

[REDACTED]
Fwd: Amendment C269
December 04, 2020 at 4:59 pm AEDT
To: [REDACTED]
Cc: [REDACTED]

Dear strategic planners,

Please see below the attachment that is a replacement of the earlier submission sent by [REDACTED] on behalf of himself and me.

Submitted by [REDACTED], on behalf of the Friends of Royal Exhibition Building and Carlton Gardens (FREBCG).

Contact details:

[REDACTED]
[REDACTED]
[REDACTED]

Begin forwarded message:

From: [REDACTED] > >
Subject: Amendment C269
Date: 4 December 2020 at 4:30:10 pm AEDT
To: [REDACTED] -
Cc: "[REDACTED]" <[REDACTED]>

Hi Strategic Planners,

Please see attached:

Amend C269 – Friends of the REB comment - Yarra Planning Scheme

Friends of the REB and the Fitzroy Residents Association provide input and it was decided to make comment by editing the exhibited sections Yarra Planning Scheme as a tracked Word document. The revision edits are by [REDACTED], [REDACTED]

Amend C269 [REDACTED] comment YPS rev 2020

These are my own comments developed while doing this planning scheme review

Regards,

[REDACTED]
Chartered Builder & Quantity Surveyor of Heritage Fabric
B Ec (LaTrobe) B Constr Ec (RMIT)
RICS Postgraduate Diploma Building Conservation



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02 MUNICIPAL PLANNING STRATEGY

Proposed C269yara

02.01 Context

Proposed C269yara

Australian society is the context. Our Australian Constitution, the laws and the public institutions are the framework within which society functions. Local government and laws applying derive authority and responsibility from the Australian and Victorian laws.

The context for local council functioning and its underpinning planning policies, strategies and actions, are therefore part of a layered and interconnecting set of laws and systems intended to deliver planned outcomes for the public good.

The reality for the period of this Planning Scheme is that Yarra, like the entire country and the world will be confronted by a future of less growth and more threats than previously. This reality will impose sustained pressure on all levels of government.

The solutions to many of our problems are to be found in bringing disparate communities together in common goals. Our society is supported by mutual actions of governments and the public institutions but also by the market, by the private sector. Council's planning policies recognize this. However, the community that is valued and activated is essential to the welfare of people and a civil, peaceful society. Arguably, opportunities to achieve this are greatest in local communities. Therefore local councils are well positioned to place priority on leading their communities.

At the local level, Councils will be scrutinized for their part in future proofing and for delivery of services and community strengthening. Good governance and assurances that council is acting in the best public interests will be demanded. This means:

- strong commitment to integrity, ethical values and the rule of law, and
- openness and comprehensive stakeholder engagement.

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

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

Yarra's planning scheme, its set of policies, is intended to identify, organize and transparently use public resources, its authority and responsibilities to make lawful, fair and just decisions in public interest.

Location

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

Land and property use

Land and property is highly contested because of their scarcity and the contest for uses. There is tension between private property rights and public rights and interests.

Although a context plan that is a policy for land use does not define the final nature or location of land uses and infrastructure it illustrates likely uses. The context plan is intended to assist in assessing a development application by demonstrating that the development proposal will form part of a logical and integrated overall land use structure that is consistent with the vision, criteria and zone intents in the relevant development scheme.

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

Location

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

Community and population growth

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

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

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

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

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

Formal community participation in planning and decision-making is intended to be the hallmark of Victoria's local councils.

The Local Government Act sets out requirements for council's community participation. Council will have;

- community engagement policy by March 2021,
 - community engagement principles, and
 - public transparency policy should have been in place by September 2020, and
- whittits
- Public transparency principles.

Successful implementation of community participation mechanisms and the harvesting of the benefits, will be one of the most important performance measure for the council.

Activity centres

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

valued by the community

Yarra's major, neighbourhood and local activity centres are shown on the Strategic Framework Plan in clause 02 04-1 and Activity Centre Plans in 11 03-1L

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

Natural environment

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

Climate change

Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe

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

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

Built environment and heritage

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

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

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

The touchstone for Yarra's global public policy is sustainability In relation to the built environment, sustainability comes from appreciating the value in the age of much of Yarra's built environment The value of the older properties is more that as heritage and the legacy and story telling by its presence It is in the embedded and recycling and adapting of the existing materials. Newly built properties, especially those dependent on demolishing the old into landfill, and use new non-renewable materials and require high usage of non renewable energy resources are a heavy negative in any sustainability target setting

Yarra's heritage includes buildings and places of international, national, state and local significance with over 70% of Yarra's properties covered by a heritage overlay In 2004 the Royal Exhibition

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Buildings and Carlton Gardens were included on the World Heritage List and the Australian National Heritage List and the State Heritage Register in 1998. These listings requires that any proposed action to be taken inside and outside the boundaries of a World Heritage or National Heritage property or place that may have an impact on the heritage values is prohibited without the approval of the Federal Minister and approval under Victoria's Heritage Act 2017. A Conservation Management Plan for the REB and CG was finalized in 2009. A buffer zone, the World Heritage Environs Area (WHEA), covering an additional 55.26 hectares, was established in 2010 and this has been supplemented by the WHEA strategy plan. The WHEA provides a setting and context of significant historic character for the World Heritage property. Changes to Yarra's heritage and Design and Development Overlays are also required that give effect to this WHEA strategy plan. The Abbotsford Convent precinct also has an Australian National Heritage listing.

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. This scale is also represented by many of the small heritage shopfronts within retail strips. In parts of Yarra there is a strong composition of mid-rise and some taller buildings, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses and the commercial and mixed use properties are transitioning to apartments.

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

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

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

The large public housing estates of high rise apartment buildings set in landscaped grounds are likely to be replaced with medium density of medium height of social housing mixed with private apartment buildings and set in communal gardens and public landscaped grounds.

Housing

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

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

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

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

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

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Economic development

Yarra has a strong and mixed economy, and is well positioned to attract and retain businesses and workers. Contributing to this is Yarra's heritage building stock, transport connectivity, inner-city lifestyle, access to open space and the Yarra River. The high level of transport connectivity allows businesses to access the large metropolitan workforce. Building on these elements will support Yarra's competitive advantage and will help to maintain its vibrant economy.

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

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

Yarra's aim will be to build on the economic value of tourism and in response to the temporary loss of international tourism for at least a few years.

Yarra's economic focus will be on national and local tourism. Yarra is fortunate to be the buffer zone for the World Heritage listed REB & CG and Yarra is also home to the national heritage listed Abbotsford Convent and the municipality 70% covered with heritage overlays.

Therefore at the core of Yarra' tourism opportunity is our historic built environment heritage. In its Heritage Tourism Strategy and Action Plan 2020-2030, UNESCO notes: 'Heritage is our legacy from the past what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable of life and inspiration.'

Yarra will also develop the night economy encouraging music and dance venues along Swan St, Smith Street and Brunswick St. Brothels and massage parlours will be located in Collingwood.

Yarra's employment areas are:

- **Activity centres:** largely on its retail strips which host a range of retail, commercial, entertainment and residential uses. Activity centres are shown on the Strategic Framework Plan in clause 02 04-1 and plans in clause 11 03-1L;
- **Major employment precincts:** Cremorne Precinct and Gipps Street Precinct, Collingwood. These precincts are shown on the Strategic Framework Plan in clause 02 04-1. These areas include a diverse mix of offices, creative industries and specialised manufacturing businesses. Their proximity to the central business district, other parts of inner Melbourne and good access to Melbourne's transport network makes them attractive for businesses seeking a location close to a large number of workers, customers, clients and other firms.
 - Cremorne is an enterprise precinct, emerging as Melbourne's premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces.
 - The Gipps Street Precinct is an emerging precinct attracting creative services such as architecture and design, software and interface design and visual arts.
- **Employment land:** Mixed use or non-conforming use properties, as well as commercial and industrial land outside of activity centres and major employment precincts, such as CUB, Abbotsford and Botanicca Corporate Park, Richmond (as shown on the Strategic Framework Plan in clause 02 04-1). These areas support employment uses on individual

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sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning While these areas could provide opportunities for hotel developments, they will now be protected from private residential apartment buildings which generally adversely affect commercial or industrial work

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

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Transport

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

Cycling volumes on Yarra’s streets and off-road paths have continued to steadily rise over the last ten years and this trend is forecast to continue, so for pedestrian safety there is now a need to start converting sections of the Capital and Yarra shared paths into separate pedestrian walks and bicycle roads. Yarra will work with VicRoads, and groups like Bicycle Network to create a Principal Bicycle Network (PBN) throughout the municipality utilizing quiet roads and streets to link secondary schools, libraries, leisure centres, libraries and sporting grounds, so that teenage children can ride safely between these sites.

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

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In support of sustainable transport, Yarra will progressively remove speed humps which damage the exhaust systems and under carriage of resident cars and replace them with alternative traffic speed calming devices.

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02.02 Vision

Proposed C269yara

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

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

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

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The spatial vision for the municipality is:

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Yarra will be one of Melbourne’s most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city’s prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment

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precincts, and a growing number of creative industries and niche manufacturers. Yarra's historic neighbourhoods and heritage assets will be preserved and enhanced, with development revitalising areas with capacity for change. New housing will be provided through encouraging alterations and additions to existing housing stock in the Residential Zones will provide more homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design, particularly in the Public Realm of streetscapes and the open spaces of Yarra's parks and gardens will respect the city's unique heritage and built form character to provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the Yarra River and its surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.

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02.03 Strategic directions

Proposed C269yara

Activity centres

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

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

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

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

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

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- ~~Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations~~
- ~~Discourage demolition of existing buildings, particularly buildings that were built prior to WW2. In the first instance, encourage adaptive re-use of our old vernacular buildings.~~
- Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use communities, that provide walkable access to daily and weekly shopping and service needs, and are well-served by different modes of transport

Natural environment

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

Protect and enhance Yarra's natural environment

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

- Improve and manage public access to Yarra's water corridors
- Improve public links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities, by upgrading existing bridges such as the one at Rushall Station and a new bridge over the Yarra at Clarke St Abbotsford.
- Keep the Yarra River and creeks healthy by reducing impacts on water quality by passive treatment of stormwater, regular rubbish collection and carrying out works to remove or manage weeds along riverbanks
- Protect and enhance Yarra's biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces

Climate change

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

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

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

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YARRA PLANNING SCHEME

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

Built environment and heritage

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

[Value the public realm as a public asset to support the people who live, work and visit. Assess each street and lane for its capacity to contribute to wellbeing of community and to supporting the natural environment. Have an urban forest strategy that recognizes maintaining heritage trees & shrubs also contributes to climate sustainability.](#)

[Preserving and enhancing heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra](#)

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

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

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- Open spaces which are integral to the urban structure;
- Fine grain subdivision patterns; and
- A network of laneways and small streets

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

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

- Respect Yarra's distinctive features and landmarks, including:
 - The low-rise character of residential neighbourhoods;
 - Historic retail strips;
 - Identified buildings and places of heritage significance - Aboriginal and European;
 - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs;
 - Industrial and former industrial buildings;
 - The Yarra River, Darebin and Merri Creeks and adjacent open spaces;
 - Parks and gardens;
 - Municipal buildings in Collingwood, Fitzroy and Richmond; and
 - The historic grid of boulevards, streets and laneways

- Preserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history

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- Retain and if necessary adapt Yarra's historic buildings as a means of connecting with the past

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- Reinforce Yarra's low-scale residential neighbourhoods by encouraging the conversion of garages and sheds on laneways into mews housing to allow for more multi-generational housing, shared housing and multi-functional housing that better accommodates working at home

- Ensure mid-rise buildings are only approved in appropriate locations generally within major and neighbourhood activity centres and employment lands, major regeneration areas (as shown on the Framework Plan in clause 02 04-1), and along Hoddle St, Alexandra Parade, and Victoria Parade,

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- Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or, where there are no building height requirements specified, having regard to the physical and strategic context of the site

- Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings

- Design development and locate land uses to create people-oriented places with high standards of amenity, both on-site, for adjoining properties and in the public realm

- Preserve and enhance the historic built form, character and function of streets and laneways as a significant feature of Yarra's urban structure and character

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- Improve the built form character and streetscapes of Yarra's boulevards - Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade

Housing

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

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Council supports the provision of additional and improved social housing (including public and affordable housing) in redevelopment of Commercial or mixed use sites to ensure

residents in need of this type of accommodation are supported, and can live in easy access to essential services and nearby employment opportunities

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

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

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

Economic development

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

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

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

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

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

- Strengthen the role and hierarchy of the activity centres by:
 - Promoting them as the preferred locations for retail, services and entertainment;
 - Supporting a diverse land use mix; and
 - Facilitating adaptable and functional commercial spaces
- Preserve and grow Yarra's employment areas (as defined in clause 02.01) by supporting the:
 - Growth of health and education related employment and services in health and education precincts (as shown on the Framework Plan in clause 02.04-1);
 - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
 - Employment land - Industrial and commercial areas

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- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing their amenity impacts on residents
- Minimise pressures for residential conversion of employment precincts
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth and meets the diversity of business needs

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

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

Transport

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

With car parking bays being lost to allow for expanding footpath dining. To allow for increased accessibility to shops and offices. Yarra will progressively convert approximately half of the 1 hour metered parking in activity centres into free ½ or ¼ hour parking. Former commercial vehicle loading zone bays will be converted into free ¼ hour parking.

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

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

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

- Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities centered around train stations and other key public transport nodes
- Provide convenient access to public and active transport for all ages and abilities by:
 - Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres (as shown on the Framework Plan in clause 02 04-1) well served by public transport; and
 - Creating a built environment with public spaces that promote social interaction and are connected to the transport network

- Enhance Yarra as a safe place to walk or cycle, and to increase the number of people walking or cycling, by converting high use shared paths in to separate bike roads and pedestrian walks

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- Encourage developments to prioritise sustainable transport modes. All new apartment developments will be required to provide off street parking that includes charging points for electric vehicles. Supermarket carparks and petrol stations will be encouraged to also include for electric car recharging bays.

- Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities) to encourage reduced use of private motor vehicles

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Infrastructure

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

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

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

Open space

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

Provide attractive and accessible open spaces for people to enjoy.

- Aim to provide the community with access to high quality open space within walking distance of their home or work with appropriate amenities such as toilets, water fountains with dog bowls and rubbish bins,
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas currently under-provisioned and with projected population increases
- For large parks like Edinburgh Gardens that have high levels of use, Yarra will establish Committees of Management that will allow both local residents and sports clubs using the parkland to have a say in how the parks are used and what amenities and facilities are installed for public use

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15.01-1L Urban Design

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Proposed C269yara

Strategies

Public realm

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

Support development that improves the quality of the public realm

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

Require public realm improvements when rezoning land

Encourage developments to incorporate public art

Wind

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

Weather protection

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

Projections over a public realm

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

Development adjacent to or within a Heritage Overlay

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

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

Use materials and finishes that are typical for the heritage place

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

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Laneways

Promote development abutting a laneway that:

- Provides additional multi-functional multi-generational residential accommodation within existing Residential Zone areas
- Support the conversion of laneways into private managed carriageways to provide increased property security, to stop laneways being used as public toilets and provide a more shared and valued open space primarily for residents of properties that abut that laneway

- Provides a safe and well-lit environment for users of the laneway
- Reflects the character of the laneway
- Respects the scale of surrounding built form
- Retains bluestone laneways
- Locates primary pedestrian access to the street rather than a laneway, where street access is available
- Provides clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a laneway
- Separates pedestrian entries from vehicle entries
- Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians
- Avoids light spill into adjacent private open spaces and habitable rooms
- Enables all essential services to be provided to the development
- Retains the public access function of the laneway
- Provides windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway

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

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

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Avoid development that:

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

Boulevards

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

- Maintains the heritage fabric and landscaped character comprising avenue trees and kerbing along Yarra's historic boulevards – Hoddle Street, Victoria Parade, Alexandra Parade, and Queens Parade

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- Improve the [historic landscape character of Hoddle Street following the VicRoads intersection and road lanes upgrade](#).
- Provides a scale that reflects the [heritage and](#) context of the boulevard
- Improves the pedestrian environments and the public realm along boulevards
- Creates quality building design and reinforces the importance of the boulevard

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Provide a transition in built form between the boulevards and their low-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevards

Development adjacent to a public open space

Facilitate development that:

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

Design buildings adjacent to any public open space set aside under clause 19 02-6L to facilitate high quality and accessible public open space

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

15.01-2L Building design

Policy application

This policy applies to all development

Strategies

Building form

Design development to:

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

Building heights

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

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

- Activity centres (as shown on the Strategic Framework Plan in clause 02 04-1 and clause 11 03-1L)
- Employment areas (as defined in clause 02 01)
- Major regeneration areas (as shown on the Strategic Framework Plan in clause 02 04-1)
- Boulevards (as defined in clause 02 03)

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

Mid-rise development

Direct mid-rise development to the following locations:

- Appropriate locations within major and neighbourhood activity centres; major employment precincts, commercial and industrial land (as defined in clauses 02 01 and 11 03-1L)
- Major regeneration areas (as shown on the framework plan in clause 02 04-1)
 - Alphington Paper Mills site
 - Gas Works site in North Fitzroy
 - South-west Cremome (land south of Gough Street)
- Appropriate locations along the following Boulevards that are outside activity centres:
 - Alexandra Parade
 - Hoddle Street
 - Victoria Parade

Support mid-rise development that:

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

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Building setbacks

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

Incorporate setbacks that:

- Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street
- Limit excessive tiered building profiles on street and laneway frontages resulting from excessive numbers of upper level setbacks
- Provide for soft landscaping including the planting of canopy trees, where appropriate

Avoid front setbacks that:

- Consist of hard-paving (other than footpaths and driveways) rather than landscaping in the front setbacks in residential areas
- Include recessed undercroft parking at ground level
- Consist of car parking, basement car parking access and ventilation shafts

Avoid the intrusion of balconies and building services into the setback

Walls on boundaries

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

Site coverage

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

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

Internal amenity

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

Encourage developments to provide:

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

Impact of development on adjoining properties

Avoid impacts on existing adjoining development through:

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

Equitable development

Avoid development that:

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

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

Roof form

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

Materials

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

Include anti-graffiti materials and treatments at ground level

Avoid detriment to nearby properties when using reflective materials

Landscaping

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

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

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

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

Pedestrian access

Provide separate vehicular and pedestrian access

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

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

Provide weather protection for entries

Frontages

Provide active frontages in commercial areas

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

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

Orient development to the street, and to both streets if a corner site

Avoid dominant car parking, garage doors and driveways

Front fences and gates

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

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

Carparking, loading facilities and outbuildings

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

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

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

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

Maintain the prominence of pedestrian entries

Minimise the number of garage doors facing a street

Avoid open, ground level multi-space car parks

Avoid blank walls of car parks visible from the street

Provide legible and safe vehicular entries

Conceal the view of cars at ground level and on upper levels of multi-deck car parking

Conceal the view of car stackers from the public realm

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

Service equipment

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

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

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

Low and Zero Carbon Development

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

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

Policy guidelines

Consider as relevant:

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

- In relation to the subject site:
 - Site shape, size, orientation, slope (contours) and location and type of any easements
 - Levels of the site and the difference in levels between the site and surrounding properties
 - The location and heights of existing buildings on the site
 - Solar access to the site
 - Shadows cast by any existing buildings between 9am and 3pm on 22 September
 - Location and botanical name of significant trees
 - Fence heights, styles and location
 - Views to and from the site
 - Street frontage features such as poles, street trees, kerb crossovers and pedestrian access points
 - Any other notable features or characteristics of the site
- In relation to adjacent properties and the broader neighbourhood:
 - The location and heights of buildings on adjacent properties
 - The use of buildings on adjacent properties
 - The location of secluded private open space and habitable room windows of adjacent residential properties which have an outlook to the site within 9 metres
 - Solar access to adjacent properties
 - The pattern of development of the neighbourhood, including details regarding widths of adjacent footpaths and roadways, and street planting
 - The built form, scale and character of surrounding development including front fencing
 - Architectural styles of surrounding buildings
 - Location of any nearby places of cultural heritage significance
 - Land (such as streets/ laneways and public parks) where natural surveillance is desirable
 - The location of local shops, public transport services, public open spaces (including any pedestrian and cycle links to these facilities) situated within walking distance of the site
 - Any other notable features or characteristics of the neighbourhood
 - Prevent additional overshadowing of Darebin Creek and Merri Creek between 11am and 2pm on 22 June
 - Prevent additional overshadowing of adjacent public open space
 - Unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:
 - Footpath on the southern side of streets oriented east-west in activity centres defined in clause 11 03-1L
 - Opposite footpath on streets oriented north-south in activity centres defined in clause 11 03-1

How the development responds to the site analysis

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

15.01-2L Landmarks

Proposed C269yarra

Objective

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

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Strategies

Preserve views to landmarks as identified in Table 1

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

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

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

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

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

Policy Guidelines

Consider as relevant:

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

Table 1: Landmark primary viewpoints and architectural significant elements

Landmark	Primary views	Architectural significant elements
Church spires		
St Ignatius 326-348 Church Street, Richmond	<ul style="list-style-type: none"> ▪ Tram terminus at intersection of Church and Victoria Streets ▪ North-east corner of intersection of Bridge Road and Church Street ▪ South-east corner of Church Street and Swan Street ▪ Citizens Park – path around oval at Highett Street/Gleadell Street entry 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
St Mark's 268 George Street, Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Moor Street and Gore Street ▪ South-west corner of intersection of Moor Street and George Street ▪ North-west corner of intersection of Condell Street and Napier Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry

St John the Baptist 61 Queens Parade, Clifton Hill	<ul style="list-style-type: none"> ▪ Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street ▪ Pedestrian crossing near Raines Reserve ▪ Alfred Crescent Pavilion in Edinburgh Gardens 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
St Luke's 121-123 St Georges Road, North Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Brunswick Street and Johnston Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry

	<ul style="list-style-type: none"> ▪ North-east corner of intersection of Scotchmer Street and St Georges Road ▪ Walkway, north of grandstand in Edinburgh Gardens 	
St Patrick's 1 Cathedral Place, East Melbourne	<ul style="list-style-type: none"> ▪ Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
Clock towers		
Former Dimmeys store 140-160 Swan Street, Richmond (previously known as Ball Tower)	<ul style="list-style-type: none"> ▪ North-west corner of intersection of Swan Street and Yan Lane ▪ North-east corner of intersection of Stewart and Swan Streets ▪ North-east corner of intersection of Waverley Street and Swan Street 	<ul style="list-style-type: none"> ▪ Ball ▪ Clock stage ▪ Arcade stage
Richmond Town Hall 333 Bridge Road, Richmond	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Lennox Street and Bridge Road ▪ South-east corner of intersection of Burnley Street and Bridge Road ▪ Citizens Park at <ul style="list-style-type: none"> i Path around oval at Highett Street / Church Street entry ii Path around oval where it meets the central entry from Highett Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Pyramidal roof ▪ Clock stage ▪ Cornice and iron balustrade
Collingwood Town Hall 140 Hoddle Street, Abbotsford	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Victoria Parade and Hoddle Street ▪ North-west corner of intersection of Johnston and Hoddle Street ▪ Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Fitzroy Town Hall 201 Napier Street, Fitzroy	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Condell Street and George Street ▪ Condell Street Reserve – centre of the park ▪ North-east corner of intersection of Kent Street and Moor Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Industrial structures		
Shot tower 94 Alexandra Parade, Clifton Hill	<ul style="list-style-type: none"> ▪ Intersection of Brunswick Street and Alexandra Parade ▪ north-east corner of centre median ▪ Eastern Freeway (west of the Hoddle Street overpass) ▪ Darling Gardens (Rotunda) 	Top one third of the tower

YARRA PLANNING SCHEME

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

15.03-1L Heritage

[DAVID YOUNG revisions – note the revised draft developed by a working group of the Queens Parade Heritage, Planning and Traders Group 1.12.2020](#)

11

Proposed C269yara **Policy application**

This policy applies to all land within a Heritage Overlay

Objectives

- [To retain and conserve all individually significant and contributory heritage places](#)
- [To conserve heritage places in accordance with the Australia ICOMOS *Burra Charter*](#)
- [To retain and reveal views and vistas to heritage places and streetscapes](#)
- [To ensure new development is respectful of the assessed significance of heritage places](#)

Strategies

Strategy application

OPERATIONAL PLAN 2017-2022 SCHEME 2 [The strategies below apply to all heritage places including residential, commercial and industrial places](#) Page 3 of 7

Conservation

Commented [DY2]: The exhibited version has no objectives. Objectives are required because the state policy objective does not adequately deal with local heritage places and areas

Commented [DY3]: A heritage policy should at least have something in it about conservation!

Retain and conserve individually significant and contributory places as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas'.

Promote excellence in conservation practice by:

- Ensuring that conservation is guided by the statement of significance for the place.
- Encouraging retention of the three-dimensional form and fabric of a building.
- Where appropriate, encouraging the adaptive reuse of heritage places, while ensuring that it is consistent with the principles of good conservation practice.

Reconstruction

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

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

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

Consider requiring the reconstruction of a heritage building or part of a heritage building that has been unlawfully or unintentionally demolished in order to reveal the significance of the building streetscape or area.

Painting and surface treatments

Retain historic painted signs and evidence of original surface treatments.

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

Avoid sand and high pressure water blasting of render, masonry and timber surfaces.

Avoid the painting, rendering or other inappropriate surface treatments of unpainted surfaces.

Ensure paint colours are consistent with the period of construction and architectural style of the heritage place.

Ensure paint and coating types are consistent with long term conservation of the substrate materials.

Fences and gates

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

Where evidence exists encourage reconstruction of the original or early fences.

Where no evidence exists, ensure that new fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

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

In residential heritage areas require fences be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts).

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

Relocation

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

- The location is not an important component of the cultural significance of the heritage place, and
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place, and
- The cultural significance of the new location will not be distorted or negatively impacted.

Commented [DY4]: This strategy has been renamed from Restoration and Reconstruction. It had a first strategy that has been removed because it was simply definitions. The provision to "Retain the significance of heritage places" is now covered by the Objectives and the strategies under Conservation.

Commented [DY5]: Moved to first

Commented [DY6]: Important addition to avoid damage from inappropriate treatments

Commented [DY7]: Drawn from the current (22.02) policy

Commented [DY8]: Replaces: A suitable location is secured

New development, alterations or additions

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

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

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

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

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

- Building over the front of it
- Extending into the air space above the front of it
- Obscuring views of its principal façade/s

Set back additions:

- To avoid **façadism** where only the visible façade is retained and the remaining fabric is demolished
- To maintain the visibility of the three-dimensional form and depth of a building

Demolition

Prioritise conservation of a heritage place over demolition

Avoid the demolition of individually significant or contributory buildings unless all of the

Commented [DY9]: Corrections to façadism throughout the document are simply to add the cedilla to the c

Commented [DY10]: Strategies that apply to street furniture and laneways have been moved to near the end under a new heading
The strategy to “ensure that adaptation” has been added under Conservation

Commented [DY11]: Conservation is the broad term which includes

following can be demonstrated:

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

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

- The fabric does not contribute to the significance of the place
- The demolition will not adversely affect the significance of the heritage place
- The partial demolition will contribute to the long-term conservation of the heritage place
- The area of demolition is not visible from:

The street frontage (other than a laneway)

A park or public open space immediately adjoining the site

- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder
- The replacement building is a high quality design

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

Trees, landscapes, parks and gardens

Retain culturally and naturally significant trees in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe
- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible

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

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance of the landscape

Maintain the cultural and natural significance of historic parks, gardens and street plantings

Subdivision

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

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

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

Services and equipment

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

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

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

Roof terraces and roof decks

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

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

Commented [DY12]: Relevance of 'long-term'?

Commented [DY13]: This strategy has been deleted. It's an encouragement for applicants to argue why they can demolish. No other inner council in Melbourne has such a strategy.

Commented [DY14]: Outstanding specimen trees may be naturally significant.

Commented [DY15]: Words omitted from here because they are redundant. The Burra Charter language covers this adequately, though a list of definitions should be included.

parapets

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

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

Archaeological sites

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

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

Residential alterations or additions

Set back buildings and works to at least the distance of two rooms deep in order to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form

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

- Set back to match the setback of the individually significant or contributory building or the adjoining building

- Read as a secondary element when viewed from the adjoining street

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

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

Residential infill

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

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

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

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

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

Commercial heritage places

Retain and conserve heritage shopfronts and verandahs

Encourage retention of the principal roof forms

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

- New openings
- Enlarging existing openings
- New floor plates, walls, columns or structural supports cutting through openings
- Highly reflective glazing in historic openings
- Large expanses of glazing with a horizontal emphasis, except for ground floor shop fronts

Commented [DY16]: Is this clear?

Commented [DY17]: Commercial and former industrial heritage places deleted so as to avoid problem of sub-headings (Commercial Heritage Places and Former Industrial)

YARRA PLANNING SCHEME

Encourage reconstruction of original or early verandahs

Where there is insufficient information to allow for accurate reconstruction of an original or early verandah, require a simple verandah design, consistent with the form scale and height of adjoining verandahs.

