-thought out development that benefits developers more than anyone else.

Yours sincerely,

[REDACTED]

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

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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,

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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.

In this already dense neighbourhood, huge multi-storey buildings would crowd out the existing "human-scale" housing, and destroy the existing social fabric that makes the area so liveable. Such high-rise building would be utterly inappropriate in this historic neighbourhood which has evolved from humble beginnings into an established and cohesive community. This is a community of cottages already feeling the squeeze from CBD skyscrapers and high-rise buildings along the surrounding tram routes.

I would hate to think of our simple low-rise neighbourhood being overshadowed and diminished by larger-scale buildings. I can't imagine how much more crowded the streets and footpaths would become - already my local street, Rae Street, is a rat run during peak hours and the local tram route is crowded too.

The local parks are also at risk; thousands of additional apartment dwellers would overburden a community asset like the Edinburgh Gardens.

I urge you to protect and preserve this important part of our city's history from bland overdevelopment.

Yours sincerely,

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Amendment C269 - submission  
o  
Cc

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

Flood Management - should not apply to outdoor additions such as decks or pergolas. Increasing red tape for these important minor additions is over zealous.

Gaming - remove ability to approve any new gaming venues in Yarra

Biodiversity- support residents in planting indigenous plants in nature strips without requiring permits. Preference native planting over European plants in parks and gardens. Replace introduced grass with indigenous grasses after works. Replace mulch with indigenous wildflowers under trees.

Car parking - ensure new developments have electric car charging and secure e-bike charging.

Sustainable transport - improve crossings of major roads for walking/cycling including reducing speed limits along shopping strips.

Residential housing - encourage secondary housing in 'minimal change' areas such as single subdivision or 'granny flat' to support small scale increase in housing. Ensure land use on 'high change' areas does not alter existing built v green space use. Developments should not fully cover site without allowing for open/green space at ground level.

Activity centres - St. George's Rd: improve pedestrian and cycling access around precinct including reduced speed limit. Consider addition of green islands along Scotchmer to reduce speed and improve pedestrian safety.

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

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I moved to Yarra in 1991 choosing it as close to Melbourne city but of a friendly scale with minimal high rise and a strong community identity because of the integration of heritage architecture with well considered new additions.

I feel acutely the wind tunnels and lack of sunlight that has happened in Docklands and treasure and will fight for people and life friendly restrictions in Yarra .

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,

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

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Amendment C269 - submission  
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Cc

I have owned and operated my business from [redacted] since 1991 having moved from Canterbury after 20 years as building rents leaped up because landlords wanted additions to their buildings to grab more rent and thus small traders could no longer afford the premises This is an often forgotten outcome of high rise in shopping strips. Landlords want rent but forget that diversity and good service are what makes a centr zing.High density shops can only be afforded buy Retail chains and this is not the Face of Yarra

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,

[redacted]

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Amendment C269 - submission

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Cc

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## 1. NEIGHBOURHOOD SHOPPING & ACTIVITY CENTRES

### 11.03 Activity Centres

We all value the 'village' feel of our local shops, I have just come back from breakfast at Sila and understand the property owner opposite wants to build 10 storeys, under the proposed scheme this could be possible - it would destroy the charm of Brunswick Street with old established shops like Sila.

Small diverse shops are the heart of the community where we also meet and socialise.

During the Pandemic I have shopped exclusively within 20 minutes of home. This has helped me appreciate having the diversity of shops in my neighbourhood.

I don't want the bulk of high residential developments above my local shops.

I don't think there should be more residential development in neighbourhood shopping areas.

## 2. HERITAGE

The proposed Policy lacks definitions of technical terms. There should have been an accompanying document with a set of guidelines in plain English to support the new Policy.

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.

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

## 3. SUSTAINABILITY

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes.

Make buildings more sustainable – high rise buildings are not.

#### 4. TREES IN MY AREA

Any new developments need to ensure more open green space in their planning.

#### 5. LANDMARKS 15.01 Landmarks

In the C269 there are only 16 nominated Landmarks. The landmark policy does not protect the Landmark, it protects the views to it.

There are many more landmarks than this in Yarra.

#### 6. 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.

I use laneways to access my house and to walk my dog laneways should be maintained and protected and not used for loading zones or commercial waste.

#### 7. PARKS & OPEN SPACES

High rise buildings are impacting our parks with overshadowing, removing views of our heritage skyline.

Heritage skylines should be visible from our parks and open spaces

██████████  
██████████  
██████████ Australia

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Amendment C269

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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.

It is so vital that we maintain the wonderful community atmosphere that is so unique along the Queens Parade shopping strip. This is a place where so many of our community not only shop, but make important daily connections with neighbours. The physical structures of verandas provide protection regardless of the season. Trees add to the ambience, passive cooling and greening of this area.

The current low rise of buildings shows the beauty of this unique heritage area, something that is disappearing from metropolitan Melbourne. Whenever I have interstate or international visitors, they are so impressed by the beauty of this area.

I appreciate the need for developing existing areas to cater for population growth but I believe we can emphasise low heights to enhance existing heritage neighbourhoods. I believe it is our responsibility to protect historical buildings and areas for future generations - we must not relinquish our history in the pursuit of current day developments.

Our recent Covid 19 lockdown period was made bearable by my access to the extensive green spaces throughout the City of Yarra. Being able to access areas that support bird and wildlife has such a profound psychological and emotional impact - this must be maintained at all costs.

My community has been stepping forward to try and work with developers and council to protect the area from overwhelming higher storey developments. This is reflected by all of the submissions previously received by Yarra City Council - a community committed to preserving important things.

Yours sincerely,

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 moved to Nth. Fitzroy in 1975 and value living in a culturally diverse community. I believe any plan for Yarra should acknowledge and enhance this important feature.

Yarra has been home and meeting place for many groups starting with the Aboriginal community to recent migrants from Africa.

Many significant services for the Aboriginal community are located in Yarra eg Aboriginal Health, Dental and Housing services. Important performers like Uncle Jack Charles, Ruby Hunter and Archie Roach lived or worked in this area. The heritage value of the sites associated with these activities such as Charcoal Lane should be acknowledged. The Aboriginal community should be invited to make a submission as to which places are significant to them.

Yarra was the first home for many migrant groups including Italians, Greeks, Vietnamese, East Timorese, Hmong, Iraqis, Afghans, Sudanese and Somalis. Leaders of their community groups should be consulted as to what locations are significant to them and preserved or noted appropriately. For example St Joseph Church in Fitzroy is a place of worship for Vietnamese and Fitzroy Learning Network is a community hub and a place of learning for many new arrivals from 1985 to now.

This proud history of Yarra should be recorded and significant sites publicly identified so people are aware of what happened there.

Experience from living during the COVID-19 pandemic has also raised planning issues.

There is a dire need for more green space. Parks like Edinburgh Gardens are often packed and difficult to practice social distancing. In any case as denser housing is built people need to have access to green space and sunlight for their physical and mental health. Green spaces must have more than 5 hrs. of sunlight a day in winter.

Local shopping centres eg Queens Pde played a crucial part in servicing the community. As an older person in the "at risk" category, I was able to have my local shops deliver food and medicine to me. They were happy to tell me what's fresh and in season so I could still enjoy excellent produce. This personal service is only possible because small local shops enable the good relationships between shopkeepers and shoppers. In order to preserve this valuable interaction, buildings in shopping strips should be limited to 3 storeys.

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[Redacted]  
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.

The future of the Yarra area should not be put anywhere near the hands of developers. The aspect of heritage shops against the blue sky - without overwhelming highrise residential development looming overhead - is part of what gives our neighbourhood character.

Since the start of covid, our community has come to appreciate the local diversity of shops in our area. We believe that there should be no further development of highrises above our neighbourhood shopping areas. This will continue the vibrancy and diversity of our locally owned shops.

Our neighbourhood is lucky to have such amazing access to green corridors. The natural biodiversity of these areas must be maintained, and the sunlight around these areas must remain unobstructed. I am firmly against green space being lost to new developments - but in the case that they move forward, there should be strict requirements about the green spaces that must be maintained by these developments.

Yours sincerely,

[Redacted]  
Australia

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██████████  
Amendment C269 - submission

o ██████████  
Cc ██████████

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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.

Laneways should be in the public realm.

Developments should respect the heritage off the area especially the heights and overlooking.

Yours sincerely,

██████████

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██████████  
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o ██████████  
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laneways should remain in the public realm

There should be a 3 storey limit

Heritage of the area should be respected.

Overlooking and bulk should be minimal

Yours sincerely,

██████████  
██████████ Australia

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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Yours sincerely,

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Fitzroy North, Victoria, 3068, Australia

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[REDACTED]  
Amendment C269 - submission  
o [REDACTED]  
Cc [REDACTED]

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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.

There is a need for increased residential development in the inner city

However there are hundreds of existing sites suitable for such development

However it would be totally inappropriate to allow blocks of 8 to 14 stories to be plunked in existing heritage shopping strips and residential streets

We need to look at the big picture in the City of Yarra

Can anyone imagine any of the great cities of Europe allowing up 14 storey square block of flats to be plunked into one of their heritage City areas

It would be unthinkable

Yours sincerely,

[REDACTED]

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Amendment C269 - submission

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Cc

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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.

Having lived in north Fitzroy for 50 years i have seen changes good and bad

We need to protect the heritage and scale of Fitzroy north and appreciate its special qualities

It should not be overshadowed and visually impaired by surrounding it with high rise buildings

Stop Edinburgh gardens being used as a pub amd night club

Make developers contribute as much as we have to the community not just move in build what they like sell the great amenity of the area while trashing it and move on leaving overcrowded spaces and parks

Yours sincerely,

[Redacted]  
Fitzroy North, Victoria, 3068, Australia

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Submission on Amendment C269

To: [REDACTED]

---

Dear Sir/Madam

I live on the border of Darebin and Yarra Councils and have done so for 16 years.

I am a user of the park and river areas -Fairfield and Yarra Bend Parklands.

The Council would be aware of the heritage value of the area around the Fairfield Boathouse. I'm wondering if indigenous Australians have been spoken to about anything that impacts on these areas?

The reason that the area around the Yarra River is a sought after place for residents and visitors is because of its natural beauty. It seems that proposed plans to the area will make it more likely that it will lose the advantages that make it valuable - I don't mean financially valuable, but valuable to the community in other senses.

I believe there should be firm height restrictions in this areat due to overshadowing and ashetics.

While there is an imperative to create more housing, I submit that it should not be to the detriment to an important area such as this one.

Kind regards

[REDACTED]

Inline image



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.

These proposed height recommendations are offensive and will destroy the local village / heritage charm, attraction and character of our beloved neighborhood. Greed cannot be allowed. We must protect the City of Yarra from gross over development and respect the value of our heritage.

Yours sincerely,

Australia

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Amendment C269 - submission

o

Cc

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

I feel very strongly about this issue and about protecting the things about Yarra that make it a good place to live.

As a long-term resident of this area, I value the sense of community in North Fitzroy and do not want it lost by being overwhelmed by the sort of massive developments to be seen at the north end of Nicholson street Brunswick. The very qualities of Yarra that draw people to it – residents and tourists alike – are the ones which will be lost by allowing the proposed policy. These are: the heritage values, the sense of distinct local character of different areas, the small shops, cafes and galleries, the parks and gardens.

North Fitzroy is an area where the young, parents and the elderly are able to get to shops and trams without running the gauntlet of large entrances to massive car parks. If the level of development proposed in the policy is allowed, all this amenity will be lost and the sense of neighbourhood and community too.

Residential development is necessary, but not on the scale proposed. Cities like Tokyo and Paris with much larger populations manage to create accommodation for their residents without the kind of scale proposed. Massive developments drive out small business which the community values, and encourage large and impersonal chain stores to take over, resulting in a lack of choice for residents and sense of community.

I don't believe that the character of our city should be dictated by the maximised profit of a few developers, with no care for the character of the city. The city of Melbourne is an example of this overdevelopment, creating shadowed streets and wind tunnels and an impersonal environment where there is no sense of community and in which people feel unsafe at night.

Yarra has declared a Climate State of emergency, yet the kind of high-rise buildings the policy allows are environmentally unsustainable and will also impact on the sustainability of existing buildings by blocking access to sunlight and solar power. It would be preferable to repurpose existing industrial buildings which would also retain a sense of the cities' history.

Trees, parks and gardens should be protected under the planning scheme. But this is not stated. The covid emergency showed us all how important they are to the mental and physical health of our city. This would not be the case if they are allowed to be overshadowed and overwhelmed by large developments.

I feel very strongly about this issue and that the proposed policy does not reflect my views as a ratepayer of Yarra.

Yours sincerely,

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

Good morning, my name is [REDACTED] and I live at [REDACTED] as well have a business located in brunswick st fitzroy , this is regarding ammendment C269 , it's presentation and it's flagrant and omisive sections allowing ambiguity and misinterpretation, it's failure to properly categorise and have clear strong message, preventing misinterpretation and ensuring clear guidelines of appropriate planning now and in the immediate future. I am alarmed that such a vital piece of legislation governing the future growth and protection, management, sustainability and liveability of the said City of Yarra , has really only come to the attention of most citizens only recently and is now being rushed through with huge in discrepancies and loopholes , I draw issue that countless meetings and apparent transpericies of council and their constant statement of they are working on this .? Well when was public going to be consulted , well now after it's drafted ,. I

am mortified that inumerous occasions I have witnessed wholesale destruction , foolish practices , incredibly wasteful procedures , all that could and should have been prevented

Point 1, Latest Getrude st proposal 1-9 getrude st fitzroy , a 5 storey behemoth monster, let's look at the facts , it has come to my attention this section of street dosent even have significant heritage protection , then the issues of lanes abutting it also don't , another contentious issue of public domain versus private , this for starters needs total clarification in section c269, all lanes are owned by public and are assets of public not yarra councils to sell as they chose, the incredible significance of these bluestone streets which are iconic and bring huge revenue to city of yarra , tourists , photographers, ect

Point 2 , this area of fitzroy is unique and of incredible importance as holding a huge amount of regency inspired architecture , displaying Melbournes first forays of building , many remain and it should not even come into consideration to alter, mar, disturb this unique aspect or vista, Point 3 , it is astounding to think this is actually a world heritage environs due to exhibition building and Carlton gardens , the inadequacy of city of Yarra's , protection and guardianship is now very questionable, in regards to their failure, their incompetence was shown clearly in recent tragedy's regarding eastern hill hotel, Dodsgun house, Alcaston gallery , the list is endless, clear heritage protection and absolute no go zones are not in force,. Point 4 Two terms of current council and their failure to enact , multiple panels, tireless advocacy by devoted citizens are all to no avail , yarras amended c269 still has ambiguous zones and discrepancies point

5 the incredibly vauge ( domestic),commercial, industrial , building category , they don't know themselves , I have watched countless buildings demolished within the last two years mostly in Richmond and south collingwood , one was a classic 1930 bespoke deco showroom , yarras answer , it was compromised, the planning ammendment does not take into consideration architecture of incredible importance in Melbourne and yarras development , if it's not victorian or Edwardian it's destroyed, vast swathes have now disappeared forever, the lack of qualified personel in council is only going to make it worse unless strong protections and identifications are established , hence c269, Point 6 , there appears to be the belief of the ruthless developer, quite the contrary they are purely acting out within the guidelines set forward by city of yarras inadequate planning , constantly the councillors blame planning ministers , ( mr g

uy) [REDACTED] current , again yarra council have not updated or done this planning ammendment and now intend to rush through an unfinished ambiguous proposal, Point 7 city of yarras foolish ideas on recreated architecture or their insistence on corrugated iron or worse their coliquial interpretation of line , homage and reflection of industrial past , truly highlights their inadequate knowledge or expertise in handling contentious issues such as 1-9 getrude st fitzroy , this planning ammendment c269 is not ready and absolutely needs redrafting now. Point 8 , the discrepancies between yarra heritage advisor and council has shown clearly a mixed message , eg the recent Fairfield boat house saga. Point 9 , I have personally on quite a few occasions had innumerable disappointments with yarra , domestically and commercially, until recently a shop I owned was restored completely with a victorian shop front fro a demo

lished one in camberwell. The ill qualified planning department told me I was creating pastiche architecture, well strangely now it's listed as one of the original shopfronts , go figure . Point 10 of yarra council cannot interpret architecture or restore or systematically rebuild identically, or allow totally new beautiful modern ideas that don't nessecerily have to interpret the past but look forward to a bright renaissance , this is probably the most important aspect of c269, Point 11, the failure of ensuring green partitioning around a building instead of the reinterpretation by developer again is a sign that planning laws, c269 need to be water tight, I sincerely hope that city of yarra ammend Ammendment C269

Yours sincerely,

[REDACTED]

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[REDACTED]  
C269

December 01, 2020 at 12:50 pm AEDT

To: [REDACTED]

---

Could you please let me know the definitions of:  
low-scale, low to mid-rise, mid-rise, and taller built form ?  
Can you also advise where I would find them in the Planning Scheme amendment.  
thanks

[REDACTED]

--

[REDACTED]

Mob. [REDACTED]

██████████  
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 have lived in the area for nearly 40 years and what brought me here and kept me here was the beautiful community atmosphere and visuals of the neighbourhood, with small stores and parks and an abundance of heritage character. I am not someone who protests change frequently or jumps on any bandwagon. But in this case, one business's desire for profits is up against the health, happiness and wishes of (almost) an entire community. After such a terrible year, please show us that planning bodies are listening to the will of the people to preserve better ways of life in the inner city and that greed does not always win. We can't bring the character of a neighbourhood back, nor can we recreate historical value and beauty. It's not a mistake that can be undone when realised. Please do not make this mistake. Preserve our history and support the people.

Yours sincerely,

██████████

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Amendment C269 - submission  
 December 01, 2020 at 1:11 pm AEDT  
 To: [REDACTED]

My name is [REDACTED] and I write with reference to Amendment C269 of the Yarra Planning Scheme.

I have been a ratepayer in the City of Yarra for 30 years (27 as a resident) and resident and ratepayer of the City of Darebin for three years. One of the reasons I have chosen to live in the area for so long is the proximity to significant parks and waterways.

I am concerned that inclusion of high density development will detract from, and at worst, destroy this unique part of Melbourne.

Heritage Overlays are in place for Fairfield Park (Number HO147) and Fairfield Boathouse (Number HO146) in the Victorian Heritage Register.

Significant history and sites are associated with the area, with meaning for both to the traditional owners of the land and later settlers. Industry and settlement have already scarred the landscape and this creeping destruction needs to be halted before there is little or nothing left for future generations to enjoy.

#### **Housing Ref: 16.01-2L Location of residential development- Strategic housing framework plan for Fairfield and Alphington**

The strategic housing framework does not give any idea of the height and density of future developments. The eastern border of heritage listed Fairfield Park, is indicated in the strategic plan as potentially available for commercial development. The southeast corner of Fairfield Park is the site of the proposed Porta Development, which is slated for future development of 334 apartments, with buildings ranging from 6 to 13 storeys. The amenity of Fairfield Park and its adjacent areas are being steadily dismantled and diminished by overcrowding and overshadowing.

In short, the height and density of developments adjacent Fairfield Park and Yarra Bend Park should be restrict to four storeys or less.

#### **Transport- 18.02-1L-Sustainable transport Environment and Landscape Values- Yarra River and Merri Creek Corridors**

Paths within these Corridors are at peak use on weekends and during popular commuting times increasing pressure to improve and maintain these paths. Increasing adjacent housing will exacerbate the problem. Buildings need to be properly set back from pathways for safety and accessibility. Developers should not be allowed to 'lock off' parts of the Fairfield Park or Yarra Bend Park or hinder access.

Future development and associated rules and schemes need to meet sustainability standards that will achieve carbon neutrality and maintain the amenability of the area that attracted people to it in the first instance.

1 December 2020

[REDACTED]

Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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

I write to address one specific aspect of planning for the future and that is the proposed height range for new residential and commercial buildings in Yarra. I ask that new buildings be no higher than 4-6 storeys.

The inner city suburbs of most of the European cities I have visited as a tourist have buildings in this height range. While residents are living more densely than in Melbourne, they have cities that are vibrant, and diverse with sunlight reaching the street level, and without wind channelled down narrow spaces making walking unpleasant.

Our Melbourne CBD has lost a great deal of its amenity because of the tall remote towers which shade our streets for most of the day for most of the year, and allow wind to race up between the buildings snatching at clothing and bags. Such an outcome cannot be regarded as progress.

Yours sincerely,

[REDACTED]  
[REDACTED] Australia

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[REDACTED]  
City of Port Phillip submission to Yarra Planning Scheme Amendment C269yara  
December 01, 2020 at 1:53 pm AEDT

To: [REDACTED]

Cc: [REDACTED]

---

Dear Strategic Planning,

**Re: Yarra Planning Scheme Amendment C269yara**

I write with regard to the Yarra Planning Scheme Amendment C269yara, and specifically the translation of the existing local ESD policy at Clause 22.17 into proposed Clause. 15.02-1L Environmentally Sustainable Development.

The Port Phillip Planning Scheme currently contains, at Clause 22.13, the same local ESD policy as the Yarra Planning Scheme. Our primary concern relates to the removal of the definition of 'best practice' from the policy, and the impact that this decision would have on the translation of our local ESD policy into the Planning Policy Framework (PPF).

The inclusion of the definition of best practice is considered to set a critical foundation for enabling the demonstration of appropriate outcomes in relation to the policy objectives. This is due to the fact that best practice, as defined in the current version of the local ESD policy refers to tried and tested methods that are locally available and are proven to work, as appropriate to development scale. If this definition of best practice is not included in the proposed version of the ESD policy, a more generic definition of best practice would apply, which is not useful specifically to the interpretation of this policy.

The removal of the best practice definition from the ESD policy risks weakening the policy by allowing an excessively broad interpretation of best practice in relation to environmentally sustainable design. Having declared a Climate Emergency in September 2019, I am concerned that the weakening of our local ESD policy would present sub-standard development outcomes for our community, at a time when the City of Port Phillip seeks to enhance environmental sustainability and climate change preparedness across the municipality.

On this basis, I strongly urge you to seek to maintain the definition of best practice in your local ESD policy as part of Amendment C269yara. Retaining the definition of best practice in the Yarra ESD policy should be significantly important to the City of Yarra for the same reasons as it is for the City of Port Phillip, as explained above. Both Yarra's and the City of Port Phillip's ESD policies were gazetted simultaneously via the same planning scheme amendment, as part of the first six Victorian councils to have such a policy. These policies have operated effectively for both the City of Yarra and the City of Port Phillip since gazettal in 2015. It is therefore in the interests of both councils, and the other ESD policy councils, that the strength and effectiveness of the policy be maintained. My officers and I are of the view that the removal of the best practice definition would weaken the policy.

I refer to the background of the current ESD policy's best practice definition below to clarify the context and to support our reasoning as to why the definition is so critical to the application of the policy.

## **Best Practice Definition**

Best Practice is referenced in the *Planning and Environment Act 1987*, *Advisory Committee and Panel Report*, *Environmentally Efficient Design Local Policies*, 7 April 2014 as follows:

*“The definition of ‘best practice’ and what it actually means was the subject of considerable discussion in the Hearing.”*

*Page 8*

*“The SDA or SMP is the means by which the applicant is to demonstrate best practice in achieving the policy objectives. “*

*Page 9*

One of the expert witnesses stated that:

*“Although ‘best practice’ and similar terms are used in Municipal Strategic Statements, it is not a term that is uniformly understood within government and Industry”*

*Page 9*

*“In the Councils’ closing submission to the Committee, Ms Forsyth provided a proposed definition of Best Practice:*

*A combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build”*

*Page 10*

*The Committee considers the term ‘best practice’; as opposed to ‘sustainable development’ is one where a consistent definition in the planning context is useful. This should assist in the consistent and reasonable application of decision making against the policies.*

*The Committee has reviewed the version put forward by the Councils and considers it is a reasonable definition for planning. It encompasses:*

- *Commercially proven – so whilst innovative and experimental technologies or processes may be used; they are not required;*
- *Appropriate to the scale of development – so that small scale development should not be forced to adopt possibly expensive solutions suited to larger developments;*
- *Are demonstrated and locally available – so there is a ‘track record’ locally; and*
- *Have already led to optimum ESD outcomes – that is, they work.*

*The Committee considers the definition should provide for achieving sustainable development outcomes without requiring applicants to be held to unreasonably stringent standards that are not proven in local application. The Committee recommends this definition be adopted in the policies.*

*Page 11*

We maintain that the term Best Practice should be very clearly communicated within the body of the policy. I acknowledge however, that the new rules surrounding the PPF do not allow for this and recommend that the *Strategies* section of the policy be re-written from the current exhibited version:

*Facilitate development that minimises environmental impacts.*

*Encourage environmentally sustainable development that:*

- *Is consistent with the type and scale of the development.*
- *Responds to site opportunities and constraints.*
- *Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental*

*impacts.*

To a revised version as follows:

*Achieve Best Practice environmentally sustainable development that:*

- *Is relevant to the type and scale of development;*
- *Responds to site opportunities and constraints;*
- *Utilises a combination of locally available techniques, methodologies and systems that have demonstrated to achieve optimum ESD outcomes; and*
- *Encompasses the full life of the build.*

The City of Port Phillip is of the view that removing the reference to 'minimising environmental impacts' clarifies the strategy, enabling the focus to remain on achieving 'Best Practice'.

In addition to our significant concerns about the removal of the definition of best practice, I also wish to suggest two further changes to the proposed ESD policy as explained below:

### **Background documents**

The reference to the background documents being amended from time to time has been removed. I recommend that the publication date for BESS be removed so that BESS is listed in a similar way to the other tools referenced in the Policy Guidelines (i.e. GreenStar, MUSIC, NatHERS, STORM) which all undergo upgrades from time to time.

### **Sunset Clause**

I also recommend that the sunset clause wording change from 'comparable' back to 'equivalent' as per the original policy. This is because the word equivalent is clear in setting an expectation for an outcome of the same/equivalent calibre be reached. The word comparable is more subjective and does not underline that the same standard should be required by a future Policy.

If you wish to discuss this matter further, please contact [REDACTED] Coordinator Sustainable Policy at [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]  
Manager City Strategy, Design and Sustainability | Strategy, Design and Sustainability  
T: [REDACTED] | M: [REDACTED] | W: [www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)

[REDACTED] 3182



hys



██████████  
Coordinator Sustainable Policy | Strategy, Design and Sustainability  
T: ██████████ | M: ██████████  
██████████ 3182

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**From:** ██████████ <██████████>  
**Sent:** Wednesday, 25 November 2020 5:19 PM  
**To:** ██████████ <██████████>  
**Cc:** ██████████ <██████████>  
**Subject:** RE: DIRECTION - Yarra ESD letter

Hi ██████████

Thanks for checking in.

The letter reads well and I am happy for you to sign it.

Cheers

██████████

██████████  
GM City Growth and Organisational Capability  
W: [www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)  
██████████ 3182



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**From:** ██████████ <██████████>  
**Sent:** Wednesday, 25 November 2020 12:14 PM  
**To:** ██████████ >>  
**Cc:** ██████████ <██████████>  
**Subject:** DIRECTION - Yarra ESD letter

Hi ██████████

Yarra are currently taking submissions on their ESD Policy until 4 December.

The Port Phillip Planning Scheme currently contains, at Clause 22.13, the same local ESD policy as the Yarra Planning Scheme.  
Our primary concern relates to the removal of the definition of 'best practice' from the policy (by DELWP), and the impact that this decision would have on the translation of our local ESD policy into the Planning Policy Framework (PPF).

██████████ and I feel there is merit in writing and making an officer submission and have attached a





## Amendment C269 Submission



1. Lack of definitions will lead to confusion and disagreement with future planning applications. “Midrise” and “Incremental change” will be particularly contentious. Having limits would assist developers and communities trying to protect their neighbourhood character.
2. To safeguard the viability of our Local Activity Centre (Nicholson Street), and other LAC’s the repurposing of existing commercial/industrial building to housing should exclude Shops on ground floor. The habit of including a supermarket/convenience store leads to streetscapes in conflict with neighbourhood character. It’s additional housing that is required, not shops.
3. 15.01 -1L weather protection – include verandahs. These are important for shelter from sun and rain for pedestrians and need to be included in all strip shopping applications. If the 20 minute walk concept is to become reality shelter needs to be provided.
4. 15.03.1L there are no objectives stated in this section
5. Landscape is not covered – the horizon, the view to open space not recognised. This is an important element of neighbourhood character – the high buildings now obliterating the horizon transform the human scale valued by residents.

Amendment C269 - submission

o

Cc

I have lived in Fitzroy North since the early 1970's and currently live in Rowe St.

## 1. NEIGHBOURHOOD SHOPPING & ACTIVITY CENTRES

I love the 'village' feel of our local shops, the friendliness of shopkeepers and the opportunity to meet other friends & locals. I am apprehensive that more of the local shops will become unviable and will be bought up by bigger companies. During the COVID-19 Pandemic I have shopped almost exclusively within 20 minutes of home, personally or by calling and ordering for home delivery.

I think that allowing substantial expansion of the small shops to increase the residential accommodation above and behind would not work in the confined environment and is not needed when larger developments are occurring nearby, like those at the top end of Hoddle St & planned for Gasworks site, etc.

There was a wider diversity of shops (for example, there was a haberdashery and an additional pharmacy and two butchers) when I first moved into the area and this has decreased over time C269 should support a return of more diversity rather than enable a reduction of it.

## 2. HERITAGE

As the first suburb of Melbourne Yarra has some of the best Victorian heritage areas in the world and we should preserve & restore now-reduced heritage buildings.

Street verandahs provide shade for pedestrians and are better for the environment. Restoring more of these should be encouraged by C269.

Views from our streets and lanes should ensure visibility of the heritage buildings against the blue sky. The views of blue sky above the existing skyline of the Queens Parade shops is one of them.

## 3. SUSTAINABILITY

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes. As it impacts us all, world-wide, Council should have greater controls over the sustainability of new buildings. The most sustainable building is one that already exists.

Buildings should be more sustainable and high rise ones are not. We need to encourage adaptive re-use of buildings to avoid demolition and save landfill and to re-vitalise neighbourhoods. It saves the energy already embodied in the building.

C269 should discourage the use of gas in housing developments and support solar panels and facilities for electric vehicles.

## 4. TREES IN YOUR AREA

Street trees, avenues of trees, native trees, culturally significant trees, trees in our parks should be registered and retained. Queens Parade is already a tree lined avenue and should be valued and enhanced as such.

As well as being pleasant, appropriate trees in our area are an important shade source and can help reduce the Heat Island effect — this are increasingly important in our warmed planet.

Green space is being reduced with new developments to date. New developments need to ensure more open green space in their planning.

## 5. LANDMARKS

In the C269 there are only 16 nominated Landmarks. I am concerned that the landmark policy does not protect the Landmark, it only protects the views to it.

There are many more landmarks than this in Yarra. For example, Abbotsford Convent that has an amazing history and wonderful heritage buildings; The Pinnacle in St Georges Road that used to be our Post Office, its shape is a lovely silhouette against the sky; the street gateway sculpture to Victoria Street that is noticeable while driving along Punt Road; and the gates at Fitzroy Nursery in Brunswick Street.

Yarra has a history of Indigenous and many cultural groups who have called Yarra home. This heritage should be recognised with many new landmarks, from my perspective this includes the building housing the excellent Charcoal Lane restaurant. A building where I once attended a dentist of the Aboriginal Dental Service. Member of the Aboriginal Community would have even more meaningful contributions to make to consideration of their landmarks. "Charcoal Lane" is also an iconic Archie Roach song.

## 7. AFFORDABLE HOUSING

The Housing affordability policy talks about a possible 10% minimum of affordable housing to be provided in larger developments, it should be more, if anything.

Additionally social housing should be increased to preserve a wide range of social groups in the neighbourhood.

In Park Place, behind our Rowe St home, the Social Housing building has worked well.

The social services already available in Yarra (such as St Mary's House of Welcome, Brotherhood of St. Laurence) mean that additional social housing residents will be moving into an area that has support for them.