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

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

Encourage reconstruction of original or early shopfronts

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

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

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

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

Require inset balconies above the street wall rather than projecting balconies

Retain the visual prominence of both façades of heritage buildings on corner sites

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

Industrial heritage places

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

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

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

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

Public realm heritage infrastructure

Retain and conserve heritage infrastructure in the public realm including:

- Remnants of railway lines (such as the former Inner Circle line) including rails, sleepers, stanchions, weighbridges, as well as the former railway alignments
- Remnant gas lamp posts and early street signs

Retain or reconstruct original or early street furniture and bluestone road or laneway materials and details

In circumstances where primary pedestrian access is provided from a laneway, allow for partial adaptation to provide universal access

Avoid new vehicle crossovers in streets with few or no crossovers in heritage areas

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Commented [DY18]: This could be deleted, given the previous clause

Commented [DY19]: This section needs major work: It does not respond adequately to the advice provided in the background document:
Yarra_Industrial_Heritage_Policy_Oct_2019

[Use of sub-headings or numbering of clauses for clarity](#)

[Need for definitions – removed from existing 22.02](#)

[Levels of significance – removed from existing 22.02. There should be a reference to the incorporated document \(Appendix 8\).](#)

Highlighted – things that require clarification – e.g. new works at industrial heritage sites

[Guidelines – there should be a well-illustrated set of accompanying guidelines that explain the heritage policy in plain English for building owners as well for builders, architects, planners, etc. The guidelines should be a Background document and listed in Clause 72.08.](#)

[New order of clauses](#)

[Policy application](#)

[Objectives](#)

[Strategies](#)

[Strategy application](#)

[Conservation](#)

[Reconstruction](#)

[Painting and surface treatments](#)

[Fences and gates](#)

[Relocation](#)

[New development, alterations and additions](#)

[Demolition](#)

[Trees, landscapes, parks and gardens](#)

[Subdivision](#)

[Services and equipment](#)

[Roof terraces and roof decks](#)

[Archaeological sites](#)

[Residential alterations or additions](#)

[Residential infill](#)

[Commercial heritage places](#)

[Industrial heritage places](#)

[Public realm heritage infrastructure](#)

15.03-1L World Heritage Environs Area

Proposed C269yara

Policy application

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

OPERATIONAL PROVISIONS – CLAUSE 72.08 – SCHEDULE PAGE 9 OF 4

The WHEA surrounds the World Heritage listed Royal Exhibition Building and Carlton Gardens

Deleted:

Strategies

New development, alterations or additions

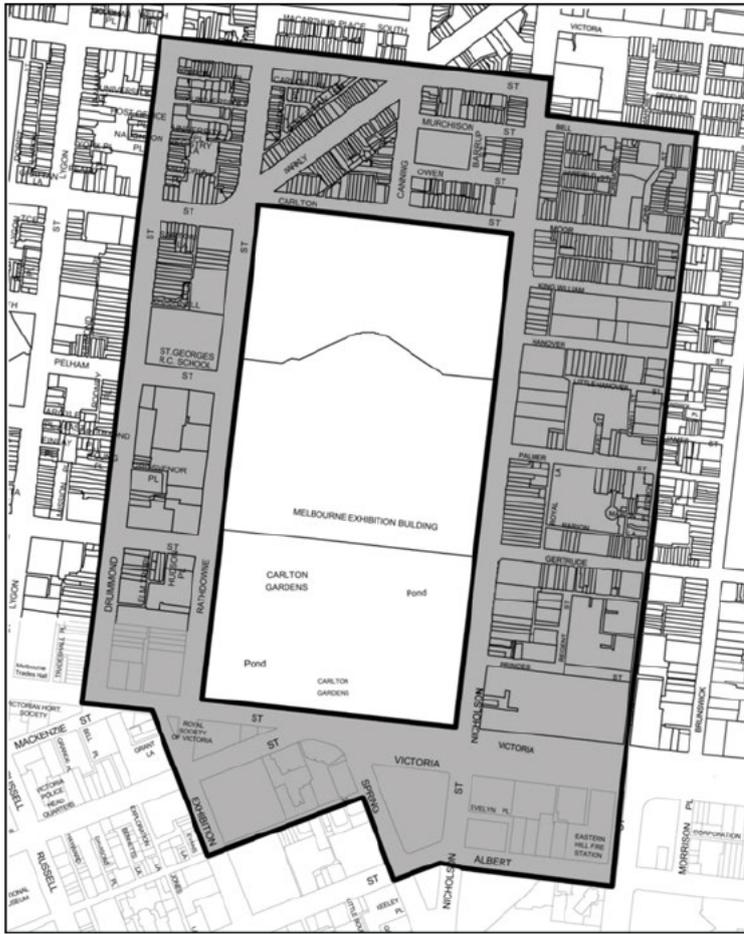
- Retain and protect individually significant and contributory buildings as identified in the incorporated document in schedule to clause 72.04 ‘City of Yarra Database of Heritage Significant Areas’
- Promote development that is high quality and respectful in its design response by:
 - Maintaining the 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. [3]

Deleted: HO361

Deleted: Precinct

YARRA PLANNING SCHEME

[\(REB & CG\) and UNESCO citation for the WHEA includes an inscribed map and notes that the WHEA acts as a 'buffer zone' and provides a setting and context of significant character for this World Heritage registered property.](#)



[This Policy is in addition to policy objectives and strategies noted in the previous section 15 03-1 Heritage](#)

Objectives

[In 2004 REB & CG became the first place in Australia to receive a UNESCO World Heritage listing as well as one of the first three places to be included on the Australian National Heritage List](#)

[The REB & CG is an outstanding example of Palace of industry and its setting is a site used by the global international exhibition movement to showcase technological innovation and](#)

YARRA PLANNING SCHEME

change and over the 19th and 20th centuries this helped promote a rapid increase in industrialisation and international trade through the exchange of knowledge and ideas by trade shows and exhibitions.

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

The WHEA Strategy Plan aims to

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

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

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

Yarra has had a Statutory obligation to

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

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

(REB & CG)

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

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

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

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

The buffer zone is also of historical and social significance for incorporating important and

OPERATIONAL PROVISIONS OF THE STATE COMMERCIAL AND INSTITUTIONAL DEVELOPMENT WITHIN THE EARLY MELBOURNE SUBURBS OF CARLTON AND FITZROY.

YARRA PLANNING SCHEME

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

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

Strategies

Yarra will work with the REB steering committee to

- establish a single central statutory authority on matters relevant to the REB and the WHEA to ensure there is consistent decision making on planning directives and assessment of development proposals within the WHEA.
- Ensure significance statements for the REB & CG and the proposed developments within the WHEA buffer zone are of the highest standards in recording, protecting and telling the story of those significant periods. Within the buffer zone there are many sites of historic significance such as the indigenous presence in Fitzroy post WW2 and St Mary Mackillop birthplace at 9 Brunswick St.
- Extend the WHEA to recognize shared heritage. The buffer zone should be extended to better fit the cultural heritage shared by Fitzroy, Eastern Hill and the parliamentary area, Carlton and West Melbourne. Extending the WHEA would more truly reveal the lived history around and in the WHEA and improve interpretation and the public's appreciation of significance periods over the history of Melbourne.
- Review state planning policy disconnections and lack of clarity in the State Planning provisions (HO992) and in Cities of Melbourne and Yarra planning schemes to ensure consistent heritage protection objectives.
- Ensure the World Heritage Management Plan and the WHEA strategy plan objectives are consistently incorporated in the State, Municipal and Local Policies so that there is a consistent set of DDOs covering all areas of the WHEA and there are consistent definitions of World Heritage values and cultural significance to avert contestability. This is an opportunity to improve fairness and transparency in planning especially for community advocacy.
- Ensure views looking out from the REB over heritage rooflines are appreciated as being as significant as the landmark views to the REB flagpole, dome and drum.
- Integration of operational policies for the REB & CG, the Museum reserve and the WHEA. What is required is consistency in signage and works to the public realm of the WHEA and the REB & CG site.
- Incorporate revisions to the WHEA Statement of Significance recommended by Hansen Partnership in their discussion paper.
 - Make adjustments of the WHEA statement of significance to make it apply to the whole buffer zone and not just the Area of Greater Sensitivity.
 - Apply the new format of What Why How including limiting the What to a brief description of the place. The key attributes are already provided within the How part of the statement.
 - The history and description sections from the 2009 report should remain in the body of the report but be kept separate from the Statement of Significance.
 - Remove social significance criterion where it is named alongside historical significance in low cases as it does not meet criterion G. Add two historical criterion A references regarding the preservation of the Victorian city in the 1960s and 1970s.
 - Make limited alterations to the What section to ensure key attributes are included to guide future decision makers.
- improve statutory controls associated with development within the WHEA
- improve coordination of decision making within the WHEA

Deleted: To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens
To maintain and conserve the significant historic character (built form and landscapes) of the area
To ensure new development in the area has regard to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens

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- inclusion of the Executive Director Heritage Victoria in some aspects of the decision making process.

Yarra will ensure new developments within the buffer zone that

- retain and conserve individually significant and contributory places including contributory fabric form architectural features and settings
- retain and conserve the valued heritage character of streetscapes
- retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building
- avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns
- protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from abutting streets and other views and vistas to the dome available from streets within the buffer zone and in particular Gertrude Street Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street
- discourage the introduction and proliferation of permanent structures and items such as shelters signage (other than for historic interpretation purposes) kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to
 - avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens including impacts on axial views along treed alleys and avenues
 - minimize inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens
- Consider the WHEA Strategy Plan Statement of Significance in the new developments Heritage Impact Statement
- Protect significant views and vistas to and from the REB & CG
- Maintain and conserve the significant historic character (built form and landscapes) of the area
- Have regard to the prominence and visibility of the REB & CG
- will be appreciated when viewed from the recently completed Publicly Accessible Promenade Deck at the base of the REB dome offering elevated views out of the REB to the WHEA and beyond.
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the World Heritage listing of the REB & CG
- consider the proposed development impact on views and vistas of both to and from the REB dome.

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

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

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

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

- Heritage Act Victorian Government 2017
- Burra Charter the Australian COMOS Charter for places of cultural significance (Aust COMOS 2013)
- Royal Exhibition Building and Carlton Gardens World Heritage Management Plan generally & in particular
 - Attachment A REB and CG Conservation Management Plan (Victoria Dept of Transport Planning & Local Infrastructure October 2013)
 - Attachment D World Heritage Environs Area Strategy Plan REB and CG (Victoria Dept of Transport Planning & Local Infrastructure October 2013)
- COMOS Position Paper World Heritage and Buffer Zones (International Expert Meeting on World Heritage and Buffer Zones Davos Switzerland March 2008)
- Hansen Discussion Paper 'Review of the World Heritage Strategy Plan for the REB & CG World Heritage Environs Area' (Vic Dept of Environment Land Water & Planning April 2020)
- Shrine of Remembrance Vista Controls April 2014 incorporated document for Melbourne Port Phillip & Stonnington Planning Schemes
- Shrine of Remembrance 'Managing the significance of the Shrine' July 2013 a Planning Scheme Reference Document for Melbourne Port Phillip & Stonnington Planning Schemes

Deleted: Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings

15.03- National Heritage Environs Area

Proposed C26@yara

Policy application

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

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

Objectives

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

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

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

The Abbotsford Convent NHEA Strategy Plan aims to

- protect the National Heritage values of the AC & APHF

YARRA PLANNING SCHEME

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

Yarra proposes to

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

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

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

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

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

Strategies

Yarra will ensure new developments within the buffer zone that

- retain and conserve individually significant and contributory places including contributory fabric form architectural features and settings
- retain and conserve the valued heritage character of streetscapes
- retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the AC
- avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns
- protect direct views and vistas to the AC & APHF from abutting streets and other views and vistas to the AC available from streets within the buffer zone
- discourage the introduction and proliferation of permanent structures and items such as shelters signage (other than for historic interpretation purposes) kiosks and the like around the perimeter of the AC & APHF in order to
 - avoid impacts on the presentation of the AC & APHF including impacts on axial views along treeed alleys and avenues
 - minimize inappropriate visual clutter around the perimeter of the AC & APHF
- Consider the NHEA Strategy Plan Statement of Significance in the new developments requiring a Heritage Impact Statement
- Protect significant views and vistas to and from the AC & APHF
- Maintain and conserve the significant historic character (built form and landscapes) of the area
- Have regard to the prominence and visibility of the AC & APHF
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the National Heritage listed AC & APHF

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

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

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

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

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

Deleted: Retain and conserve the valued heritage character of streetscapes ¶
 Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building ¶
 Avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns ¶
 Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from abutting streets and other views and vistas to the dome available from streets within the precinct including Gertrude Street, Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street ¶
 Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to: ¶
 Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along tree-lined alleys and avenues ¶
 Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens ¶

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Proposed C269 Yarra Objective ¶

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

Strategies ¶

Manage housing growth in high and moderate change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area ¶
 Support residential growth that is appropriate to both its physical location and strategic context. In high change areas (as shown on the Strategic Housing Framework Plans in this clause): ¶

Encourage higher density residential and mixed use development in the form of apartment buildings that establish a new character for the site or precinct ¶

Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land ¶

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

Support medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character ¶

Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land ¶

Objective ¶

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

Strategies ¶

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

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

Of one or two dwellings on typically small individual lots ¶
 That respects the prevailing type, scale and character of ... [4]

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02 MUNICIPAL PLANNING STRATEGY

Proposed C269yara

02.01 Context

Proposed C269yara

Australian society is the context. Our Australian Constitution, the laws and the public institutions are the framework within which society functions. Local government and laws applying derive authority and responsibility from the Australian and Victorian laws.

The context for local council functioning and its underpinning planning policies, strategies and actions, are therefore part of a layered and interconnecting set of laws and systems intended to deliver planned outcomes for the public good.

The reality for the period of this Planning Scheme is that Yarra, like the entire country and the world will be confronted by a future of less growth and more threats than previously. This reality will impose sustained pressure on all levels of government.

The solutions to many of our problems are to be found in bringing disparate communities together in common goals. Our society is supported by mutual actions of governments and the public institutions but also by the market, by the private sector. Council's planning policies recognize this. However, the community that is valued and activated is essential to the welfare of people and a civil, peaceful society. Arguably, opportunities to achieve this are greatest in local communities. Therefore local councils are well positioned to place priority on leading their communities.

At the local level, Councils will be scrutinized for their part in future proofing and for delivery of services and community strengthening. Good governance and assurances that council is acting in the best public interests will be demanded. This means:

- strong commitment to integrity, ethical values and the rule of law, and
- openness and comprehensive stakeholder engagement.

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

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

Yarra's planning scheme, its set of policies, is intended to identify, organize and transparently use public resources, its authority and responsibilities to make lawful, fair and just decisions in public interest.

Location

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

Land and property use

Land and property is highly contested because of their scarcity and the contest for uses. There is tension between private property rights and public rights and interests.

Although a context plan that is a policy for land use does not define the final nature or location of land uses and infrastructure it illustrates likely uses. The context plan is intended to assist in assessing a development application by demonstrating that the development proposal will form part of a logical and integrated overall land use structure that is consistent with the vision, criteria and zone intents in the relevant development scheme.

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

Location

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

Community and population growth

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

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

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

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

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

Formal community participation in planning and decision-making is intended to be the hallmark of Victoria's local councils.

The Local Government Act sets out requirements for council's community participation. Council will have:

- community engagement policy by March 2021,
 - community engagement principles, and
 - public transparency policy should have been in place by September 2020, and
- whittits
- Public transparency principles.

Successful implementation of community participation mechanisms and the harvesting of the benefits, will be one of the most important performance measure for the council.

Activity centres

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

valued by the community

Yarra's major, neighbourhood and local activity centres are shown on the Strategic Framework Plan in clause 02 04-1 and Activity Centre Plans in 11 03-1L

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

Natural environment

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

Climate change

Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe

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

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

Built environment and heritage

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

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

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

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

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

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has been supplemented by the WHEA strategy plan. The WHEA provides a setting and context of significant historic character for the World Heritage property. Changes to Yarra's heritage and Design and Development Overlays are also required that give effect to this WHEA strategy plan.

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

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. This scale is also represented by many of the small heritage shopfronts within retail strips. In parts of Yarra there is a strong composition of mid-rise and some taller buildings, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses and the commercial and mixed use properties are transitioning to apartments.

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

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

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

The large public housing estates of high rise apartment buildings set in landscaped grounds are likely to be replaced with medium density of medium height of social housing mixed with private apartment buildings and set in communal gardens and public landscaped grounds.

Housing

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

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

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

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

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

Economic development

Yarra has a strong and mixed economy, and is well positioned to attract and retain businesses and workers. Contributing to this is Yarra's heritage building stock, transport connectivity, inner-city lifestyle, access to open space and the Yarra River. The high level of transport connectivity allows businesses to access the large metropolitan workforce. Building on these elements will support

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YARRA PLANNING SCHEME

Yarra's competitive advantage and will help to maintain its vibrant economy

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

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

Yarra's aim will be to build on the economic value of tourism and in response to the temporary loss of international tourism for at least a few years.

Yarra's economic focus will be on national and local tourism. Yarra is fortunate to be the buffer zone for the World Heritage listed REB & CG and Yarra is also home to the national heritage listed Abbotsford Convent and the municipality 70% covered with heritage overlays.

Therefore at the core of Yarra's tourism opportunity is our historic built environment heritage. In its Heritage Tourism Strategy and Action Plan 2020-2030, UNESCO notes: 'Heritage is our legacy from the past what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable of life and inspiration.'

Yarra will also develop the night economy encouraging music and dance venues along Swan St, Smith Street and Brunswick St. Brothels and massage parlours will be located in Collingwood.

Yarra's employment areas are:

- **Activity centres:** largely on its retail strips which host a range of retail, commercial, entertainment and residential uses. Activity centres are shown on the Strategic Framework Plan in clause 02 04-1 and plans in clause 11 03-1L;
- **Major employment precincts:** Cremorne Precinct and Gipps Street Precinct, Collingwood. These precincts are shown on the Strategic Framework Plan in clause 02 04-1. These areas include a diverse mix of offices, creative industries and specialised manufacturing businesses. Their proximity to the central business district, other parts of inner Melbourne and good access to Melbourne's transport network makes them attractive for businesses seeking a location close to a large number of workers, customers, clients and other firms.
 - Cremorne is an enterprise precinct, emerging as Melbourne's premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces.
 - The Gipps Street Precinct is an emerging precinct attracting creative services such as architecture and design, software and interface design and visual arts.
- **Employment land:** Mixed use or non-conforming use properties, as well as commercial and industrial land outside of activity centres and major employment precincts, such as CUB, Abbotsford and Botanicca Corporate Park, Richmond (as shown on the Strategic Framework Plan in clause 02 04-1). These areas support employment uses on individual sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning. While these areas could provide opportunities for hotel developments, they will now be protected from private residential apartment buildings which generally adversely affect commercial or industrial work.
- **Health and education precincts:** Health services based around major hospitals and their

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allied medical services are now a major source of employment. The education sector is also growing. These two precincts are shown on the Strategic Framework Plan in clause 02 04-1 and plans in clause 11 03-1L, being:

- St Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education)
- Epworth Hospital, Richmond (health)

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Transport

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

Cycling volumes on Yarra's streets and off-road paths have continued to steadily rise over the last ten years and this trend is forecast to continue, so for pedestrian safety there is now a need to start converting sections of the Capital and Yarra shared paths into separate pedestrian walks and bicycle roads. Yarra will work with VicRoads, and groups like Bicycle Network to create a Principal Bicycle Network (PBN) throughout the municipality utilizing quiet roads and streets to link secondary schools, libraries, leisure centres, libraries and sporting grounds, so that teenage children can ride safely between these sites.

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

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In support of sustainable transport, Yarra will progressively remove speed humps which damage the exhaust systems and under carriage of resident cars and replace them with alternative traffic speed calming devices.

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02.02 Vision

Proposed C269yara

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

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

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

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The spatial vision for the municipality is:

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Yarra will be one of Melbourne's most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city's prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche manufacturers. Yarra's historic neighbourhoods and heritage assets will be preserved and enhanced, with development revitalising areas with capacity for change. New housing will be provided through encouraging alterations and additions to existing housing stock in the Residential Zones will provide more homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design, particularly in the Public Realm of streetscapes and

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the open spaces of Yarra's parks and gardens, will respect the city's unique heritage and built form character to provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the Yarra River and its surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.

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02.03

Strategic directions

Proposed C269yara

Activity centres

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

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

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

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

- Encourage the preservation and enhancement of historic building facades of shops, offices and factories.
- Plan and manage activity centre strip shopping areas for economic activity – retail, leisure, recreation, tourism and the arts and culture.
- Plan and manage employment lands as primary locations for economic industrial and commercial by discouraging inappropriate residential development.
- Support a strong and diverse network of activity centres across Yarra by promoting development that:
 - Is of a scale appropriate to the role and capacity of the centre
 - Supports each centre's unique character
 - Provides a mix of uses
- Encourage land use and development opportunities that create diverse and sustainable centres by:
 - Encouraging development that enhances a centre's sense of place, identity and street activity
 - Encouraging new development to improve the public realm
 - Providing for commercial development within activity centres at a scale appropriate to the role and capacity of the centre
 - Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations
 - Discourage demolition of existing buildings, particularly buildings that were built prior to WW2. In the first instance, encourage adaptive re-use of our old vernacular buildings.

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

Natural environment

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

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Protect and enhance Yarra’s natural environment

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

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- Improve and manage public access to Yarra’s water corridors
- Improve public links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities, by upgrading existing bridges such as the one at Rushall Station and a new bridge over the Yarra at Clarke St Abbotsford.
- Keep the Yarra River and creeks healthy by reducing impacts on water quality by passive treatment of stormwater, regular rubbish collection and carrying out works to remove or manage weeds along riverbanks
- Protect and enhance Yarra’s biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces

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Climate change

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

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

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

- Reduce and mitigate the impacts of climate change and flooding events
- Facilitate development that protects and conserves water

Built environment and heritage

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

[Value the public realm as a public asset to support the people who live, work and visit. Assess each street and lane for its capacity to contribute to wellbeing of community and to supporting the natural environment. Have an urban forest strategy that recognizes maintaining heritage trees & shrubs also contributes to climate sustainability.](#)

[Preserving and enhancing](#) heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra

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

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

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- Open spaces which are integral to the urban structure;
- Fine grain subdivision patterns; and
- A network of laneways and small streets

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

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

- Respect Yarra's distinctive features and landmarks, including:
 - The low-rise character of residential neighbourhoods;
 - Historic retail strips;
 - Identified buildings and places of heritage significance - Aboriginal and European;
 - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs;
 - Industrial and former industrial buildings;
 - The Yarra River, Darebin and Merri Creeks and adjacent open spaces;
 - Parks and gardens;
 - Municipal buildings in Collingwood, Fitzroy and Richmond; and
 - The historic grid of boulevards, streets and laneways

- Preserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history

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- Retain and if necessary adapt Yarra's historic buildings as a means of connecting with the past

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- Reinforce Yarra's low-scale residential neighbourhoods by encouraging the conversion of garages and sheds on laneways into mews housing to allow for more multi-generational housing, shared housing and multi-functional housing that better accommodates working at home

- Ensure mid-rise buildings are only approved in appropriate locations generally within major and neighbourhood activity centres and employment lands, major regeneration areas (as shown on the Framework Plan in clause 02 04-1), and along Hoddle St, Alexandra Parade, and Victoria Parade,

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- Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or, where there are no building height requirements specified, having regard to the physical and strategic context of the site

- Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings

- Design development and locate land uses to create people-oriented places with high standards of amenity, both on-site, for adjoining properties and in the public realm

- Preserve and enhance the historic built form, character and function of streets and laneways as a significant feature of Yarra's urban structure and character

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- Improve the built form character and streetscapes of Yarra's boulevards - Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade

Housing

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

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Council supports the provision of additional and improved social housing (including public and affordable housing) in redevelopment of Commercial or mixed use sites to ensure

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residents in need of this type of accommodation are supported, and can live in easy access to essential services and nearby employment opportunities

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

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

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

Economic development

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

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

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

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

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

- Strengthen the role and hierarchy of the activity centres by:
 - Promoting them as the preferred locations for retail, services and entertainment;
 - Supporting a diverse land use mix; and
 - Facilitating adaptable and functional commercial spaces
- Preserve and grow Yarra's employment areas (as defined in clause 02.01) by supporting the:
 - Growth of health and education related employment and services in health and education precincts (as shown on the Framework Plan in clause 02.04-1);
 - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
 - Employment land - Industrial and commercial areas

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- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing their amenity impacts on residents
- Minimise pressures for residential conversion of employment precincts
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth and meets the diversity of business needs

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

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

Transport

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

With car parking bays being lost to allow for expanding footpath dining. To allow for increased accessibility to shops and offices. Yarra will progressively convert approximately half of the 1 hour metered parking in activity centres into free ½ or ¼ hour parking. Former commercial vehicle loading zone bays will be converted into free ¼ hour parking.

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

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

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

- Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities centered around train stations and other key public transport nodes
- Provide convenient access to public and active transport for all ages and abilities by:
 - Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres (as shown on the Framework Plan in clause 02 04-1) well served by public transport; and
 - Creating a built environment with public spaces that promote social interaction and are connected to the transport network

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- Enhance Yarra as a safe place to walk or cycle, and to increase the number of people walking or cycling, by converting high use shared paths in to separate bike roads and pedestrian walks

- Encourage developments to prioritise sustainable transport modes. All new apartment developments will be required to provide off street parking that includes charging points for electric vehicles. Supermarket carparks and petrol stations will be encouraged to also include for electric car recharging bays.

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- Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities) to encourage reduced use of private motor vehicles

Infrastructure

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

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

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

Open space

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

Provide attractive and accessible open spaces for people to enjoy.

- Aim to provide the community with access to high quality open space within walking distance of their home or work with appropriate amenities such as toilets, water fountains with dog bowls and rubbish bins,
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas currently under-provisioned and with projected population increases
- For large parks like Edinburgh Gardens that have high levels of use, Yarra will establish Committees of Management that will allow both local residents and sports clubs using the parkland to have a say in how the parks are used and what amenities and facilities are installed for public use

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15.01-1L Urban Design

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Proposed C269yara

Strategies

Public realm

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

Support development that improves the quality of the public realm

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

Require public realm improvements when rezoning land

Encourage developments to incorporate public art

Wind

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

Weather protection

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

Projections over a public realm

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

Development adjacent to or within a Heritage Overlay

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

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

Use materials and finishes that are typical for the heritage place

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

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Laneways

Promote development abutting a laneway that:

- Provides additional multi-functional multi-generational residential accommodation within existing Residential Zone areas
- Support the conversion of laneways into private managed carriageways to provide increased property security, to stop laneways being used as public toilets and provide a more shared and valued open space primarily for residents of properties that abut that laneway

- Provides a safe and well-lit environment for users of the laneway
- Reflects the character of the laneway
- Respects the scale of surrounding built form
- Retains bluestone laneways
- Locates primary pedestrian access to the street rather than a laneway, where street access is available
- Provides clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a laneway
- Separates pedestrian entries from vehicle entries
- Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians
- Avoids light spill into adjacent private open spaces and habitable rooms
- Enables all essential services to be provided to the development
- Retains the public access function of the laneway
- Provides windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway

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

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

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Avoid development that:

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

Boulevards

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

- Maintains the heritage fabric and landscaped character comprising avenue trees and kerbing along Yarra's historic boulevards – Hoddle Street, Victoria Parade, Alexandra Parade, and Queens Parade

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- Improve the [historic landscape character of Hoddle Street following the VicRoads intersection and road lanes upgrade](#).
- Provides a scale that reflects the [heritage and](#) context of the boulevard
- Improves the pedestrian environments and the public realm along boulevards
- Creates quality building design and reinforces the importance of the boulevard

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Provide a transition in built form between the boulevards and their low-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevards

Development adjacent to a public open space

Facilitate development that:

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

Design buildings adjacent to any public open space set aside under clause 19 02-6L to facilitate high quality and accessible public open space

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

15.01-2L Building design

Policy application

This policy applies to all development

Strategies

Building form

Design development to:

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

Building heights

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

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

- Activity centres (as shown on the Strategic Framework Plan in clause 02 04-1 and clause 11 03-1L)
- Employment areas (as defined in clause 02 01)
- Major regeneration areas (as shown on the Strategic Framework Plan in clause 02 04-1)
- Boulevards (as defined in clause 02 03)

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

Mid-rise development

Direct mid-rise development to the following locations:

- Appropriate locations within major and neighbourhood activity centres; major employment precincts, commercial and industrial land (as defined in clauses 02 01 and 11 03-1L)
- Major regeneration areas (as shown on the framework plan in clause 02 04-1)
 - Alphington Paper Mills site
 - Gas Works site in North Fitzroy
 - South-west Cremome (land south of Gough Street)
- Appropriate locations along the following Boulevards that are outside activity centres:
 - Alexandra Parade
 - Hoddle Street
 - Victoria Parade

Support mid-rise development that:

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

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Building setbacks

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

Incorporate setbacks that:

- Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street
- Limit excessive tiered building profiles on street and laneway frontages resulting from excessive numbers of upper level setbacks
- Provide for soft landscaping including the planting of canopy trees, where appropriate

Avoid front setbacks that:

- Consist of hard-paving (other than footpaths and driveways) rather than landscaping in the front setbacks in residential areas
- Include recessed undercroft parking at ground level
- Consist of car parking, basement car parking access and ventilation shafts

Avoid the intrusion of balconies and building services into the setback

Walls on boundaries

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

Site coverage

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

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

Internal amenity

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

Encourage developments to provide:

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

Impact of development on adjoining properties

Avoid impacts on existing adjoining development through:

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

Equitable development

Avoid development that:

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

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

Roof form

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

Materials

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

Include anti-graffiti materials and treatments at ground level

Avoid detriment to nearby properties when using reflective materials

Landscaping

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

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

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

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

Pedestrian access

Provide separate vehicular and pedestrian access

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

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

Provide weather protection for entries

Frontages

Provide active frontages in commercial areas

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

[Utilize traditional materials and building techniques for facades in areas covered by a Heritage Overlay](#)

Orient development to the street, and to both streets if a corner site

Avoid dominant car parking, garage doors and driveways

Front fences and gates

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

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

Carparking, loading facilities and outbuildings

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

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

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

[New apartment developments shall include off street parking for visitors, deliveries and emergency vehicles](#)

Maintain the prominence of pedestrian entries

Minimise the number of garage doors facing a street

Avoid open, ground level multi-space car parks

Avoid blank walls of car parks visible from the street

Provide legible and safe vehicular entries

Conceal the view of cars at ground level and on upper levels of multi-deck car parking

Conceal the view of car stackers from the public realm

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

Service equipment

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

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

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

Low and Zero Carbon Development

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

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

Policy guidelines

Consider as relevant:

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

- In relation to the subject site:
 - Site shape, size, orientation, slope (contours) and location and type of any easements
 - Levels of the site and the difference in levels between the site and surrounding properties
 - The location and heights of existing buildings on the site
 - Solar access to the site
 - Shadows cast by any existing buildings between 9am and 3pm on 22 September
 - Location and botanical name of significant trees
 - Fence heights, styles and location
 - Views to and from the site
 - Street frontage features such as poles, street trees, kerb crossovers and pedestrian access points
 - Any other notable features or characteristics of the site
- In relation to adjacent properties and the broader neighbourhood:
 - The location and heights of buildings on adjacent properties
 - The use of buildings on adjacent properties
 - The location of secluded private open space and habitable room windows of adjacent residential properties which have an outlook to the site within 9 metres
 - Solar access to adjacent properties
 - The pattern of development of the neighbourhood, including details regarding widths of adjacent footpaths and roadways, and street planting
 - The built form, scale and character of surrounding development including front fencing
 - Architectural styles of surrounding buildings
 - Location of any nearby places of cultural heritage significance
 - Land (such as streets/ laneways and public parks) where natural surveillance is desirable
 - The location of local shops, public transport services, public open spaces (including any pedestrian and cycle links to these facilities) situated within walking distance of the site
 - Any other notable features or characteristics of the neighbourhood
 - Prevent additional overshadowing of Darebin Creek and Merri Creek between 11am and 2pm on 22 June
 - Prevent additional overshadowing of adjacent public open space
 - Unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:
 - Footpath on the southern side of streets oriented east-west in activity centres defined in clause 11 03-1L
 - Opposite footpath on streets oriented north-south in activity centres defined in clause 11 03-1

How the development responds to the site analysis

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

15.01-2L Landmarks

Proposed C269yarra

Objective

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

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Strategies

Preserve views to landmarks as identified in Table 1

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

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

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

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

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

Policy Guidelines

Consider as relevant:

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

Table 1: Landmark primary viewpoints and architectural significant elements

Landmark	Primary views	Architectural significant elements
Church spires		
St Ignatius 326-348 Church Street, Richmond	<ul style="list-style-type: none"> ▪ Tram terminus at intersection of Church and Victoria Streets ▪ North-east corner of intersection of Bridge Road and Church Street ▪ South-east corner of Church Street and Swan Street ▪ Citizens Park – path around oval at Highett Street/Gleadell Street entry 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
St Mark's 268 George Street, Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Moor Street and Gore Street ▪ South-west corner of intersection of Moor Street and George Street ▪ North-west corner of intersection of Condell Street and Napier Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry

St John the Baptist 61 Queens Parade, Clifton Hill	<ul style="list-style-type: none"> ▪ Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street ▪ Pedestrian crossing near Raines Reserve ▪ Alfred Crescent Pavilion in Edinburgh Gardens 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
St Luke's 121-123 St Georges Road, North Fitzroy	<ul style="list-style-type: none"> ▪ South-east corner of intersection of Brunswick Street and Johnston Street 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry

	<ul style="list-style-type: none"> ▪ North-east corner of intersection of Scotchmer Street and St Georges Road ▪ Walkway, north of grandstand in Edinburgh Gardens 	
St Patrick's 1 Cathedral Place, East Melbourne	<ul style="list-style-type: none"> ▪ Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North 	<ul style="list-style-type: none"> ▪ Spire ▪ Belfry
Clock towers		
Former Dimmeys store 140-160 Swan Street, Richmond (previously known as Ball Tower)	<ul style="list-style-type: none"> ▪ North-west corner of intersection of Swan Street and Yan Lane ▪ North-east corner of intersection of Stewart and Swan Streets ▪ North-east corner of intersection of Waverley Street and Swan Street 	<ul style="list-style-type: none"> ▪ Ball ▪ Clock stage ▪ Arcade stage
Richmond Town Hall 333 Bridge Road, Richmond	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Lennox Street and Bridge Road ▪ South-east corner of intersection of Burnley Street and Bridge Road ▪ Citizens Park at <ul style="list-style-type: none"> i Path around oval at Highbett Street / Church Street entry ii Path around oval where it meets the central entry from Highbett Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Pyramidal roof ▪ Clock stage ▪ Cornice and iron balustrade
Collingwood Town Hall 140 Hoddle Street, Abbotsford	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Victoria Parade and Hoddle Street ▪ North-west corner of intersection of Johnston and Hoddle Street ▪ Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Fitzroy Town Hall 201 Napier Street, Fitzroy	<ul style="list-style-type: none"> ▪ South-west corner of intersection of Condell Street and George Street ▪ Condell Street Reserve – centre of the park ▪ North-east corner of intersection of Kent Street and Moor Street 	<ul style="list-style-type: none"> ▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Industrial structures		
Shot tower 94 Alexandra Parade, Clifton Hill	<ul style="list-style-type: none"> ▪ Intersection of Brunswick Street and Alexandra Parade ▪ north-east corner of centre median ▪ Eastern Freeway (west of the Hoddle Street overpass) ▪ Darling Gardens (Rotunda) 	Top one third of the tower

YARRA PLANNING SCHEME

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

15.03-1L Heritage

[DAVID YOUNG revisions – note the revised draft developed by a working group of the Queens Parade Heritage, Planning and Traders Group 1.12.2020](#)

11

Proposed C269yara **Policy application**

This policy applies to all land within a Heritage Overlay

Objectives

- [To retain and conserve all individually significant and contributory heritage places](#)
- [To conserve heritage places in accordance with the Australia ICOMOS *Burra Charter*](#)
- [To retain and reveal views and vistas to heritage places and streetscapes](#)
- [To ensure new development is respectful of the assessed significance of heritage places](#)

Strategies

Strategy application

OPERATIONAL PLAN 2017-2022 SCHEME 2 [The strategies below apply to all heritage places including residential, commercial and industrial places](#) Page 3 of 4

Conservation

Commented [DY2]: The exhibited version has no objectives. Objectives are required because the state policy objective does not adequately deal with local heritage places and areas

Commented [DY3]: A heritage policy should at least have something in it about conservation!