## 8. PARKS & OPEN SPACES

We have some wonderful parks and open spaces in Yarra. I live up Rowe St from Edinburgh Gardens. I enjoy walking through them for exercise, especially during COVID-19 lockdown and walking through on the way to Wild Things, Piedemonte's, getting a haircut at Barber Sam's. It is a pleasant way to travel, especially when the weather is hot, avoiding the hot footpath of Alfred Crescent.

New developments should not be allowed to overshadow our parks and open spaces in winter. We should be ensuring there is a minimum of five hours sunlight in winter time.

The Yarra River, Merri Creek and Darebin Creek are our main green corridors and provide for extensive biodiversity. They and their corridors should be managed and protected, including protection from impinging development.

Heritage skylines should be visible from our parks and open spaces. Such as the views from Edinburgh Gardens — which were threatened by the proposed development at 26-56 Queens Pde.

Yours sincerely,

██████████

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Amendment C269 - submission  
o  
Cc

I have lived in the neighborhood much of my life, and plan to never leave. The shopping strips are important places of both heritage and community. They are also places that attract tourism and provide important parts to the economy.

While I understand it's important to have some parts of the areas increase in density these should be back away from the key shopping strip areas of Smith gurtude and Brunswick streets. Also they should not impinge on the lifestyle that residents have developed with our matched loved heritage character.

This means that increased Heights which will profit some developers a lot more than any local neighborhood need to be back foreigner from streets so that cost no shadows and not in any heritage shopping strip area. There are many pockets where development of large scale big leagues could occur that aligns with these restrictions but there needs to be some restrictions that protects and preserves the reason people wanted to live in this areaTo begin with

Yours sincerely,

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 aware of the importance of planning criteria at a time when developers - who too often have no regard for the significance of the area - are focussed on the bang they can get from their buck, while caring nothing for the liveability of the inhabitants or the characteristics of the neighbourhood.

Yarra council has within its boundaries a wonderful variety of housing, historical areas, bustling and (when there is no virus), varied neighbourhood shopping areas, young and old inhabitants, parks and children's areas.

What is important? -

We are increasingly seeing midrise and higher blocks of soulless flats being constructed and which show no interest in or recognition of their surroundings. Some are so sloppily built that they will inevitably become the slums of tomorrow, unlike the older buildings demolished in their place.

Height is always a problem and developers have a habit of making ambit claims, in the hope that any nearby residents are relieved when a small concession is made, but the building is still out of proportion with its surrounds and overshadowing often occurs.

Increasing numbers in these oversized buildings inevitably results in an increase in cars and trucks, regardless of restrictions on garages and an emphasis on bikes.

Parks and recreation areas must be respected and maintained.

Yours sincerely,

Australia

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

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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 plans for the Piedemonte redevelopment are gross. Too big, too much, greedy. The atmosphere will be forever changed in a most negative way; and an already overloaded network of local streets and roads will be brought to a standstill by the extra traffic.

Please, don't let it go ahead as plans currently stand.

Yours sincerely,

██████████  
████████████████████

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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 have lived in Fitzroy North since 1976, and I highly value the Victorian architecture, including the facades, laneways, parklands and streetscapes of our suburb. I have been most concerned about compromises planners have made over the years, including:

- 1/ The disused fire station on St Georges Rd. The Railway Land Working Party identified this facility as being for community use, however it has been turned into residential accommodation that significantly impacts on the adjacent parkland
- 2/ The attempted railroading of a cycle path through Rushall Reserve. Community involvement in this rash proposal was negligible and the park was only saved when engineering issues were identified by the planners at the last minute. We need to include consultation with residents and ratepayers before future rash decisions are made.
- 3/ The monstrosity suggested for the Piedmontes site would be a blight on the suburb. It is hard to understand why this is still under consideration!
- 4/ The gasometer close to Alexander Pde was destroyed without consultation. Although it was unpleasant to look at, this structure was of immense historic significance in that it was the first all-welded structure in the southern hemisphere. There are many of us who value our engineering heritage and it remains a concern that this milestone structure was destroyed without consultation; particularly in an era in which we are encouraging participation in STEM education

I must also compliment council planners on their work with the Inner Circle Railway Land Working Group. The small, single-story housing along this disused route was totally in keeping with the region and fitted well with the parkland

It filled me with horror to be told that the Council would seriously consider allowing 8 - 14 storey developments on significant parts of our suburb, including our vital commercial precincts. Unlike most of Melbourne, we have made a massive contribution to the provision of residential accommodation and other suburbs, with limited or no Victorian heritage, should be asked to pull their weight. Our suburb is a gem in our beautiful city and it cannot be destroyed. The absolute maximum height for any new activity should be two storey storeys and all designs need to be complimentary to our Victorian housing, as with the railway land housing mentioned above.

In terms of landmark structures in our suburb, the Edinburgh Gardens rotunda is critical. This is a classical rotunda in a Victorian garden. Other structures include Victorian buildings in the Old Colonists, the old post office and Denton Hall.

In summary, let's not destroy our heritage for the sake of a few quick bucks profit and a boost in council rate income. Features to be held onto at all costs include our verandahs, our lanes, our beautiful trees and our community character.

Yours sincerely,

[REDACTED]  
[REDACTED]

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

I'm glad of this opportunity to consider and respond to council plans for the future of Yarra.

Although I am content to live in a high density area like 3068, I am NOT willing to live in an area where light & space (both in and outside), shopping and eating options, and nature and diversity of plants and wildlife is threatened. City of Yarra's declared Climate State of emergency is not reflected in the C269 Changes - which is alarming. I submit that in the City of Yarra:

- \* All existing green spaces need to be retained.
- \* There should be more street and verge plantings of both plants & trees.
- \* Old buildings should be retained & adapted wherever possible
- \* New developments should never be higher than 4 storeys in total

[3 York St 3068 is a template of the perfect size development with a café/deli on the ground floor that benefits all the neighbourhood].

Thank you.

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]  
[REDACTED], Australia

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

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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 against multi storey developments in heritage areas like the proposed development at 637 Nicholson St Carlton North VIC 3054 Planning Application No PLN 19/ 0696. This development is completely out of character with surrounding heritage houses and buildings.

Yours sincerely,

██████████  
████████████████████, 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+

I have lived in Fitzroy for over 40 years I have raised my family here, I have contributed to the neighbouring area in a number of ways including contributing to surveys run by council. I want to continue to enjoy the ambiance in my neighbourhood.

I want to enjoy my backyard and my local areas. I am concerned that this planning scheme does not include enough to protect the heritage of the area we love so much.

Unfortunately some of the appartement blocks that have been built over the past five years have been poorly designed and do not fit in with the local Heritage appearance area such . 472-478 Smith St, 496-500 Brunswick Street, they do not suit the local area and should never have been approved. However there are some newer quality developments which although modern and non heritage are an asset to the landscape. These include 377 and 328 argyle street 95 Westgarth st Fitzroy.

## 1. NEIGHBOURHOOD SHOPPING & ACTIVITY CENTRES

### 11.03 Activity Centres

I value the 'village' feel of our local shops, I love being able to walk around my local area where i have lived for so long where I interact with neighbours, friends, traders. Mid-rise buildings put this at risk, it impacts the viability of shops, reduced space, conflicts of use + mid rise is up to 14 storeys, that is going to create a ghetto of shadows. The Major Activity Centre along Brunswick Street has the potential to ruin this beautiful heritage space that should be protected by this scheme. Proposal is far too high and will dwarf the current image of the heritage shops.

## 2. HERITAGE

I am concerned that the heritage section does not include objectives, strategies, definitions or guidelines - this needs to be written in plain English that a normal person could understand. Views of our streets and lanes should ensure visibility of the heritage building against the blue sky. Heritage is at the heart of our community and cultural wellbeing which is very important to me.

## 3. SUSTAINABILITY

It would be good if the sustainability section could encourage adaptive re-use of buildings to avoid demolition, save landfill and re-vitalism neighbourhoods. Include setback of occasional buildings to allow vegetation rather than and entire strip all of buildings all out to the footpaths.

## 4. TREES IN YOUR AREA

Biodiversity and trees are so important to me, especially the street trees which aren't protected by this scheme.

There are many trees in my area that i would like nominated under the planning scheme including

- the avenue of plain trees on Gore street between Cecil and Kerr Streets
- the gum trees on the round abouts a the cnr Gore, George and Westgarth Streets
- The gum tree at the rear of 159 Leicester Street

Once again allow some building to be set back so there is one huge Farscape of buildings, if you have ever been to Hastings street Noosa qld you can see what an attractive street scape can be achieved. Simply allow some foreground space for vegetation.

## 5. LANDMARKS

### 15.01 Landmarks

The wording using for this section of the scheme should be inclusive rather than exclusive i.e. just because it isnt listed landmark it doesn't mean it shouldn't be included.

The view of the city from the football oval at Edinburgh Gardens is very important to me, i have spent many years going to events at the football club rooms and spent many a picnic on the hill watching the oval and the city. This should be considered a landmark.

Abbotsford Convent, the Pinnacle St Georges Road, the gates to Fitzroy Nursery, The Academy of Mary Immaculate school and Church. The town hall.

## 6. AFFORDABLE HOUSING

The Housing affordability policy talks about a possible 10% minimum of affordable housing to be provided in larger developments. This should be increased.

7. PARKS & OPEN SPACES

New developments should not be able to overshadow green spaces and parks, they should be protected as should heritage skylines.

More toilets need to be placed in parks that are sympathetic to the Existing visual Aspects And that cater to the greater quantity of people now utilising open spaces.

Yours sincerely,

██████████  
████████████████████

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Amendment C269 - submission to improve the amendment

o [REDACTED]  
Cc [REDACTED]

I am delighted to have this opportunity to contribute to making a lively, community-friendly, invigorating future within Yarra.

I am making this submission to help ensure Yarra's liveability for the active and caring local community, together with the surrounding plants and wildlife; core to our liveability is our diverse and vibrant heritage and alternative shopping strips. Keeping the personality, feel and flavour of these shopping strips is part of community resilience and social interaction, and will be, from now for hundreds of years.

The new C269 needs to recognise and preserve this heritage, to include clear objectives on how preserve the personality and feel of our shopping strips, while increasing development, and preserving walkways and parks. I certainly agree there needs to be residential development, but not at the expense of places that invite community interaction, at the expense of light, view, corridors for wildlife; blatantly trading openness in the skies with shadowing from too tall buildings.

The city of yarra has declared a climate emergency. Is it sustainable to crush local flavour and spirit that is needed to fight climate change, needed to act on the climate emergency, with overbearing mountains of concrete?

We dont have much green space in Yarra for the population. is the plan ensuring there are green spaces, food gardens and trees within new developments?

Yours in appreciation of community strength,

[REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED], Australia

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Tim Gatehouse

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.

1. Prevent high rise developments which are out of scale with existing heritage buildings.
2. Restore the verandahs of 19th century shops.
3. Recognise laneways as being part of the public domain and prevent their sale or repair in anything other than the original bluestone paving.
4. Encourage the creative re-use of buildings.
5. Encourage a diversity of shops in neighbourhood shopping strips to encourage local shopping, preferably on foot.
6. Retain existing trees and plant more.
7. Encourage nature strip gardening.

Yours sincerely,

[REDACTED]

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

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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.

Heights of building should not be any higher than 5 storeys. The design of the buildings should be inkeeping with the existing feel of the area.

We must not lose the village feel of our shopping strips .

Yours sincerely,

██████████  
██

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Amendment C269 - submission

o [redacted]  
Cc [redacted]

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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.

Having spent the last 3 years actively objecting to the Piedmontese development I am acutely aware of how, without appropriate guidelines, developers have sought to create massive mixed use developments that whilst in commercial zones immediately abut low level residential housing. It is important that the residents and broader community have their community, amenity and safety protected in the first instance, without having to proceed to Vcat and spend money on submissions.

It is important that developments are in harmony with village and local shopping precincts and developments equivalent to 9 residential levels is obscene. I thank council that they have actively rejected this type of development.

Additionally current laneways are part of the inner suburb fabric and the request by developers to acquire and or divert laneways are not a good outcome and negatively impact residents that have invested in the local community in housing, time, and community spirit.

I believe further guidance to developers will ensure we all see appropriate developments without them spending money and time on unapprovable designs.

Pedestrians and cyclists are also at risk with inappropriate developments that do not provide for safety islands, pedestrian crossings.

Many thx

Yours sincerely,

[redacted]  
[redacted]

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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.

1. City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes.

High rise buildings are never going to be energy efficient and as Covid 19 has demonstrated, are not safe places to live.

2. Overdevelopment

Anyone who is travelled extensively in Europe can see that viable cities are not composed of high-rise buildings, but of 4 to 5 story buildings.

I suggest that buildings throughout Yarra be limited to 4 to 5 stories exclusively!

This will provide increased accommodation without destroying the amenity of our beautiful city.

3. Trees

We need to promote massively increased tree canopy, and that is not going to happen with massive high-rise developments.

4. Heritage and conservation.

Ours is a beautiful and almost homogenous Victorian streetscape.

We wish to maintain this at all costs!

Yours sincerely,

[REDACTED]

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Amendment C269 - submission

o

Cc

Thank-you for this opportunity to contribute to the future of my neighbourhood in the City 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's one of the many reasons I choose to live here.

Amendment 269 is proposing changes that will alter the liveability and character of Melbourne and the City of Yarra LGA.

I've chosen to live in City of Yarra and in Melbourne - not on the Gold Coast. The cruise ship effect along the overdevelopment of parts of Lygon Street is a total eye sore and I and many others no longer spend time there.

Yarra has some of the best Victorian heritage areas in the world and these need to be protected. And so should the fine grain nature of our low rise shopping strips which I enjoy shopping in and living near. The new C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra.

I live in a new development myself, tucked discretely away in a light industrial area, set back from houses. 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.

Sydney lost an opportunity by blocking out views out to the harbour. It's poorly planned and ugly and something I hope is not adopted in City of Yarra and Melbourne.

I don't want developers to determine what my local shops will become. I lived in the East Village in NYC before Giuliani allowed the big shopping franchises and overdevelopment to start. Now the East Village has no community, just a bunch of AirBnBs and no real permanent residents. Small diverse shops are the heart of the community where we also meet and socialise.

During the pandemic I've enjoyed shopping locally more often and love the diversity of what I can buy and the shop owners who provide a range of goods and services.

I'm not interested in living in a neighbourhood where 7-14 storey high developments tower above me offering no diversity and sanitised copycat shops with no character.

If that's the future of what you are proposing, then the precious liveability of City of Yarra and Melbourne will be gone, and people will move somewhere else, and the Council will have itself to thank for destroying a wonderful part of the world and its unique character.

I pay rates to Council and the proposed changes of Amendment C269 do not serve my interests and are detrimental to the neighbourhoods which I love. Why do planners often get it so wrong?

The trouble is by implementing C269 we will never get our neighbourhoods back. It will be too late.

If the poor planning decisions along Smith Street are anything to go by, Council is receiving very poor advice and/or employing the wrong people.

Please don't destroy my neighbourhood City of Yarra.

Bad development is not a good solution. Vacancy rates are high. Let's use what we already have but use it better and enhance it.

I'm in a building where we can't sell at the moment due to flammable cladding. Both the Federal and State Governments need to take more responsibility for the poor state of construction in Melbourne and Victoria and not let developers take over.

Yours sincerely,

██████████

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Amendment C269 - submission

o  
Cc

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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.

In my own neighbourhood, right in front of my apartment block on Nicholson Street, the Moonlight Receptions re development is in limbo and for sale - with its planning permit attached. In VCAT we managed to reduce it by one storey, but a hell of a fight, not a perfect result and expensive for us owners.

For Yarra to increase the height limit, goes against every principle I believed they held

Yours sincerely,

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[REDACTED]  
Amendment C269 - submission  
December 01, 2020 at 7:29 pm AEDT

To: [REDACTED]

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Hi,

I would like to make a submission about the Strategic housing framework plan for Abbotsford.

The area between the trainline, Langridge St, Nicholson St and approaching Johnston St is mostly zoned as Minimal Change Area, which is appropriate. The area is a quiet area which is mostly full of single dwellings.

I question why the small section bound by Gipps St, Park St, Stanton St and the train line is considered as Incremental Change. It is a small area bound by a Minimal Change Area, and as of today, it is identical to the surrounding area. It is quiet, and mostly single dwelling blocks, and not high density.

If this area was to change, it would cause a big impact on surrounding houses. Why would such a small section be considered as Incremental Change?

I believe this should be reconsidered, and the are changed to a Minimal Change Area to reflect this surrounds.

Thanks

[REDACTED]

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 increase to 8 - 14 storeys in the low rise shopping strips. There's been enough damage with high rises along the river.

Yours sincerely,

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

---

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

I am concerned about high rise development (totally inappropriate) and a lack of affordable housing and protection of landmarks, laneways and parks, as well as views of these areas. The minimum requirements for environmental sustainability are also insufficient.

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,

██████████  
██████████

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Amendment C269 - submission

o  
Cc

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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 don't think hi-rise is going to go away , but I do think the council can insist on some architectural standard . The look of the current buildings is appalling they look cheap and plain ugly and they are too high . Brunswick had the same level of development but they are more appealing and not as ugly as the city of Yarra .

Yours sincerely,

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[REDACTED]

Amendment C269 - Submission

December 01, 2020 at 8:13 pm AEDT

To: [REDACTED]

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Please change the guidelines to stop the excessive high rise developments. New guidelines should also address the issues of privacy, overshadowing, retention of street character and establish lower building heights for new developments.

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

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 of firm belief that the current height restrictions are adequate.

We do not want to turn City of Yarra into the Docklands precinct otherwise we would already live there.

I believe that the City of Yarra are rarely listening to there rate payers and small business owners in regards to this proposed amendment and in general day to day issues.

Many of the councillors prlaforms for winning was to not accept money from developers however with this proposal I can only see developers getting more and more of the pie.

Utterly disgusted that this should even be considered by the City of Yarra who need to deal with real life issues within the City of Yarra rather than jumping into bed with top end of town.

Happy to discuss further on the above mentioned over the phone or face to face meeting.

Yours sincerely,

[REDACTED]  
[REDACTED]

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██████████  
Amendment C269 - submission

o ██████████  
Cc ██████████

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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 enjoy living at my house with its vibrant friendly community and high rise building does not belong on heritage shopping precinct on the street live on, Queens Parade.

Yours sincerely,

██████████  
████████████████████

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Amendment C269 - submission

o  
Cc

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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 and I do not agree to the proposed heights for our neighbourhood.

Yours sincerely,

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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 because I have lived in Yarra for 45 years and feel strongly that the Amendment C269 should in no way include provisions, or omit provisions, which will diminish the liveability or heritage of this wonderful municipality.

## 1. Neighbourhood Shopping and Activity Centres

### 11.03 Activity Centres

Yarra is fortunate to have many heritage shopping strips which also have a strong neighbourhood/village atmosphere. They are a feature of Yarra and greatly valued for their "walkability" convenience and their heritage architecture - by both residents and visitors.

My local shopping strips - Queens Parade and St Georges Road - are within 20 minutes walk and also provide for all my daily needs. Something that I came to really appreciate during COVID lockdown. They also play an important role in maintaining the social connectedness of residents.

The planning scheme needs to ensure that there is a diversity of small shops rather than a move to larger less diverse complexes.

I also do not wish to see higher residential development (up to 7 storeys) above and behind the shops in these historic streetscapes. There is already enough capacity in the high change areas particularly in precincts at the western and eastern ends of Queens Parade.

## 2. Heritage

Yarra is largely Victorian and early twentieth century residential and commercial buildings and these must be preserved as part of our heritage but also that of Victoria's and Australia's heritage.

The heritage houses, shops, street verandahs, laneways and parks are the heart and soul of Yarra as well as what makes it unique. The new C269 should have clearly listed heritage objectives to preserve, restore and enhance the heritage of Yarra.

## 3. Sustainability

The City of Yarra is rightly proud of its declaration of a Climate State Emergency and this should be reflected in the C269.

The Amendment should have controls which allow Council to direct that all new buildings should be carbon neutral. It should also encourage the adaptive re-use of existing buildings rather than demolition.

## 4. Trees

Yarra is a very intensively populated municipality and every effort must be made to protect and maintain the green spaces and street, avenue and park trees.

Significant trees - on heritage, cultural or environmental grounds - should be registered, protected and maintained for the benefit of current and future generations.

Yarra is fortunate to have tree lined streets, parks such as Edinburgh and Darling Gardens, Edwards and Rushall reserves, Merri Creek and Yarra River. C269 should ensure that they are preserved and maintained. They should also be protected from overshadowing and overlooking by higher rise developments nearby.

Yours sincerely,

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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 strongly object to mid to high rise developments along Brunswick st. I fear that with deveoplements such as these we will loose the heritage and community feel of the area.

There are also more practical issues like parking, traffic and public transport to consider.

Yours sincerely,

Shannon Curley

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Amendment C269 - Submission  
December 01, 2020 at 10:21 pm AEDT  
To: [REDACTED]

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Dear Council,

I write to you as owner of [REDACTED] which is mixed use : commercial on the ground floor and a renovated apartment on the top floor.

This property is one in a row of 4 lovely Heritage style buildings amongst commercial and industrial spaces, including many empty shops. Over the years I have owned this building, Victoria St and its commercial prospects and neighbourhood has very much soured, decimating our investment.

This commercial space has now been empty for over 2 years. In this time it has been continually listed for sale and or rent with two large commercial agents and though people looked at it, the space is never large enough for them to run a business that would be profitable, be it hairdressers, coffee shop, restaurant, beautician or tattoo shop. The space is not wide enough or long enough for commercial space and too wide to meet Clause 34.01 Section 1 which would allow for residential use.

My rates have increased each year implying the value is increasing when the market clearly suggests otherwise.

The purpose of my email is to seek permission from Council to allow flexibility for buildings and spaces to meet the changing market place, to improve the neighbourhood vibe. Turning sections of Victoria St into residential use, freeing restrictions so modern families and professionals can come together would clean up the area, encouraging a vibrant working and living space, and creating value for owner occupiers and investors.

I propose that suitable commercial spaces be rezoned residential so empty shops and upstairs dwellings can become home to people looking for inner city living, yes in amongst the commercial shops and restaurants, why not? This request is totally consistent with the development of multi-storey high rises with Victoria St frontage, which has already occurred.

I believe 463 Victoria St is covered under your Clause 34.01 section 2 meaning a planning permit is required for such change to occur. However, I believe, for 463 Victoria Street, this will not be granted as the front of the shop must be commercial before the rest could be made into residential (.i.e. must have a commercial purpose). In my case, this limits my options immensely, and in reality subjects the property to uses for which the market cannot fulfil. As a result, shop fronts like mine, and there are many, become worthless, in turn creating blocks of eyesores, impacting negatively on the whole area.

I would appreciate Council acceding to my request to permit 463 Victoria St to be used as residential on the ground floor and be part of the future you are planning for area.

Yours sincerely

[REDACTED]  
[REDACTED]

Sent from [Mail](#) for Windows 10

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 Neighbourhood environment in general:

Whilst I support the betterment of community through enlivening and activating areas, this doesn't mean commercial benefit for the selected few, from developments of 8-14 storeys. My address is highlighted as a 'moderate change area', and the impact on residential neighbours will impact visual scale, natural light obstruction and acoustic control.

Architectural heritage:

The architectural Diversity makes Fitzroy quirky and unique. It's character is a fusion of all sorts and the view corridor looking up Brunswick st to the city, is dramatic with alignment to the spire of St Peter's cathedral. To build up both sides of the street with 8-14 storey height flanking both sides of the street, will create a tunnel view, limiting blue sky visible proportion and diffuse the majestic impact it currently presents.

Open space and views:

Collingwood already amplifies the cold wind tunnels by the density of building heights currently permitted. To preserve Fitzroy retains the breath of air and space missing 1 block away.

There is a calmness balanced with activity, as opposed to franticness and intensity. The graduation of building scale towards Carlton gardens draws attention to the building characters of terrace homes. There is an existing architectural language in place where taller buildings are on the intersections of streets and lower scale buildings either side. The new scheme destroys this rhythm.

Commercial suggestions:

The quality of retail tenancies is what needs attention to preserve and mature the personality of Fitzroy, rather than scale. Boutique and Mainstream retailers in unique architectural settings of heritage (of varying eras) is more aligned to demand in physical shopping experiences.

Landscaping:

Upgrading of street landscaping will help soften and cool the street rather than over shadowing from buildings. Preservation of mature trees native and non native is imperative and relevant to the tapestry of an eclectic Fitzroy, and needs to be preserved. We have a neighbour's gumnut tree which attracts the rainbow lorikeets and native possums infusing a natural habitat yet so close to the CBD.

Sustainability:

Sustainable architecture where we reuse buildings, and adapt and upgrade to comply with current codes adds to the story of Fitzroy's character.

Neighbourhood offerings:

As a resident for 10 years, the lifestyle attraction and physical Environment sees me contributing to the neighbourhood as there is minimal need to move beyond a 300m radius. This is what we love about Fitzroy, what distinguishes it from other suburbs and defines its reputation. With lifestyle requirements post covid, community cohesion is evident more than ever.

What next:

I do not support the outline of activity zones and believe further consultation/ presentation and dialogue be encouraged. Bringing the community on board through genuine robust communication has not been undertaken and is most important. The people who respect, are passionate about this location's attributes and reside here for the long term, is what gives Fitzroy its soul!

Yours sincerely,

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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.

Fitzroy is the first suburb of Melbourne. With its distinct streetscape, shopping strips and Victorian architecture it offers a diversity not found in neighbouring inner city suburbs. The current architectural streetscape with nom 2-4 storey buildings, some dating back to the founding of Fitzroy are key to Fitzroys' character and attraction not only to local residents and Melbournians but also to international travellers

The continued activation of the high streets, Brunswick Street, Gertrude Street and Smith Street is dependant on a variety of small scale independent business, some of which are family businesses operating in the same space for over 50 years.

I believe there needs to be further clarity on the types and scale of developments and information provided on the impact of such developments. Has there been a sunlight study prepared for example to determine the impact of 8-14 storey high buildings on the above streets. What is the impact of traffic and parking, will an increase in development cause greater congestion.

I believe the proposed changes to the current planning regulations will be of great detriment not only the local residents and local businesses but to character and heritage to Melbournes' inner city northern suburbs.

Yours sincerely,

[REDACTED]  
[REDACTED]

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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.

Keep all villages low rise with no residential apartments / multi story buildings visible/ close from the road.

Keep heritage facades when new buildings are proposed. Residential and commercial.

Yours sincerely,

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

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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 don't destroy the things which make the inner northern suburbs such a great place to live.

Yours sincerely,

██████████  
██████████

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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 many points in the amendment C269 are very well worded and appreciate Yarra making a plan so that the community does not have to fight each inappropriate development individually.

I would like to give my opinion that Yarra is already a high density area due to a large proportion of dwellings on small land sizes.

I ask that new apartment buildings should be restricted to 4-8 stories high. This gives ample opportunity for high density living. I also think Yarra should encourage developers to build apartments of a reasonable size so that residents can have a reasonable quality of life living in them.

Yours sincerely,

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Amendment C269 - submission

o [redacted]  
Cc [redacted]

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

I implore you to encourage more medium density residential and commercial development within our neighbourhood. Currently MAIN ROADS such as Nicholson, Rathdowne and Brunswick are looking more like wastelands than their vibrant City of Moreland counterparts such as Sydney road and upper Nicholson street where residential and commercial development has been allowed to occur up to a scale of 10 stories. I do not think high rises of 20 stories plus is appropriate however development of up to 10 stories on any size block within main roads is ESSENTIAL so these streets do not turn into the laughing stock of Melbourne! The streets of yarra were once bustling..... now sadly not so much.

Yours sincerely,

[redacted]  
[redacted]

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

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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 ensure future development respects and preserves the heritage of Yarra as once this is destroyed it can not be reversed. So that development and heritage can co-exist, please do not allow developments of more than 5 stories in residential areas.

Yours sincerely,

██████████

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Amendment C269 - submission

o  
Cc

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

I am making this submission to help ensure Yarra's liveability. I am concerned that there is significant over-development adjacent to heritage areas, diminishing the heritage quality of Yarra, and 6--14 storeys is excessive in otherwise low rise shopping strips.

Yours sincerely,

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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. The reason I live in Fitzroy, the reason the tourists come here is because of its character filled streets and its traditional architecture especially along Brunswick and Smith street. To destroy this is to destroy the character and amenity of this suburb. Creating high rise boxes is not what Fitzroy is about. Allowing high rise that dwarf and reduce light to existing properties will destroy this suburb. We have enough traffic going through our streets, council puts bollards and other deterrents up to reduce flow but if you add that amount of highrise then there will naturally be more traffic by these residents and their visitors. We are only a small suburb, we don't want to become Manhattan or Hong Kong.

Yours sincerely,

[redacted]  
[redacted]

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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 the future. Yarra is a unique area in Melbourne. We should do whatever we can to maintain its historical character. It is Melbourne's oldest suburb. These are the places people want to visit, socialise, eat and wander around. No visitor to Melbourne wants to visit another bland, homogenous suburban strip, of which there are many. People who live in outer suburbs love to come in to Yarra because it is special. This is what makes it vibrant. If one high rise after the next is erected, historic buildings bulldozed, we will lose something very special and it will never return.

Yours sincerely,

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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.

I am entirely opposed to over development of Yarra, as proposed in the Amendment C269 scheme. While I understand the inevitable need for Melbourne to increase density as it grows, this amendment proposes vast over development that will completely destroy the liveability of the area.

In particular, I oppose the proposal for 8 - 14 story buildings entirely. It is obvious the character of the area will be diminished. I did not move to the area to live in a CBD style environment and I will be forced to leave the area if this plan was to go ahead. In fact, going from the current experience of buildings that are over 4 stories high in the area, I am opposed to buildings above 4 stories as well in entirety. In my view, the buildings to 8 stories are a total failure and have compromised the feeling of the suburb immensely.

The ill effects of high buildings is substantial.

- The noise level of building and construction has been immense, and the increased density has been very loud. The buildings are not built to a standard that ensure noise is controlled.
- The feeling of high buildings blocks views and light, and makes one feels crowded in and very anxious. These effects are real and have affected my mental health and negatively impacted my enjoyment of the area.
- The character of the area is compromised, as small and medium scale dwellings are dwarfed and the large buildings dominate the feeling of the neighbourhood.

In short I oppose all buildings above 4 storeys high. I moved to Yarra due to its natural beauty being by the river. I accepted it is a medium density area. If I had known the intention was to turn the area into a high density CBD style area then I never would have moved here. If this proposal goes ahead I will most likely be forced to leave the are immediately , and I do not say that lightly.

I question the motivation to build and build at any cost to current residents - in whose interest is it? While all areas in Melbourne are increasing density, nowhere else are the plans so aggressive and insensitive to the current environment. One has to question the motivation of those involved if such a proposal goes ahead.

I oppose this proposal vehemently.

I thank the council for considering my thoughts and I trust they will come to a reasonable conclusion.

Yours sincerely,

[REDACTED]  
[REDACTED]

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Amendment C269 - submission

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Cc

Good morning, thank you for considering my email and submission regarding amendment c269, as a long term resident since 1997 I am horrified to think that all that I take for granted could possibly be altered or diminished, I feel that planning laws are not encompassing or taking consideration of existing residents or their amenities .c269 amendment is at best gauge and ambiguous , it does not clarify or properly address issues pertaining to heights or setbacks of buildings , I can easily see my beloved Rathdowne village destroyed through mismanagement and adverse greed.I feel very strong planning laws must be imposed to allow sensible development and growth without compromising amenities or open space enjoyed by all and obviously highly lucrative to developers as a selling point , c269 is not ready and does not adequately control or protect city of Yarra

Yours sincerely,

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Amendment C269 - submission

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Cc

I am a long term resident of Fitzroy North, and one of the reasons we have stayed is the livability of Yarra, heritage buildings, shops and services meeting diverse needs, green spaces, parks and water ways, and limited high rise buildings.

I beg Council not to destroy the things we residents love. Buildings can be repurposed, services encouraged to remain or relocate to the shopping strips, and height limits must be set . The height limits proposed are way too high.