Retain and conserve individually significant and contributory places as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas'.

Promote excellence in conservation practice by:

- Ensuring that conservation is guided by the statement of significance for the place.
- Encouraging retention of the three-dimensional form and fabric of a building.
- Where appropriate, encouraging the adaptive reuse of heritage places, while ensuring that it is consistent with the principles of good conservation practice.

Reconstruction

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

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

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

Consider requiring the reconstruction of a heritage building or part of a heritage building that has been unlawfully or unintentionally demolished in order to reveal the significance of the building streetscape or area.

Painting and surface treatments

Retain historic painted signs and evidence of original surface treatments.

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

Avoid sand and high pressure water blasting of render, masonry and timber surfaces.

Avoid the painting, rendering or other inappropriate surface treatments of unpainted surfaces.

Ensure paint colours are consistent with the period of construction and architectural style of the heritage place.

Ensure paint and coating types are consistent with long term conservation of the substrate materials.

Fences and gates

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

Where evidence exists encourage reconstruction of the original or early fences.

Where no evidence exists, ensure that new fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

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

In residential heritage areas require fences be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts).

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

Relocation

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

- The location is not an important component of the cultural significance of the heritage place, and
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place, and
- The cultural significance of the new location will not be distorted or negatively impacted.

Commented [DY4]: This strategy has been renamed from Restoration and Reconstruction. It had a first strategy that has been removed because it was simply definitions. The provision to "Retain the significance of heritage places" is now covered by the Objectives and the strategies under Conservation.

Commented [DY5]: Moved to first

Commented [DY6]: Important addition to avoid damage from inappropriate treatments

Commented [DY7]: Drawn from the current (22.02) policy

Commented [DY8]: Replaces: A suitable location is secured

New development, alterations or additions

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

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

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

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

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

- Building over the front of it
- Extending into the air space above the front of it
- Obscuring views of its principal façade/s

Set back additions:

- To avoid **façadism** where only the visible façade is retained and the remaining fabric is demolished
- To maintain the visibility of the three-dimensional form and depth of a building

Demolition

Prioritise conservation of a heritage place over demolition

Avoid the demolition of individually significant or contributory buildings unless all of the

Commented [DY9]: Corrections to façadism throughout the document are simply to add the cedilla to the c

Commented [DY10]: Strategies that apply to street furniture and laneways have been moved to near the end under a new heading
The strategy to “ensure that adaptation” has been added under Conservation

Commented [DY11]: Conservation is the broad term which includes

following can be demonstrated:

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

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

- The fabric does not contribute to the significance of the place
- The demolition will not adversely affect the significance of the heritage place
- The partial demolition will contribute to the long-term conservation of the heritage place
- The area of demolition is not visible from:

The street frontage (other than a laneway)

A park or public open space immediately adjoining the site

- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder
- The replacement building is a high quality design

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

Trees, landscapes, parks and gardens

Retain culturally and naturally significant trees in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe
- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible

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

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance of the landscape

Maintain the cultural and natural significance of historic parks, gardens and street plantings

Subdivision

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

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

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

Services and equipment

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

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

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

Roof terraces and roof decks

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

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

Commented [DY12]: Relevance of 'long-term'?

Commented [DY13]: This strategy has been deleted. It's an encouragement for applicants to argue why they can demolish. No other inner council in Melbourne has such a strategy.

Commented [DY14]: Outstanding specimen trees may be naturally significant.

Commented [DY15]: Words omitted from here because they are redundant. The Burra Charter language covers this adequately, though a list of definitions should be included.

parapets

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

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

Archaeological sites

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

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

Residential alterations or additions

Set back buildings and works to at least the distance of two rooms deep in order to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form

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

- Set back to match the setback of the individually significant or contributory building or the adjoining building

- Read as a secondary element when viewed from the adjoining street

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

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

Residential infill

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

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

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

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

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

Commercial heritage places

Retain and conserve heritage shopfronts and verandahs

Encourage retention of the principal roof forms

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

- New openings
- Enlarging existing openings
- New floor plates, walls, columns or structural supports cutting through openings
- Highly reflective glazing in historic openings
- Large expanses of glazing with a horizontal emphasis, except for ground floor shop fronts

- Balconies in historic openings

Commented [DY16]: Is this clear?

Commented [DY17]: Commercial and former industrial heritage places deleted so as to avoid problem of sub-headings (Commercial Heritage Places and Former Industrial)

YARRA PLANNING SCHEME

Encourage reconstruction of original or early verandahs

Where there is insufficient information to allow for accurate reconstruction of an original or early verandah, require a simple verandah design, consistent with the form scale and height of adjoining verandahs.

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

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

Encourage reconstruction of original or early shopfronts

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

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

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

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

Require inset balconies above the street wall rather than projecting balconies

Retain the visual prominence of both façades of heritage buildings on corner sites

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

Industrial heritage places

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

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

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

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

Public realm heritage infrastructure

Retain and conserve heritage infrastructure in the public realm including:

- Remnants of railway lines (such as the former Inner Circle line) including rails, sleepers, stanchions, weighbridges, as well as the former railway alignments
- Remnant gas lamp posts and early street signs

Retain or reconstruct original or early street furniture and bluestone road or laneway materials and details

In circumstances where primary pedestrian access is provided from a laneway, allow for partial adaptation to provide universal access

Avoid new vehicle crossovers in streets with few or no crossovers in heritage areas

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Commented [DY18]: This could be deleted, given the previous clause

Commented [DY19]: This section needs major work. It does not respond adequately to the advice provided in the background document.
Yarra_Industrial_Heritage_Policy_Oct_2019

[Use of sub-headings or numbering of clauses for clarity](#)

[Need for definitions – removed from existing 22.02](#)

[Levels of significance – removed from existing 22.02. There should be a reference to the incorporated document \(Appendix 8\).](#)

Highlighted – things that require clarification – e.g. new works at industrial heritage sites

[Guidelines – there should be a well-illustrated set of accompanying guidelines that explain the heritage policy in plain English for building owners as well for builders, architects, planners, etc. The guidelines should be a Background document and listed in Clause 72.08.](#)

[New order of clauses](#)

[Policy application](#)

[Objectives](#)

[Strategies](#)

[Strategy application](#)

[Conservation](#)

[Reconstruction](#)

[Painting and surface treatments](#)

[Fences and gates](#)

[Relocation](#)

[New development, alterations and additions](#)

[Demolition](#)

[Trees, landscapes, parks and gardens](#)

[Subdivision](#)

[Services and equipment](#)

[Roof terraces and roof decks](#)

[Archaeological sites](#)

[Residential alterations or additions](#)

[Residential infill](#)

[Commercial heritage places](#)

[Industrial heritage places](#)

[Public realm heritage infrastructure](#)

15.03-1L World Heritage Environs Area

Proposed C269yara

Policy application

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

OPERATIONAL PROVISIONS – Clause 72.08 – SCHEDULE PAGE 9 OF 4

The WHEA surrounds the World Heritage listed Royal Exhibition Building and Carlton Gardens

Deleted:

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. [3]

Deleted: HO361

Deleted: Precinct

YARRA PLANNING SCHEME

change and over the 19th and 20th centuries this helped promote a rapid increase in industrialisation and international trade through the exchange of knowledge and ideas by trade shows and exhibitions.

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

The WHEA Strategy Plan aims to

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

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

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

Yarra has had a Statutory obligation to

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

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

(REB & CG)

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

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

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

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

The buffer zone is also of historical and social significance for incorporating important and

OPERATIONAL PROVISIONS OF THE STATE COMMERCIAL AND INSTITUTIONAL DEVELOPMENT WITHIN THE EARLY MELBOURNE SUBURBS OF CARLTON AND FITZROY.

YARRA PLANNING SCHEME

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

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

Strategies

Yarra will work with the REB steering committee to

- establish a single central statutory authority on matters relevant to the REB and the WHEA to ensure there is consistent decision making on planning directives and assessment of development proposals within the WHEA.
- Ensure significance statements for the REB & CG and the proposed developments within the WHEA buffer zone are of the highest standards in recording, protecting and telling the story of those significant periods. Within the buffer zone there are many sites of historic significance such as the indigenous presence in Fitzroy post WW2 and St Mary Mackillop birthplace at 9 Brunswick St.
- Extend the WHEA to recognize shared heritage. The buffer zone should be extended to better fit the cultural heritage shared by Fitzroy, Eastern Hill and the parliamentary area, Carlton and West Melbourne. Extending the WHEA would more truly reveal the lived history around and in the WHEA and improve interpretation and the public's appreciation of significance periods over the history of Melbourne.
- Review state planning policy disconnections and lack of clarity in the State Planning provisions (HO992) and in Cities of Melbourne and Yarra planning schemes to ensure consistent heritage protection objectives.
- Ensure the World Heritage Management Plan and the WHEA strategy plan objectives are consistently incorporated in the State, Municipal and Local Policies so that there is a consistent set of DDOs covering all areas of the WHEA and there are consistent definitions of World Heritage values and cultural significance to avert contestability. This is an opportunity to improve fairness and transparency in planning especially for community advocacy.
- Ensure views looking out from the REB over heritage rooflines are appreciated as being as significant as the landmark views to the REB flagpole, dome and drum.
- Integration of operational policies for the REB & CG, the Museum reserve and the WHEA. What is required is consistency in signage and works to the public realm of the WHEA and the REB & CG site.
- Incorporate revisions to the WHEA Statement of Significance recommended by Hansen Partnership in their discussion paper.
 - Make adjustments of the WHEA statement of significance to make it apply to the whole buffer zone and not just the Area of Greater Sensitivity.
 - Apply the new format of What Why How including limiting the What to a brief description of the place. The key attributes are already provided within the How part of the statement.
 - The history and description sections from the 2009 report should remain in the body of the report but be kept separate from the Statement of Significance.
 - Remove social significance criterion where it is named alongside historical significance in low cases as it does not meet criterion G. Add two historical criterion A references regarding the preservation of the Victorian city in the 1960s and 1970s.
 - Make limited alterations to the What section to ensure key attributes are included to guide future decision makers.
- improve statutory controls associated with development within the WHEA
- improve coordination of decision making within the WHEA

Deleted: To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens
To maintain and conserve the significant historic character (built form and landscapes) of the area
To ensure new development in the area has regard to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens

YARRA PLANNING SCHEME

- inclusion of the Executive Director Heritage Victoria in some aspects of the decision making process.

Yarra will ensure new developments within the buffer zone that

- retain and conserve individually significant and contributory places including contributory fabric form architectural features and settings
- retain and conserve the valued heritage character of streetscapes
- retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building
- avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns
- protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from abutting streets and other views and vistas to the dome available from streets within the buffer zone and in particular Gertrude Street Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street
- discourage the introduction and proliferation of permanent structures and items such as shelters signage (other than for historic interpretation purposes) kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to
 - avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens including impacts on axial views along treed alleys and avenues
 - minimize inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens
- Consider the WHEA Strategy Plan Statement of Significance in the new developments Heritage Impact Statement
- Protect significant views and vistas to and from the REB & CG
- Maintain and conserve the significant historic character (built form and landscapes) of the area
- Have regard to the prominence and visibility of the REB & CG
- will be appreciated when viewed from the recently completed Publicly Accessible Promenade Deck at the base of the REB dome offering elevated views out of the REB to the WHEA and beyond
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the World Heritage listing of the REB & CG
- consider the proposed development impact on views and vistas of both to and from the REB dome

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

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

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

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

- Heritage Act Victorian Government 2017
- Burra Charter the Australian COMOS Charter for places of cultural significance (Aust COMOS 2013)
- Royal Exhibition Building and Carlton Gardens World Heritage Management Plan generally & in particular
 - Attachment A REB and CG Conservation Management Plan (Victoria Dept of Transport Planning & Local Infrastructure October 2013)
 - Attachment D World Heritage Environs Area Strategy Plan REB and CG (Victoria Dept of Transport Planning & Local Infrastructure October 2013)
- COMOS Position Paper World Heritage and Buffer Zones (International Expert Meeting on World Heritage and Buffer Zones Davos Switzerland March 2008)
- Hansen Discussion Paper 'Review of the World Heritage Strategy Plan for the REB & CG World Heritage Environs Area' (Vic Dept of Environment Land Water & Planning April 2020)
- Shrine of Remembrance Vista Controls April 2014 incorporated document for Melbourne Port Phillip & Stonnington Planning Schemes
- Shrine of Remembrance 'Managing the significance of the Shrine' July 2013 a Planning Scheme Reference Document for Melbourne Port Phillip & Stonnington Planning Schemes

Deleted: Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings

15.03- National Heritage Environs Area

PROPOSED C26@yara

Policy application

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

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

Objectives

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

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

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

The Abbotsford Convent NHEA Strategy Plan aims to

- protect the National Heritage values of the AC & APHF

YARRA PLANNING SCHEME

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

Yarra proposes to

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

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

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

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

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

Strategies

Yarra will ensure new developments within the buffer zone that

- retain and conserve individually significant and contributory places including contributory fabric form architectural features and settings
- retain and conserve the valued heritage character of streetscapes
- retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the AC
- avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns
- protect direct views and vistas to the AC & APHF from abutting streets and other views and vistas to the AC available from streets within the buffer zone
- discourage the introduction and proliferation of permanent structures and items such as shelters signage (other than for historic interpretation purposes) kiosks and the like around the perimeter of the AC & APHF in order to
 - avoid impacts on the presentation of the AC & APHF including impacts on axial views along treeed alleys and avenues
 - minimize inappropriate visual clutter around the perimeter of the AC & APHF
- Consider the NHEA Strategy Plan Statement of Significance in the new developments requiring a Heritage Impact Statement
- Protect significant views and vistas to and from the AC & APHF
- Maintain and conserve the significant historic character (built form and landscapes) of the area
- Have regard to the prominence and visibility of the AC & APHF
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the

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

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

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

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

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

Deleted: Retain and conserve the valued heritage character of streetscapes ¶
 Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building ¶
 Avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns ¶
 Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from abutting streets and other views and vistas to the dome available from streets within the precinct including Gertrude Street, Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street ¶
 Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to: ¶
 Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed alleys and avenues ¶
 Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens ¶

Deleted: 16.01-2L - Location of residential development ¶

Proposed C269yara Objective ¶

¶
 To direct the majority of new housing development to locations within an activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02 04-1) ¶

Strategies ¶

Manage housing growth in high and moderate change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area ¶
 Support residential growth that is appropriate to both its physical location and strategic context In high change areas (as shown on the Strategic Housing Framework Plans in this clause): ¶

Encourage higher density residential and mixed use development in the form of apartment buildings that establish a new character for the site or precinct ¶

Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land ¶

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

Support medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character ¶

Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land ¶

Objective ¶

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

Strategies ¶

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

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

Of one or two dwellings on typically small individual lots ¶
 That respects the prevailing type, scale and character of ... [4]

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2.01 - Context

Community engagement

The recently legislated Local Government Act 2020 requires Victorian Councils to adhere to the principles of community engagement and adopt *deliberative engagement practices*. Arrangements now need to be put in place that enable the community to participate in key decision making processes and that these become the norm rather than the exception. At its core, deliberative engagement is about putting people – be they citizens, residents or other affected individuals – closer to the affairs of government and decision makers. It puts conversations, diverse perspectives and understanding at the **centre of decision-making**.

I do not think C269 considers deliberative engagement practices at all and it could be inserted in many sections of the Planning Scheme.

Context – Yarra a municipality of many of Melbourne’s first suburbs

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

2.02 Vision

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

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

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

The spatial vision for the municipality is:

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

resilient to climate change. Yarra will be a city proud of its history and prepared for the future.

2.03 – Strategic directions

Housing

The Pandemic has made us all experience a paradigm shift in how we live and work. We have been instructed to stay at home and to work at home.

The focus for Yarra should be promoting and supporting private housing growth in the **Residential zones**. Yarra should assist property owners by producing design guideline as reference documents and prescribed design development overlays that are provide for fast track approval for alterations and additions that meet an approved criteria for home owners to create:–

- **multi-functional housing** to facilitate more work and study activity at home.
- **multi-generational housing** that facilitates extended families wanting to live and care for each other rather than having their elderly going to retirement villages and care homes and or their small children being cared for by grandparents rather than using childcare centres.
- **multi-key housing** as share housing for adults to live part connected and part independent living areas that combined or divided into separate living areas with their own entrances. For example mews housing on laneways that provide separate living to the main house. This would facilitate adult children transitioning to independent living, it could provide affordable bedsit accommodation for singles or couples, and it could be accommodation for a live in housekeeper or nurse caring for elderly or physically or visually impaired people.

Activity centres

Within activity centres, residential housing on **Commercial 1 or mixed use sites** will be confined to commercial residential businesses such as public and private hotels.

Activity centres should also allow for low cost youth hostel type back packer dormitory accommodation.

Natural environment

Climate change

Remove opening statement:– *Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe.* Yarra is already one of the most densely populated municipalities and it is Victorian Government and not Yarra's responsibility to reduce the peri-urban sprawl.

Built environment and heritage

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

Yarra needs to allow commercial and mixed use sites to transition into commercial residential as public hotels, backpacker youth hostel accommodation or concierge managed private hotels and not remotely body corporate managed private apartment complexes.

New buildings should be considered like human beings in that they need to be respectful to their neighbours. New construction in a heritage area needs to be well designed, properly built using relevant building materials and appropriately scaled in relation to the adjacent buildings.

The economic value of real estate comes from its Context – its value is derived not from what is spent on the building structure but where the building is located.

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

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

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

The large public housing estates of large high rise apartment buildings set in landscaped grounds are likely to be replaced in the next 20 years with medium density of medium height of social housing mixed with private apartment buildings set in communal gardens as well as public landscaped grounds.

The paragraph on Yarra's heritage includes buildings should also note Abbotsford Convent precinct being listed on the Australian National Heritage Register.

Should also note that the commercial and mixed use properties that have transitioned to residential apartments has not been a great success particularly in activity centres where it has caused conflict with the often noisy night economy.

In the past 10 years, apartment developments have failed to become more diverse and to better suit large families and share households.

In the next 20 years the high rise public housing towers built with precast concrete walls that are increasingly becoming structural fragile will likely result in these towers being demolished and replaced with medium rise public housing that will offer more accessible, adaptable and affordable housing options for Yarra's diverse community.

Natural environment

With respect to native flora and fauna in large reserves it should not Yarra Bend Park instead of Edinburgh Gardens

Yarra includes three significant water corridors - Yarra River and its tributaries, Darebin Creek and Merri Creek. These corridors are significant environmental assets that have a number of functions, including: providing for leisure and recreation, forming habitats to enhance biodiversity, acting as the city's 'green lungs', and managing water flow and stormwater. The low-lying land around the waterways however means that parts of Yarra are susceptible to flooding..

Improve pedestrian and cycle links by providing separate pedestrian walks and bikeways in high traffic locations.

Climate change

Reduce the urban heat island effect by increasing urban forest including Yarra street trees by planning for power distribution and telecoms companies to progressively relocating all cabling to underground conduits.

Built environment and heritage

To maintain the context of the area in locations of heritage significance – this can be achieved through construction conservation that is a positive, well informed and collaborative approach to building conservation.

Value the public realm as a public asset that supports people who live, work and visit the area.

Assess each street and laneway for its capacity to contribute to the wellbeing of community and to supporting the natural environment. Have an urban forest strategy that acknowledges that heritage trees also contribute to climate sustainability.

Preserving and enhancing (not protecting) heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra.

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

Preserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.

Retain and if necessary adapt Yarra's historic buildings as a means of connecting with the past.

Reinforce Yarra's low-scale residential neighbourhoods by encouraging the conversion of garages and sheds on laneways into mews housing to allow for more multi-generational housing, shared housing and multi-functional housing that better accommodates working at home.

Ensure mid-rise buildings are only approved in appropriate locations **generally** within major and neighbourhood activity centres and employment lands, major regeneration areas (as

shown on the Framework Plan in clause 02.04-1), and along Hoddle St, Alexandra Parade, and Victoria Parade.

Preserve and enhance the historic built form, character and function of streets and laneways as a significant feature of Yarra's urban structure and character.

Housing

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

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

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

Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:

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

Economic development

Yarra's diverse economy means that different land uses often overlap or vary within short distances. Mixing private residential in close proximity with commercial, industrial and entertainment areas creates more challenges *than* opportunities to manage environmental and amenity impacts and enhance of activity centres and precincts.

Yarra's aim will be to build on the economic value of tourism and in response to the temporary loss of international tourism for at least a few years, Yarra's focus will be on national and local tourism. With the World Heritage listed REB & CG and its UNESCO inscribed WHEA buffer zone, the national heritage listed Abbotsford Convent and the municipality 70% covered with heritage overlays, Yarra's advantage therefore is to focus on

heritage tourism. Therefore at the core of Yarra' tourism opportunity is our historic built environment heritage.

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

Future developments in Activity Centres need to be complimentary to the night economy by residential developments being hotels and youth hostel style dormitory accommodation, rather than private apartments remotely managed by body corporates.

Transport

With car parking bays being lost to allow for expanding footpath dining, To allow for increased accessibility to shops and offices, Yarra will progressively convert approximately half of the 1 hour metered parking in activity centres into free ½ or ¼ hour parking, Former commercial vehicle loading zone bays will be converted into free ¼ hour parking.

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

Enhance Yarra as a safe place to walk or cycle, and to increase the number of people walking or cycling, by converting high use shared paths in to separate bike roads and pedestrian walks.

Encourage developments to prioritise sustainable transport modes. All new apartment developments will be required to provide off street parking that includes charging points for electric vehicles.

Supermarket carparks and petrol stations will be encouraged to include for electric car recharging bays.

Infrastructure

Require the electricity supply authority and the telecom companies to progressively relocate their cabling underground.

Open space

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

15.01 – Urban Design

Support development that improves the quality of the public realm.

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

Development adjacent to or within a Heritage Overlay

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

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

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

Laneways

Promote development abutting a laneway that:

- Provides additional multi-functional multi-generational residential accommodation within existing Residential Zone areas
- Support the conversion of laneways into private managed carriageways to provide increased property security; to stop laneways being used as public toilets and provide a more shared and valued open space primarily for residents of properties that abut that laneway.
- Provides a safe and well-lit environment for users of the laneway.

Boulevards

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

- Maintains the heritage fabric and landscaped character comprising avenue trees and kerbing along Yarra's historic boulevards – Hoddle Street, Victoria Parade, Alexandra Parade, and Queens Parade.
- Improve the historic landscape character of Hoddle Street following the VicRoads intersection and road lanes upgrade .

Development adjacent to a public open space

Facilitate development that:

- Provide additional public accessible open space
- Avoids overshadowing

15.01 – Building design

- When the development site is covered by a Heritage Overlay, request traditional building materials and methods of construction be used on facades visible from the street to preserve and enhance the heritage character of the area. This should apply to both repairs and alterations to existing buildings as well as new infill developments.

Mid height development

Support mid-rise development that:

- In areas covered by a Heritage Overlay, utilize traditional materials and construction methods to preserve and enhance the historic fabric of the area.

Provides a scale that reflects the heritage and context of the boulevard.

Front fences and gates

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

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

Carparking, loading facilities and outbuildings

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

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

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

New apartment developments shall include off street parking for visitors, deliveries and emergency vehicles, district nursing and meals on wheels vehicles, etc.

15.01 – Landmarks

Strategies

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

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

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

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

There are a lot more landmarks that could be added to a prescribe list and views should not be just a couple of noted views for particular locations.

15.03 - World Heritage Environs Area

The Yarra HO361 does not match the UNESCO inscribed plans for the World Heritage Environs Area (WHEA) buffer zone around the Royal Exhibition Building and Carlton Gardens.

The Yarra section of the WHEA buffer zone is bounded by Nicholson St, Victoria Parade, Fitzroy Street & Bell Street. Given the consistency of similar mix of historic building types, the buffer zone should really be extended east to Brunswick Street.

There are 2 prescribed protected views of the REB from particular reference points in Gertrude St and Marion Lane but with the new REB dome walk & promenade deck, within the buffer zone there should be consideration given to views both to and from the REB are equally important.

Yarra Planning Scheme needs to acknowledge Abbotsford Convent as an Australian National Heritage listed site including the need to assess an appropriate Buffer Zone.

Policy application

This policy applies to all land within **the** World Heritage Environs Area

The 'World Heritage Environs Area' (WHEA) surrounds the World Heritage listed Royal Exhibition Building and Carlton Gardens. The WHEA, which includes land within South Fitzroy, acts as a 'buffer zone' for the World Heritage property and provides a setting and context of significant character for the World Heritage property.

UNESCO defines the WHEA with an inscribed map that includes the section of Fitzroy South that is bound by Nicholson Street, Victoria Street, Fitzroy St and Bell St

Objectives

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

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

The Victoria Heritage Act (the Act) was amended in 2004 to include a section on World Heritage. The Act required the government to consider and declare an area around the REB & CG to be the World Heritage Environs Area (WHEA) to act a buffer zone in order to protect

the world heritage values of this special Heritage Place and to develop a WHEA Strategy Plan (Strategy Plan) for that area. The current Victorian Heritage Act 2017 provides for World Heritage in Part 9

The Strategy Plan aims to:–

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

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

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

Yarra has had a Statutory obligation to:–

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

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

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

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

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

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

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

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

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

Strategies

Yarra will ensure new developments within the buffer zone that:

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

- minimize inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.

Consider the WHEA Strategy Plan Statement of Significance in the new developments Heritage Impact Statement

Protect significant views and vistas to and from the REB & CG.

Maintain and conserve the significant historic character (built form and landscapes) of the area.

Have regard to the prominence and visibility of the REB & CG.

will be appreciated when viewed from the recently completed Publicly Accessible Promenade Deck at the base of the REB dome offering elevated views out of the REB to the WHEA and beyond.

consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the World Heritage listing of the REB & CG.

consider the proposed development impact on views and vistas of both to and from the REB dome.

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

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

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

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

- Heritage Act, Victorian Government 2017.
- Burra Charter, the Australian ICOMOS Charter for places of cultural significance (Aust. ICOMOS 2013)
- Royal Exhibition Building and Carlton Gardens World Heritage Management Plan generally & in particular:–
 - o Attachment A: REB and CG Conservation Management Plan (Victoria Dept. of Transport, Planning & Local Infrastructure October 2013)
 - o Attachment D: World Heritage Environs Area Strategy Plan: REB and CG (Victoria Dept. of Transport, Planning & Local Infrastructure October 2013)
- ICOMOS Position Paper – World Heritage and Buffer Zones (International Expert Meeting on World Heritage and Buffer Zones, Davos, Switzerland. March 2008).
- Hansen Discussion Paper – ‘ Review of the World Heritage Strategy Plan for the REB & CG World Heritage Environs Area’ (Vic Dept of Environment, Land, Water & Planning. April 2020)
- Shrine of Remembrance Vista Controls, April 2014. Incorporated document for Melbourne, Port Phillip & Stonnington Planning Schemes.
- Shrine of Remembrance ‘Managing the significance of the Shrine’ July 2013, a Planning Scheme Reference Document for Melbourne, Port Phillip & Stonnington Planning Schemes.

15.03- National Heritage Environs Area

Policy application

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

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

Objectives

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

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

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

The Abbotsford Convent NHEA Strategy Plan aims to: –

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

Yarra proposes to: –

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

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

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

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

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

Strategies

Yarra will ensure new developments within the buffer zone that:

- retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.
- retain and conserve the valued heritage character of streetscapes.
- retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the AC.
- avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.
- protect direct views and vistas to the AC & APHF from abutting streets and other views and vistas to the AC available from streets within the buffer zone.
- discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the AC & APHF in order to:
 - o avoid impacts on the presentation of the AC & APHF, including impacts on axial views along treed alleys and avenues.
 - o minimize inappropriate visual clutter around the perimeter of the AC & APHF.
- Consider the NHEA Strategy Plan Statement of Significance in the new developments requiring a Heritage Impact Statement
- Protect significant views and vistas to and from the AC & APHF.
- Maintain and conserve the significant historic character (built form and landscapes) of the area.
- Have regard to the prominence and visibility of the AC & APHF.
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the National Heritage listing of the AC & APHF

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

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

- retain significant and contributory places
- retain of heritage character of streetscapes
- retain of predominately lower scale development
- avoid consolidation of allotments

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

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

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

16.01 – Location of residential development

New housing development needs to be located in residential zone to allow existing housing stock to become more multi-functional with work at home activities. It also needs to become easier to add extra living areas and bedrooms to facilitate multi-generational living.

In activity centres, Yarra needs commercial residential – public and private hotels with 24/7 concierge front door management as well as low cost youth hostel dormitory accommodation. This will help facilitate the night time economy of the associated activity centre.

Commercial residential should include off street parking for guests and staff.

Private residential accommodation managed by remote body corporate authorities are more likely to cause conflict with the music and dance venues operating in the associated activity centre.

There should be no private residential developments that have floors that cannot be reached by a fire brigade extension ladder. Private residential apartments should have bookable off street parking for tenant visitors, emergency vehicles, meals on wheels or nursing care service vehicles.

High rise or high density housing complexes should be made to practice evacuation drills similar to commercial office and retail buildings.

Aged care facilities need to include for off street parking for visitors and emergency vehicles.

All new off street parking should now include charging points for electric vehicles.

16.04 -Housing affordability

Key workers should include council employees wishing to live within the Municipality.

Affordability of housing is dependent on who owns and manages the property as well as where the property is located.

Buildings need to be built fit for purpose and housing to be used by people who have been marginalized and possibly suffered mental health issues is not cheap and affordable to build. This type of housing needs to have robust cabinetry, fittings and fixtures and internal solid core doors where elsewhere a semi-hollow core door would suffice. Bathrooms need to be designed and constructed for disabled person use and for nurse assisted bathing.

If Yarra wants to help people through the provision of affordable housing, it needs to do it either through NGO providing rooming house accommodation for specific groups – single older women, marginalised young men and women, etc. Each group has particular housing needs that must be considered.

Affordable housing generally requires financial support by either the government or private benefactors and it also requires proper management.

The YPS Affordable Housing should remove the guidelines that suggest suitable affordable housing can be provided by developers doing major residential developments unless the target group for the affordable housing will be essential workers or council employees and it is made affordable by subsidizing the rent.

17.01 -Employment

strategies

Support developments that involve adaptive reuse of historic buildings

Support developments that use traditional materials and workmanship for new build to maintain the availability of traditional materials and skills to ensure there is more trades capable of doing appropriate repairs in the future.

Support developments that provide affordable workspaces and broken plan configurations that facilitates appropriate pandemic physical separation and mechanical ventilation.

Support developments that provide for off street staff and visitors parking with charge points for electric car recharging.

In managing transport within to and from a major employment precinct it should just encourage (not prioritise) walking and cycling over car and truck based transport.

18.02 – Road system

Develop a principal bike network (PBN) through Yarra that links schools, activity centres and Council building, by using quiet roads and streets and pedestrian crossing that are managed during school times. The PBN should avoid roads that have slow peak hour traffic where cyclists are subjected to diesel fumes and particulates. For example it would be healthier for cyclists to use Gold St or Napier St rather than Wellington St, Smith St or Brunswick St

Discourage novice or tourist cyclists using roads incorporating the tram network.

The Yarra PBN should be developed so that a unaccompanied 13 year old can safely cycle from say Fitzroy North to Cremorne.

This section on the road system needs to be expanded to explain in more detail how Yarra will manage roadways as an important part of the public realm particularly along streetscapes covered by a Heritage Overlay.

This section should note the current Principal Freight Network and arterial roads that are VicRoads controlled and managed, as well as explain the interface between Yarra and VicRoads.

18.02 – Car parking

The objective needs to separate the worthy objective of promoting travel by sustainable modes by controlling and managing car parking.

The strategy always be to increase the availability of car parking spaces preferably off street and having adequate car parking for the location.

Off street parking now needs to include charging points for electric cars.

2+ hour metered car spaces in activities should allocate a percentage of the meter charge to progressively upgrade the parking bays to include electric car charging points

Car share providers to pay appropriate fees for being the allocation and sole use of street parking bays.

Link cycling with rail transport by encouraging the development of cycle shops next to railway stations to provide cycle maintenance or secure storage.

Encourage the provision of ride sharing vehicles, motor cycles and rickshaws at railway stations in lieu of long term car parking. Yarra should encourage VicTrack to close long term parking at stations like West Richmond and Clifton Hill and replace them with ride sharing economic taxi services

To comply with the Council's deliberate engagement obligations, allow residents to have a say on how car parking is provided in their street.

Allow 60deg angle rear to kerb parking which facilitates safer loading and unloading and safer access out into traffic.

19.02 Public Open Space

Remove the strategy to 'facilitate improved links between open spaces within the city and other municipalities to form a network. Stop thinking about shared paths in and through parks and gardens.

For our large parks and gardens like Edinburgh Gardens, Clifton Hill Quarries, Victoria Park, Citizens Park, Burnley ovals etc, create Committees of Management and comply with the Council's deliberate engagement obligations. Committees of Management would include local residents, dog owners and sporting clubs that use that particular park area.

Encourage the formation of dog owner clubs in parks like Edinburgh Gardens.

All water fountains should have dog bowls that can be discharged to a drain and not the ground where discharged water creates a quagmire.

In parks and gardens with high public vibrancy and dog off lead areas, like Edinburgh Gardens, relocate commuter cycle traffic to perimeter paths or adjacent roadways.

Discourage skateboard and bike traffic through dog off lead areas.

19.02 Public open space contribution

Explain what residential developments or subdivisions will involve a public open space contribution.

Give local people adjacent to the proposed development the opportunity to have a say on how the public open space contribution is to spent or whether the locals would prefer land for open space in lieu of cash payments.

19.03 Water sensitive urban design

This policy needs to be expanded to clarify how Yarra will integrate water sensitive design in the public realm – streetscapes, parks and gardens.

The Edinburgh Gardens rainwater garden should be more correctly named a drain garden and it needs to be fenced to stop dogs and children playing in the gutter water.

Yarra needs to explain how it will reintegrate urban water in the landscape of its streets and roads.

Link water sensitive design with Yarra's urban forest strategy. Yarra to progressively install porous asphalts to footpaths in parks and gardens like Edinburgh Gardens

Consider as relevant: – City West Water guide for trees and shrubs adjacent to a water or sewer asset.

19.03 Waste

Rewrite this policy to make it clear the strategy is relevant to a proposed new development or how Yarra will be operating within the public realm or what is expected of property owners with respect to managing waste on private properties.

Yarra to explain its policy for managing waste and recycling in parks and gardens and along streets with high pedestrian traffic.

Yarra to explain how property owners can dispose of hazardous materials.

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.

This is not supported by a proposal to allow developments of up to 14 storeys on Queens Parade. The demonstrated adverse impact on the area is apparent from existing approvals at the corner of Hoddle Street and Queens Parade. developers consistently approach development on an ambit basis and have demonstrated no regard for local amenity and character other than as imposed by regulation.

The entire village character and unique heritage character will be lost and the strip end up looking like Lygon Street - an ugly prefabricated panel development sewer.

Maintaining a balance between heritage, open space - not just parks- and a multipurpose community and local based shopping and community precinct is what kept most of us (relatively) sane during the pandemic lockdown. The developments at the top end of Queens Parade have highlighted the loss of community to me - they are stand alone, isolated from the community and add nothing other than size to the landscape. Their street frontages do not connect with the community or attempt too - they are simply residential blocks that sit o on the site and have no connection and have added no cultural or heritage value or diversity to the precinct at all.

Lower variable heights with a mix within each development, truly environmentally neutral - not just the token stuff that sits within existing guidelines - and imaginative developments that add to the community, provide genuine connections and support heritage and diversity has been too long absent from the Queens Parade debate. Buildings that are created to a standard that will last 100 years instead of looking drab and tired after 10 and that become their own drawcards to the area as exemplars of architectural and environmental design is an opportunity that I would love to see grasped as a whole of precinct concept rather than entrusted to developers who are committed to minimising costs and maximising profit outcomes. Please rethink height and start applying some creative thought to what can be achieved - seriously do all planning people get their qualifications from the same university because so much is same old same old - this is an opportunity to develop something new

and it starts with low to medium height creative use of space that connects and builds community. Keep the height to a maximum of 6 and a median of 4 and then we might start to see something actually add value.

Yours sincerely,

[Redacted signature]

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Please reply to [Redacted] at [Redacted].

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Amendment C269 - submission
o
Cc

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 main streets 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,

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RE: Amendment C269 - [redacted]
December 03, 2020 at 2:51 pm AEDT
To: [redacted]

Dear Sir / Madam

Further to our submission made per email below, please advise of the pre-set dates of the Panel hearing and Directions hearing?

According to the Explanatory Report (see extract below), these dates provided are presumably not correct.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been pre-set for this amendment:

- directions hearing: the week commencing 7/6/2020
- panel hearing: the week commencing 9/8/2020

Regards

[redacted]
[redacted] | M [redacted]

ratio:

?Planning : Traffic : Urban Design : Waste Management

[redacted]
[redacted] | ratio.com.au



From: [redacted]
Sent: Thursday, 3 December 2020 1:08 PM
To: [redacted]
Cc: [redacted] >> ; [redacted] < [redacted] >>
Subject: Amendment C269 - [redacted] Pty Ltd

Dear Sir / Madam

We act for Bridgeworth Management Pty Ltd, the owner of the land at 54-56 Bridge Road, Richmond.

Please refer to attached submission in relation to Amendment C269.

Should you have any queries, please contact the undersigned.

Regards

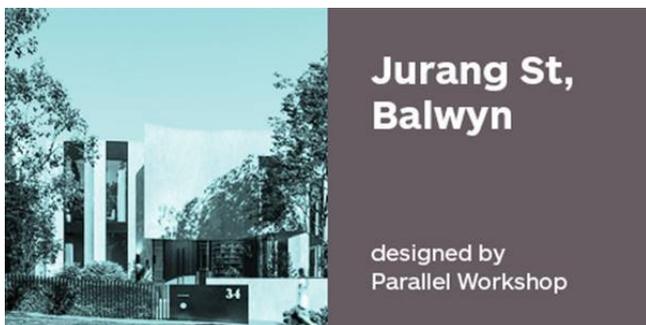
[Redacted]

Director: Planning | M: [Redacted]

ratio:

?Planning : Traffic : Urban Design : Waste Management

[Redacted] ratio.com.au



Re: Amendment C269 - submission of [REDACTED]
December 03, 2020 at 1:36 pm AEDT

To: [REDACTED]

Cc: [REDACTED], [REDACTED]

[REDACTED]

As I said earlier, a masterpiece, but an enhance version.
(Can you enhance a masterpiece?)
R

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Ph: [REDACTED]

Mobile: [REDACTED]

[REDACTED]

On 3 Dec 2020, at 1:07 pm, [REDACTED] <[REDACTED]> wrote:

Dear Sir / Madam

We act for Bridgeworth Management Pty Ltd, the owner of the land at 54-56 Bridge Road, Richmond.

Please refer to attached submission in relation to Amendment C269.

Should you have any queries, please contact the undersigned.

Regards

[REDACTED]

Director: Planning | M: [REDACTED]

—
?Planning : Traffic : Urban Design : Waste Management

[REDACTED] | [ratio.com.au](mailto:[REDACTED]@ratio.com.au)

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< 16166L002 - Amendment C269 submission - Bridgeworth Management Pty

Ltd.pdf > >

Amendment C269 - submission of Bridgeworth Management Pty Ltd
December 03, 2020 at 1:07 pm AEDT

To: [REDACTED]
Cc: [REDACTED]

Dear Sir / Madam

We act for Bridgeworth Management Pty Ltd, the owner of the land at 54-56 Bridge Road, Richmond.

Please refer to attached submission in relation to Amendment C269.

Should you have any queries, please contact the undersigned.

Regards

[REDACTED]
Director: Planning | M: [REDACTED]

ratio:

?Planning : Traffic : Urban Design : Waste Management

[REDACTED]
[REDACTED] | ratio.com.au



Attn: Strategic Planning, Amendment C269

03 December 2020

City of Yarra
Strategic Planning
Amendment C269

Via email:



Amendment C269 – Submission



We act on behalf of Bridgeworth Management Pty Ltd, the owner of the land at 54-56 Bridge Road, Richmond (“the Client Site”).

Amendment C269 to the Yarra Planning Scheme proposes to update the local policies at Clauses 21 and 22 with a revised structure in accordance with the reforms of Amendment VC148.

The purpose of this submission is to express our client’s objection in relation to proposed local policy at Clause 15.01-2L Landmarks and the associated background document ‘*Landmarks and Views Assessment – Ethos Urban – October 2019*’ that is proposed to be included as a background document in the schedule to Clause 72.08.

Specifically, the above local policy seeks to ensure that new development protects the ‘landmark primary viewpoints’ to the Pelaco sign as identified below:

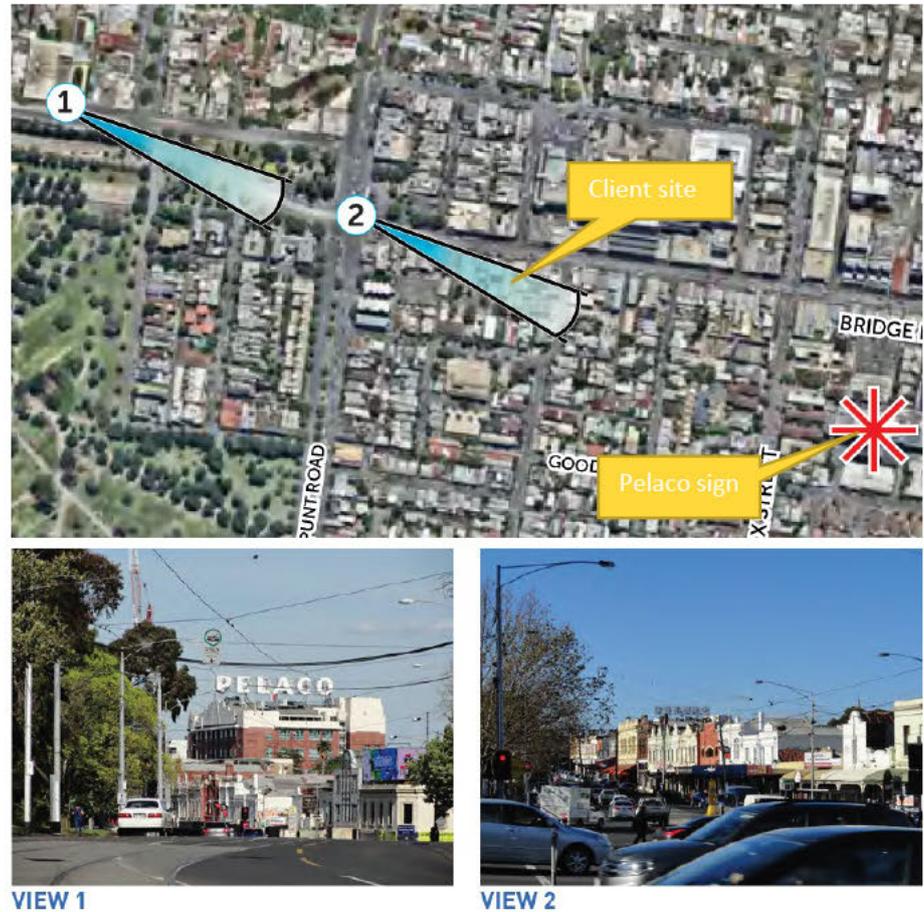
Figure 1 Proposed Clause 15.01-2L relating to Pelaco sign (Table 1 - extract only)

Advertising sky signs		
Pelaco sign 21 Goodwood Street, Richmond	<ul style="list-style-type: none">▪ Tram Stop 13 on Wellington Parade▪ North-west corner of intersection of Punt Road and Wellington Parade▪ South-west corner of intersection of Church Street and Hodgson Terrace	Sign

The protection of views of the Pelaco sign from the first two viewpoints identified above are highly problematic and unreasonable when considering the implications on the future development potential of the Client Site, not to mention many other strategic landholdings within the Bridge Road MAC.

This is pictured in **Figure 2** below.

Figure 2 Proposed primary views 1 and 2 of Pelaco Sign (extract of background document - Landmarks and Views Assessment – Ethos Urban – October 2019)



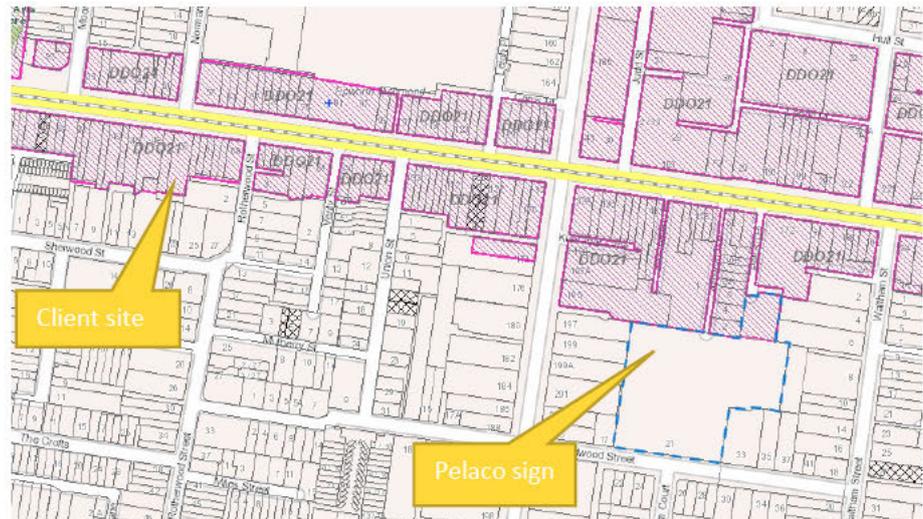
In our submission, the amendment is not strategically justified as it relates to the protection of views of Pelaco sign from these proposed Views 1 and 2. To this end we make the following submissions:

- The implications of protecting the viewlines to the Pelaco sign from the proposed vantage points has not been properly tested or assessed. It is imperative that robust, 3D urban design analysis be undertaken given the location of the Pelaco Sign and the relative distant position of the proposed ‘primary views’. Based on 3D built form analysis work undertaken by our client, it is apparent that meeting compliance with the proposed policy would have real and substantial implications on the Client Site, as well as a swathe of other Commercial 1 Zoned properties on the south side of Bridge Road, by significantly impeding and squandering their future development potential. The absence of any built form analysis being undertaken by Council is a flaw of the amendment, as a considered and proper assessment cannot be undertaken that determines

the strategic merit of the landmark policy, such as balancing the relative benefits and disbenefits associated with protecting views of the Pelaco sign.

- It is acknowledged the proposed policy at Clause 15.01-2 reflects the requirements of the interim Design and Development Overlay, Schedule 21 (DDO21), that affects the Client Site (and Bridge Road MAC more broadly). We highlight, however, the DDO21 is an interim control only. It was first introduced by the Minister under Section 20(4) of the Act via Amendment C248, and therefore was not subject to public exhibition or the independent scrutiny of a Panel. Initially, the DDO21 had a ‘sunset’ clause of 1 October 2020, being approximately two years from the date it was introduced, and this was recently extended to 30 June 2021 following Amendment C284 on 1 October 2020 (again, approved by the Minister under Section 20(4) of the Act). Therefore, to this day, the provisions of interim DDO21 have not been tested by an independent Panel and nor have landowners been given the chance to make a submission. That the proposed policy at Clause 15.01-2 may reflect the existing provisions of the interim DDO21, should be given limited weight and provides no strategic basis for Amendment C269. It is understood the Council is now preparing permanent built form controls for Bridge Road which will be subject to a full planning scheme amendment process. Our client intends to actively participate in this public process.
- Insofar as protecting views of the Pelaco Sign, the proposed Clause 15.01-2 represents a ‘quantum leap’ from the existing Local Planning Policy Framework (LPPF) of the Yarra Planning Scheme. The existing LPPF including the MSS at Clause 21.05 and local policies at Clause 22 recognises Pelaco Sign as a landmark where development “*should protect views*” (Clause 22.03-4), although the proposed policy significantly differs by providing more expansive strategies relating to the siting and setbacks of new buildings, and moreover, specifies the ‘primary views’ which it seeks to protect. In effect, this new policy is not only radically different from the status quo, but is also far more prescriptive and onerous, and hence it cannot be described as a ‘carryover’ from, or strategically justified by, the current LPPF.
- The proposed ‘primary views’ to the Pelaco Sign as specified in Table 1 of Clause 15.01-2 are not strategically justified and are highly problematic with respect to the achievement of other state and local policy directives that seeks to promote increased residential / commercial growth and intensification of the Bridge Road MAC.
- It is noted the proposed primary views are reflected in the proposed new background document, *Landmarks and Views Assessment – Ethos Urban – October 2019*. This background document includes errors and does not provide sufficient strategic justification. For example, there is little or no recognition that the Pelaco sign is located within, or is otherwise immediately adjacent to, the Bridge Road MAC. Also, it does not provide urban design analysis in terms of the physical relationship of the Pelaco sign with the current prescribed height controls of the surrounding land that is affected by the DDO21 to the north (as pictured in **Figure 3** below).

Figure 3 DDO21 map



- The amendment documents including the background material does not evaluate the ‘lost opportunity’ of seeking to protect views of Pelaco sign from the chosen vantage points, which inevitably may hamper the future strategic vision of Bridge Road MAC. As there is currently no structure plan for Bridge Road, and the level of ‘recent / modern’ strategic work for the MAC is minimal, it is somewhat premature to institute a local policy requirement that has significant implications on the future shape, scale and form of Bridge Road MAC.
- The proposed ‘primary views’ to the Pelaco sign have not been adequately justified based on heritage or urban design analysis. As referenced in the background document, it is noted there has been previous commentary from VCAT decisions in relation to the landmark policy in the context of the Pelaco sign (first originating in the matter of *Rescom QOD Lennox Street Pty Ltd v Yarra CC [2013] VCAT 1799*). Importantly, we highlight such VCAT decisions were made in the context of a different development proposal in a different location at 172-174 Lennox Street, Richmond. Therefore, reasonable caution should be used in giving the VCAT findings any weight, and indeed ought not to be bluntly applied in a universal way where it unduly impacts the strategic capacity of the Bridge Road MAC.
- The protection of views to the Pelaco sign as sought by the proposal local policy is somewhat contrary to, and competes with, state policies that promote housing and employment growth in well serviced locations and public transport, especially an inner-city Major Activity Centre like Bridge Road. This ‘policy tension’ was contemplated by the Tribunal in the matter of *Rescom QOD Lennox Street Pty Ltd v Yarra CC [2013] VCAT 1799*, where it stated:

“60. The views highlighted by Mr Lovell and Ms Trehwella are long range views achieved in part over private land, including properties zoned Commercial 1 in a Major Activity Centre. It brings into the question the extent to which these views can and should be maintained when there is an

argument that limiting the height of buildings to protect such views is contrary to State planning policies and other aspects of the local planning policies that encourage higher density development in Major Activity Centres.”

- Critically, due to the locational context of the Pelaco sign, the protection of views from the west will not only impact the Client Site but also significantly affect numerous private landholdings to the south of Bridge Road (as pictured above in **Figure 2**). This is land that is zoned Commercial 1 and located within the high order, inner city activity centre of Bridge Road MAC. This locational context can be contrasted with other key landmarks that are sought to be protected by the local policy, such as (but not limited to) the Skipping Girl sign, Nylex sign, the Clock Tower of the Richmond Town Hall and Dimmeys, and St Patricks Cathedral. Due to the nominated ‘primary views’ to these other landmarks, the viewlines are generally contained within public land such as public parks, the Yarra River corridor, the roadway and footpaths of streetscapes / thoroughfares, or in other instances may traverse across private land that is characterised by low rise built form where the zoning provisions (e.g. NRZ and GRZ) already limit the height and intensity of new development.
- The statement of significance for the Pelaco sign does not identify the proposed ‘primary views’ that are proposed to be protected under the local policy and background document. Instead, the heritage citation indicates:

“The landmark status of the sign is enhanced by its prominent position on Richmond Hill and its high degree of visibility from both sides whether illuminated or not.”
- There is no heritage analysis presented by Council to support the proposed ‘primary views’ to Pelaco sign. The proposed ‘primary views’ to Pelaco sign from the west are extremely distant views taken from a different municipal district, and the legibility, value and appreciation of the Pelaco sign from such locations is objectionable.
- The amendment does not make appropriate use of the VPP toolkit, as the protection of views to landmarks (such as Pelaco sign) ought to be managed using a development control such as a DDO, rather than a local policy. In effect the local policy as proposed would have a significant and material impact on the height, setbacks and massing of future development on private land. It is not appropriate to apply such development controls using local policy, which is merely supposed to ‘guide’ decision making, and in this way the amendment is not consistent with DELWP practice notes. Again, this issue underscores our submission that the views of Pelaco sign ought to be considered at a later time as part of the structure planning and permanent built form controls for Bridge Road.
- Our client is concerned as to whether a fair and due process has been followed with Amendment C269. We are informed by our client that surrounding landowners in Bridge Road, whom are materially affected by the proposed landmark policy (like our client), may be unaware of the amendment and its direct and severe implications on future development opportunities. The amendment documentation does not offer adequate or clear information to

show how different landowners (and their land) may be affected by the amendment. Also, it is understood that direct notice to these landowners impacted by view corridors to landmarks has not been given. Thus, this potentially raises questions of natural justice and fairness.

For reasons stated above we respectfully submit that the landmark policy and background document of Amendment C269, insofar that it relates to the protection of views of the Pelaco sign, is not strategically justified and should be deleted (or substantially modified).

The implications and 'lost investment and development opportunity' of protecting the 'primary views' of the Pelaco sign have not been properly examined or tested by Council. In our view, the negative development impact on the Client Site (and a swathe of other properties on the south side of Bridge Road) is unreasonable and unduly restrictive.

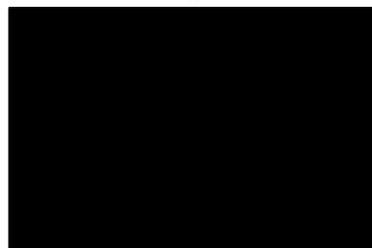
At what cost should these views of Pelaco sign be protected in the context of the significant investment and development capacity of the Bridge Road MAC? In our submission, the 'net community benefit' test is not met.

Unfortunately, the current interim DDO21 has already had the effect of inequitably and inappropriately stifling the development opportunities of the Client Site, however this interim control is due to expire on 30 June 2021, and will be replaced with permanent controls that will be subject to public exhibition and can be assessed by a Panel.

Still absent of a structure plan, development opportunities in the Bridge Road MAC should not be stymied by local policy under Amendment C269. This not a proper use of the VPP toolkit, and is premature as it should be deferred to a future planning scheme amendment that deals with permanent controls for Bridge Road where the necessary robust urban design and heritage analysis can be undertaken.

Should you have any queries, please contact the undersigned on [REDACTED] or email [REDACTED]

Yours sincerely,



[REDACTED]
Director: Planning

Amendment C269 - submission

o
Cc

Dear Councillors and Planning Staff

I am a long term resident of the City of Yarra. I love living here and I want the generations to follow to also love living here. This requires some stronger and clearer planning laws to protect the liveability and heritage.

The sensible protection that was recently put in place for the Queens Parade shopping strip should be used as a guide. Heritage shopping strips need to be preserved and having 8+ storeys towering over them destroys them.

Conversely, one only needs to look at the high rise development at the eastern end of Queens Pde, with Clifton Views aged care (217 QP) and the bleak Stalinesque apartment building next door, to see how overscaled and inappropriate buildings irreversibly spoil the surrounding area.

We want to retain our diversity and our open inclusive community. Village shops and our heritage buildings are key to this and need to be protected.

The City of Yarra is already doing more than its fair share in allowing additional residences to be built to cope with Melbourne's population growth. It is simply not necessary to build them above heritage shopping strips and we do not need excessively high and overscaled apartment buildings. We do not need Southbank style apartment buildings which do not offer quality living for the residents. Medium density and respectful development is the way forward.

Please also factor in protection of the Melbourne skyline from the Edinburgh Gardens. This is a view enjoyed by so many for so long by day and night including watching fireworks on occasion.

Thank you for your consideration of the above.

Yours faithfully

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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.

In particular, the recent COVID-19 pandemic demonstrated the need for an existing and diverse range of shops in a short walking distance of home - when many residents were fearful of shopping at larger shopping centres. Local strip shopping provides a sense of community with residents building friendships and contact with neighbours which is vitally important for an individual's physical health, mental health and overall well-being.

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes. For our survival and the survival of the planet, it is important that smaller sustainable developments rather than high rise developments are built - reducing the size of the building envelope is one way of achieving this.

High rise developments do not promote or encourage the creation of communities, due to the number of apartments in a high rise building. Loneliness is a key issue impacting a person's mental health, and high rise buildings will not assist with dealing with this issue.

Nature is critical to our lived environment and for our survival and health. Reducing areas of green space will effect the health and well-being of people, the planet, birds and animals.

Affordable housing is critical and the percentage of affordable housing must be increased with the planning scheme. The pandemic has clearly shown the need for such housing.

Yours sincerely,

Clifton Hill, Victoria, 3068, Australia

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[REDACTED]
AMENDMENT C269 - SUBMISSION

To: [REDACTED]

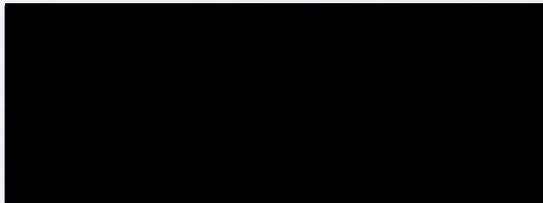
Please find attached:

Amendment C269 Submission.

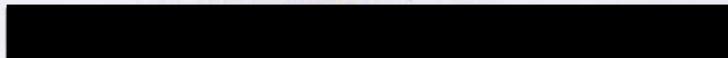
Regards

[REDACTED].

Amendment C269 Submission 3 dec 2020



email address



office phone



The submission comprises 10 pages
excluding the face sheet.

The follow submission mainly concentrates on the swan street major activity centre and the mixed use zone north of richmond station

The large scale map 11.03-1L for the swan street activity centre clearly shows the mixed use zone is not part of the activity centre. (see attached page 5)

The small scale map 02.04-1 Strategic framework Plan contradicts map 11.03-1L of the swan street activity centre by including the mixed use zone into the activity centre. (see attached page 6)

Note (unrelated to C269).

re the C191 amendment for the swan street activity centre the changing of the boundary to include the MUZ north of the richmond station was not discussed from information received.

Plans for that amendment should be checked to make sure the MUZ is not included before approved in any form.

If the amendments intention is to incorporate the MUZ as shown on map 02.04-1 as part of the swan street activity centre this should be refused because of the following

If the mixed use zone was to be incorporated into the Swan Street activity centre the predominant low rise character of the area would be lost and detrimental to the industrial heritage buildings of the 19th and early 20th. centuries that occupy the zone. (note Developers with the assistance of the Yarra planning department are trying their best with the present zoning to create high rise to the area.)

re the small scale plan 02.04-1. The boundary change was easy to miss; even looks sneaky which would allow for argument as to which plan is correct for future applications.

If it is intended to incorporate the MUZ as part of the Swan Street activity centre. The amendment is ill-conceived lacking detail on heights and setbacks as there is for activity centres elsewhere in Yarra including Swan Street.

Any proposed boundary change should be a standalone amendment.

Approximately 65% of the existing building stock has been redeveloped as apartments.

(see drawing page 8)

The area (MUZ) therefore has the characteristics of a residential zone, not those of an activity centre.

The mixed use zone between Wangaratta and Botherambo streets and from Swan St to Past Tanner street is incorporated in the Richmond Hill South heritage overlay and part of the residential zone. (see plan page 8 highlighted in green.)

Development to this section of the MUZ should have mandatory heights + setback requirements for a smooth transition from the low scale residential buildings to the east, to preserve the Lennox Street Heritage streetscape from being dominated by large buildings and to retain sky.

The Richmond Hill South 'Industrial' heritage overlay starts at Wangaratta street and west to Punt road (see plan page 8)

Many of the existing buildings have been redeveloped. Mandatory heights + setback should also be in place for this area to protect this unique heritage industrial area and for the amenity of the apartments that occupy the zone.

Conclusion: The C269 amendment lacks a clear statement of objectives and often necessary detail is absent.

For example as per my objection to incorporate the MUZ north of Richmond station as part of the Swan Street activity centre. (if that is the intention). There is no written reason, only a small scale plan which is hard to read.