Walk down our maze of broad and narrow streets to see what we need to protect, including the many landmarks which we have a responsibility to maintain for future generations.

Council must think carefully and creatively about this Amendment and reflect the wishes of a vocal and concerned community.

There are many examples of bad planning around us, such as the inappropriate high rise buildings booming in Brunswick, and ensure Yarra planning decisions reflect the things we treasure and want to protect, while ensuring efficient and responsive approaches to meet the needs of all Yarra residents.

Yours sincerely,

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Amendment C269 - Submission  
December 02, 2020 at 10:37 am AEDT  
To: [REDACTED]

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Dear Strategy Planners,

My submission on this issue is simple as my strong desire, as an Alphington Resident who has lived here for 38 years, is to preserve the garden suburban nature of Alphington and Fairfield.

First, please make it clear to anyone reading the document that the Height of Developments along Heidelberg Rd in the Commercial Zone that abuts the Neighbourhood Residential Zone is limited to a maximum of 5 Storeys. This confirms Yarra Council policy. There should be no ambiguity or wriggle room, no chance of a Developer, Lawyer or Planner interpreting the words to mean anything other than a maximum of 5 Storeys. No trade offs with other design or other aspects of the development – a simple expression of a 5 Storey Maximum.

Second, to again make it explicit that within the Residential Zone there is a cap of 2 Storeys with an appropriate maximum height and maximum coverage of the block with built structures. Again, expressed unambiguously – and no trade-offs.

Alphington and Fairfield, with the AMCOR re-development and with the potential for 5 storey buildings along Heidelberg Rd is making a significant contribution to the anticipated growth in the population of Metropolitan Melbourne. Sacrificing the garden residential nature of the two suburbs by imposing more intense development is, with the greatest of respect, neither necessary, equitable, fair or sensible.

Yours faithfully,

[REDACTED]

[REDACTED]  
[REDACTED]

m: [REDACTED]  
e: [REDACTED]

Amendment C269 - submission

o  
Cc

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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.

We would like to see the streets and skies around Yarra remain open with a focus on maintaining the arts culture and providing more opportunities for green space to grow food and bring biodiversity back into our neighbourhood.

Yours sincerely,

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Amendment C269 - Submission  
December 02, 2020 at 1:26 pm AEDT

To: [REDACTED]

Hello, I wish to be part of the voice to be heard in my concern for the discussion regarding the potential changes being discussed re the Swan Street Major Activity Centre.

I firmly disagree with allowing the area – Stewart Street, Hoddle Street, Tanner Street and Wangaratta Streets, to be included in the Swan St Major Activity Centre as this area is heavily populated as residential and enjoys a residential community feel. Richmond has been known for many years in part, as an island state, combining mixed use areas and residential areas with the occasional mix of both. Harmoniously working in literally zoned areas, I am seeing an increase in what I call inappropriate integration of buildings pushing out residential and introducing business and industrial proprietors into what is really, residential zones.

My immediate neighbourhood is Wangaratta Street, Tanner Street, Stewart Street and Botherambo streets, abutting the famous AKM Building. This footprint is in the most, residential. The Major Activity Centre will literally kill the tapestry and feel of this area.

Inappropriate buildings are appearing in Richmond now, @ 45 Wangaratta Street, which is a concrete eye-sore and is a pathetic attempt on the behalf of the developers who also built a similar literally offensive building on Swan Street near the corner of Burnley street, looking to build what I call inappropriate ugly concrete prisons that are killing the style that is / was Richmond.

There are a few examples where Heritage appeal with almost commercial flare have been presented in Richmond and more of this type of development would improve our wonderful suburb. An example of this is the Veneziano Coffe Roasters Building on the corners of River Street and North Streets in Richmond. The original building has been sympathetically transformed into a café which has a great look and feel.

Kind regards.

[REDACTED]  
[REDACTED]

[REDACTED].



Amendment C269 - submission  
December 02, 2020 at 2:02 pm AEDT  
To: [REDACTED]

I am making this submission to help ensure environmental sustainability and good quality of life in this city. I have lived in Fitzroy North, at Rushall Park, since 2005.

#### SUSTAINABILITY

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes. Council should have greater controls over the sustainability of new buildings. The most sustainable building is one that already exists. High rise buildings are not sustainable. We need to encourage re-use of buildings to avoid demolition and save landfill and to re-vitalise neighbourhoods.

#### NEIGHBOURHOOD SHOPPING & ACTIVITY CENTRES

I like the 'village' feel of our local shops, the friendliness of shopkeepers and the opportunity to meet other friends & locals. I think that allowing substantial expansion of the small shops to increase the residential accommodation above and behind would not work in the confined environment and is not needed when larger developments are occurring nearby, like those at the top end of Hoddle St & planned for Gasworks site.

#### TREES

Street trees, avenues of trees, culturally significant trees, trees in our parks should be registered and retained. Queens Parade is already a tree lined avenue and should be valued and enhanced as such. As well as being pleasant, appropriate trees in our area are an important shade source and can help reduce the Heat Island effect. Green space is being reduced with new developments to date. New developments need to ensure more open green space in their planning.

#### AFFORDABLE HOUSING

The Housing affordability policy talks about a possible 10% minimum of affordable housing to be provided in larger developments. It should be more. Additionally social housing should be increased to preserve a wide range of social groups in the neighbourhood.

#### PARKS & OPEN SPACES

New developments should not be allowed to overshadow our parks and open spaces in winter. We should be ensuring there is a minimum of five hours sunlight penetration in winter time. The Yarra River, Merri Creek and Darebin Creek are our main green corridors and provide for extensive biodiversity. They and their corridors should be managed and protected, including protection from impinging development.

Yours sincerely,  
[REDACTED]

Amendment C269 - submission

o  
Cc

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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.

Kind regards,

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██████████  
Amendment C269 - submission

o ██████████  
Cc ██████████

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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 feel allowing up to 14 storey development along Brunswick St and Smith St will completely alter the character and feel of two of the most historic and social and culturally significant neighbourhoods in Melbourne. The popularity of these two locations as places to live, visit, shop, eat and drink is related to their casual village type feel and vibrancy. These locations offer all the amenities for both locals and tourists at a human scale that feels both cosmopolitan and intimate. Development at the scale proposed would irrevocably alter the unique character and popularity of Fitzroy and Collingwood and cause immense damage to the lives of the residents in these areas and their locations as tourist attractions.

Please reconsider the proposed planning scheme and locate intermediate and high rise development in more appropriate locations.

Yours sincerely,

██████████  
████████████████████

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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 wife and I have direct experience with the COY and it's planning. Our home was subject to VCAT proceedings when we planned to build on a vacant lot adjacent to our home. That process was difficult but nevertheless, we have built a home that preserves the historic character of the neighbourhood.

Allowing for the building of multiple multi storey buildings will ruin the historic character of this neighbourhood. As a long term member of the Fitzroy History Society I am aghast at the plans under consideration and implore the COY to have more regard to preserving key historic aspects of our street scapes and not create shaded corridors.

Yours sincerely,

[REDACTED]  
[REDACTED]

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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 very concerned that height limits beyond 3 storeys ruin the skyline and opportunity for a balanced neighbourhood feel. The Victorian architecture and mix creates substantial interest and value which is reflected in property values and lifestyle. The increase in density does not create value other than for specific landholders and developers and is not consistent with policies which have stood up over time and form the social contract that we all bought into when we moved into and bought into the neighbourhood.

North Fitzroy is a special area with a heritage overlay and no properties subject to or within 500m proximity of the overlay impacted areas should be the subject of increased density limits.

Yours sincerely,

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Amendment C269 - submission

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Cc

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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.

There are a range of topics that I feel are important to be included as part of this submission, these are:

## 1. NEIGHBOURHOOD SHOPPING & ACTIVITY CENTRES

### 11.03 Activity Centres

We all value the 'village' feel of our local shops, talk about what you value there.

Small diverse shops are the heart of the community where we also meet and socialise.

Do you want Developers to determine what your local shops will become?

During the Pandemic most of us have shopped almost exclusively within 20 minutes of home. Has this helped you appreciate having the diversity of shops in your neighbourhood?

Do you want to higher residential developments up to 7 storeys above your shops? Many people believe there should be NO more residential development in neighbourhood shopping areas. What do you think?

Are we losing the vibrancy and diversity of our shops? A possible example could be the removal of shops such as chemists, florists, hairdressers, gift shops, galleries and bookshops. How would you feel about losing the range of shops available to you?

What is special to you about these local centres that you want protected?

## 2. HERITAGE

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.

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. (IF YOU AGREE: put something like this in your submission.)

We 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. Should they be reinstated?

Should views from our streets and lanes ensure visibility of the heritage buildings against the blue sky?

What does the heritage within Yarra mean to you?

### 3. SUSTAINABILITY

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes. As it impacts us all, should Council have greater controls over the sustainability of new buildings? The most sustainable building is one that already exists.

Make buildings more sustainable – high rise buildings are not.

Discourage the use of gas in housing developments.

Encourage adaptive re-use of buildings to avoid demolition and save landfill and to re-vitalise neighbourhoods. It saves the energy already embodied in the building.

### 4. TREES IN YOUR AREA

Street trees, avenues of trees, native trees, culturally significant trees, trees in your park – should they be registered and retained?

Nominate trees in your proposal!

Why are trees in your area important to you?

Green space is being reduced with new developments. Do new developments need to ensure more open green space in their planning?

### 5. LANDMARKS 15.01 Landmarks

In the C269 there are only 16 nominated Landmarks. The landmark policy does not protect the Landmark, it protects the views to it.

Are any views of landmarks at risk of being blocked?

There are many more landmarks than this in Yarra.

Name the special landmarks in your area that should be listed. What are your favourite views of landmarks in Yarra?

Because personal Lived Experience is important please give some examples and say why they are important to you.

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.

## 6. 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.

Should these public laneways be able to be sold?

Should laneways be maintained and protected?

What part do laneways play in your day to day life?

Why and how do you use laneways?

## 7. AFFORDABLE HOUSING

The Housing affordability policy talks about a possible 10% minimum of affordable housing to be provided in larger developments. Should it be increased?

## 8. PARKS & OPEN SPACES

We have some wonderful parks and open spaces in Yarra.

What do you like about them?

Why are they important to you?

Should some aspects of these parks such as the avenues of trees, stands of native trees, the heritage elements such as gazebos have protection in this planning scheme?

Are high rise buildings impacting our parks with overshadowing, removing views of our heritage skyline?

Yarra River, the Merri Creek and Darebin Creek are our main green corridors and provide for extensive biodiversity. How can we ensure they are managed and protected? Should development be allowed along these corridors?

Should new developments be allowed to overshadow our parks and open spaces in winter (minimum of five hours sunlight in winter time)?

Heritage skylines should be visible from our parks and open spaces.

Yours sincerely,

██████████  
████████████████████

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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

I have lived in the City of Yarra for 37 years and I am making this submission to help ensure Yarra's liveability which includes its diverse and vibrant heritage shopping strips. I want to ensure that the City of Yarra remains a place people want to live in and that generations to come are able to reap the benefits of living in Yarra.

i particularly like the local shopping areas and have used them exclusively especially during the COVID pandemic. I enjoy the diverse range of shops and the ability to now sit and have coffee outside without being overshadowed by multi-storey apartment blocks. I meet friends throughout the week for coffee at the local shops - particularly after I have used the local pool, gym or local tennis courts. I believe there should be NO more residential development in the City of Yarra neighbourhood shopping strips.

Protection of the heritage buildings, laneways and parks is vitally important to me. The heritage buildings give the City of Yarra its distinct identity and need to be protected from developers. Likewise the laneways are an integral part of the landscape of Yarra. These need to be maintained, cleaned and not sold off.

The parks are the breathing space for the residents of Yarra. They also have a significant impact on residents wellbeing and mental health. I support the addition of more parks across the municipality as a matter of urgency. The population of the city is increasing significantly and our current parks, and particularly the Edinburgh Gardens are stretched to breaking point. We need more parks and comprehensive management plans to support these important assets. I also support the protection and increased planting of trees throughout the city and developers should be made to increase green space in all new developments.

Particular attention should be given to ensuring new developments do not overshadow our parks and green spaces. Over shadowing significantly affects enjoyment of our open spaces.

During the COVID period I spent considerable periods of time walking in our parks, laneways and along our rivers. The City of Yarra needs to protect the waterways and develop more green space along these rivers and creeks. Development should be prevented along the waterways as they are an important recreation space for the community and provide habitat for many animals and birds.

Yours sincerely,

[REDACTED]  
[REDACTED]

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Amendment C269 - submission

o

Cc

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To Yarra Council,

As a resident of this beautiful area there are a few points regarding Amendment C269 that I would like to comment on.

a) 4 storey developments in otherwise more traditional areas (noted as 'minimal' 'incremental' change) is too high. It makes for significant shadowing and privacy issues when surrounding buildings are half the height. I think the only time this would be appropriate is when the planned 4 storey building is adjacent to a 3 story building. 3 storeys should otherwise be the maximum for these areas.

b) C269 should be explicit about storey limits in the various zones to avoid unnecessary and expensive trips to VCAT between the council and developers. I struggled to find this information in the document.

c) In a post COVID world cars still have to be part of the mix. Uptake on public transport has decreased as a consequence of this, and that public transport it out of Yarra's control.

While the document rightfully states that traffic is going to be a bigger issue because of the increasing population in Yarra, it is only going to be an issue if council \*\*allows\*\* the population to markedly increase though higher density developments. If this is controlled better so will the traffic issues.

Cars themselves over time are going to inevitably go electric and thus reduce their impact on Co2 emissions so I agree it is important that Yarra facilitate recharging stations to speed this process.

While on-street parking remains a challenge, there is no excuse for new developments to not have extensive underground parking as a requirement to take the pressure off the streets.

Lastly, some residents of Yarra (such as myself and my wife) have jobs that mean public transport is simply not a practical option given our work locations. In a perfect world the '20 minutes suburb' (where all major facilities are present with 20 minutes walking from the house) would indeed reduce reliance on the car. The problem is many parts of Yarra just don't have the services to achieve this, and this doesn't include the fact that the residents of Yarra may not work in the area or in places convenient to public transport.

We love the area, but we don't want to be 'socially engineered' out of the area because of an active policy against cars.

d) Green areas need to be preserved with no room for any reduction in their size. Even now there is a significant density of people in these areas especially on the weekends and this is going to increase with more people. Higher density humans reduces the quality of the green space. New developments should have a minimum of green space allocated to them.

e) Abbotsford Convent should be added to the heritage listing for protection.

Thanks for reading.

Yours sincerely,

[Redacted signature]

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[REDACTED]  
Amendment C269 - Submission  
December 02, 2020 at 6:25 pm AEDT  
To: [REDACTED]

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Attached is my submission.

[REDACTED]  
[REDACTED]

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My name is [REDACTED] and I am taking this opportunity to contribute to the future of Yarra.

I am making this submission to ensure that many generations can benefit from the magnificent heritage homes, shopping strips, parks and all of the laneways that wonder throughout Yarra.

**Activity Centres and housing:**

I am a long-time resident of Yarra and bought into this area when looking for local shopping / activity centres within walking distance from where I live and also the beautifully maintained Victorian homes were of great importance to me.

Although we need urban renewal and affordable accommodation our local shopping strips should not be the location for residential development. There are unused industrial spaces in Yarra and this along with re-using buildings would be more sustainable and a far better option for residential development/apartments and have less impact on shops and residential homes.

If these spaces cannot be found then future development should respect the character of the street and encourage single or town house type dwellings on small individual lots.

I have been impacted by a development beside my home and the effect of car fumes entering the apartments and lack of light now to my property has had a major impact on my daily living we need to look for better options going forward when considering development in the area.

Heritage houses, shops and laneways are the sole of Yarra and we certainly don't want to see these disappear because of over development – we should be looking at retaining a village feel of our shopping strips as these are a major part Melbourne's history.

Local shopping strips/activity centres play such an important part of our lives and hopefully this will continue into the future. I, along with many others rely on our local shops, use them daily and have built up relationships with many of the traders – we must not lose these local centres and they need to be protected.

We only have to look at Smith Street and Bridge Road where residential developments have been constructed behind ground floor retail outlets. This has taken away from the once beautiful character of these shopping strips. The heritage shopping strips must be treasured and continually maintained to ensure the history and character of the area is continued.

The new C269 should have clearly listed heritage objectives to preserve the heritage of Yarra.

[REDACTED]

██████████  
Amendment C269 - submission

o ██████████  
Cc ██████████

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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 concern is that the council recognizes its duty to maintain the historical integrity of the inner city of Melbourne.

To do this it is essential that height restrictions be imposed on Brunswick and Gertrude Streets as these are the last (mainly) intact examples of the early years of a 'booming city'. Every major city in the world has a historical centre/heart and ours is Fitzroy- Melbourne's first suburb. To over develop these streets by allowing buildings of more than three stories is to destroy our history.

Yours sincerely,

██████████

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

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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.

We do not want to be built up and overshadowed by medium height building. We don't want traffic and parking to jam the small side streets. The development plan to create more arts and green spaces was more delightful and human.

Yours sincerely,

██████████  
██████████

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Amendment C269 - submission

o [redacted]  
Cc [redacted]

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

My concerns regarding the proposals of Amendment C269 are about future developments in Commercial zones or major activity centres.

I live in Moor street off Brunswick Street, in a Victorian terrace in a Residential zone, just a few metres away from Commercial zoned areas.

A few years ago, we had the experience of going through VCAT to object to an application from 90 Moor Street, one property away, to build a 5-storey, 16 apartment development on the narrow block. My neighbour would have walked out into her yard and faced a 5-storey high wall. VCAT rejected the application, some of the issues were overshadowing and visual bulk. We can imagine what impact an 8-10 storey building could make. Another issue was heritage, too much of the fabric of the 1920s building would have been removed or affected in the proposed design.

Heritage is important to me. Most of the terraces in my block were built in the mid to late 1800s. Having been involved with the campaign by the Queens Parade residents regarding the protection of their heritage shopping strip, to stop it from being chopped up and built on, I am really worried that it would be happening to my neighbourhood. Fitzroy is the first suburb outside of Melbourne, so there are many old structures here, with many lives and significant stories to be told from each and every property significant or otherwise. So it would be an awful thing to allow for poorly considered new developments to happen, and to simply leave a thin facade for future generations to experience.

So with the lack of real definition in what is considered as "Moderate Change", and that under the Building Design proposals in the Amendment gives building heights exception in Activity centres, it is of great concern to me as a property owner and committed Fitzroy resident to not know what the future brings in the case of new developments in my area.

Nowhere in any Design and Development Overlay or planning scheme in the past have there been any real guidelines for a buffer or incremental zone between Residential and Commercial. Especially where there is no laneway between the zones. It would be good if Amendment C269 would consider this, as well as including stricter guidelines regarding the protection of heritage architecture.

Yours sincerely,

[redacted]  
[redacted]

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[REDACTED]  
Amendment C269 - submission  
o [REDACTED]  
Cc [REDACTED]

I live in Royal Terrace and am currently in the process of objecting to a planning application at 1-9 Gertrude Street, Fitzroy.

I would like to address amending Amendment C269 for the following reasons:

- 1 Heights of buildings in the City of Yarra.
- 2 Setbacks of buildings in the City of Yarra.
- 3 Lack of Public Consultation regarding developments.
- 4 Lack of transparency of future developments.
- 5 Lack of Heritage Overlay.
- 6 Protecting commercial shopping strips from development.
- 7 Ensuring green spaces are around developments, not on rooftops.

I urge the City of Yarra Council to take this into consideration regarding amending Amendment C269.

Yours sincerely

[REDACTED]

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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Dear Sir/Madam,

I appreciate the opportunity to contribute to the future of Yarra.

I am making this submission to help ensure Yarra's:

1. Livability
2. Diversity
3. Vibrant heritage
4. Shopping strips

These things will continue to benefit our community for many generations to come and I thank you for considering my submission.

Yours faithfully,

[REDACTED]

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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 run a cafe in Brunswick Street and live onsite.

It has been in my family since 1959.

Many changes have been observed over the years but there has always been a strong sense of community.

I know most of my customers well, some calling it their local coffee shop for forty years or more.

We all share concerns about the new planning scheme and what impact it will have on our lives.

Basically we are worried about building heights overlooking, overdevelopment, overshadowing, loss of village feel and loss of our local shops.

Heritage is not just about buildings it is also about a sense of community, identity and place which would be lost with overdevelopment.

Other aspects of heritage that should be preserved are parks, houses and laneways.

Green spaces need to be considered.

Landmarks need to be protected.

Laneways need to be protected and maintained.

Some reasonable residential development is to be expected but not to the detriment of the community.

We are human beings, just being in sunlight and seeing "blue" adds to our wellbeing.

Furthermore the council should be reminded that it represents us the CITIZENS of Yarra.

Yours sincerely,

[Redacted signature]

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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.

#### Local Village Shopping Areas

The Queens Parade shopping centre has a very diverse range of shops and a great neighbourhood feel. Every effort should be made to retain and enhance the area. There is a current plan for three storey units to be built behind the shops, but with a setback that will restrict the operation of many of the shops. The three storey height is a great improvement from the original proposal, but, ideally, there would be no development behind the shops, so the street would retain its heritage appearance. There is a requirement to have medium density population in this area. The two major unit developments nearby will house a great number of people. It seems a pity to add a small number of people in the units behind the shops and, to a degree, spoil the appearance of the village.

With the expected large increase in local population, there will be great scope for a larger and more diverse range of shops, so, ideally, Council should be encouraging new shops and making it as easy as possible for them to function.

1. Shops – existing and new: Where possible, encourage existing shops to continue to trade (may be difficult if units are under construction behind the shops) and encourage new businesses to open.
2. Village atmosphere. When approving new developments, consider the impact on highly successful shopping strips and areas with a 'village' atmosphere, while not standing in the way of progress!

#### Heritage

A friend (mayor of a town in Cornwall) visiting from England was surprised and delighted at how Melbourne has managed to retain so much of its early architecture. We should be proud of our achievements and strive to retain as much of the original character as we can, balancing that with the need for development.

1. Development: Aim to balance development with the heritage character of an area, trying to retain as much as possible of the original. Ensure that new developments do not dominate the streetscape
2. Existing important heritage buildings and features: Ensure these are not crowded out by new developments, that they remain visible.
3. Street Verandas – encourage them to be replaced where they have been removed and require them on new buildings: Verandas on shopfronts achieve two purposes; provide shelter from sun and rain for pedestrians, encouraging them to explore the shops: and are environmentally friendly, reducing the need for air conditioning in summer.

#### Sustainability and Climate Change

There are a large number of people in the area who vote Green, and / or are very environmental conscious. Although the federal government does not appear to have a policy on Climate Change, the Victorian Government does (e.g. solar rebate). Any initiatives by the Yarra Council in this area would be much appreciated. C269 will be in place for many years and during that time, we should be moving from fossil fuel sources of energy to renewables. This means concentrating on electricity for energy. Here are some comments and suggestions:

1. Gas usage: Discourage the use of gas in housing developments and encourage households that use gas to transition to electricity
2. Charging facilities for electric vehicles: (This one is difficult) There will be an increasing use of electric vehicles and they will need charging facilities. Many of the houses in the City of Yarra have no off street parking, so most electric cars will be unable connect to household power. It would be good if Council could think of ways of ameliorating the problem – perhaps by encouraging service stations and parking areas near shops to install rapid charging facilities and by installing rapid charging facilities in dedicated areas.
3. Minimise the building of high rise buildings: Increasingly, houses are adding solar panels to their roofs. This will accelerate as panels become ever cheaper. High rise buildings block the sun from rooftops and have very little capability themselves to generate solar power. Minimise the building of high rise buildings and require a carbon offset each year for the life of the building to compensate for the potential solar energy blocked
4. Improve the power supply poles and wires network and encourage the introduction of virtual power plants: (maybe this is not within Council authority). Solar power generation is limited by the ability of power companies to accept power. Virtual power plants (batteries in a home with solar panels. The batteries are controlled by the electricity supply company), can smooth out the peaks and troughs, optimising the power available from solar panels
5. Trees: Discourage the removal of trees and, where possible and appropriate, plant new trees. The redevelopment of the 'dog' oval in Edinburgh Gardens is an example of where new trees could be planted, to the benefit of park users and the environment.

#### Laneways

Laneways are a delightful feature of old Melbourne suburbs. Exploring the laneways is like stepping back in time. They should be preserved, as they are – not sold, or incorporated into new developments.

## Parks and Open Spaces

There are some beautiful parks and green areas in the Yarra City area, great for relaxation, entertainment, children's entertainment, walking and exercise. The population is going to expand greatly, therefore:

1. Protect all our existing 'green corridor' areas.
2. Wherever possible, add to the green areas, to help with the needs of our increasing population.
3. Try to prevent high rise development overshadowing parks and spoiling skyline views.
4. Manage the parks and gardens. This has been done beautifully in the Edinburgh Gardens for the grassed areas, ovals and trees – they are in much better condition now than they were in five years ago. Those responsible are to be congratulated. There is a major problem now (December 2020) with crowds at night and at weekends. Most people just enjoy the park, but there are some drug dealers and drunks. The Council and the police have improved the situation, but the nearby lanes are still used as toilets and by drug dealers. Continuing action is needed.

Yours sincerely,

[REDACTED]  
[REDACTED]

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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.

The City of Yarra has been our home for over 40 years. During the last decade it has seen huge developments - Developers are dictating how our suburbs are developing. Our Council is struggling to fund VCAT barristers time and again as Developers attempt to find loopholes in current Design overlays and Planning laws.

Mid-rise Development seems to have now increased to 8-14 storeys - how has this occurred? This height level let alone High Rise levels of 22 storeys building plans being submitted are overwhelming in our predominantly low-rise areas.

In the C269 Draft there are examples of inadequacies that should be addressed to help maintain the heritage and qualities of the buildings and shops in our area, especially our 20 Minute neighbourhood local shopping precincts which have been our lifeline during Covid lockdown.

Examples:

There should be a limit of 2-3 storey height restrictions above shops with direct access to the rear lanes for deliveries.

Store size requires sufficient room to maintain a viable shop. Bridge Road is an example of this being ignored, resulting in limited space suitable only for offices. Bridge Road is a shell of its previous diverse and vibrant shopping strip.

Landmarks in the City of Yarra need a proper survey listing - not the mere 16 listed in the Draft which is totally inadequate. Also the Landmarks themselves may not be protected - only the sight-lines.

Where are the Objectives in this Draft - these should be outlined as well as how they are to be implemented.

Regarding the Heritage aspects within the City of Yarra - compliance with the Burra Charter,

The heritage rooflines and chimneys define our buildings against the skyline must be retained, not obstructed by neighbouring developments.

With over a 1000 pages of technical-speak in this Draft, A plain English version should be available for homeowners, builders etc to be able to comprehend what restrictions are in place for builds and renovations. This would save Council Offices many hours of explanations and rejections of plans.

With houses and huge new apartment blocks now taking up more surface green space - environmentally this has very negative effects on the water tables as rainwater cannot penetrate. More open green space needs to be required on new builds and created elsewhere to compensate for this.

Parks and open space are also being affected by overshadowing from neighbouring developments and need sunlight for the maximum amount of daylight hours.

For the social and cultural well-being of Yarra we need to maintain the fabric of our area.

Yours sincerely,

[Redacted signature]

[Redacted contact information]

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Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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 do not agree with the intent of the amendment and want to see the heritage and the moderate rise of the area maintained. Many areas of Melbourne have been ruined by High rise buildings turning whole swathes of the town into overshadowed wind tunnels. Let's not let that happen.

Yours sincerely,

[REDACTED]  
[REDACTED]

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

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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 write to express my opposition to the proposed planning changes which would potentially permit the building of 8-12 storey buildings behind the heritage shopfronts of Brunswick St.

I see from the proposed regional plans that my part of Fitzroy is marked for "moderate" change and this is zoning is in abundance in that plan. my experience is that such large developments do not increase the amenity for current residents in any way. instead, they create more traffic and disturbances and disruptions and leave us with no improved infrastructure - just more people!

I also opposed to the aesthetic changes that occur with such large developments. they have no aesthetic value at all, they all appear the same and grey is the predominant colour.

Thanks again for the opportunity to contribute.

Yours sincerely,

██████████  
██████████

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

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As a resident of Fitzroy, I wish to take this opportunity to state my concerns regarding changes to the the City of Yarra planning scheme.

I value the eclectic ambience of the heritage houses, shops and laneways of this, the first suburb of Melbourne and rejoice in its diversity and vibrancy.

Please note the following:

- \*Increasing the maximum height of buildings should not be considered
- \*Transparency in future planning consultation must be improved
- \*Green spaces should be on the ground not on roof tops
- \*Heritage overlay should be a priority at all times

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Amendment C269 - submission

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Objections to the proposed scheme:

- Fitzroy and Brunswick Street in particular has a rich history and heritage. This proposal will result in the utter defacement of this heritage. Apartment developments of this height and scale will visually ruin the special character of Brunswick Street. Views along all points of the compass will be severely impaired.

- Apartment blocks of the height permissible under the scheme will overshadow the shopping and cafe areas of the street, as well as the many residences nearby, which will leave them heavily impacted by light loss and wind tunnel effects.

- Development on this scale ignores the fundamental importance of environmental sustainability. High rise, high density blocks are not energy efficient, requiring excessive air conditioning and heating. Concrete structures and glass windows encourage heat absorption.

High rises mean more cars, meaning more traffic congestion and pollution.

- Many small local businesses, some of them a part of the Fitzroy community for over 50 years, may suffer if rampant development is allowed to take place. Business owners that are hemmed in by apartment blocks, perhaps right above or behind their own shops, will lose easy access to their own businesses, especially if laneways are lost. Laneways are not only important to many local businesses but also to residents as a means of access.

I am astounded that Yarra Council should be even considering this proposal. One needs to look no further than upper Lygon Street or High Street, Northcote to see how comprehensively over-development has destroyed the character of once vibrant areas of inner Melbourne.

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,

[Redacted signature]

[Redacted contact information]

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Amendment C269 - submission

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Cc

I am proud to be part of the Fitzroy North community and have lived in the Nicholls Ward of City of Yarra my entire adult life. I am mindful that so much of what I treasure in my neighbourhood and the wider City of Yarra exists because successive generations of motivated, caring and community minded Yarra residents have fought to protect and improve our heritage, our social infrastructure (including parks, streetscapes, heritage buildings, schools, pools and libraries) and our neighbourhood amenity. I feel compelled to continue that good fight. 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.

#### Activity Centres:

I understand and support the need for urban renewal. We need affordable, liveable accommodation and to continue to promote a diverse and inclusive community. However, our vibrant neighbourhood shopping strips are not the location for this residential development.

Bridge Road, Docklands, Smith Street near Dan Murphy, Woolworths & Coles. The new residential developments, with single entrance ground floor retail or empty shops have not enhanced the character, vitality or diversity of their shopping strips. They are now places I would avoid at night.

I am proud to shop locally and am fortunate to be a short walking distance from both the Queens Parade shops and the North Fitzroy Village. These shops know me and my neighbours by name and have worked tirelessly to keep my community well and equitably supplied and served right through the 2020 lockdowns.

I was very disappointed when council officers recommended the Piedimontes development be approved. The planning scheme should not assess a new monolithic building, double the width and height of any nearby building, the loss of much valued shops, including the chemist, more trucks - still reversing across Scotchmer Street, in a busy heritage Neighbourhood Village, as an acceptable planning outcome. I no longer shop at Piedimontes.

No planning guidance is provided in C269 on how the North Fitzroy Village should evolve, how diversity should be protected, how the village scale and character should be respected. The small park, the Pinnacle Hotel, a building of State Significance, bookended by the award winning Bargoonga Nganjin, (North Fitzroy Library) are not discussed.

The maps show the shopping/heritage parts of Neighbourhood Activity Centres like Queens Parade as sites of Moderate Change. It has been suggested that in the case of Queens Parade this is inappropriate and is a hangover from the time when 6- storey development was envisaged at the rear of the shops behind a set back of only 6 metres. Following extensive submissions and a long panel hearing the permanent control has emerged as a maximum of 3 stories behind a setback of 8 metres for most of the shopping area. It is suggested that a more appropriate designation would be an area of Incremental change.