This is not satisfactory.

The amendment document lacks substance and should be withdrawn, edited and rewritten in places then re exhibited.

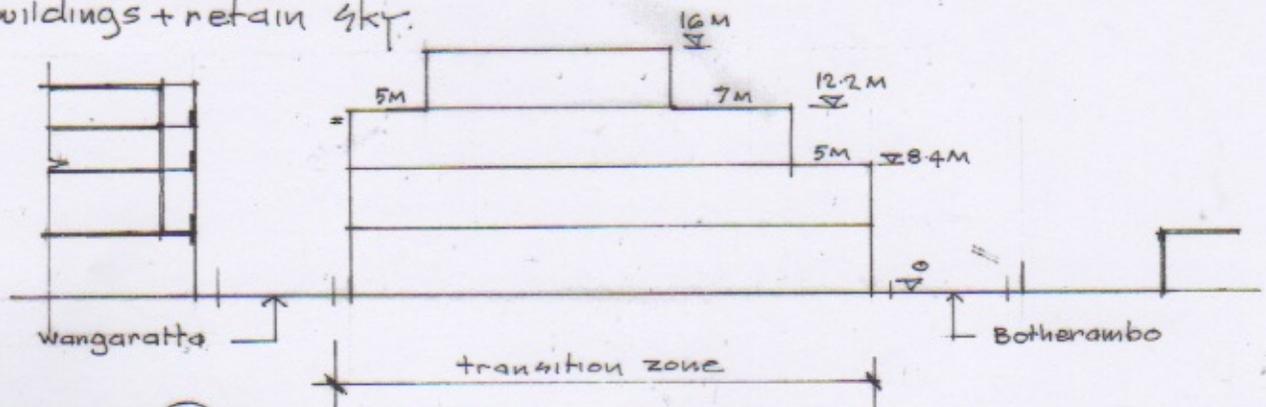
The amendment in present form allows for development without adequate safeguards. This broadbrush approach makes objection to development more difficult for the community.

THE FOLLOWING SHOULD BE ADOPTED FOR THE MIXED USE ZONE.

Building controls for the heritage mixed use zone should be tighter with mandatory requirements to protect the area from development of excessive height.

The area of the mixed use zone between wangaratta and botherambo street and swan to tanner street should be considered a 'TRANSITION' from low scale residential area east of botherambo street as previously mention on page 3 first paragraph.

The following heights and setbacks to be adopted for the transition zone to preserve the Lennox street heritage streetscape from being dominated by large buildings + retain sky.



Section (X) Transition zone see page 10

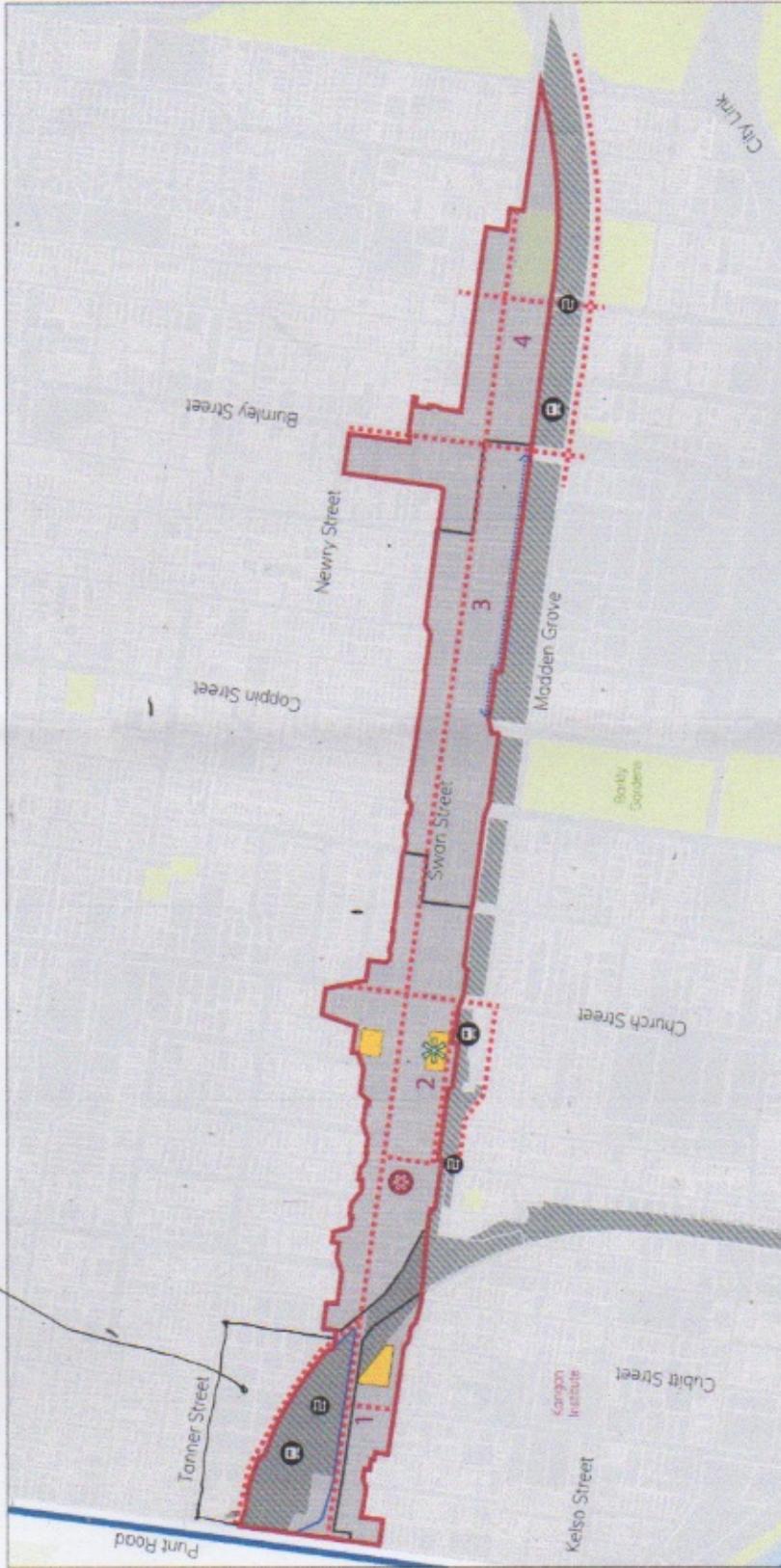
The mandatory heights for other buildings in the area/zone that could be developed in the future ref page 10.

Most being of historical significance. Street Facades retain. Setbacks required for extra floor levels to street frontages required and elsewhere for neighbourhood amenity.

Setbacks would vary depending on the size of the building + location. See page 10 shows mandatory maximum heights for each building notated in brackets. (ie (30M) No setbacks requirements are given.

Swan Street Activity Centre Plan

Small scale map 02-04-1 shows the MDZ incorporated into the Major activity Centre.



LEGEND

- Yarra LGA boundary
- Open space
- Water body
- Precinct Boundary
- Railway Reserve
- Potential Future Public Park
- Train Station
- Improved Pedestrian Route
- Pedestrian Underpass to be upgraded
- Car Parks
- Landmark - Dimmeys Tower
- Proposed New Laneway
- Major Activity Centre

YARRA PLANNING SCHEME

02.04 Strategic Framework Plan

Proposed C269yara

City of Moreland

City of Darebin

City of Boroondara

City of Melbourne

City of Stonnington

The C269 Amendment shows the Mixed Use Zone adjacent to the Richmond station incorporated into the Major Activity Centre. This contradicts Plan 11.03-14

LEGEND

	Yarra LGA boundary		Major Activity Centre		Major Employment Precincts		Strategic Crossing
	Open space		Neighbourhood Activity Centre		Commercial Land		Future Strategic Crossing
	Waterway		Local Activity Centre		Industrial Land		Boulevards
	Train line		Mix Use Areas		Public Use		Shared Walking & Cycling Path
	Train station		Low Scale Residential		Health & Education Precinct		Principal Bicycle Network
	Tram routes		Major Regeneration Area		Education Precinct		Proposed Bus Route
	Key bus routes		Docklands to Richmond corridor Urban Renewal area		Health Precinct		Gaps in Waterway Links (shared walking & cycling paths)



15.01-2L Building design

Proposed C269yara **Policy application**

This policy applies to all development.

Strategies

Building form

Design development to:

- Reflect and respond to streetscape elements, including:
 - Pattern of development.
 - Building spacing.
- Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
- Make a positive contribution to the streetscape through high quality architecture and urban design.
- Avoid blank or unarticulated walls.
- Use articulation or massing or change of surface treatment or a combination of these to relate the taller buildings to the scale of their surrounds and to diminish visual bulk.

Building heights

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

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

- 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).

plans 02.04-1 and 11.03-1L →
 for the Swan street activity centre contradict one another.
 11.03-1L should be adopted to preserve the heritage MDZ buildings to this unique area and low rise character.

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

Mid-rise development

Direct mid-rise development to the following locations:

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

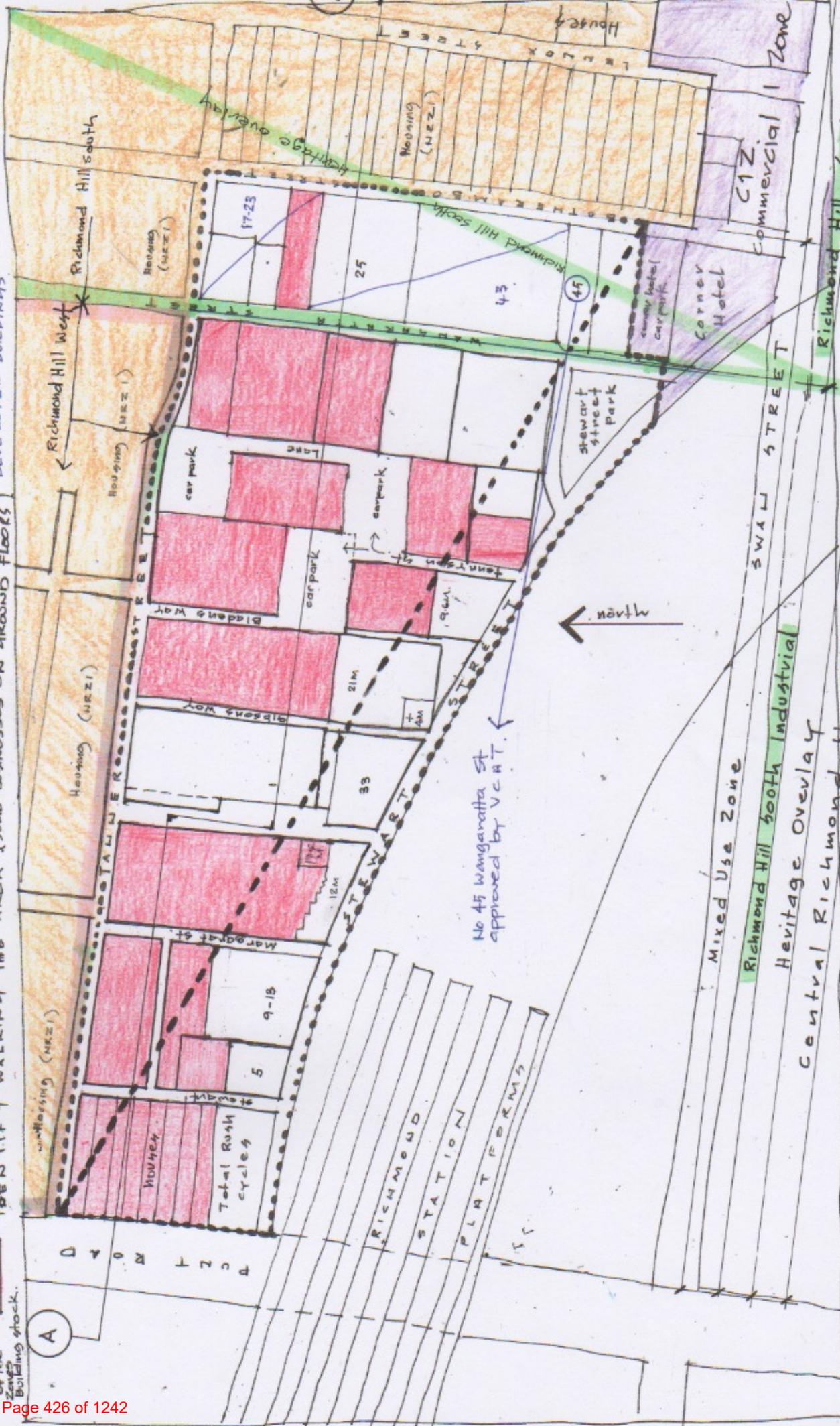
MIXED USE ZONE

HOUSES OR APARTMENT BUILDINGS I CAN IDENTIFY WALKING THE AREA (SOME BUSINESSES ON GROUND FLOORS) DEVELOPED BUILDINGS



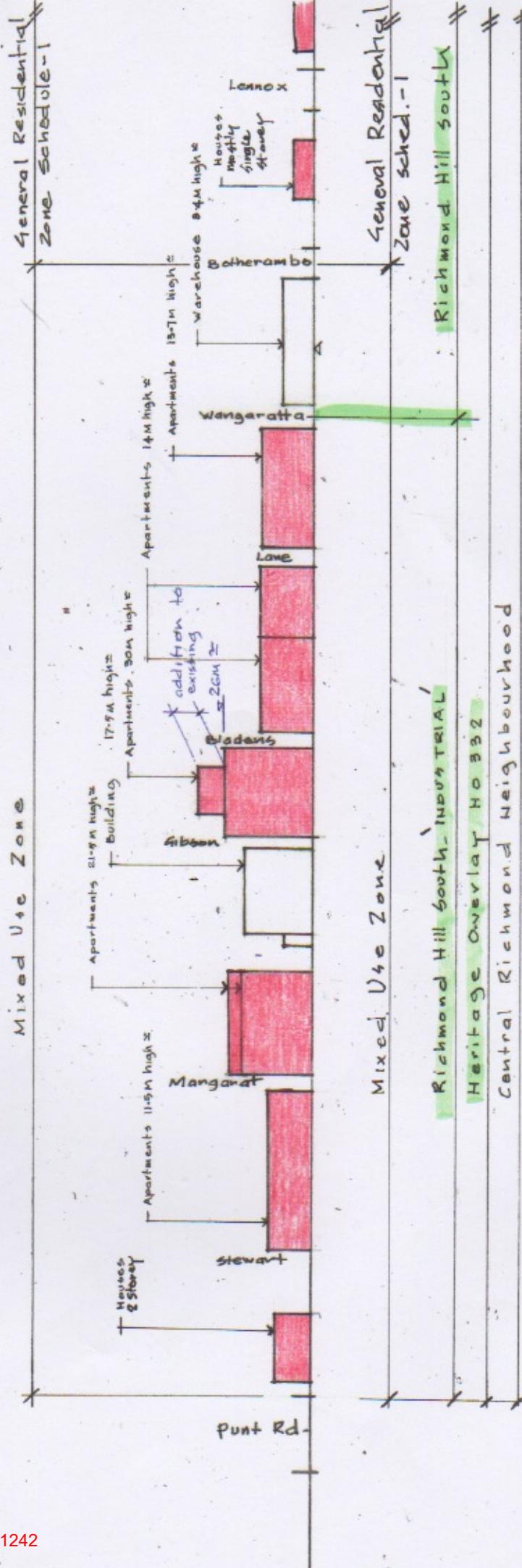
Approx 60% of the Zone's Building stock.

A



Plan of Mixed Use Zone + Surrounds Existing

Developed Buildings - Apartments or Houses



Section A Schematic Section Through Mixed Use Zone Existing Conditions

Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

Dear Councillors

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

I am making this submission to help protect Yarra's liveability and diversity for another 100+ years. Planning protections are key to this.

I appreciate the great work that was put in to protect the Queens Pde precinct and I urge Council to equally protect all other heritage landmarks and shopping strips across Yarra. The last thing I want to see above a heritage shopping strips is 8-14 storeys of apartments!

I regularly walk past the high rise developments at the eastern end of Queens Pde - the aged care facility and the awful concrete apartment block next door and wish they have never been allowed to be built and trust Council will keep up the good fight now to limit the proposed Mosskito and Ferrari towering buildings next door.

Please put protections in place to protect our wonderful "village" feel shopping strips and our divers community and streetscape.

The northern end of Lygon St and Sydney Road have been irreversibly spoiled by oversized apartment buildings. Please do not allow this in Yarra.

Please also protect our limited parks including Edinburgh Gardens. Not just the parks themselves but they also need protection from being overshadowed by huge buildings. People need fresh air and sunshine in the parks. In Edinburgh Gardens case, the city skyline view is also something worthy of protection.

Thank you for your consideration of the above.

Yours sincerely,

[REDACTED]
[REDACTED]

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Amendmen C269 submission
December 03 2020 a 3 06 pm AEDT
To [redacted]

Good afternoon,

Please find attached Stonnington's submission on to Amendment C269.

Kind regards,

[redacted]

Senior Strategic Planner | City Strategy
T: [redacted]

City Strategy team members are currently working from home due to the COVID-19 pandemic.



Community | Environment | Liveability | Prosperity



Please consider the environment before printing this email



The City of Stonnington acknowledges that we are on the traditional land of the Boonwurrung and Wurundjeri people and offer our respects to the elders past and present. We recognise and respect the cultural heritage of this land.

Would you like to receive council's future e-newsletter? [Click here](#)

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3 December 2020

Attention: Strategic Planning, Amendment C269
Yarra Council Strategic Planning



SUBMISSION TO AMENDMENT C269 – REWRITE OF LOCAL POLICIES

Thank you for the opportunity to provide a submission to Amendment C269 – the update and rewrite of local policies in the Yarra Planning Scheme.

Council commends the City of Yarra on this extensive piece of strategic work.

Council understands that this process is intended to improve the framework for planning decision making and the operation of planning policy, and is the final step in the State Government's introduction of an integrated Planning Policy Framework (PPF).

Council further understands that all municipalities across Victoria are required to work with Smart Planning in the Department of Environment, Land, Water and Planning to ensure that local content follows a standard policy format and conforms to a set of 'rules' which has seen the removal of application requirements from local policies.

Council generally supports the intent to modernise and simplify planning schemes and to better align state and local policy, however, as a member of the Council Alliance for a Sustainable Built Environment (CASBE), the City of Stonnington provides the following comments regarding the proposed changes to the Environmentally Sustainable Development (ESD) policy. This is currently located at Clause 22.17 of the Yarra Planning Scheme and mirrors Stonnington's ESD policy at Clause 22.05.

The aim of ESD policy is to achieve best practice in environmentally sustainable development from the design stage to construction and operation. The policy includes strategies which encourage best practice through a combination of methods, processes and locally available technology that

demonstrably minimise environmental impacts. The strategies relate to energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology.

CASBE was established in 2009, as part of the Municipal Association of Victoria to provide a forum for councils to promote consistent ESD policy and outcomes. Stonnington, like Yarra, was in the first group of Councils to introduce an ESD local planning policy in November 2015. The current ESD local policies and their successful implementation are the culmination of over a decade of collaboration within, and between, local councils to improve the built environment. Their development directly arose from an absence of any state ESD planning legislation, and these local policies have been crucial to allow councils to fulfil local, state and federal government environmental commitments.

The ESD local policies provide a robust, consistent policy that optimise ESD outcomes at the planning stage of development. Stonnington has experienced a high acceptance of the ESD policies within the development community, with ESD now an accepted part of the planning process. Council has a strong interest in the outcomes of the City of Yarra's PPF translation work, given we are also in the process of translating our PPF. We believe that these recommendations would facilitate appropriate outcomes, in line with earlier policy, ensuring a strong foundation for ESD going forward.

Recommendations

- **Retention of the definition of 'best practice'**: The definition of 'best practice' is critical to maintain within ESD policy, as its retention provides certainty and consistency when making and upholding planning decisions. Although 'best practice' is an established industry term in common use throughout Victoria, it is not currently defined in the planning scheme, and as such, is open to challenge/interpretation at VCAT. The definition should be retained as stated (verbatim) within the translated ESD policy, incorporated as part of either the 'Objective', 'Strategies' or 'Policy Guidelines' or defined in Clause 73.01 'General terms' or Clause 73.03 'Land use terms'.
- **Sunset clause**: Council recommends that the sunset clause wording is changed from 'comparable' to 'equivalent' as per the original policy prior to Amendment GC131 on 27 May 2019.

We trust that the above sufficiently explains Stonnington's position in relation to the proposed translated ESD policy. Please do not hesitate to contact Jane Hanna on [REDACTED] or [REDACTED] to discuss in further detail.

Yours sincerely,

[REDACTED]

[REDACTED]

Manager, City Strategy

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

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

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

Please note as a resident of Yarra city I object to changing planning amendments to allow more large scale development in the area

Yours sincerely,

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

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

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

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

I enjoy living in the City of Yarra and have done so for many years. There are many reasons for this and they include the following:

The uncluttered feeling of being able to shop locally without the pressure of having to rub shoulders with crowds.

I love the old historic buildings and streetscapes as they are now and feel sad that they are potentially threatened with the inevitable changes that would come with dense or higher development. An increase in traffic with such developments would also affect my amenity and make me uncomfortable.

I enjoy and regularly use the nearby parks and Yarra Bend and commend the City of Yarra for their excellence in maintaining them but feel that any increased pressure that would follow with over development and resultant over use would put unnecessary strain on the Council to the detriment of these areas.

Development comes at a price and I fear that it would mean an increase in noise pollution and continuing air pollution.

Queens Parade is a joy as it is and one of the last remaining great Parades of Melbourne. To interfere with the current heights of the buildings which comprise it inevitably would lessen its appeal and the higher you allow a development to go proportionately diminishes it. I feel that our generation owes it to coming generations to retain the Parade in a form that will still provide an historical perspective that is recognisable and respects the history of our unique area.

I believe that existing laneways should be preserved. In particular there is a laneway behind our house that I use regularly for foot access to Queens Parade and loading, unloading my car, firewood etc that is very important for my convenience and that of my neighbours.

Please take these matters into consideration.

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.

Please keep development to max 6 storeys for shopping strips and near residential houses. Please keep building sizes smaller so that we can have more open 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,

Clifton Hill, Victoria, 3068, Australia

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

I do not support amendment c269. I don't think we should be allowing 8 to 10 level buildings in this area. It's not sustainable nor will help with heritage.

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,

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

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

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

Please do not over-develop Cremorne and implement development height restrictions ASAP. I

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.

We need to maintain the village atmosphere that existed when I moved here 45 years ago. We want neighbours to know each other. We do not want high rise buildings. We need trees to shade seating where people can chat. The developers have no interest in community, only making money. We already have many so called developments in Clifton Hill.

City of Yarra should look after current residents and ratepayers, not pander to those who wish to destroy the heritage and village feel , including buildings which are too high on Queens Parade.

Other great cities in the world, such as Paris, respect their heritage— why not City of Yarra?

Yours sincerely,

Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

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

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

Me and my partner believe the new development is a direct contravention to our community heritage and culture. Furthermore, the building would affect the current views from our address.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o

Cc

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

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

1. Neighbourhood shopping & Activity Centres

My husband and I moved to Fitzroy in July 2020 and one of the reasons we chose to live here is that we get the chance to know the businesses, and our neighbours thanks to the village feel of our local shops. The businesses are mostly small businesses, shops, restaurants and takeaways. We have diversity and uniqueness given the historical nature of the shops on Brunswick Street. While I do see the value of new-build and introducing Aldi near the corner of Smith & Johnston, having new-build along Brunswick street would strip it of its village character and feel, especially if the change to allow buildings to go as high as 14 floors is implemented!

2. Heritage

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

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.

One of the reasons we chose Fitzroy was that the new apartments being built were capped at ~ 6 Floors. I personally do not consider high-rise buildings as a sustainable option.

City of Yarra should 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.

Thank you for your consideration.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o

Cc

I have been living in Fitzroy since 1975 and am very strongly opposed to your Amendment C269 for many reasons you can find listed below:

1. Complete forgetfulness from your part of all the Heritage buildings located in the City of Yarra, no new erected building should be up to 4-10 storeys, especially along Brunswick St.

2. Will bring more population and therefore more traffic and parking troubles in an area already overcrowded.

Will cause various issues regarding overlooking and overshadowing the houses already built in the City of Yarra, a long time ago.

3. The whole process will bring more pollution and noise in an area which is already overpopulated.

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]

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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.

Neighbourhood shopping-

- +The values of Precinct 4 (Queens Parade) should be applied to other local shopping strips.
- +Neighbourhood shopping also links to 'Sustainability'.

Heritage

- +The integrity of the Victorian heritage should be maintained. It has 'Liveability' with residential and commercial (shops) combined.

Sustainability

- +There is a link with 'liveability' in the blend of residential and local services (shops etc) in terms of minimising carbon output ie minimising the use of the car and access by foot.
- +only the highest rating of sustainability for new buildings Should be accepted.
- +High rise buildings are potentially unhealthy. They lack outside green space (balcony or courtyard). There is a potential problem with air circulation throughout the building which could distribute pathogens.
- +Power requirements for lifts and security must increase energy consumption in high rise buildings whereas with low rise (3 storey) there is potential for walk up.
- +Adaptive reuse is acceptable provided the highest building standards are required.

Trees

- +Tree lined streets provide shade in summer which improves liveability.
- +Trees contribute to carbon neutrality.

Landmarks

- +Part of the human condition - required for navigation which is not just a marine activity.
- +They add character to the neighbourhood.

Laneways

- +Should be maintained and protected and not sold.
- +They are part of the historical social fabric and provide interesting walks and short cuts.

Affordable housing

- +Social housing also needs to be considered as well. Where are the potential sites for both?
- +Certainly 10% is not adequate for affordable housing but what the upper level is must be an economic issue that I am not qualified to judge.
- +There needs to be consideration given to the social requirements for the mix of size of apartments ie how many bedrooms and the mix.

Parks and open spaces

- +It is essential to have green spaces for general well-being - exercise is, psychological health and community
- +Overshadowing is not acceptable - it decreases the sense of space.

+The waterways are of prime recreational value. There is a sense of space which is almost 'country' and removed from the city.

Generally

- +What is the population density that is sustainable when consideration is given to traffic, services (water, sewage, power etc).
- +Access via back lanes is not always possible for emergency services and this should be a consideration for residential developments.
- +The values of such developments as The Commons / Nightingale should be heeded.

Yours sincerely,

██████████

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Amendment C269 - submission
December 03, 2020 at 5:06 pm AEDT
To: [REDACTED]

I have some concerns in regard to Amendment C269, as follows

The row of houses at 104 - 118 Queens Parade has been listed as incremental, yet it has a heritage overlay and fits the definition of 'minimal change area', ie

- It is a residential area that has limited capacity to accommodate future housing growth over time
- is within an established residential area (Neighbourhood Residential Zone)
- has consistent fine-grain subdivision pattern and small lot sizes
- has detached and dual occupancy dwellings

The house at no 118 is the original bluestone farmhouse of the area, which deserves the highest level of protection

Numbers 110 - 116 are a row of original Victorian terraces, which also deserve the highest level of protection

Numbers 106 and 108 have significant heritage features

All houses in the city of yarra that have heritage features should be protected, to maintain the overall heritage significance of the municipality.

Additional housing is needed to cater for an increased population, but It would be good if the population growth was determined by what the area can cater for, while retaining its heritage and village character, rather than destroy that character to cater for an excess of population growth

The character of the shopping strips should be retained to maintain the village atmosphere, which encourages a wide variation of businesses that cater to the local community. Support of local business is especially important in the time of Covid. Flooding shopping strips with housing developments will destroy the villages. Having local shops where we can deal with shopkeepers on a personal level is important in a local community. Developments such as Piedimontes is overkill in a village shopping strip, due to excessive height (3 stories would be more than ample) increased truck traffic, loss of established businesses and ugliness.

It is important to have blue sky views in a neighbourhood. Excessive high-rise development threatens this.

Visual open space is also vital, yet parkland is being sacrificed for sporting facilities, the most recent, to my knowledge, being the loss of not only parkland but also two very old, established elm trees to make way for tennis courts in the Edinburgh Gardens. How did this Happen!?

Visual open space is important for psychological well-being and also for recreation, in an increasingly dense environment.

People living in the inner city still need cars - for shopping, country visits, school transport etc.. New developments should cater for parking for these cars. Parking is already difficult at my address, but with the Gasworks development opening over the road, it will be impossible. There is no provision at all for parking for people visiting the sports facilities, parents visiting the school etc

Excess traffic is already clogging roads and contributing to increased pollution. This will only worsen with the population increase.

I applaud the tree planting initiative, but why deciduous trees? They are beautiful in Spring and Summer, but dismal in Winter and litter the streets with dead leaves in Autumn. They also destroy footpaths with root growth.

A 'boulevard' would be just as attractive with eg flowering gums. These would also attract birds.

Mary Atchison

>

Amendment C269 - submission
o
Cc

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

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

I am opposed to the proposed changes known as Amendment C269. There are already way too many high rise buildings being constructed in the municipality with little regard for the historical significance and beauty of our suburb. The proposal to have 14 storey buildings along major roads including Brunswick st will destroy the area. Traffic and congestion in the area is already terrible. What is proposed will see the very significant tourist areas reduced to a concrete heartless wasteland.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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[REDACTED]
'Amendment C269 - submission'

December 03, 2020 at 5:16 pm AEDT

To: [REDACTED]

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

I am making this submission to help ensure Fitzroy's liveability, and to retain and enhance the heritage shopping strips of Brunswick Street.

Heritage

- Views from our streets and lanes should retain visibility of the heritage buildings against the blue sky.
- Residential development must not be at the expense of the heritage nature of Brunswick Street.
- Heritage buildings, along Brunswick Street, should have their veranda's reinstated.
- Mid to high rise buildings should not be permitted along Brunswick Street.

Sustainability

New developments, should be:

- Ultra low-energy, net-zero, or to the Passivhaus standard buildings.
- Gas should not be permitted in any new developments.
- More trees should be introduced to absorb carbon.

Trees

- Trees should be introduced to all streets.

Kind regards,

[REDACTED]

Fitzroy

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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 livability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

I have lived here for 16 years and came here because of Fitzroy's character and village feel. After watching areas like Chapel Street Prahran and Richmond being taken over by high street retailers and opportunist developers that ruined the look and feel of the area I am totally against the over development of this area.

This is an area full of creatives; artists; designers; architects and the like who bring flavor and personality to the area. The independent retailers are the essence of this location and find their place in the heritage buildings of the strip. The variation in architectural heritage offers color and vibrancy to the aesthetic of the neighbourhood.

This is a place known for its independent designers and artisans and its sustainable retailers and labels.

Smith street has already succumbed to high density and high rise developments that have not honoured the personality of the area or the values and livability of its residents.

The developments of 8 - 10 stories do not respect the human scale and dwarf people. They have taken away the sense of space that an older area can pride itself on. They are focused on yield per metre square rather than on architectural excellence and livability of an area. They are about buildings and ROI not people.

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 rules and guidelines are left unclear or open to vague interpretation, then developers can wield their might to bulldoze through them at whim.

Our laneways and character **MUST** be preserved ahead of the dollar!

New developments to date have not been required to meet sustainability requirements and this is not a priority when trying to screw each millimeter of a space for every dollar it can bring in.

Developers should be required to adopt sustainable practices and build with the future in mind; replacing gas with renewable energy and car spaces with bike racks and share car stations.

It is essential that given the City of Yarra has declared a state of Climate emergency, that all or any developments be held to account on this vital consideration.

The best type of development is a revitalized neighbourhood making good use of the energy already invested in the existing buildings rather than bulldozing and building anew.