I do not agree that anything up to 14 storeys is a "mid rise" commercial development or apartment and request that this be modified.

The Neighbourhood Character of each activity centre is unique and needs to be individually articulated and supported in C269. The local heritage shopping strips at the heart of our 20 minute neighbourhood must be treasured and keep their much loved "village vibe".

I am also mindful that in the past few years, our community has spent endless time, energy and money fighting inappropriate developments (eg Gurner, Piedmontes, Queens Parade) and fighting for social housing on the gasworks site. 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.

#### Housing:

I hope to be able to age in place. I support a planned, managed increase in the Yarra population, so liveability can be preserved. I am proud to live in a community which fights for more affordable and social housing (not against any such housing at all).

I support urban renewal in the ex-industrial land in the streets behind or around our iconic shopping strips. These are better locations for residential development, less noisy, less traffic, less impact on our local shops we rely on every day.

Residents & traders need confidence to make decisions for their business and their families. The planning scheme must give a clear idea what can be built near where they live. The Housing section in C269 does not make it clear just how high the buildings outside the residential dark blue zones can get.

Without clear limits, there is an incentive to landbank shopfronts, as empty, poorly maintained former shops. Once sufficient are acquired, to partner with a developer encouraged to "try their luck" at VCAT. These practices are devastating to the neighbouring local businesses. Planning should emphatically discourage consolidation of fine grain heritage shopping strips. Viable heritage shop spaces need to be retained, especially on corners.

#### Sustainability:

I support planning rules ensuring development built in the next ten years is all designed to be capable of being carbon neutral. This would mean only sustainability standards requiring designs to achieve carbon neutrality should be acceptable to Yarra. A development with 100% gas appliances was recently assessed as a pass under BESS. This is inconsistent with achieving carbon neutrality.

#### 19.02-6L1 - Public Open Space

Although there have been horrific attacks and serious health safety issues that have occurred in and around 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.

Yours sincerely,

[Redacted signature]

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[redacted]  
[redacted] - 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.

1. Landmarks

Sight lines need to be maintained to key land marks to ensure these critical landmarks are part of the skyline for years to come

Additionally, we need to identify all the landmarks throughout Yarra.

2. Sustainability

New unit blocks need to move away from being "shoe boxes" and be have appropriate energy conservation measyres

3. Parking Minimums must be maintained!

The parking minimum requirements need to be retained with the ability for developers to provide more as they feel appropriate. At least 1 car park should be required satisfying both of the following conditions:

- per residence
- 100 sqm

This ensures that existing residents do not lose on street parking to new developments which will inevitably bring with it additional traffic.

Bypassing parking minimums doesn't actually cause any less vehicles - it simply means that those vehicles battle further for on street parking. The only way to avoid this is through strictly retaining parking minimums.

4. Consultation, Prioritising and Listening to locals

Better consultation with local residents

Ensure that the residents who live the closest to planned developments or projects are the first to be consulted and the highest priority in consideration. This shouldn't just be for planning but every council project.

[redacted]  
[redacted]  
[redacted]

Yours sincerely,

[redacted]  
[redacted]

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—  
Amendment C269 - Submission  
December 03, 2020 at 12:10 am AEDT

To: [REDACTED]

Cc: \_

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Dear Yarra Council Strategic Planning,

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

I think it is important and a credit to the council's foresight that so much effort has been invested in the future of our community. This is something our children and their grandchildren can be proud of.

However I'd like to bring to your attention some items which I feel need some specific attention.

#### Landmarks

Recognition of important landmarks in our community is important and it is commendable that this has been considered. I would like to add that the reverse can also be important - as an example, the view of the ever-changing Melbourne skyline from the remaining Old Fitzroy Oval Grandstand. This is a view enjoyed by many and any and would be negatively impacted by some of the relaxed proposed height limits in the immediate area. Particularly concerning are the loose height restrictions on the 'moderate' and 'high change' areas at the Alexandra Parade end of Queens Parade.

#### Licensed Premises

Whilst I appreciate that residents in some areas may need recourse where growth or management of licensed premises has been uncontrolled, I was unable to see equivalent protections for long-established bars and pubs. One of the attractions I found in Fitzroy that led to me moving here decades ago was the diverse mix of establishments supporting a high quality live music scene, excellent eateries and many off-path places to catch up with friends and family. In the intervening time, I have seen more businesses struggle with unreasonable complaints from new or temporary residents and many where owners have given up and sold the buildings to developers. This is a particular problem for the many small bars and pubs scattered through the back streets, resulting in a real and permanent loss to the community and culture of the area.

## Green Areas

Whilst protection and access for the large parks should be maintained, for the same reasons I feel the many small green areas should also be protected from development. These areas offer residents, many of whom have only very small courtyards, a place to be outside in a local park that becomes very personal. Examples in Fitzroy of small green spaces which should be protected from further development include the Batman and Liverpool Street Reserves, Brooks Crescent reserve (and the nearby green area and playground in the middle of the community housing), Garryowen Park and the many other sub-acre parks squeezed into small pockets throughout the area. Of particular importance to me are the Three Great Gums on the roundabout at the intersection of Church Street, St Georges Road South and Rae Streets which now can be seen from blocks away and will only grow taller in the decades to come.

I thank you for your time and hope you will consider my own comments as a reflection of the community values that brought me here in the first place and that I hope will remain long after I have gone. Please contact me if you would like to chat further.

kind regards,

██████████

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 it is important to maintain the historical value of Fitzroy, hence it is important to ensure that Fitzroy retains its heritage. Existing building frontage/facade where ever possible (if not for health and safety reasons) should be maintained and new buildings blend with the character of the old.

New developments should be of height 3 storeys in residential areas e.g. Palmer and Fleet Streets (as are existing flats)so views, landmarks and sky are evident and enjoyed.

Replace the 20 storey DHHS flats in Brunswick Street (which were built with a 20 year life plan and have been there for over 40 years) with 5 storeys affordable apartments/housing making it safer for people wellbeing and health and for safety issues.

New developments must include sufficient and appropriate car park on site where possible two per family.

Having lived in Fitzroy for all my life, I am saddened and angry at times with new developments that have been build so high that they have impacted

- a. on residents television reception, (I and others do not get any free to air because high building block the reception);
- b. on sky and sun visibility ( I do not want Fitzroy to turn to NY city- high rise after high rise after high rise)

Yours sincerely,

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██████████  
Amendment C269 - submission

o ██████████  
Cc ██████████

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

I look up at towers on queens pde and I see misplaced eyesores. With changes to this amendment we will see lot of building go up without the proper protocols to make sure we have structures that are built to last more than ten years. Yarra isn't about canyons on main streets and overhanging shadows for all. Blue sky is just as important as green space.

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,

██████████  
██████████

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Amendment C269 - Submission  
December 03, 2020 at 8:34 am AEDT

To: [REDACTED]

Cc: [REDACTED]

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Thank you for the opportunity to make this submission.

We are proud Long term residents of Fitzroy North and daily enjoy the amenities , community and And the spaces available Here. This includes the Edinburgh And Darling gardens, Walking and cycling paths, the waterways, community gardens and shopping strips.

We are concerned about plans that include overdevelopment such as large high rise blocks of apartments, poor building standards which have limited environmental design elements and the results of overcrowding in our open spaces, pressure on traffic and parking and public transport.

Of particular concern is the development around Edinburgh gardens which is already at capacity with a very large development planned for the Piedimonte site as an example.

The recent gazetted mandatory-height limits for Queens parade have been a welcome plan that allows for development while retaining the essence of the historic nature of the area. This clear plan for potential developers could be applied in other parts of Yarra to maintain character of our built environment and heritage and give community confidence in Yarra future planning.

Heat in our suburbs is also a concern for the health of our community and climate change . We propose that future plans include consideration for the construction A central green island that promotes healthy street tree growth and improved tree canopy as well as footpath green cut out plantings in wide bitumen streets such as McKean Street.

Our activity centres are valuable resources and need ongoing support through future planning

We also believe that all new developments need to have provision for green spaces.

We hope hope that you will consider our submission.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPad

[REDACTED]  
Amendment C269 - Submission  
December 03, 2020 at 9:48 am AEDT  
To: [REDACTED]

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Greetings

Please find attached my submission to C269.

Could you please acknowledge receipt.

Thank you

[REDACTED]  
[REDACTED]  
[REDACTED]  
Email [REDACTED]  
Mobile [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Tel [REDACTED]

3 December 2020

Yarra Council Strategic Planning  
[REDACTED]

Dear City of Yarra

**Attention: Strategic Planning, Amendment C269**

I wish to comment on the proposed Amendment C269. I have lived in Kerr Street, Fitzroy, for twenty years. I also work from home, so Fitzroy is my workplace too.

I realise that population growth means that the more people will live here in coming decades, and I welcome that. But I am concerned that Amendment C269 will not protect the characteristics that make Fitzroy a great place to live, work, socialise, and shop. In particular I am worried about the exemption from height limits in activity centres. Australia is uniquely dreadful in its use of 'façade-ism' in heritage areas – retaining the front wall of an old building and tacking a new and usually out-of-scale and stylistically incongruous building onto the back (and, often, above). Developers make money, while claiming that they are preserving built heritage. One of the worst examples is Woolworths in Smith Street. That terrible carpark on top of the supermarket, the nineteenth-century façade wall propped up by angled steel girders, the windows gaping. A more recent example is the new building on the corner of Johnston and Gore Streets in Fitzroy: a nod to heritage fabric at street level, with a monstrous eight-storey apartment building clad in cheap-looking materials looming above, overshadowing its neighbours.

I believe that the wording of the new policy is too weak, and will allow this lip-service heritage 'preservation' to dominate. Our characteristic shopping strips, such as Smith, Gertrude and Brunswick Streets, will be irreparably harmed if this is permitted, with huge new buildings towering over the modest-scale heritage street-fronts. Heritage is much more than façades.

Unless there are enforceable rules and limits, developers will bully their way through the process. They will submit ambit claims for twelve-storey buildings, then appear to be compromising by agreeing to eight storeys, when in fact only a two- or three-storey building would have preserved the character of the streetscape.

Further, I believe that all the wording of the policy is weak. It allows for too much discretion in numerous areas. For instance, under Landscaping: '**Encourage** the planting of trees and vegetation to increase their canopies and coverage to contribute to an urban forest'. You can 'encourage' developers all you like, but they won't do anything that is not in their own financial interest, unless they are forced too. We should have mandates for the planting and preservation of vegetation, and specific, numerical, annual targets for increasing urban forest. And where are the rules to prevent the removal of existing trees and other vegetation?

The wording on 'low and zero carbon development' is also weak, for example: '**Support** zero carbon development ... **support** the take-up of opportunities to improve the resource efficiency ...'. There should be specific mandates here too.

Australia has a very poor record on preservation of its Indigenous, natural, and settler heritage. I hope that the City of Yarra will show greater vision than its predecessors, and that in fifty years we can look back at C269 and be proud of what it has preserved, inspired and created.

Thank you for the opportunity to comment.

Yours sincerely  
[REDACTED]

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 have enjoyed living in Richmond for almost 20 years. It is rowdy at times with sports revellers but for the most part it is a place that is easy to call home. I live in one of the precincts that is being considered for rezoning into an activity centre. Our precinct is a place where people live and work - not party. It is an area of small suburban streets! We are currently spared the noise of Swan Street and all the pubs and bars that also bring the drunken, rowdy and disorderly.

It is a nightmare to think that Council want to include our liveable precinct into an area open to the exploitation of yet more development and also entertainment. You are not thinking about your constituents and the reality of keeping an inner city suburb 'liveable.'

Yours sincerely,

[REDACTED]  
[REDACTED]

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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 have lived in Yarra for 20 years. The key features that attracted me back then remain relevant today for myself and many others choosing to call Yarra home:

Heritage shopping strips. The ambience of these strips is very important. It sets them apart from newer strips which lack light and individuality. The strips play a very important part in community connectivity and need to be preserved.

The abundance of open spaces. The current spaces need protection for future generations. It is also very important that the council seeks to continue to add to open space, and not over develop current spaces. It should be #1 priority in any capital planning that \$ are set aside to purchase areas for green renewal when opportunities arise. Particularly in higher density development areas such as Collingwood.

Modification of development particularly when compromising heritage buildings. Density comes at a price, negatively affecting traffic ambience and light.

I believe that COVID has provided valuable insight into what has become important to people in terms of lifestyle and locality. As more people work from home in future, their own backyard will become increasingly important. Yarra should seek to leverage off what makes the area unique, attracting local business and promoting well being amongst the community.

Yours sincerely,

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Amendment C269 - submission

o

Cc

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

While Yarra is a wonderful place to live its shared day/night public space is also conflicted in many ways and needs new and innovative thinking to create a liveable and sustainable future for all.

To do this:

- the plan must visibly reflect that climate change is real and must be addressed by both council and citizens alike with programs and actions that encourage people to feel a responsibility
- as a starting point - nature is just below the pavement .... we need it to be much more part of the streets so that trees and plants visibly out number pavements and parking ... and extend to a re-thinking of lanes as parks
- public space shopping/activity centres need to retain a human scale so excessive height development above and behind shops needs to be limited to 4 stories with good design and environment as priorities
- people should take priority over cars and the public space should reflect this so less is allocated to traffic and parking and more to walking, sitting, talking, shopping, meeting at cafes
- all should be child friendly including the ease of use by parents with prams
- any existing or new development needs to adhere to strict high level environments codes with no 'exceptions' that allow additional storeys etc and encourages re-design of existing space
- day/night diversity of shops and activities should include additional use of storeys above ground level for additional shops, libraries, studios and residencies etc to increase the diversity of day/night use eg while some are going to a bar, others are going to a library
- diverse arts activity needs to be supported in a realistic way eg 'real' funding for the Gertrude Street Projection Festival (an icon worth keeping)
- change is a natural part of life in a city but some things are worth keeping eg ceramic seats by Giuseppe Ranari on Brunswick Street as they fit perfectly into the kind of forward planning needed
- in order to do these things there is a need for more integrated planning and action across the various council departments and council/state government so each time all aspects of a situation are included in thinking - practicalities, design, environment, aesthetic
- much can be learnt from other cities eg Barcelona with its Super Blocks and the Swedish Sharing Cities approach
- much can be achieved through integrated actions between the inner-city councils – Yarra, Port Phillip, Melbourne

Yours sincerely,

Melbourne, Victoria, 3000, Australia

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Submission - Strategic Planning, Amendment C269

To: [REDACTED]

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Thank you for the opportunity to make this submission.

I live in the beautiful heritage precinct of North Fitzroy. The heritage buildings and streetscapes are paramount to my enjoyment of living in this area. The village nature of the shops particularly along Queens Parade represent to me fundamental aspects of the fabric and charm of North Fitzroy. There are many well maintained and restored heritage buildings that maintain our link with the past, yet can currently be enjoyed by all, as intended.

Developments that attempt to 'shoehorn' multiple residential apartments in the areas behind shopping strips and extend above the height of shops and residences in the neighborhood zone are totally incompatible with maintaining this heritage. Important aspects such as the fine details of parapets and chimneys against the blue sky are destroyed forever as are the views to beautiful buildings such as the Queen Anne style ANZ Bank building.

I would urge that the planning scheme ensures our heritage streetscapes and views are maintained by requiring development be limited to a height of no more than 2 heritage stories and that developments are subjected to quality assessments for design and materials that see them sympathetic to the magnificent heritage buildings that they are adjacent to.

Yours sincerely, [REDACTED]

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

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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 no high rise buildings over 6 stories.

Yours sincerely,

██████████  
██████████

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[REDACTED]  
Amendment C269 - submission

o [REDACTED]  
Cc [REDACTED]

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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 no new buildings over 6 stories.

Yours sincerely,

[REDACTED]  
[REDACTED]

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

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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.

As a resident I would like to see the shops on Brunswick street and Gertrude street limited to 3 storeys maximum and any redevelopment on the Brunswick street, Johnston street and Nicholson street block similarly limited to no higher than 3 storeys. Anything higher risks destroying the historical and aesthetic character of the area, which is such an attractive feature for residents and visitors alike.