Developments must include green space and we must fight to preserve existing trees. There is considerable science to prove the mental, physical and emotional health benefits of green space.

We need to protect our laneways too, 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.

Every day I walk through my neighbourhood and can glimpse the Exhibition building on one angle, the Fitzroy town hall on another.

I walk past the Fitzroy nursery and admire their beautiful gateway.

I admire the heritage buildings that show the dates they were built and speak of other eras. I walk the laneways with my dog and ponder the age of the cobble stones that line them.

High rise developments are purpose built for yield on dollar invested. No matter what you say they are not designed for the amenity of a neighbourhood or even for the tenant or owner AND they are not designed to be sustainable.

We need more public and affordable housing not heartless development. If there is to be development it should be sympathetic to the needs of the residents and those who live in the space. and it should be innovative and environmentally and culturally sensitive to our needs now and into the future.

We do not need more shadows being cast by big buildings in the suburbs.

Thank you for the chance to have my say.

Yours sincerely,

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

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Amendment C269 - Submission
December 03, 2020 at 5:27 pm AEDT
To: [REDACTED]

Thank you for the opportunity to make a submission to the review of City of Yarra's policies .

I am particularly concerned with the built environment policies and controls.

I am concerned about the types of new developments taking place and feel the policies are not strong or appropriate enough to protect the current built environment. The value of the area as a whole is diminished by inappropriate developments; the nature of the developments is such that with stricter planning requirements the new buildings could still satisfy the owners requirements but not detract from the area as a whole

In particular:

- the design and details of several new dwellings do not currently compliment the existing
- the 'box like extensions' jar with the existing
- the setbacks are not consistent, for example with those buildings that contribute to the character of the area
- the building materials often do not compliment existing buildings
- overlooking is often disregarded or taken seriously enough
- paint colours which are not in keeping with the character of the area

Regards

[REDACTED]
[REDACTED]
[REDACTED]
Clifton Hill 3068

Save Queens Parade [REDACTED]

Amendment C269 - submission

o [REDACTED]

Cc [REDACTED]

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

Save Queens Parade represents local residents who were concerned with developments at the far eastern end of Queens Parade, designated a High Change area. Over time, our concerns have broadened to encompass developments in the City of Yarra, particularly the impact of high-rise development on heritage streetscapes.

The Planning Scheme should include reference to the original owners of the land – the Wurundjeri.

11.03 Activity Centres

In relation to buildings, this section refers to:

'low-scale', 'low to mid-rise', 'mid-rise' and 'taller built form' without providing an easily accessible definition. C231 defines building heights more clearly. Without clarity, there is no certainty. It is essential that there are clear definitions.

Neighbourhood Activity Centres

Preserving neighbourhood activity centres and the heritage streetscape will encourage economic viability. Local residents and visitors value and are attracted to these historic streetscapes. Ensuring the vibrancy and diversity of these shopping strips is vital. We want a variety of shops that cater to the daily needs of residents, not only restaurants and beauty salons. We want to shop locally and not have to travel to massive shopping centres.

If mid-rise is defined as buildings of up to 14 floors for instance, mid-rise development will negatively impinge on highly intact heritage streetscapes. New buildings or additions to new buildings should conform to the height of the existing heritage streetscape, and be 'low scale'.

We should limit further development of residential dwellings above shops in our historic streetscapes

St.Georges Road - There are no guidelines as to whether low or mid-rise or taller built form is recommended.

Major activity centres

We need to preserve our industrial heritage: the Major Activity Centre boundary should not be extended to include the Australian Knitting Mills complex just north of Richmond Station.

Heritage

Including an overall objective to preserve and enhance the unique heritage of Yarra would emphasise the importance of heritage not only to residents of Yarra, and the many visitors, but its historic importance to Victoria.

Our heritage includes buildings (Victorian and early 20th. Century), streetscapes, laneways, parks and gardens and waterways.

15.03-1L

Many Heritage buildings are in close proximity to areas designated as suitable for maximum development. Taller form buildings must be architecturally sensitive to adjacent Heritage-listed buildings.

In C231 the preferred (not mandatory) height of 16 storeys for the far eastern end of Queens Parade, gives licence to developers to apply for even 'taller form' buildings, with the potential to dwarf the neighbouring heritage listed sites, and to be a blot on the landscape. The existing high rise buildings in this area are already highly visible from the heritage streetscape of Queens Parade, the surrounding area, and from the Merri Creek parklands.

15.01-2L

Landmarks

We need to ensure that taller built-form developments do not create new landmarks that encroach on existing landmarks.

We need to preserve important existing landmarks, but limit the development of competing new landmarks.

A register of existing landmarks could be established, which includes additional landmarks, such as the Pinnacle in St. Georges Road.

Our narrow bluestone laneways contribute to the special character of Yarra as well as providing access for pedestrians. They should not be sacrificed for public sale to developers. We use laneways for shortcuts, access from our backyards, and for a peaceful walk away from busy thoroughfares.

Housing

New developments with over 50 dwellings should include at least 10% of affordable housing. It would be useful to specify a percentage of social housing within the category of affordable housing. It would be helpful to define Social Housing as well as Affordable housing.

This objective is important if we are to preserve population diversity within Yarra. Increasing social housing in this inner city area which is rich in infrastructure and support for homeless and disadvantaged people is essential.

The Planning Scheme advocates: the capacity for re-zoning to residential use to provide a minimum of ten per cent affordable housing. This needs clarification; it is not evident whether this means 10 % within the City of Yarra or within new developments.

Catering for diversity within family structures is helpful - apartments for families as well as singles and couples – that is apartments with 2-3 bedrooms on the lower floors.

However we must note that some existing approved but not constructed tall developments with more than 50 dwellings do not conform to this requirement. How do we ensure that future developments meet these guidelines?

Sustainability

The City of Yarra is commended for declaring a Climate State of Emergency, this should be reflected more directly in the Amendment.

With the growing threat of climate change, all new building should be carbon neutral and utilise building materials that are environmentally friendly.

The volume of high-rise buildings which are less environmentally sustainable, should be limited.

As much as possible, we should re-purpose and renovate existing buildings, rather than demolishing them and increasing landfill.

Where possible existing buildings should be modified, for instance with solar panels.

Open space

Balancing population density with increasing open space within Yarra is important. With a higher proportion of residents living in apartments with no gardens, public open space is essential.

Many of us have lived in Yarra for more than forty years. Over that time, there has been a dramatic increase in the use of parks, for instance Edinburgh Gardens. We need more green space.

Mature trees should be protected – we want a green Yarra. A Tree Register should be developed.

We are privileged to retain small areas of natural environment along the Merri Creek, Darebin Creek and the Yarra. There should be minimal impact of taller form buildings in relation to overshadowing and overlooking these valuable assets. We already have too many buildings overlooking these areas.

Yours sincerely,

Save Queens Parade

(Submitted by [REDACTED] on behalf of the group)

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Save Queens Parade

Amendment 269

December 03, 2020 at 6:20 pm AEDT

To: [REDACTED]

 Dear Yarra Council Strategic Planning

Thank you for the opportunity to comment on this amendment.

Save Queens Parade represents local residents who were concerned with developments at the far eastern end of Queens Parade, designated a High Change area. Over time, their concerns have broadened to encompass developments in the City of Yarra, particularly the impact of high-rise development on heritage streetscapes.

The Planning Scheme should include reference to the original owners of the land – the Wurundjeri.

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15.01-2L

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Yours sincerely

[REDACTED] on behalf of Save Queens Parade

[REDACTED]
Fitzroy North 3068

Mob. [REDACTED]

[REDACTED]

From: Save Queens Parade [REDACTED]

Further Late Submission

Sent: Monday, 2 August 2021 4:13 PM

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: Submission Amendment C269

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Support for the Coalition of Yarra Community Group's submissions

Yarra's shopping strips and heritage landscapes are valued by people from all over Victoria as well as local residents, who come to the shops and restaurants in Smith Street, Brunswick Street, Gertrude Street, Victoria Street, Bridge Road, Nicholson Street and

Queens Parade, as well as the many small cafés, shops and galleries tucked away in the side streets.

Appropriate well-designed mid-rise and well-setback buildings (6-8 stories) can complement or at least unobtrusively blend in with heritage landscapes, but high-rise buildings (14 stories and up) not only intrude on the immediate area, but can be seen from far away, and compete with the historic landmarks that are so special to Yarra.

Our group, Save Queens Parade, has fought to minimise the potential impact of high-rise (up to and over 16 stories) at the far end of Queens Parade, at the Hoddle Street corner. There are already 2 high-rise buildings here – 10 and 12 storeys, which intrude on the surrounding residential areas in North Fitzroy and Clifton Hill (and Northcote), and are a blight on the parklands around the Merri Creek.

Further development of high-rise buildings should be restricted by **mandatory** not discretionary heights. We believe that C269 must specify environmentally sustainable design practices in the planning process, to align with zero greenhouse emissions by 2050.

We are members of Save Queens Parade which is part of the Coalition of Yarra Community Groups. We support Coalition’s submissions to Council in relation to C269, and thank Councillors and the Yarra Planning team for their constructive assistance.

We very much hope that a united position will be supported by all Councillors.

Signed:

[Redacted signature block]

[Redacted signature block]

For Save Queens Parade

[Redacted signature block]

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 development plans for such a wonderful heritage area has caused me to identify why I live in Clifton Hill, which is amongst many things it's character and ambience. Character, heritage and ambience draws people together and gives a sense of community and belonging. We are connected to our past and to people in our history and it is with pride and knowledge that we honour and nurture our history. To proceed with the proposed development of Clifton Hill will result in taking out the essence of why we live here and destroys our obligation and care of the past.

Any development needs to be highly sensitive and respectful and responsible to our community and our heritage.

Yours sincerely,

[REDACTED]

Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

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

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

I am keen for council to prevent high rise developments near my home. There are already an unprecedented number of new apartment buildings recently constructed or being built currently. In order to preserve the community and the cultural heritage of Melbourne's oldest suburb I object the proposed amendment C269.

Yours sincerely,

[Redacted]
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o
Cc

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

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

Please STOP the inappropriate height of developments. It is ruining this beautiful area. The Pace building on Johnston St is horrific. Horrible. Sad. We do not want to become what BoxHill has become.

Please Respect the residents wishes. Listen to what they say. Living in Yarra is beautiful. I don't think it will be for long. It's going crazy. We don't need these high horrible square buildings.

Yours sincerely,

Abbotsford, Victoria, 3067, Australia

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Amendment C269 - submission

o

Cc

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

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

There are a number of points I think are important.

The first of these is to maintain thriving neighbourhood shopping and activity centres with a diversity of local providers rather than soulless chains. This year I have really appreciated being able to meet my needs within a short walk from my home. Florists, chemists, gift shops, bookshops etc all enable me to meet my needs locally. The village feel of these is important, and for me that means preserving heritage skylines, protecting views to the blue sky and views of key landmarks such as spires. It means low-rise development (maximum 4 storeys in these key centres).

Heritage is very important, the new C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. While there should be some residential development, this should not be at the expense of the ongoing viability, diversity and heritage of our local shops

City of Yarra has a climate action plan, and Amendment C269 should reinforce what we hope to achieve in the current climate emergency. It should set out clearly objectives for sustainability in new buildings, this includes:

- minimises high rise buildings (by which I mean higher than 4 storeys);
- 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.

I have not had the time to address the document in detail, it seems to me to be missing key elements such as clear understandable objective and definitions

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 would like to protect the village feel of the inner north by disallowing multilevel developments that dwarf heritage facades and the small shops residents use every day. We need these small shops to be viable to continue the community feel in the area.

The outlook to the sky from these local shopping strips and our parks is a wonderful (and becoming rarer) aspect of the inner north and should be protected for everyone - residents and visitors - to enjoy.

The bike paths in the area enjoy an aspect of not feeling like being in the middle of a city - this should be protected, knowing, as we do, the importance of nature on mental health.

Multi level developments are incompatible with the unique feel in this area and lead to shadowing and a "tunnel effect". Areas of Moreland have become extremely ugly and unenjoyable to visit. Please don't let the same happen to Yarra.

Yours sincerely,

[redacted]
Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

Hi there,

Thanks for the 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.

With the number of Greens members on the Council, one would think that their preference would be to make buildings more sustainable, but high rise buildings are not. Likewise, developers should be discouraged from using gas in housing developments.

The Council should encourage the 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.

It is imperative that trees in Yarra are protected. If you have heard of the heat island effect you would know why. Basically, trees help to diffuse heat whereas concrete and asphalt reflect it back. More trees mean cooler suburbs in summer.

In addition, green space needs to be retained not reduced. New developments need to ensure more open green space in their planning.

We need to protect our laneways too, especially the narrow ones. These really ought to be recognised as publicly accessible spaces that can be used by all. Public laneways should remain public and not be sold.

Lastly, I value the 'village' feel of our local shops and shopping strips. Small diverse shops are the heart of the community where residents also meet and socialise. During the COVID lockdown, most residents shopped almost exclusively within 20 min of home. The 20-min city has long been an aim of numerous local governments. Please continue with this so that residents can appreciate the diversity of shops in your neighbourhood.

Yours sincerely,

Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - submission

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Cc

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

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

HERITAGE

Living in Yarra is delightful, thanks to its heritage buildings and sense of community that comes with it. The diversity of heritage buildings, shops, laneways, parks etc. are what makes it so liveable. The recent Lockdown made me realise the fact that everything we need is within walking distance making us very fortunate, if our activity centre and shopping strip is destroyed then it is back into our cars, polluting the air, making our daily life more difficult and doing nothing for climate change and the environment for the future of our children and grand children. Developers should not shape our future, the community live here and should be listened to.

Walking around Yarra during lockdown I walked into parts of Yarra i had not really walked around for some time, I realised how much I appreciate and love it. I also made me realise how ugly some of the new high rises developments are in Collingwood. It has changed the character completely, the community feeling in parts is no longer there, the very tall dark developments are so overpowering and depressing, they create so much unacceptable overshadowing and are just so ugly. There is nothing light, airy or friendly, its community feel has been destroyed for ever. We must avoid destroying any more of the heritage and much loved character of Yarra.

A great number of Australians travel to Europe and when they return they talk about how much they loved the beauty of the old buildings, the architecture the cafes, diverse shops community and the sense of history around them. No one talks about the big shopping malls or the high rise buildings that look the same all over the world. Please do not destroy what wonderful diversity and history we still have here. Once it gone it can't come back.

Sensible, sustainable, appropriate well thought out development along with social and affordable housing is welcome and much needed, it can be done without destroying what makes Yarra a desirable place to live. Having a good community and Village feel makes us safer. Don't just knock down old buildings in the name of development, repair and adapt them keeping the character. There are many examples of this overseas, and I know it can be done here in Yarra, it takes a creative team and excellent planners and I am sure we have some in Yarra, if not employ them.

Yarra is a desirable place to live for both young and old, communities look out for each other, and we don't want that destroyed by selling off our community to the highest bidder. We live in a community not an economy.

LANEWAYS

Laneways should be protected and not sold off. There is a narrow laneway between me and my neighbour which joins another laneway that is behind the shops on Queens Pde. Over the years my grand children and the children of neighbours have played in the laneway, we have had small street parties in it, people walk along it to go to the shops, and the occasional cyclist uses it to avoid traffic on the now busy street. It helps to add to the sense of community, we get to know people passing through and makes us feel safe. But some laneways have their drawbacks. My wall has been damaged several times, when I had a fence at the back it was knocked over many times and the new building that we put up has been hit many times by vehicles. Lanes are important but they are not roads, they were never designed for traffic. We love our lanes and they need protected but so do our homes. The house on the other side of the lane to me has every window except for one facing on to the lane.

I would like you all to consider when you go to bed each night how you would feel knowing that when you rest your head on the pillow, that cars, vans, trucks, motor bikes whatever, could drive past your head with only a 25cm wall between you and it.

Also consider how you would feel if, like my neighbour, when you are in your home with your family either eating, cooking, playing with your children, watching television, reading, dancing to some music or any one of the many things we all do at home, how you would feel if people driving past your windows very closely could look straight in, you would have no privacy. You would not be able to open your windows for noise and fumes. Fumes are a problem, when a car idles in the lane the fumes come in through the vents in my home and I don't have windows on the lane just vents.

This is not just a problem for me but one that could affect many homes within Yarra that have a lane going up the side of their premises. It is not such a big a problem when cars have access to wider lanes at the back of homes and shops as there is usually a garden or some space between the traffic and the premises which helps to cut down, not only the sound and the invasion of privacy, but also the smell of toxic fumes entering your living space.

Please consider this when planning future development, access to new apartments cannot be via lanes that abut homes. Remember Laneways are NOT roads.

TREES

Trees must be included in new developments, green space is important to our mental health and well being. Also in large high rise developments every apartment seems to need a clothes dryer as there is no place to hang washing. This might seem trivial to some but consider the pollution used to power all of this, high rise building are not sustainable.

Yours sincerely,

██████████
Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - submission

o

Cc

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

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

The City of Yarra incorporates the older cities of Collinwood, Fitzroy, Richmond, parts of Alphington and North Carlton.

Aboriginal History:

First and foremost this must be acknowledged and ideas sort then implemented & then recognition of their history must be on show for all residents of Yarra.

New Developments:

Having lived in North Fitzroy for 52 years now I have seen many changes but the one thing that has not changed is 'Open Space'!

It is today more important than ever to preserve what little we have and by introducing more 8 -14 storey developments thus increasing the population the area will reach a level that is not sustainable for the few amenities we have in the municipality.

it is now the 21st century and Covid 19 has shown us all that "high rise" is not the way to live nor the way to maintain a healthy society both mentally and physically.

I therefore would recommend to Council any additional height developments be limited to 4 storey . Also that all new developments be "Green" with communal roof top gardens.

Brunswick Street:

A street I live on and therefore have a vested interest but it is also unique in that is the only street that has a "Church Spire" at either end. Unfortunately this has been somewhat diminished by the height of the Eye and Ear hospital but it is I believe a landmark that needs to be preserved therefore I would recommend to Council that this vista be taken into consideration and keep heights in Brunswick .

Street to minimum.

Brunswick Street / St Georges Road should also have a speed limit

of 40km (although this may not be in Council hands)

Home Extensions:

Height limits should be in keeping of the immediate area and No back balconies creating overlooking into neighboring homes.

Laneways:

No sell off of laneways but residents should be encouraged to use these areas for the planting of vegetables, flowers and trees if no car access is possible or needed and all residents are in agreeance.

FUTURE:

History should show that we have left an historic municipality that our ancestors planned beautifully with gardens, wide streets, low rise strip shopping ect as good if not better for future generations to enjoy and be proud of and this does not include the building of any more 8 - 14 storey buildings.

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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

o ██████████
Cc ██████████

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

I live on Queens Parade with my family and have done so for more than 20 years. In this time I have seen and experienced the local community and heritage streetscape be highly impacted and overwhelmed by high rise development. The village character of our houses, streets and shopping strips needs protection from any further high rise development. All future development needs to be low density and our shopping strips should not be used for residential development at all.

Yours sincerely,

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

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Amendment C269 - submission

o
Cc

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

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

The character of Fitzroy is reflected by its historic urban fabric. The overdevelopment of the area will spoil what attracts residents and tourists to the area.

My research tells me that high rise over development is health damaging and maximum heights to 5-7 stories built to human scale with amenity and space is health promoting. I'm an advocate of higher density but overdevelopment is to be avoided.

Finally of particular concern to me as a public health academic with a city planning and health background (as well as a resident) is that the evidence is clear that there is major damaging health impacts from building on arterials due up both noise and air pollution - how density is built in these locations require particular attention in order to avoid harm for residents. I'm happy to present this evidence up council - I am the author or a report on increasing density in Australia: how to maximise the benefits and minimise harm

Yours sincerely,

Fitzroy, 3065 Australia

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

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

I don't think any type of development 8-14 stories will be at all appropriate for Brunswick Street. They would not have enough set back to soften their height and they would overwhelm and shadow what is a village type neighbourhood.

Why any council that claims to represent its constituents would entertain such an inappropriate scheme is very hard to fathom. Yarra council must do its best to resist this madness!

Yours sincerely,

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

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

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

I am extremely concerned by the mass, height and scale of development that will be permitted under this Amendment. Our human scale shopping strips will change character and loose human scale, light and it will create chasms of streets. At the very least height setbacks from the street must be required above 2 stories.

These inner suburbs Fitzroy, Abbotsford, Collingwood and Clifton Hill are amongst the earliest Melbourne suburbs, they have many heritage buildings and fine grained details which large scale developments will overshadow, dominate and the streets scape will be lost.

Fitzroy, Melbourne's oldest suburb, deserves special consideration and protection as a low rise area. Sensitive areas which impact on the World heritage listed Royal Exhibition Building such as the views lines and heights along Gertrude Street and Marion Lane must be recognized and protected by the Amendment. The City of Yarra has a responsibility to ensure height limits in this important area are required to protect view lines in accordance with World Heritage values. Changes to the Amendment must be made to ensure these sensitive areas are protected irreversible overdevelopment which will impact on the World Heritage values and views.

Heritage values and specific buildings contribute to the neighborhood qualities and livable nature of our surroundings. So does public open space and the granular nature of our streets and the lane that are so

Much the fabric of the City of Yarra. Trees and other plantings reduce urban temperatures. Large scale buildings contribute to global warming unless there are very specific design requirements which should be embedded.

In short, this proposed amendment gives over development the green light: it fails to take account of the need to retain livability and human scale in our streets, with small scale local shops, set backs for height from streets and lane and will effectively enable the destruction of much that makes the City of Yarra a place full of character which has local amenities within walking distance, and great interest and low rise character.

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

Yours sincerely,

[REDACTED]
Fitzroy, Victoria, 3065, Australia

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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.

Thank you kindly

Yours sincerely,

[Redacted]
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o

Cc

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

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

We are most concerned about the bill being proposed to increase unsightly development at the expense of heritage buildings.

8-14 story developments does appear to be excessive.

We cherish the diverse character of our local shops and restaurants and really valued being able to walk to them comfortably during the lockdown. We would hate to have any of them forced to close or affected by over development.

Yours sincerely,

Collingwood, Victoria, 3066, Australia

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

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

Fitzroy is an area that has immense heritage value. Particularly the precinct I live in which encompasses a World Heritage Protection Zone surrounding the Royal Exhibition Building and Carlton Gardens.

It would be my recommendation that any development across Brunswick Street and Gertrude Street be limited to 3 storeys and a height restriction of 12 metres or 3 storeys be imposed for all General Residential Zoned areas to preserve the neighbourhood character of this area, the oldest in Melbourne, and not to diminish the livelihoods of those residents within Neighbourhood Residential Zones abutting this GRZ land who are already experiencing increased crime, congestion, and traffic in Palmer Street and Fleet Street (my car was stolen from Palmer St in the last 12 months).

Any redevelopment in Palmer Street, Royal Avenue, Marion Street, Marion Lane and Fitzroy Street should be tempered from encroaching on the world heritage value of this precinct - anything otherwise would destroy the very beauty of Fitzroy and its timeless charm and unclogged streetscapes.

Every city in the world has an oldest suburb which should be preserved (i.e. merely maintaining the heritage facades of the existing buildings on Gertrude, Brunswick and Smith Street whilst enabling developers to demolish everything else would be another nail in the heritage coffin that remains unprotected by anyone in Victoria) and these changes Yarra Council is proposing only serve the council's main objective - raise more income for their greedy coffers, rather than to enhance the livelihoods of those ratepayers who are keeping these councillors employed.

Yours sincerely,

[REDACTED]
Fitzroy, Victoria, 3065, Australia

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

o ██████████
Cc ██████████

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

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

I oppose the planned change in height controls for Brunswick Street in Fitzroy. Mid to low rise buildings will mean more foot and vehicle traffic, increasingly packed trams and a fundamental change in the nature of the strip. Retailers need support and not to be overshadowed and boxed in by large developments. We don't want to live in an overly developed suburb, particularly on main thoroughfares.

Yours sincerely,

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

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Amendment C269 - submission

o
Cc

Thank-you for this opportunity to contribute to the future of Yarra, I'm deeply concerned with ensuring that the future of the Brunswick Street shopping strip can be protected as a special place not just for locals but for visitors to Melbourne who travel here to experience its particular character.

Part of the enormous appeal of the Brunswick Street area, which I used to visit from interstate in NSW as a young person and then moved to in 2007, is its eclectic, village-like atmosphere and very human-scale. What do I mean by human scale? Shopfronts and dwellings that do not tower over visitors but invite participation and reflection. Brunswick Street has such a welcoming feeling that international visitors have remarked is similar to old areas of Amsterdam or districts of Paris where the streets are wide and the shopfronts and trees don't block the sky. People all over the world mention Brunswick Street when asked what they would visit in Melbourne - it has such enormous appeal and unique status, it would be a terrible risk to undermine this special, organic streetscape when it is so appealing.

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. Over-developing something precious to the whole state of Victoria and the city of Melbourne in terms of visitor appeal would be shortsighted and wasteful. I had never seen any shopping precinct in Australia as

distinctive and desirable as Brunswick Street when I first visited and I'm still so proud of its character and charm. Please consider the remarkable forces of history that brought it together in the first place and let it stand as it is, to be enjoyed for many more generations to come.

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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

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

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

Excessive height levels considered are completely inappropriate with the neighbourhood character and create dis functional outcomes for all involved. Limit all builds to max 6 stories on main roads in Fitzroy north.

Yours sincerely,

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

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

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

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

I am concerned about overdeveloped in the city of Yarra. When I compare the types of development that I see in other councils, I wonder why Yarra allow such poor development.

Yours sincerely,

██████████
Abbotsford, Victoria, 3067, Australia

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

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

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

I've lived in Fitzroy for 40 years, this is the most concerning planning scenario I have seen during that time .

The residents of Fitzroy are tired of continually fighting to preserve the heritage of our environment , the present council members have an obligation to preserve this precinct , history will hold them to account if they fail to categorically dismiss this reprehensible plan.

Yours sincerely,

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

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

To City of Yarra,

I am making my submission as a concerned Fitzroy North resident to help ensure City of Yarra retains the heritage buildings of residential, commercial and retail shopping strips that the suburb is so famous for. I would love for this to be supported to benefit us all for another 100+ years.

In particular, our local shopping village that includes Piedmontes and other local small businesses is such a vital part of our family's life. We really appreciate the heritage style that these shops present with their Victorian style architecture and their quaint verandas that keep us protected from the elements but also suit the style of these buildings. It worries me to think about future developments that will undoubtedly destroy the appearance and vibe of these local shopping strips. I certainly don't want to see multi-level developments above these small shops as they will significantly detract from the heritage character of the area. Once these high level buildings are there, there will be no going back!

One particular building comes to mind when discussing this topic - The Pinnacle Hotel, 251 St Georges Road, Fitzroy North. It makes me very anxious when I hear that City of Yarra may allow multi-storey developments in and around this area. Historically significant buildings, like The Pinnacle, should be protected from any sort of development as it would truly ruin the beautiful shapes and contours of this building and its surrounding area.

I am also very concerned about the laneways in my area that seem to be the topic of discussion for developers as they attempt to make sole use of these public spaces for their own benefit. As a resident who's property backs onto a laneway, I would be absolutely furious if I could no longer access my property from the rear as it would:

- a) prevent me from parking my car in the rear of our property which ultimately leaves another parking spot for the public or other residents.
- b) prevent me from utilising this laneway to park my vehicle at the back of my property and load/unload items like heavy objects, gardening material, etc. Items that i cannot get through the front of my house must be brought in through the rear of our property - there's just no other way.
- c) impact on my daily life in. I have a young son who sleeps in our front room and when I leave early in the morning for a run, I use our rear gate so as not to wake our sleeping baby or my wife.

I'm sure there are other ways that laneways are used by other families so I would sincerely hope that City of Yarra considers the importance of these vital parts of its residents day to day lives. We really need these protected and maintained for future generations.

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.

This shopping strip is unusual in that it has remained more or less intact since its inception. As such it is a marvellous example of 19th century architecture with its rooflines etched against sky..

Multi storey development is not only inappropriate to the heritage values of the area, but undesirable post Covid.

If more of these developments were to be allowed it would create serious overshadowing and overlooking problems in what is essentially a residential area.

Existing high rise developments have not provided for, or have provided inadequate passive open space for their occupants.. Edinburgh Gardens was papered over with people during Covid lockdown - as a result. This is before completion of the development on Smith and Queens Pde corner. Any additional developments would further increase the pressure on existing parks - are already taking a beating. Etc.

Keep the parks and Queens Pde sight lines free from intrusion of high rise buildings

We don't want any more.

Yours sincerely,

[redacted]
Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

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

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

I love the heritage feel of neighbourhood and feel strongly that it needs to be protected. Development yes but high rise NO!

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

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

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

Dear officials of Yarra council,

The Yarra council appears to be increasingly dismissive of the concerns of local residents in Fitzroy.

I object very strongly to the proposed changes to the local shopping and coffee lounge precinct in Brunswick Street, Fitzroy, along the area south of Johnston Street.

The proposal to allow buildings add an additional eight to fourteen stories height above existing structures will radically alter the character of the neighbourhood. The likely development will bring large numbers of people into the area both by day and at night, it will increase the road traffic along Brunswick Street (where cars are already usually bumper-to-bumper for several hours each day), as well as greatly increasing car volumes in the surrounding side streets. These narrow, often one-way streets are already congested and the local air quality is often obviously thick with car fumes. Furthermore, the creation of a skyline dominated by concrete and glass towers will destroy the residential atmosphere of the entire neighbourhood.

I have lived in Fitzroy for over 40 years. I have been struck by the insensitivity of the Yarra council to the concerns of local residents when real estate developments are proposed. I have been to Yarra council meetings in the last few years where the council's claim of "listening to the community" and "consulting widely" to learn the opinions of local residents has looked like mere tokenism and an empty show of democracy .

Yours sincerely,

[REDACTED]
[REDACTED]

Fitzroy, Victoria, 3065, Australia.

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

As someone who has lived near Fitzroy for 25 years I am very concerned about the planning proposal. Brunswick Street has a unique character and charm unlike any other. As one of the oldest suburbs in Melbourne Fitzroy has an iconic status, the subject of many coffee table books and photo essays both here and overseas.

The proposed development will be a blight on the overall look and vibe of Brunswick Street, turning it into a generic and aesthetically unappealing area. Many tourists come here because of its reputation as a hub of cafe culture, heritage architecture and a vibrant arts scene. The street can only suffer from being turned into a strip of high rises and bland shop facades. The proposal completely ignores the beauty of its many heritage buildings in favour of yet more towering walls of glass and concrete.

I also worry about the impact on the local environment of over-development, especially in terms of pollution (both traffic and noise pollution) and in a wider sense the lack of environmental sustainability of modern apartment high rises. Surely local councils need to be seen to be setting a positive example in these times of great climate concern in Australia and worldwide. Both residences and businesses will suffer from reduced sunlight as high rise developments throw significant shadows across the suburb. Increased traffic will lead to further congestion in an already busy street.

I hope Yarra City Council sees commonsense and rejects this proposal.

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
 December 03, 2020 at 10:02 pm AEDT
 To: [REDACTED]

YARRA PLANNING SCHEME - PROPOSED AMENDMENT C269 SUBMISSION TO THE CITY OF YARRA ON BEHALF OF AFADA

Alphington Fairfield Appropriate Development Association Inc. or AFADA, is a community association formed in 2017 to address inappropriate development along Heidelberg Road between Merri and Darebin Creeks (excluding the AMCOR redevelopment site).

This submission covers a broad range of sections with Amendment C269, some are specific to Alphington and Fairfield and other more broadly within Yarra.

15.01-1L Urban Design

Protection of Historic / Heritage Laneways

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

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

Overshadowing of Parkland

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

No Height Restrictions for Commercial C1Z

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

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

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

- Significant upper level setbacks
- Architectural design excellence
- Best practice environmental sustainability objectives in design and construction
- High quality restoration and adaptive re-use of heritage buildings
- Positive contribution to the enhancement of the public domain

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

15.01-2L Building Design

Above Grade Carparks

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

Compliance with Better Apartment Design Standards (BADs)

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

Roof Top Gardens

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

Landscaped Setbacks

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

Shade Sensitive Interface

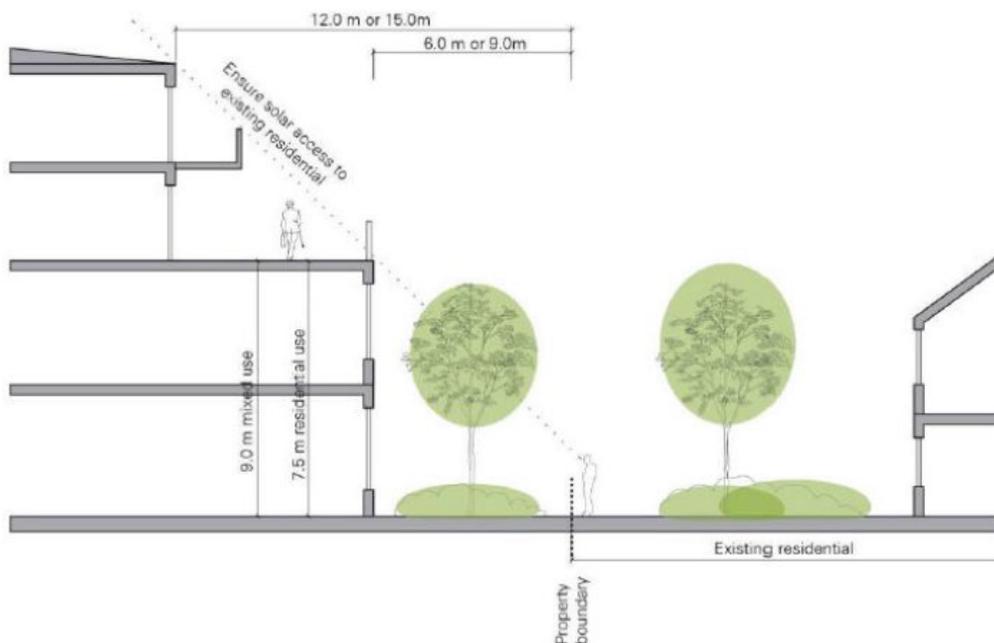
Considering all the commercial zones on Heidelberg Road within Yarra are on the southern side and interface with NR2 residential zoned houses. Banyule has a comprehensive Ivanhoe Structure Plan that comprises of 13 different interfaces:

- a) Laneway Setback
- b) Main Street Interface
- c) Narrow Side Interface
- d) Landscape Setback
- e) Urban Street, Urban Laneway and Side Interface
- f) Lower Density Interface
- g) Shade Sensitive Interface
- h) Parking Interface
- i) New Laneway with Parking Interface
- j) Public Space and Landscape Settings

k) Upper Level Setbacks

Yarra should also have shade sensitive interfaces for Heidelberg Road.

G Shade Sensitive Interface



15.01-2L Landmarks

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

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

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

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

15.02-1L Environmentally Sustainable Development

The Yarra Council should be setting a high environment standard with new developments. The standard should be like the Nightingale development at 72a Station Street Fairfield.

The Nightingale development is a part six (6) and part five (5) storey building associated with 20 dwellings and three (3) retail premises. In terms of environmental design, I would suggest that the Nightingale 2.0 development is considered industry “best practice” in terms of excellence.

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

Category	Required score	Project score
Greenhouse emissions from energy use	25%	43%
Peak energy use	10%	100%
Mains water use	25%	36%

Stormwater quality	100%	136%
Building materials	11%	20%
Project sustainability score		335/500

Table 1 – Nightingale STEP assessment

The Sustainable Management Plan stipulated six objectives:

Energy Efficiency	<ul style="list-style-type: none"> Minimum 7.5 star average thermal performance rating (40% less energy for space conditioning than a 6-star home) Zero fossil fuels in operation
Sustainable Energy Supply	<ul style="list-style-type: none"> 15 kW rooftop PV system 100% renewable energy (generated on-site or off-site)
Water Efficiency & Management	<ul style="list-style-type: none"> Potable water consumption of 110 litres per person per day Storm rating of 125%
Sustainable Waste Management	<ul style="list-style-type: none"> 80% of construction waste diverted from landfill
Sustainable Transport	<ul style="list-style-type: none"> 90% of trips to work, study & social events completed using public transport or active transport
Materials Selection	<ul style="list-style-type: none"> Use of materials that have lower embodied energy, use recycled content and renewable resources, exclude harmful substances such as Volatile Organic Compounds (VOCs) and are more durable

Table 2 – SMP objectives

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

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

11.03-1L Activity Centres

Expansion of Alphington Activity Centre

There is concern in relation to the expansion of the Alphington Activity Centre, particularly in relation to the inclusion of the site at 582 Heidelberg Road Alphington. This site currently provides space for office workers. A previously rejected planning application proposed the redevelopment whereby the office space is replaced by a gym and café, upon which was a proposed residential tower. Effectively the proposal replaced higher value employment opportunities with lower value, casual employment opportunities for the neighbourhood.

Hierarchy of Alphington Activity Centre

The current Yarra Planning Scheme designates the Alphington Activity Centre as a Neighbourhood Activity Centre. Amendment C269 seems to imply that all activity centres in Yarra are the one and same. Heidelberg Road is not Bridge Road or Brunswick Street.

Alphington and Fairfield residential dwellings are designated as Garden Suburban Residential with generous front and side setbacks. The hierarchy of Activity Centres must be recognised and maintained, otherwise higher order development in lower order activity centres will completely change the local character of the neighbourhood.

Diversity of development

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

- Local shopping & health services
- Local schools
- Local parks, sport & recreation
- Housing diversity
- Local transportation including cycling & walking
- Local employment opportunities

Every planning application for commercial zoned lots in Alphington (assume the same for most of Yarra) are generally a residential tower with a few retail spaces that are typically gyms or cafes. Also the valued ground floor space is taken up by carparks and building services which is detrimental to the local economy. Effectively valuable commercial space is surrendered to lower value employment opportunities. These outcomes do not contribute to the 20 minute neighbourhood of providing a diverse mix of local employment opportunities. Residents will be forced to seek job opportunities outside their neighbourhood which puts further strain on the public transport system and/or adds to the traffic congestion of roads.

The COVID lockdown has been the catalyst for the change in work practices, Yarra Council should be developing policy that attracts more local employment opportunities. A key part for this to happen is to have the space to do so.

Proposed Commercial C2Z Development

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

12.03-1L River Corridors

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

Yours sincerely,

██████████

President AFADA

[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.

This is the most depressing and gut wrenching planning scheme change I've ever seen! This alters to whole fabric of the city of yarra forever in a negative way..

1. High rise buildings block our horizon, overshadow houses and create a darker environment
2. The area is already growing too fast and is overcrowded.
3. Parking - is already too difficult
4. The current developments are ugly and don't fit in with the heritage of the area.
5. Our parklands need to be protected not developed. Merri Creek, yarra trail etc

Yours sincerely,

[REDACTED]
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission

o

Cc

Thank you for allowing me to provide my feedback on the C269 planning scheme

As a resident of Yarra with a young family who has recently purchased our 'forever home' in Fitzroy North, the future of Yarra is extremely important to me and my family. We have the following feedback to provide:

- Residential development should be kept within sustainable limits both in size and structure of buildings, but also keeping the heritage look and feel of this historic area. Height restrictions on buildings around heritage areas should be kept within very low levels to avoid buildings dominating the heritage precincts, and harming the character of the neighborhood. These limits should be strictly enforced to ensure that there is not continual erosion of these limits by developers. The way in which the Queens Pde shopping strip has been protected should be replicated across other shopping strips including Brunswick Street and Nicholson Street in Fitzroy North.

- Strict requirements should be imposed into planning scheme to enforce sustainable developments, including ensuring adequate green space is provided, and that new developments are carbon neutral or as close to as possible.

- We need more trees and living greenery to minimise the 'heat island' effect and help Yarra get closer to carbon neutrality.

- Protect our neighborhood village shopping strips, including restricting development of the shopping strip properties which are subject to less strict planning restrictions. This includes imposing strict height limits and minimising creation of high-rise towers in the village shopping strips. These small business shops are an important part of our neighborhood to sustain a diverse range of properties to support local businesses and the residents and visitors to Yarra. Too many shop-fronts are being developed, harming the heritage and culturally diverse nature of our community. This including Nicholson Street in Fitzroy/Carlton North.

- Protect our important historical buildings from being developed. The loss of the North Fitzroy Star was a terrible moment, and more important historical building such as Abbotsford Convent, The Pinnacle are part of the history of Fitzroy North that we are slowly losing. Please find a way to retain these beautiful buildings but make them usable as something other than apartment complexes.

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

To Whom It May Concern

I am opposed to any amendments to the planning scheme that would facilitate large scale, bulky, high rise development our retail shopping strips and activity centres in the City of Yarra .

What makes the City of Yarra unique, and the reason why people want to be here, is our historic streetscapes that are largely not dominated by tall, characterless buildings. If such overbuilding were allowed to continue, this unique characters would be lost forever. Our area would be assimilated into the CBD.

I trust that you will protect what we already have, ensuring that those visually dominant building over 3-4 storey no longer continue to be built.

Thank you.

Yours sincerely,

██████████
Carlton North, Victoria, 3054, 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 for its residents as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Significant height and development protection was won for Queens Parade last year and it seems this protection is already being rescinded by this Amendment, which I strongly object to.

The locals fought strongly for the protection of Queens Pde as a unique and community based shopping village, and it now seems the City of Yarra is ready to totally disregard that protection in the favour of developers.

This shopping strip is almost becoming unique in the City of Yarra due to the City of Yarra's seemingly lust for high rise development.

Considering what is being developed on the Queens Parade/Smith St gasworks site surely that is enough residential development in this area. The roads in this area will be congested even more because of this development.

Developers have no regard for those whose amenity they will impact on and it seems the City of Yarra, and Mr Wynne, also have no regard for the residents and businesses the area.

As for having car access to the areas noted for moderate or incremental residential developments on rear or side laneways - I strongly object.

The majority of areas noted for moderate or incremental change to residential development are on major roads with public transport but adjacent to residential properties separated only by laneways.

Why when public transport is a major reason for putting the developments along these roads is there a need for car access to these developments by their residents?

I thought the City of Yarra was attempting to stop people using cars, so again why is there even provision for residents of these developments to own/use/garage cars?

Why do the residents living in the properties adjacent to the proposed developments in this Amendment and have a laneway boundary have to be subjected to the traffic/cars caused by these developments?

If these developments must have car access put it on the roads they front.

After all that is the City of Yarra's reason for promoting these areas as suitable for moderate or incremental development!

All this Amendment does is put more traffic onto the surrounding residential streets for the laneway access, which reduces the safety and amenity for those residents. There is absolutely no consideration for the residents whose properties are on the laneways and use them for pedestrian access or their properties have windows overlooking the laneways. This is similar to the destruction of those residents' amenity caused by the overshadowing of their properties by these developments.

There is no consideration in this Amendment for the residents in these situations.

For the people of Yarra who LIVE near main roads this Amendment is certainly not about sustainability, heritage or their amenity.

It is about creating huge canyons of overdevelopment and destruction of any residents' amenity who live adjacent to those areas in favour of developers.

Perhaps a longer and more consultative period about this Amendment C269 should take place.

Yours sincerely,

██████████

Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - submission

December 04, 2020 at 11:58 am AEDT

To: Strategic Planning CoY

Cc: Councillor 1, Councillor 2, ██████████ City Of yarra Councillors, Deputy Mayor

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

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

Significant height and development protection was won for Queens Parade last year and it seems this protection is already being rescinded by this Amendment, which I strongly object to.

The locals fought strongly for the protection of Queens Pde as a unique and community based shopping village, and it now seems the City of Yarra is ready to totally disregard that protection in the favour of developers.

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If these developments must have car access put it on the roads they front.

After all that is the City of Yarra's reason for promoting these areas as suitable for moderate or incremental development!

All this Amendment does is put more traffic onto the surrounding residential streets for the laneway access, which reduces the safety and amenity for those residents. There is absolutely no consideration for the residents whose properties are on the laneways and use them for pedestrian access, or their properties have windows overlooking the laneways. This is similar to the destruction of those residents' amenity caused by the overshadowing of their properties by these developments.

There is no consideration in this Amendment for the residents in these situations.

For the people of Yarra who LIVE near main roads this Amendment is certainly not about sustainability, heritage or their amenity.

It is about creating huge canyons of overdevelopment and destruction of any residents' amenity who live adjacent to those areas in favour of developers.

Perhaps a longer and more consultative period about this Amendment C269 should take place.

Yours sincerely,

[REDACTED]

[REDACTED]

Clifton Hill, Victoria, 3068, Australia

Sent from my iPad

██████████
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 the Brunswick St area is a unique pedestrian haven, excellent for shops, restaurants, cafes, adults, families, and cyclists. Over development in the form of 5+ storey apartment blocks would damage the historic aesthetic and the unique culture of Fitzroy, ultimately harming the City of Yarra by making its iconic Brunswick St less distinctive and attractive.

Yours sincerely,

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

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[REDACTED]
Amendment C269 - Submission
December 03, 2020 at 10:36 pm AEDT
To: [REDACTED]

I wish it to be recorded that I believe the heritage policies and provisions need to be strengthened in this amendment if the City of Yarra is truly going to protect its built heritage.

I am the resident owner of [REDACTED].

Thank you,

[REDACTED]

Sent from my iPad

Amendment C269 - submission

o

Cc

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

I am making this submission to help protect the wonderful City of Yarra - to help ensure its liveability is maintained along with its diverse and vibrant heritage shopping strips.

For now, we are the custodians of Yarra. I want to ensure that any planning scheme has strong guidelines and protections in place so that people of future generations will continue to benefit from the community that has been developed - a community built and sustained by Yarra's rich heritage.

Heritage is not just brick and mortar. It creates character and community. It's about things that are local and deeply valued. As the backdrop to our lives it is intertwined with our identity and sense of wellbeing.

I have lived in Yarra all my life. I have always taken great pleasure and solace in my surrounds - the heritage buildings, the parklands, the beautiful skyline created by these buildings and trees. Never have I appreciated this more than during the COVID-19 lockdown when our local neighbourhood became our lives. A common refrain from our neighbours was how lucky we were to live in such a place. It had a tangible positive impact on our mental health.

I welcome the opportunity through low-rise and sensitive development for more people to also call Yarra home. But if the new planning scheme recommends buildings of 8-14 storeys in areas earmarked for moderate change, the things we love so much about our village in the city - its heart and soul - its skyline and this heritage, will be lost forever. This cannot be our legacy.

We need to protect, through the planning scheme, the things that make the community of Yarra so special. These include:

- the diverse and low-rise heritage shopping strips, full of independent businesses run by people who create the village atmosphere and unique character of our neighbourhood
- The parks and open sky, not overshadowed by high rise buildings
- The historic bluestone laneways that need to be protected from developers, not allowed to be sold and instead utilised by neighbours - and ideal place for communal gardens perhaps
- The heritage streetscapes including in our low-rise local shopping strips and residential areas that must not be overwhelmed by buildings 8-14 storeys high.

I urge the custodians of Yarra who will be taking carriage of this planning scheme to please limit development in these areas earmarked for moderate change to no higher than 5 storeys. Low rise heritage commercial and residential areas, such as Brunswick Street, need to be protected from overdevelopment.

I would also like to see protections for parks and laneways.

Areas of significance to First Nations peoples should also be honoured and protected.

A strong planning scheme with clear, unambiguous guidelines is required. In particular the recommendation for 8-14 storeys in moderate change areas needs to be reduced. There is simply too much at stake otherwise.

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 – Submission

02.04 Strategic Framework Plan

Activity Centres

Rathdowne Street Activity Centre (south) between Fenwick Street and Princes Street. (North Carlton)

Amendment C269 proposes it to be designated as a Neighbourhood Activity Centre (NAC).

Comments

The designation of Rathdowne Street Activity Centre (south) as a Neighbourhood Activity Centre is strongly opposed for following reasons:

- Development expectations increase values and force out existing small businesses – NAC designation would threaten it's viability.
- Is successfully functioning as an excellent Local Activity Centre.
- Covered by a heritage overlay – it is therefore inappropriate to encourage 'incremental' development and heights of development would need to respond to the height of adjoining development.
- Is a totally different order of activity to Gertrude Street and Johnston Street centres that are also NACs
- Very different catchment from these larger centres – local catchment and different functions – lower order shops
- It is by far the smallest of all the NAC's proposed. The inclusion of Curtain Square makes it look bigger than it is!
- The Strategic Framework Plan does not show nearby centres beyond Yarra so it looks as if this corner of Yarra is not serviced by larger centres. It is, however, between, and within walking distance, of significant centres Sydney Road/Barkly Square and Lygon Street in Brunswick and Elgin Street/Lygon Street in City of Melbourne.

Recommendation

Designate Rathdowne Street Activity Centre (south) (between Fenwick Street and Princes Street) – as Local Activity Centre to support its important local function and underpin its continued success.

Nicholson Street Activity Centre (north)

Amendment proposes the Nicholson Street Activity Centre north to be designated as a Neighbourhood Activity Centre (NAC).

Comment

- To a large extent the comments above also apply to Nicholson Street North. Although it is slightly larger than Rathdowne Street, retail activity is almost entirely on the west side. The 'activity centre' is significantly smaller than appears on the map.
- It has suffered considerably recently due to firstly tramway works and then Covid and a number of retail units are currently vacant. There are some signs of returning vitality and retail specialisations.
- Covered by a heritage overlay – it is therefore inappropriate to encourage 'incremental' development and heights of development would need to respond to the height of adjoining development.

- NAC designation would further threaten it's viability as development expectations increase values and put further pressures on existing small businesses

Recommendation

Designate the Nicholson Street Activity Centre (north) as a Local Activity Centre to support its important local function and contribute to its rejuvenation.

13.07-1L Interfaces and amenity

Recommendation

Promote higher standards of sound protection in new development.

15.01-2L Building Design

Comments and Recommendations

Activity centres - heights of development

If Rathdowne Activity Centre becomes a NAC as proposed, clear limitations must be placed on the height of development, due to Heritage Overlay and scale of the 'centre'. Height should reflect that of adjoining exist buildings.

Impact of development on adjoining properties

New development could overshadow existing solar panels on adjoining properties. To encourage investment in and to maintain use of renewable energy sources, include a reference to this in the Policy Guidelines re overshadowing.

Roof form is referred to. Parapet lines are also an important component of heritage streetscapes. The view of heritage parapets against the sky is a significant characteristic in many streets. This aspect should be referred to.

Frontages – add specific reference to the provision of windows to provide 'passive surveillance' to contribute to pedestrian amenity and safety.

15.03-1L Heritage

Strategies

Comment

There are a number of instance of ambiguous terms such as 'relative to' 'respectful' 'avoid' etc. These allow for subjective and open interpretations (planning consultants and developers can then use or challenge these as they wish). If the council (and the community) intends a certain approach then make the requirement clear and unambiguous.

Recommendation:

Tighten the wording.

New development, alterations or additions

'respecting the following elements of the heritage place:...'

should include reference to parapet lines – often as or more visible and influential than ‘roof form’ in Heritage Overlay Areas.

Demolition

Comments

'Avoid demolition of any part of an individually significant or' Wording much too weak. Needs to be strengthened. ie 'Demolition will not be supported...'

Verandahs

Verandahs are often an important part of commercial historical streetscapes in heritage areas. Also they provide protection from weather, rain or sun and provide important shade to shopfronts.

A number of heritage verandahs have been lost due to damage and have not been replaced. Some property owners choose not to replace them despite getting insurance funding. Their replacement need to be enforced (or promoted in some way) and currently cannot be. (Victoria's Heritage Restoration Fund can also assist owners.)

Recommendations

- Require replacement of verandahs in the case of damage or removal.
- Identification of locations of missing 'teeth' should be undertaken. I can provide addresses of two: one in Rathdowne Street north and one in Nicholson Street north.
- Strengthen wording regarding demolition. Change 'avoid' to 'not support' or 'prevent'.

Restoration and reconstruction

Comment

- These proposals are supported. Particularly in the light of the above reference to commercial verandahs.

Trees, landscapes, parks and gardens

Support retention of significant trees.

Also support retention of tree avenues, especially where mature.

Comments/Questions

- Does this apply to private and public land?
- Note these may exist outside of heritage places. Should apply there too.
- How will significant trees and garden layouts be identified – by whom and when?

Recommendation

- Need to clarify these issues and firm this up – say who and how identified.
- Significant individual trees and planting need to be identified and registered. The community could be asked to nominate their favourites.
- Retain exotic tree avenues that provide shade in summer and light in winter.
- Retain the plane trees in Rathdowne Street.
- Identify and retain tree avenues.

15.01-1L Urban Design

Amendment proposes the following:

‘Provide windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway.’

Comment

- ‘unreasonably’ is unclear and unreasonable to whom?
- Current use of 9 metres rule is not appropriate. A distance of 9 metres allows a clear view into open spaces or rooms.

Recommendation

Make it clear what is reasonable and unreasonable in this context.

16.01-2L Location of residential development

Strategies

General Comment

- It is understood there should be some residential development but not at the expense of the ongoing viability, diversity and heritage of our local shops and activity centres.
- Support ‘Limit housing growth in minimal change areas and incremental change areas outside activity centres to ensure development responds to the small lot sizes, neighbourhood character and identified heritage significance.’
- New supposedly mixed use development has not been shown to revitalize activity centres.

Recommendation

Do not support ‘Support mixed use development in incremental change areas within activity centres to maintain the role and function of the centres as locations for economic activity.’

Strategic Housing Framework Plan – Princes Hill and Carlton North

Rathdowne Street

Amendment proposes ‘incremental change’ in Rathdowne Street Activity Centre (south of Fenwick Street).

Comment

Strongly oppose designation of ‘incremental change’ in Rathdowne Street Activity Centre, This should be ‘minimal change’.

- Development expectations increase values and force out existing small businesses – ‘incremental change’ and Neighbourhood Activity Centre designation would therefore threaten it’s viability.
- Is successfully functioning as an excellent Local Activity Centre.
- The area is too small to accommodate residential development without destroying what is there. It is by far the smallest of all the Neighbourhood Activity Centre’s proposed. The inclusion of Curtain Square makes it look bigger than it is!

- As it is covered by a Heritage Overlay it is inappropriate to encourage ‘incremental’ development. The heights of development would need to respond to the height of adjoining development.
- ‘smaller scale apartment development’ is mentioned – Not supported, but very vague - does this mean 2, 3 or up to 6 storeys?

Recommendation

- Rathdowne Street Activity Centre (south) should be designated ‘minimal change’.
- Change should be restricted to single or town house type dwellings on individual lots
- Do Not support ‘smaller scale apartment development’ of whatever scale.

Nicholson Street – west side

Amendment proposes ‘incremental change’ in Nicholson Street Activity Centre.

Comments

Oppose ‘incremental change’ designation on the west side of Nicholson Street (Carlton North), - should be ‘minimal change’.

- To a large extent the comments above re Rathdowne Street also apply to Nicholson Street on the west side. Although it is slightly larger than Rathdowne Street, retail activity is almost entirely on the west side. The ‘activity centre’ aspect is significantly smaller than the area shown on the map.
- ‘incremental change’ designation is not supported here. Nor is NAC designation .
- It has suffered considerably recently due firstly to tramway works, and then Covid 19, and a number of retail units are currently vacant. However, there are some signs of returning vitality and retail specialisations, but this is probably fragile and activity is probably supported by lower property and rental values.
- Incremental change designation and development would further threaten it’s viability as development expectations increase values and put further pressures on existing small businesses.
- Covered by a heritage overlay – it is therefore inappropriate to encourage ‘incremental’ development and heights of development would need to respond to the height of adjoining development.
- Some sections of the east side of Nicholson could support ‘incremental change’.

Recommendation

The west side of Nicholson Street Activity Centre (covered by Heritage Overlay) should be designated ‘minimal change’.

Queens Parade, Clifton Hill

Amendment proposes ‘moderate change’ in Queens Parade Activity Centre.

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

Comment

Encouragement of this level and type of development will kill the retail function of this activity centre and destroy it’s heritage values.

Recommendation

Queens Parade Activity Centre should designated ‘incremental change’.

16.01-4L Housing affordability

Inclusionary zoning supported.

Recommendation

Require 20% affordable housing where rezoning land to residential.

Require 20% affordable housing in major redevelopments.

17.01-1L Employment

The Amendment doesn't adequately recognize or support the existence of small employment premises that collectively make an enormous contribution to the local economy. Too much has been irrevocably lost. Such premises should be retained and changes of use actively discouraged.

Recommendation

Add to Strategies: 'discourage redevelopment of premises and changes of use.'

19.02-6L1 Public Open space

Some uses of 'open' space require it being 'closed' – these include some sports facilities, community gardens etc. Need to recognise this issue and ensure that the numbers of 'closed off areas' are minimised and access maximised.

Recommendation

Minimise areas of exclusionary use.

19.03-2L Development contributions

Amendment proposes to -

'Support development that provides contributions towards the upgrading or provision of infrastructure through voluntary contributions.'

Comment

Contributions should not be able to be used to 'buy' additional development rights or to excuse inappropriate or over development. This sort of provision can very easily be 'manipulated'.

Recommendations

- If infrastructure improvements are required these should be mandated and requirements clearly set out upfront.
- If pursued, such trade-offs should be clearly identified and stated upfront to provide transparency. The local community should be involved in negotiating trade-offs and facilities, thus ensuring buy-in and locally relevant benefits. (see Vancouver's system)

19.03-3L Water sensitive urban design

Many residential extensions are covering entire blocks, increasing run off and reducing the amount of water that gets into the soil.

Recommendation

- Restrict site coverage of blocks, either with buildings or impervious surfaces. (support 80% max coverage).
- Compensate with rain water harvesting.

Amendment C269 - submission
 December 03, 2020 at 10:56 pm AEDT
 To: [REDACTED]

YARRA PLANNING SCHEME - PROPOSED AMENDMENT C269

SUBMISSION TO THE CITY OF YARRA BY TODD PERRY

My family & I have lived in Alphington for nearly 11 years. We value the parklands and green, leafy character of Alphington. We also value the river corridors of the Yarra River and Darebin Creek.

Alphington is currently going through significant change, particularly with the redevelopment of the AMCOR site. The community played a constructive part in developing the DDO. However developers are now exploiting the good faith of the community by submitting applications above the preferred heights with no additional amenity. The view is that the Amendment C269 will provide even more concessions to developers at the expense of amenity and livability within Alphington. With that I have highlighted below key areas of concern with Amendment C269.

15.01-1L Urban Design

Protection of Historic / Heritage Laneways

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

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

Overshadowing of Parkland

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

No Height Restrictions for Commercial C1Z

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

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

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

- Significant upper level setbacks
- Architectural design excellence

- Best practice environmental sustainability objectives in design and construction
- High quality restoration and adaptive re-use of heritage buildings
- Positive contribution to the enhancement of the public domain
- Provision of affordable housing

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

15.01-2L Building Design

Above Grade Carparks

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

Compliance with Better Apartment Design Standards (BADs)

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

Roof Top Gardens

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

Landscaped Setbacks

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

Shade Sensitive Interface

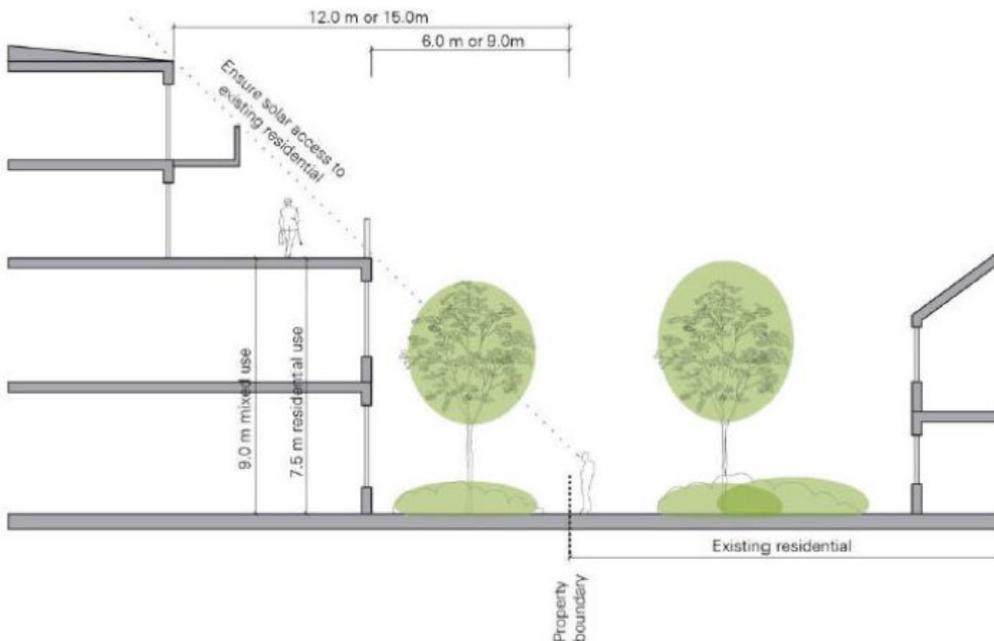
Considering all the commercial zones on Heidelberg Road within Yarra are on the southern side and interface with NR2 residential zoned houses. Banyule has a comprehensive Ivanhoe Structure Plan that comprises of 13 different interfaces:

- a) Laneway Setback
- b) Main Street Interface
- c) Narrow Side Interface
- d) Landscape Setback
- e) Urban Street, Urban Laneway and Side Interface
- f) Lower Density Interface
- g) Shade Sensitive Interface

- h) Parking Interface
- i) New Laneway with Parking Interface
- j) Public Space and Landscape Settings
- k) Upper Level Setbacks

Yarra should also have shade sensitive interfaces for Heidelberg Road.

G Shade Sensitive Interface



15.01-2L Landmarks

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

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

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

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

15.02-1L Environmentally Sustainable Development

The Yarra Council should be setting a high environment standard with new developments. The standard should be like the Nightingale development at 72a Station Street Fairfield.

The Nightingale development is a part six (6) and part five (5) storey building associated with 20 dwellings and three (3) retail premises. In terms of environmental design, I would suggest that the Nightingale 2.0 development is considered industry “best practice” in terms of excellence.

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

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

Table 1 – Nightingale STEP assessment

The Sustainable Management Plan stipulated six objectives:

Energy Efficiency	<ul style="list-style-type: none"> Minimum 7.5 star average thermal performance rating (40% less energy for space conditioning than a 6-star home) Zero fossil fuels in operation
Sustainable Energy Supply	<ul style="list-style-type: none"> 15 kW rooftop PV system 100% renewable energy (generated on-site or off-site)
Water Efficiency & Management	<ul style="list-style-type: none"> Potable water consumption of 110 litres per person per day Storm rating of 125%
Sustainable Waste Management	<ul style="list-style-type: none"> 80% of construction waste diverted from landfill
Sustainable Transport	<ul style="list-style-type: none"> 90% of trips to work, study & social events completed using public transport or active transport
Materials Selection	<ul style="list-style-type: none"> Use of materials that have lower embodied energy, use recycled content and renewable resources, exclude harmful substances such as Volatile Organic Compounds (VOCs) and are more durable

Table 2 – SMP objectives

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

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

11.03-1L Activity Centres

Expansion of Alphington Activity Centre

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

opportunities with lower value, casual employment opportunities for the neighbourhood.