Yours sincerely,

██████████  
██████████

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Amendment C269 - submission from J Hall

o [REDACTED]  
Cc [REDACTED]

I love Yarra and have continuously been a resident in 3 different parts of the city since 1974.

There are so many interesting, useful and beautiful corners of Yarra, I get most of what I need to live well here in terms of exercise, recreation, learning and shopping. I am making this submission to help ensure Yarra's continued liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

There are very few really tall buildings in Yarra, but it is clear that they take over a precinct where they exist. One of the characteristics of Yarra that is so pleasing is low rise. I can't see that there is a place for dominating buildings over four storeys anywhere outside the CBD. They detract from liveability for everyone except those inside them, destroying the very appeal that has been sold to residents inside - who live elevated and removed from their neighbourhoods anyway. They are basically gated communities where no-one from outside can knock on a door or even put a flyer in a letterbox.

Therefore I would prefer that the low-rise shopping strips of Yarra are not sites for developments beyond the heights of their current significant buildings. Our shopping centres and enjoyable places to be. We have a responsibility to keep them that way and to protect small businesses that have made them viable and useful, often for many years. Large residential developments should be left further away than in the heart of shopping strips. They tend to kill them off.

The main roads of Yarra have not been improved by multi storey developments so far. They have not been set back from pavements to provide room for trees, so the burden falls on narrow footpaths for any inadequate plantings for shelter and heat island mitigation. There are no verandahs. Traffic noise reverberates off their hard blank surfaces. They provide no contribution to their neighbourhoods in aesthetics and their style and size overwhelm any heritage values in the street. There should be an obligation to leave a portion of a site as low rise, or green space or path. There should be walkways through the large areas that are redeveloped so that they are not a barrier to pedestrians. Most seem to have been built with car traffic in mind, offering nothing at pedestrian level except the replacement of characteristic older shops with modern characterless cafes and convenience stores.

A lot is said about wanting a city suitable for active transport and pedestrian traffic. One of the beauties of the lanes of Yarra is that they make the suburbs permeable to pedestrians and bike riders, so that you don't always have to walk round blocks but can cut through. They're quieter and more sheltered. They are a public right of way and should never be privatised.

Finally, we have any number of significant heritage buildings and other objects in Yarra, or even parts of buildings, corners, access roads, gardens and plants. We need to find an even better way of documenting, recording and cataloguing them. To designate long strips on a map as open for development is shocking to someone like me who fell in love with the public faces of Yarra, the streets and lanes, as soon as I saw them.

Yours sincerely,

[REDACTED]  
[REDACTED]

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[REDACTED]

Amendment C269 - submission  
December 03, 2020 at 12:51 pm AEDT  
To: [REDACTED]

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Please find my submission attached

Regards,

[REDACTED]

My name is [REDACTED] and I reside at [REDACTED] in the City of Yarra. When I moved here about 20 years ago it was a great neighbourhood despite the occasional noise and/or odour emanating from the Paper Mill site which was less than 200 metres away. I have often remarked that this is the best area I have lived in in all of my 69 years.

Thank-you for this opportunity to contribute to the future of Yarra. I am making this submission to help ensure that this neighbourhood retains its character and quality. Already the new development on the old paper mill site has included an 8-storey apartment block that overlooks our property. I am advocating that no more buildings along Heidelberg Road exceed 5 or 6 storeys. We need affordable, livable accommodation and more social housing in line with the recent announcements made by the State Government.

I believe that the events of 2020 have demonstrated that people are now looking for bigger properties so that they can have more effective working space at home. If this continues and our population starts decreasing in Melbourne, there is no need for huge high-rise in future.

I have no desire to be 'hemmed in' by any further towering buildings.

Amendment C269 - submission

o

Cc

---

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

I'm making this submission:

To help ensure Yarra's liveability

To build on our diverse, vibrant heritage

To create new benefits for all

To envision a sustainable future

To think long term: 100 plus years.

I'm pro-development.

We need to invigorate our inner city, to provide a sustainable living model for all residents and users of this fantastic city - and GREAT development is only possible with GREAT consideration to design principles, in order to provide high-value amenities and a lifestyle that other cities can only dream of.

So let's use this opportunity creatively, marrying capital and community to create excellent outcomes.

Firstly, let's treat this planning scheme, as a marketing exercise.

Because that's what this scheme really is, and that's how our culture operates, consciously or not.

What's some of the basic questions of marketing?

- 1- Who is our ideal customer? (Who is our audience?)
- 2- How can we best reach our customers matching that profile?
- 3- How can we best add value to our customer's life / career / company - or more bluntly, what's our Unique Selling Proposition?
- 4- How can we articulate that value?
- 5- Why are we better than the alternatives?

Suggested Answer :)

Build on our diverse, vibrant city: arts, music, food, shopping, services = cultural capital.

Building cultural capital takes TIME. Luckily, we have an excellent history of these elements.

Once you screw them up, it takes years - if ever - to fix mistakes.

(See: Docklands 1990's; St. Kilda 2000's; etc..)

Plan for the future, not for developers.

Things To Enhance Yarra's Value:

Create Coherent Rationales

Increase Attractive Living Conditions

Strengthen Neighbourhood Character

Promote Strategic Investment

Build Social Equity

Encourage a Contributory & Participatory Approach

Increase Tree Canopy Cover

Increase Green Spaces & Parks

Increase Outdoor Dining

Increase Live Music Venues

Increase Design Integrity for New Buildings.

Preserve Privacy

Preserve Solar Access

Improve Pedestrian Conditions

Require sufficient space for street tree canopy

Landowners are not entirely free to create nuisances to those around them.

Local governments may guide conduct in the name of public health, safety and welfare.

Setbacks.

Require Appropriate Setbacks (Street to Building facade):

No setback on Ground Level

Setback 2 metres on Levels 1-3

Setback 4 metres on Levels 3-6

Setback 6 metres on Levels 6-9

Setback 8 metres on Levels 9-12

Setback 10 metres on Levels 12+

Heights.

Maximum Height in Neighbourhood Zones: 6 Levels to maintain neighbourhood security.

Require Green Roofs on all new developments

Require Rooftop Gardens on all new developments

Require Solar Panels on all balcony balustrades in lieu of Glass

Require Solar Panels on all north facing walls

Require Green Walls on all new developments at ground levels

Require air conditioning units to not be visible from street level (eg. house in perforated metal screens) to reduce visual clutter & improve living experiences

Require all external lighting to new developments to include movement sensors to turn on/off

Promote Affordable Housing:

Require All New Developments to have 10% of Floor Space available below market rates to allow lower-income households to live in the City of Yarra

Promote Flexible & Versatile Space:

Require All Ground Floors in New Developments to have ceiling heights of minimum 4 metres, with internal walls able to be reconfigured (with minimal work) to become adjoined to allow larger floorplates to become live music venues, community spaces, etc.

Promote Transport Options:

Require All New Developments to own a shared electric vehicle to a ratio of 1 vehicle per 10 bedrooms.

Let me know how you go!

Yours sincerely,

[REDACTED]  
[REDACTED]

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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.

My great grandparents came to Melbourne from 1849 to 1865.

The shop buildings that they they shopped in, in Fitzroy, North Fitzroy, Carlton and North Carlton, Collingwood and Clifton Hill, I shop in. The built fabric and design of Melbourne and its inner suburbs of now Yarra tell an eloquent story of the values of socialising with one another in a healthy and civil way.

It's worked for a century and a half because of the human scale of the built form and the provision out of respect for each citizen of service and shelter.

I find the attitude to heritage underpinning this document unacceptable.

I would like to write more but i am caring for a family member with a chronic disease at the moment, my daughter Julia, who would also like to contribute but is physically unable to at present.

May I submit further detail of my concerns and objections and suggestions at a later date? May my daughter Julia Quantock

Thank you for all that you do for our community.

The Churches they worshiped in I visit

Yours sincerely,

[Redacted signature]

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Amendment C269 - submission

o  
Cc

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

Residential development in Fitzroy North should fit with the scale of the area and left should not exceed five stories even in those areas that have previously been industrial. Sightlines of local landmarks eg town hall, old post office , local squares and the city beyond should not be interrupted by large scale depvekopment. We must ensure that the Victorian character of the suburbs of Yarra should be respected and protected and not overwhelmed or treated in a tojenistic way. Keeping just a facade does not protect heritage.

We also need to ensure works that are now being undertaken to enhance and protect green spaces and our waterways are continued. Development should not occur adjacent to these places.

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,

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Amendment C269 - submission GoGet Carshare  
December 04, 2020 at 4:56 pm AEDT

To: [REDACTED]

Hi there,

Please find GoGet's submission for the Yarra Planning Scheme Amendment C269 - rewrite of local policies attached to this email.

Many thanks for the opportunity to submit our comments on these local policies, particularly Sustainable Transport and Car Parking.

We look forward to following updates in due course.

Kind regards,

[REDACTED]  
Planner | Council Space Team



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Email [REDACTED]

Find pods, book cars and extend your bookings on the go! Download the GoGet App for [iPhone](#) or [Android](#).

ei

Re: Amendment C269 - submission

GoGet welcomes the opportunity to provide feedback on the City of Yarra's local policies, particularly in regards to Sustainable Transport (18.02-1L) and Car Parking (18.02-4L).

We are pleased that City of Yarra recognises the importance of integrating carshare in urban design and commend Council for aiming to "To ensure car parking is supplied and managed consistent with promoting travel by sustainable modes" (COY, Car parking policy 18.02-4L).

**Recommendation**

While the City of Yarra Car parking policy states that it endeavours to "Encourage the provision of publicly accessible car share bays in major developments", there is no detail of how this will be implemented through proposed controls.

GoGet recommends an additional proposed control: the incorporation of carshare conditions for new residential developments in the City of Yarra Planning Scheme.

A number of councils across Australia, including the City of Sydney and the City of Stonnington, now include carshare conditions in their planning permit requirements. As it is proven and accepted that generally one carshare vehicle removes 10 privately owned vehicles, the optimal carshare parking controls for new property developments are:

- one carshare space for every 10 studio and one-bedroom units without parking, and;
- one carshare space for every 100 two-bedroom-plus units that only have one parking space

From our experience, we've found it is important for carshare conditions to be enforceable to ensure that Council can verify that developers, and subsequent owners corporations, have entered into an agreement with a carshare operator to fulfill the requirement. As such, ideal conditions should state:

*The use and operation of the carshare spaces must be managed by the owner or contracted by the owner to a carshare operator to the satisfaction of Council. The use and operation of the carshare space(s) must be accommodated in the titling and management of the Residential Development, including covenants, building or strata management statement, by laws and other instruments before the issue of an Occupancy Permit, and must provide for:*

1. *Free use of the carshare space(s);*
2. *Provision of spaces which are easily accessible and have adequate mobile phone reception*
3. *Access at all times to the carshare vehicle for all carshare members; and*
4. *Insurances, including public liability*
5. *Evidence of operation of carshare to council*

**Reason:** *to ensure the provision of legal access to the designated off-street car parking space for carshare users/members*

Furthermore, the City of Yarra's Sustainable Transport Policy (18.02-1L) details the parameters for a new development requiring a Green Travel Plan (GTP). GoGet recommends that the requirements of all new GTPs are to be stored in a publicly accessible online database.

**Summary**

The inclusion of carshare conditions in the Yarra Planning Scheme is a triple-win for the community and stakeholders. Carshare spaces lower the cost to build for developers, which in turn lowers the cost of housing for residents. Incorporation of carshare in new residential developments further reduces dependence on the private vehicle, which lowers CO2 emissions and local parking pressures.

Furthermore, carshare spaces in new residential developments improve the sustainability of the building, as well as adding transport amenity to the local community. Carshare bays in residential developments will also support the existing on-street carshare network provided by Council. Adding our suggested controls to the City of Yarra Car Parking Policy, and Planning Scheme, will help Council achieve their stated goal of reducing private car dependency.

If Council wishes to discuss our suggestions, please feel free to contact Darcy Lechte on [REDACTED], or via [REDACTED]

All the best,

[REDACTED]

Planner | Council Space Team

Amendment C269 - submission

o [redacted]  
Cc [redacted]

---

we are sending our words to you today for a better change of the future, please read our thoughts

We have lived Worked and been entertained in the Fitzroy area for over 20 years we DO NOT WANT 14 story developments on the mainstreets eg Smith , Brunswick as they create wind tunnels shadow the morning coffee and Lunch for business on the west side of streets as well ans in Winter shade the lovely afternoon sun from business on the East side of roads.

We are for sum development but not at this scale.

Please consider the future and not the Money side of your over development. People live and work here now because it is the way it is. Not for what you may make it in future.

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.

thank you

Yours sincerely,

[redacted]  
[redacted]

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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 ensure Yarra’s liveability as well as its diverse and vibrant heritage shopping strips and residential communities can continue into the future.

I live in Clifton Hill so know and value my area of Yarra the most.

Queens Parade is the heartbeat of our suburb and is arguably the most intact of all the original metropolitan Melbourne heritage shopping strips / villages. The scale of the shops and buildings and the diverse nature of the shops is highly valued by residents.

Clifton Hill and the rest of Yarra generally have small residential buildings of one and two storeys on relatively small footprints.

The demand for multi-storey development - both residential and commercial - is clearly profit driven, and not driven by the desire to maintain and improve the amenity and liveability off the suburbs of Yarra. This has been shown repeatedly by the many inappropriate Planning Applications submitted to Council.

Additional storeys are constantly included in proposals, way beyond what is necessary or desirable. Views of sky and heritage streetscapes and heritage buildings and laneways are obscured for multiple neighbourhood properties and from multiple view lines. This is a very sad outcome.

Laneways are especially important in these old areas and represent the history of the suburbs. They are also used frequently by residents. They also provide a buffer from over-shadowing, even from original neighbouring properties, and create a distance between neighbouring buildings.

I urge Council to protect the unique elements of Yarra as we move forward.

We are already a densely populated area and do not need huge developments.

The amenity and liveability of Yarra needs to be a major planning objective.

Yours sincerely,

[Redacted signature]

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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 want the city of Fitzroy changed. The streets covered in this amendment include some of the best historical streetscapes in the City of Melbourne. I am always so glad that the area was a bit of a backwater back in the seventies and eighties when other parts of Melbourne were being decimated and destroyed by greedy developers. And you want to do the same? You are not representing the people of Fitzroy.

Look at the mess that has happened in Collingwood around Langridge Street. Huge high rise, cancelling out the old streetscape, pulling down the old buildings, filling the area with high rises blocking out sun and views of the sky, and scenery. It is a dreadful wind tunnel and not nice to walk around. And deteriorating road and footpath conditions due to all the building works.

We do not need any more high rise in Fitzroy, or the city of Yarra. Already we have enough.

The place is a drawcard for tourists, both local, interstate, and overseas. They support the businesses along these streets you want to wreck.

It works because people love strip shopping, the old shops with their verandas and stained glass (if it hasn't been ripped out). They come because the place is different, there are masses of different businesses to appeal to a wide range of tastes. The people who like bland, sanitised, boring same, same, same can go to malls, and there are enough of those.

When you destroy the streetscape with boring, bland high rise we will not only lose the tourists, but the very essence of what makes Fitzroy, Fitzroy. You will destroy its character.

High rise bland buildings are not nice to live in. Because they are so squashed up against each other tenants do not get healthy air flow through their homes. And/or the noise from neighbours is so loud they aren't keep the windows open. Or neighbours are smoking on the close balconies. Which means people are using air conditioning all the time. Not good for the environment. Or people's health or wealth.

Also, the shadow that high rise cast is deplorable. People who have lived in their homes for decades are losing healthy sunlight into their homes gardens, and with that their ability to grow their own food. And /or their gardens which bring birds and bees. And you are wanting to destroy that?

I ask that you do not put this amendment in. And that you cease giving approval for high rise development in Yarra. Any development should reuse the building, and not go any higher than the the original building.

You are destroying the character and liveability of the different suburbs of Yarra.

Yours sincerely,

[Redacted]

[Redacted]

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

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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 and not be overdeveloped.

Yours sincerely,

██████████  
████████████████████

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This email was sent by ██████████ 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 ██████████, however ██████████ provided an email address ██████████ which we included in the REPLY-TO field.

Please reply to ██████████ at ██████████.

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