Hierarchy of Alphington Activity Centre

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

Diversity of development

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

- Local shopping & health services
- Local schools
- Local parks, sport & recreation
- Housing diversity
- Local transportation including cycling & walking
- Local employment opportunities

Every planning application for commercial zoned lots in Alphington (assume the same for most of Yarra) are generally a residential tower with a few retail spaces that are typically gyms or cafes. Also the valued ground floor space is taken up by carparks and building services which is detrimental to the local economy. Effectively valuable commercial space is surrendered to lower value employment opportunities. These outcomes do not contribute to the 20 minute neighbourhood of providing a diverse mix of local employment opportunities. Residents will be forced to seek job opportunities outside their neighbourhood which puts further strain on the public transport system and/or adds to the traffic congestion of roads.

The COVID lockdown has been the catalyst for the change in work practices, Yarra Council should be developing policy that attracts more local employment opportunities. A key part for this to happen is to have the space to do so.

Proposed Commercial C2Z Development

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

12.03-1L River Corridors

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

Regards,

██████████

Amendment C269 - Submission
December 03, 2020 at 11:23 pm AEDT
To:

Hello,

I am emailing to register my opposition to the development.

Best regards,

Amendment C269 - Submission by Terence Nott
December 04, 2020 at 12:33 am AEDT

To: [REDACTED]

Dear Madam/Sir

Please refer to the attached Submission with illustrations.

Thank you.

[REDACTED]



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Thank you.

Yarra Planning Scheme Amendment C 269.

Submission by [REDACTED], Member of City of Yarra's Heritage Advisory Committee (HAC), former Member of the City of Fitzroy Heritage Advisory Committee (UCAC) and former community representative, for the City of Fitzroy, on the Inner Circle Railway Line Implementation Committee.

Clause	Heading	Submission comments
02.02	MUNICIPAL PLANNING STRATEGY Vision	<i>In the fourth last line after the words "Yarra River" add: "...and Merri Creek and their..."</i>
02.03	Activity Centres Support and strengthen the vibrancy.....	<i>Under the 3rd third bullet point add: "Encourage all new development to provide shade and weather protection over the footpath at the street frontages by way of canopies or verandahs"</i>
	Built environment and heritage	<p>Council needs to encourage a much simpler and more sophisticated approach to building design. The encouragement of so called fine grained design has let to many poor designed building being approved by Council. Fine grained design is now becoming confused with multi textured, multi shaped and multi coloured. I refer you to the uglymelbournehouses posts on instagram where you will see many examples of the ugly residential developments that failed due to an attempt at producing quality fine grained design.</p> <p>A mixture of shapes, materials and finishes contributes to higher maintenance costs and to an increase in the embodied energy and transport cost.</p> <p><i>I suggest that the reference to "Fine grain subdivision patterns" be deleted.</i></p>
11.03 – 1L	Activity Centres Strategies	<i>Add: "Encourage all new development to provide shade and weather protection over the footpath at the street frontages by way of canopies or verandahs".</i>
12.03 – 1L	Yarra River, Darebin and Merri Creek corridors Strategies	<i>In the third last paragraph, after the words "open places" add "...shaded areas..."</i>
15.01 – 2L	Landmarks	<p>This section is too restricted. It should include other important landmarks throughout Yarra. One notable landmark that requires its view lines to be immediately protected is the Yorkshire Brewery brew tower in Collingwood. Other landmarks that require view line protection include:</p> <ul style="list-style-type: none"> • Former Wesleyan Methodist Church, Cnr. Wellington and Hodgkinson Sts, Clifton Hill, • Former London Chartered Bank of Australia, Queens Parade, North Fitzroy,

15.02 - 1L	<p>Environmentally sustainable development</p> <p><i>Energy performance</i></p>	<p>One of the major causes of excessive energy usage is the heat from the direct sunlight penetrating the east and west facing windows of shops and businesses. This occurs where there are no external shading devices.</p> <p>For example, the Clifton Hill side of the Queens Parade shopping precinct where the shop windows are unprotected and the shops require non-stop air conditioning to combat the hot afternoon sun. In the past there were post supported street verandahs offering shade and weather protection. In the 1940s and 50s Collingwood Council ordered that they be removed.</p> <p><i>Add to the third bullet point so it reads:</i></p> <ul style="list-style-type: none"> • “Shading to glazed windows and shop fronts by means of canopies and verandahs” <p>Energy usage can be reduced by the use of thermal double glazing.</p> <p><i>Add to the 3rd bullet point so it reads:</i></p> <ul style="list-style-type: none"> • “Optimizing double glazing to exposed surfaces”.
15.03 – 1L	<p>Strategies</p> <p><i>New development, alterations or addition</i></p>	<p><i>Under the 7th bullet point:</i> Change Chimney to Chimneys Add Verandahs after Chimneys.</p>
	<p>Commercial and former industrial places.</p>	<p>The arrangement of the following three sections in the advertised Amendment document is confusing: Commercial and former industrial heritage places Commercial heritage places and Former industrial heritage places.</p> <p>The second and third headings should be subheadings of Commercial and former industrial heritage places.</p> <p>There is a statement about verandahs under the heading Commercial heritage places which reads: “Require a simple contemporary verandah design, consistent with the form and style of adjoining verandahs”</p> <p>This statement should be moved to come under the heading Commercial and former industrial heritage places.</p>
	<p>Restoration and reconstruction</p>	<p><i>Add this last paragraph:</i> “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 fittings (including windows and doors), shopfronts and other architectural details and features”.</p>



EXAMPLE :

COUNCIL SHOULD HAVE CONDITIONED
THESE STREET VERANDAHS
... "TO BE RE-INSTATED".

Date: Circa 1940s.

Black and white photograph 250 x 170

Collection: Terence Nott

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.

QUEENS PARADE SHOPPING PRECINCT CLIFTON HILL • NORTH FITZROY

EXAMPLE :-

COUNCIL SHOULD HAVE
CONDITIONED THESE STREET
VERANDAHS... TO BE RE-INSTATED

388-390 QUEENS PDE. NTH. FITZROY



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

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

The proposed amendment, allowing up to 14 storey developments, will, regardless of any suggested caveats and safeguards, be used by developers, to maximise their short term profits, at the expense of the city's amenability.

It is the residents and municipal constituents (and their children) who will bear the consequences.

It is well past time for the City of Yarra to introduce a strict height limit, a move that is not just the overwhelming opinion of its residents, but a smart initiative to ensure the city remains liveable, amenable, and most important of all, economically viable, for the long term.

The truly great, liveable cities of the world have understood this, and introduced strict height limits. Let's not just think of short term profits for developers, but manage the city for all its residents, and their children. We would like to see a strict, 5-6 storey limit imposed across the City of Yarra. Why should we not compare our beautiful city to other world class cities, such as Paris and London.

Yours sincerely,

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

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Amendment C269 - submission

o
Cc

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

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

This over development is going to far and too high. You are fundamentally changing the landscape of Yarra which is irreversible. Higher buildings is more dense living which we do not have the supporting infrastructure for unless you put up rates again and we all know Yarra has some of the highest rates already. I understand you want to create jobs after covid but not at the expense of Yarra's liveability.

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.

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

I support retaining the character of streets like Brunswick St as magnets for shoppers. I do not wish to see character areas replaced with modern multi storied blocks

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

Yours sincerely,

[REDACTED]

Fitzroy, Victoria, 3065, Australia

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 David provided an email address ([REDACTED]) which we included in the REPLY-TO field.

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

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

I understand that there is a need to have more housing and services as the population grows BUT I am making this submission to ask that everyone and council especially help to ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips so they can continue to benefit us all for another 100+ years.

Yours sincerely,

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

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Amendment C269 - submission
o
Cc

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

Please stop the excessive permission for so many high rise buildings. 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, Victoria, 3065, Australia

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██████████
Submission on C269

December 04, 2020 at 7:19 am AEDT

To: ██████████

Dear Staff,

Attached is my submission to this planning amendment.

Kind Regards, ██████████

C269

11.03-1L Neighbourhood Activity Centres

St Georges Rd

There are 2 points made on St Georges Rd

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

There needs recognition that St Georges Rd features a much loved and used village which includes the local landmarks of the Pinnacle hotel (former post office) and the fabulous new library.

Therefore there needs to be further dot points

- Support low rise development where it respects the heritage character of the centre
- Protect the historical significance of the precinct, as there are contributory and individually significant buildings in the precinct eg Pinnacle. ((Rathdowne St Neighbourhood Activity Centre includes this wording)
- Support development that recognises the importance of the North Fitzroy Village as a focus for the local community offering a diverse mix of shopping, business and community services, leisure and residential opportunities (Queens Parade NAC wording).

Nicholson Street, North Fitzroy

In the suggested amendment there are 2 dot points

- Protect heritage shopfronts and verandas
- Retain visual prominence of the heritage streetscapes and buildings

There needs to be an additional point as in other Neighbourhood Activity Centre's wording

- Support a mix of uses along Nicholson Street, in particular uses which provide the day to day uses of community
- Support development that recognises the importance of the Nicholson St shopping strip as a focus for the local community offering a diverse mix of shopping, business and community services, leisure and residential opportunities (as in Queens Parade NAC wording)

St Georges Rd and Nicholson Street need a Design and Development Overlay to provide further protection for the heritage low rise shopping centres and to provide a guide for appropriate and sensitive residential and commercial development along their lengths. These strips are as important to their nearby residents as Queens Parade has proved with residents nearby to it. Queens Parade has these protections. It is costly in terms of time and money for the community (and Council) to be presenting at VCAT for a 7 plus storey development at Piedimontes when it is clear a well designed 4 storey development would not overwhelm the historical low rise village.

16.01-2L Location of residential development

In the proposed Amendment housing strategy the terms used to describe changes in housing growth are ; minimal, incremental, moderate and high, but there are not transparent easy to find definitions of these terms in the distributed C269 information. As this is a plan for 10 years there should be clarifications of such terms and the community would like these circulated and open for discussion.

16.01-4L Housing Affordability

Community feedback on this issue was sought in 2018. The Yarra Housing Strategy (4.9.18) includes a summary of feedback gained-

40% of respondents to a survey agreed that it was 'Very Important' to "Support the provision of affordable housing, including through co-housing and housing associations'

In the above mentioned Strategy it says in Nov 2017 the Yarra Council adopted a 'Policy Guidance Note on Affordable Housing in Significant Redevelopment in Yarra'.

It further notes the former Gasworks site includes a range of housing types including 20% affordable.

In the proposed amended scheme under 'Housing Affordability' there is an objective to include affordable and social housing. But the following policy guidelines in the proposed C269 only mention affordable housing.

"Consider relevant:

- The capacity for a rezoning to residential use to provide a minimum of 10% affordable housing
- The capacity of a major residential development of 50 or more dwellings to deliver a minimum of 10% of affordable housing, unless affordable housing has been provided as part of an earlier rezoning of the site."

Changes Sought-

There needs to be definitions of both social and affordable housing and provision for both included. The policy should have definite targets such as 10% social and 10% affordable on a site such as the former Gasworks and clearly defined targets in new developments. Definitions and targets need to be defined.

It is heartening to see the recent the State government commitment to a large increase in social housing. State and Local Governments need complimentary planning policies to enable targets to be reached.

Heritage 15.03-1L

Local resident heritage experts say the new amended version has many improvements but it needs a re write.

It could be improved by including ‘Objectives’ as the State policy objective (15.03-1S is not adequate.

The existing 22.02 has 9 objectives and the new exhibited version has none.

These objectives should be included

- To retain and conserve all individual significant and contributory heritage places
- To conserve heritage places in accordance with the Australian ICOMOS Burra Charter
- To retain and reveal views and vistas to heritage places and streetscapes
- To ensure new development is respectful of the assessed significance of heritage places

‘Strategies’ should be re ordered to better structure the document.

And Strategies should begin with strategies for conservation.

Definitions are required to guide use (and prevent misuse) of the policy.

Laneways

These need to be recognised as part of the public realm as residents frequently use laneways on journey as pedestrians.

On my regular walk from May Street to the Piedimontes supermarket and village I walk through 2 laneways.

Over the past years even experts at VCAT have not been aware of the importance to Yarra residents of the charming well frequented bluestone laneways.

Yarra River, Darebin and Merri Creek 12.03-1L

There is one objective listed in the proposed Amendment under 12.03-1L.

It would educate our community and serve to add a more truthful layer of our heritage understanding if areas or sites of significance to past indigenous communities were identified with appropriate signage and recognition. I am aware of the occasional sign post informing of the past uses along our creeks and rivers.

Another dot point could be added

- To identify areas significant to past indigenous communities to recognise the past and educate Yarra residents and visitors.

Thank you for the opportunity to comment on Amendment C269

██████████
██████████
North Fitzroy

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.

There is already too much high development and it is ruining Johnston and Smith Streets. We can cope with what is there, just, but please no more. You can't change these charming local streets with quaint shops and eateries into city style wind tunnels with no soul. It must stop now.

No developments about 4 stories. Keep everything human scale. No massive buildings.

I love Fitzroy. Do not ruin it.

Yours sincerely,

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Please reply to [REDACTED] at [REDACTED]

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

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

I am all in favour of increasing population density in a planned way, but the 8-14 storey limit is wrong for many reasons, not least to do with light and aesthetics. The great cities of the world (Paris and Barcelona to name two) have lower limits for these reasons. The limit should be 6.

Yours sincerely,

██████████

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[REDACTED]

Amendment C269 - Submission
December 04, 2020 at 8:25 am AEDT

To: [REDACTED]

Cc: [REDACTED]

Please be advised we are in complete agreement with the AFADA Submission regarding the proposed Amendment C269.

We trust the submission will be accepted.

[REDACTED]

Alphington

[REDACTED]

Ph: [REDACTED]

Amendment C269 - submission

o

Cc

Dear Yarra Council,

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

My main contributions are in relation to the historic Richmond Hill precinct. We need to place a stronger more binding heritage overlay over this area to preserve the mix of worker's cottages, mills, historic factories and the other heritage buildings. Council areas such as Moreland have a strong heritage overlay that clearly stipulates planning laws such as the minimum section that must be preserved of historic houses (eg 6m from front door). Stronger planning overlays will make it clear for all parties on what extensions or upgrades can be made to buildings.

The historic Richmond Hill area and surrounds (including Cremourne) are not built for dense high rise developments. The narrow streets surrounding these historic areas are essentially one way, with the need for drivers to follow an unwritten courteous rule of giving way to cars on the road before you. Since the redevelopment of Punt Road and intense construction in Cremourne, there has been a dramatic increase in the number of vehicles using the little historic, essentially one way streets, of Richmond Hill to cut through to Punt Road. Google maps even directs vehicles to go through Richmond Terrace and avoid Swan and Bridge Road. This high volume of traffic is unsustainable and a great stress to the residents of the area. A traffic survey has not been completed for this area for years or decades. The narrow streets can not support multi storied buildings.

The aesthetics and amenity need to be preserved. Greening the buildings, building more bike paths and parks is what the area needs.

Yours sincerely,

Richmond, Victoria, 3121, Australia

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Amendment C269 - submission

o

Cc

I would like to see the heritage of our retail shopping areas be maintained. It is important to keep the diversity of local & individual small business The local village is important for everyday social interaction & to maintain a strong local community. Over development of these areas will loose our heritage of 1sr suburb of 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]
Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission
o
Cc

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

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

I do not support new buildings above 6 storeys in or around any of our shopping strips or local neighbourhoods.

We need to preserve, and value, Yarra's heritage. More street trees, low rise re-development and protection of what we have.

Yours sincerely,

Abbotsford, Victoria, 3067, Australia

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Amendment C269 - submission

o
Cc

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

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

The issues I see important for consideration are:

- *. Quality of design. It is essential for approval of new construction to provide a reasonable quality of life. Sound minimisation, access to light, minimum standards of material including cladding, internal walls, floors are important
- * quality of construction. Increased monitoring of construction to minimise the creation of slums with new residents having to bear the cost of shoddy construction
- * encouraging the minimal use of cars. Including bicycle storage in design, minimising car spaces
- * develop and protect public space to ensure multi use for the variety of use including exercise, dog walking, passive relaxation

Yours sincerely,

Fitzroy North Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

As a long standing resident, I request that Amendment C269 is rejected.

I am making this submission to fight for Yarra's liveability as well as its diverse and vibrant heritage shopping strips.

On one hand, increased density of housing brings in more people

However, the quality of life of towers, and mid level development will destroy the neighbourhood

Just as we see now in the streets of Collingwood, there is no light, no sun when large buildings are placed in all directions. The wind will whip down the street.

Raising the building heights above what is currently in Brunswick St, will create another dark soulless and treeless space. There will be no sitting outside at the Black Cat in the sun or any of the cafes's. No sun through the windows. The wind will drive any shoppers from the street.

The development is only being proposed by the owners of some of the properties.

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

Yours sincerely,

[Redacted]
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission'
December 04, 2020 at 9:54 am AEDT

To: [REDACTED]

Hi

I live in Fitzroy.

A local action group told me that the C269 documents mean that council would be promoting 8-14 storey apartments along Brunswick Street.

To be honest, I couldn't see where that is in the documents, although note that the documents are subjective and give a fair bit of discretion for later planning decisions.

I recognise that Yarra needs to carry its weight in housing our growing population, and indeed think this is important in maintaining the borough's prosperity.

I do think it is important that we maintain the character and vibrancy of Brunswick, Smith and Gertrude Streets. These are vital and unique commercial precincts that play a huge part in making Yarra the attractive place it is, and in bringing cultural and economic positivity to the area.

I think an important part of this is visual amenity, and it would be a huge shame to see any of these streets turned into canyons, with victorian shopfronts backed by large apartments. The precincts are under threat from Covid and the general decline of the retail sector and landlord rent increases. Further challenges by making them less attractive (sunlight, overcrowding, reduced character) won't help.

So, while I recognise that there will be further development and increased density I feel that the C269 amendments should include some controls on height (eg 5 storeys) and setbacks on these key streets. I think there are other areas that are better suited to the bigger apartment developments eg Johnson Street, including the smith-hoddle street stretch which will benefit from some regeneration.

Thanks for considering this submission

Amendment C269 - submission

o
Cc

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

I have lived in Fitzroy since 1998 and have owned my own home in the areas since 2006. It is a beautiful suburb, with wonderful people and a long and rich history. I take great pride in the evidence of the gold rush boom through the beautiful architecture of the late 19th century. I find it extremely distressing that 8-14 story buildings might be built with little thought to the impact on light and the livability of the surrounding homes. Afterall, we pay our rates and it is more than reasonable that we receive the benefit of public works that improve livability and do not hinder it. The idea that preserving the facade would somehow compensate is just offensive.

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, Victoria, 3065, Australia

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Amendment C269 - submission

o [redacted]
Cc [redacted]

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

I moved into this area 10 years ago and was attracted European style of living, being close to the city but a real village feeling. I like to shop locally and support small independent businesses and it's important to have the diversity of many different shops. And don't want it to be overshadowed by high rise buildings.

Queens Parade is an important cultural landmark and need to be preserved, if well developed and more vibrant it could be a tourist attraction.

I also like to explore the local area both on foot and on my bike and I really appreciated the diversity of housing.

I love explore the laneways and think they are very important to our culture and need to be preserved.

We are so lucky with our green space and they need to be preserved for the future so the new generation can be able to enjoy them as well.

I like the diversity of people living in the area and think it's important to have a mixture of different sort of housing and affordable houses.

So please don't let the developer rule how the future should look like, instead listen to the people how live and support this area. And May it continue to be a beautiful place to live in.

Yours sincerely,

[redacted]
Fitzroy North, Victoria, 3068, Australia

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-----Original Message-----

From: [REDACTED]

Sent: Tuesday, 3 August 2021 4:12 PM

To: [REDACTED] >

Subject: Amendment C269-submission

Dear Councillors,

I'm very concerned about the future for our shopping strips in the Yarra Council.

We moved to Fitzroy North 10 years ago and one of the main reason to move closer to the city from the outer suburbs was the vibrancy of shopping strips.

For me everything is here close to home; shops, cafes and restaurants and everything can be reached by foot or bicycle.

So please don't destroy this important heritage and make it like everywhere else. Once it's gone it can never be put back.

Kind Regards,

[REDACTED]

Sent from my iPhone

[REDACTED]

C269 Comments

December 04, 2020 at 10:21 am AEDT

To: [REDACTED], [REDACTED]

Strategic Planning

Refer comments relating to Amendment C269.

Regards

[REDACTED]

C269 Amendment

11.03-1L Neighbourhood Activity Centres

St Georges Road

In the suggested amendment there are a limited number of points

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

There needs recognition that St Georges Road features a much loved and used village which includes the local landmarks of the Pinnacle Hotel (former Post office) and the new award winning community library.

Therefore there needs to be further notes:-

- Support low rise development where it respects the heritage character of the centre
- Protect the historical significance of the precinct, as there are contributory and individually significant buildings in the precinct e.g. Pinnacle Hotel. ((Rathdowne St Neighbourhood Activity Centre includes similar wording)
- Support development that recognises the importance of the North Fitzroy Village as a focus for the local community offering a diverse mix of shopping, business and community services, leisure and residential opportunities (Queens Parade NAC wording).

Nicholson Street, North Fitzroy

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- Protect heritage shopfronts and verandas
- Retain visual prominence of the heritage streetscapes and buildings

There needs to be additional notes, as has been included in other Neighbourhood Activity Centre's wording

- Support a mix of uses along Nicholson Street, in particular uses which provide the day to day uses of community
- Support development that recognises the importance of the Nicholson St shopping strip as a focus for the local community offering a diverse mix of shopping, business and community services, leisure and residential opportunities (as in Queens Parade NAC wording)

St Georges Road and Nicholson Street activity centres require a Design and Development Overlay to ensure protection for the significant heritage low rise shopping centres and to provide a guide for appropriate and sensitive residential and commercial development. These retail areas are important to their nearby residential community.

Queens Parade activity centre has been provided with protections as part of C231 process, similarly other neighbourhood activity centres require similar protections.

16.01-2L Location of residential development

In the proposed Amendment housing strategy the terms used to describe changes in housing growth are ; minimal, incremental, moderate and high, but there are not transparent easy to find definitions of these terms in the distributed C269 information. As this is a plan for 10 years there should be clarifications of such terms and the community would like these circulated and open for discussion.

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It further notes the former Gasworks site includes a range of housing types including 20% affordable, however the percentage of social housing has not been noted. Proportions for social housing need to be included in rewrite.

In the proposed amended scheme under 'Housing Affordability' there is an objective to include affordable and social housing. But the following policy guidelines in the proposed C269 only mention affordable housing.

"Consider relevant:

- The capacity for a rezoning to residential use to provide a minimum of 10% affordable housing
- The capacity of a major residential development of 50 or more dwellings to deliver a minimum of 10% of affordable housing, unless affordable housing has been provided as part of an earlier rezoning of the site."

Changes Sought-

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It could be improved by including 'Objectives' as the State policy objective (15.03-1S is not adequate).

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These objectives should be included

- To retain and conserve all individual significant and contributory heritage places
- To conserve heritage places in accordance with the Australian ICOMOS Burra Charter
- To retain and reveal views and vistas to heritage places and streetscapes
- To ensure new development is respectful of the assessed significance of heritage places

'Strategies' should be re ordered to better structure the document.

And Strategies should begin with strategies for conservation.

Definitions are required to guide use (and prevent misuse) of the policy.

Laneways

These need to be recognised as part of the public realm as residents frequently use laneways on journey as pedestrians.

Over the past years even experts at VCAT have not been aware of the importance to Yarra residents of the charming well frequented bluestone laneways.

- Laneways must be part of the public realm – in most instances the back of the heritage shops have been left and provide a great deal of the original history
- Heritage buildings that are linked in some way to a laneway must be protected
- Views from laneways to heritage buildings and landmarks must be protected
- Laneways must be properly maintained and cleaned
- Any new development, which involves laneways:
 - must respect any heritage buildings on the site
 - be sympathetic to the site and surrounding houses and buildings
 - provide for sustainable living

Yarra River, Darebin and Merri Creek 12.03-1L

There is one objective listed in the proposed Amendment under 12.03-1L.

It would educate our community and serve to add a more truthful layer of our heritage understanding if areas or sites of significance to past indigenous communities were identified with appropriate signage and recognition.

An additional point should be added

- To identify areas significant to past indigenous communities to recognise the past and educate Yarra residents and visitors.

Thank you for the opportunity to comment on Amendment C269



North Fitzroy

Amendment C269 - submission

o
Cc

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 and worked in Yarra for 25 years. Fitzroy North and surrounding suburbs are a unique living environment in greater Melbourne.

The heritage buildings and landscape are what locals love and cherish and it is this that brings visitors to the area.

We must preserve a Heritage landscape to share and maintain for future generations. We don't want Yarra to be over-run and over-shadowed by high-rise concrete structures that are available elsewhere.

Please protect our urban villages

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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

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

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

The local street scape will be destroyed, parking rendered impossible and over population will be stressful for everyone.

Yours sincerely,

██████████
Richmond, Victoria, 3121, Australia

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[REDACTED]
Amendment C269 - Submission
December 04, 2020 at 10:23 am AEDT
To: [REDACTED]

Please find attached my submission for consideration in Amendment C269

Best regards

[REDACTED]

[REDACTED]
[REDACTED]
Richmond VIC 3121

Phone [REDACTED]
[REDACTED]

Submission Amendment C269

My wife and I have lived in Richmond since we bought our home in 1984. We were attracted to the city because of the human scale of its buildings, sense of community, amenity and proximity to excellent shops and services. An integral part of our bond with Richmond has been our relationship with neighbours some of whom have become friends for life.

In 1986 I marked my commitment to the City by putting myself forward as an independent Councillor. I was elected and in my time worked hard to protect the amenity and those architectural and historical elements that make the City so special.

With this background I am moved to respond to Amendment C269 and some of its parts.

Protecting Amenity

To my mind, in the context of planning, the term *amenity* is poorly defined and used expediently by those wishing to protect the City and those that wish to take advantage of it. Amenity to me is an amalgamation of all those positive characteristics that make me feel good about my home and its situation (eg the sky line, the street trees, easy access to strip-shopping centres of Victoria and Swan Streets and Bridge Road, corner convenience stores, the history of the City encapsulated in its cottages and more palatial residences, social history and remnants of its industrial past and present) juxtaposed against those elements that I find disturbing (eg poor architectural design, the gaudy and clumsy renovations of the 50s and 60s, the invasion of multi-story (> 4 story) developments, the increased traffic, parking space shortages and the noise and intrusion of patrons of local entertainment venues).

No matter how you define it, from the perspective of an existing resident, the amenity of the City is finite and is ever-decreasing. Every "amenity consuming development" becomes a precedent to facilitate and justify yet another intrusion. New high rise office and apartment developments only consume the amenity of existing residents and small businesses. In the first instance their effect on amenity is manifest in their visual bulk, disruption of the sky line, overshadowing and overlooking. The more subtle and ongoing is the negative impact of increased traffic (human and automotive), reduction of free and open space, noise and loss of privacy. Developers do not set about improving the amenity of a precinct, or locality; by definition they are driven by a profit motive focussed on maximising the size and scale of their buildings with a concomitant drive to reduce their costs by excluding dispensable aspects like free and open space, car-parking and quality design and structure.

The almost inevitable claim from developers, large and small to reduce the provision of car parking is cynically defined in positive terms aligned with environmental attempts to reduce car ownership and usage. For example:

Application Reference Number PLN19/0910, 9-13 Stewart St Richmond VIC 3121. The developers wish to provide only 7 car spaces whereas City of Yarra planning scheme schedule 52.06, indicates 158 car parks are required for a development of this size (10 stories). What is more is the access to the carparks will be restricted to employees and be strangled by a car lift.

Such myopic planning as this is unacceptable if the welfare and amenity to be enjoyed by neighbouring residents is to be maintained. An essential part of our amenity is our access to transport and its orderly management on the streets of the City. In this vane I would like to see the objective of Clause 18.02-4S 31/07/2018 VC148 of the Local Planning Policy of the City of Yarra, which provides guidelines on car parking, actively promoted in the consideration of planning issues.

Amendment C269 - submission

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 current landscape in Queens Parade needs to be preserved without any building above.

Preservation of green spaces is vital.

Yours sincerely,

[REDACTED]

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

o
Cc

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

Yarra's nineteenth century character is at risk of being overwhelmed by development of a scale and density that has little regard for the future liveability of our municipality.

We need to preserve more than just the facades of buildings. Fitzroy is Melbourne's first suburb. It's built heritage as well as as sight lines and character should not be further undermined. Views to the city from the Fitzroy oval for example are special. These should not be undermined. Nor should views through to the Exhibition buildings or other landmarks such as the Fitzroy town hall be compromised. The same is true for other parts of Yarra.

The planning scheme needs to be explicit about our cherished heritage and how it will be protected. The current draft does not do this.

Other major cities in the world have managed to protect their pre-20th century centre and have benefitted immensely from this. Look at Rome, Madrid, Copenhagen and Paris. Capping future developments at no more than five stories should be feasible. Sadly, some have learnt too late what made their cities and inner urban areas unique.

We also need to ensure that we are not building tenements of the of the 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.

Yours sincerely,

Fitzroy North, Victoria, 3068, Australia

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[REDACTED]

Amendment C269 - submission
December 04, 2020 at 10:42 am AEDT

To: [REDACTED]

Cc: [REDACTED], Protect Fitzroy North

Dear Yarra people,

Attached is my submission in response to the draft Strategic Plan.

Regards,

[REDACTED] ([REDACTED])

My name is [REDACTED], & I am lucky to have lived in North Fitzroy for the last 50 years.

I'm making this submission to encourage Council to take this opportunity not only to maintain those aspects of Yarra's structure & design that facilitate its existing high level of liveability, but also to improve on aspects which need improvement.

While there is much that is admirable about the proposed Strategic Plan, it suffers in parts from ambiguity & vagueness which needs to be clarified & tightened to avoid future problems. I'm sure others will argue elegantly (& with my support) for better wording to ensure the maintenance of our interesting, fine-grained streetscapes, vibrant small-scale shopping strips and intact heritage architecture. My particular concern, however, is for something that's **not** in the proposed Strategic Plan, but needs to be.

Yarra's parks are already being almost loved to death. Covid has made this situation more obvious, and also made more obvious the crucial role parks play in people's health & wellbeing. Yarra has long needed more open spaces/parkland, & this need will become more urgent in the future with Yarra's expected increase in population density & the need to create a city able to keep its cool in a time of global warming.

Although the 'Strategic Directions' section of the proposed plan does (right at the end) list 'Open Space' as a heading, & says that Yarra will 'aim to provide' & 'seek to improve & extend' open space, there's no hint as to how these admirable aims might be achieved. In the 'Urban Design' section, strategies include the admirable (if vague) wish to 'support development that creates new public spaces to serve the needs of residents, workers & visitors', but further detail listed relates only to developments adjacent to existing public space, not the creation of new space. I can find no detail in the plan as proposed to support the stated aim of **increasing** existing public open space.

I would therefore like to suggest two ideas for achieving these stated aims of the Draft Strategic Plan.

So that Yarra's current open-space-per-head-of-population ratio doesn't fall ever lower, Council could, for example, make it a requirement that any new large or medium-scale development include the creation of a coherent (i.e. not little separated bits) & greened new public open space proportional in size to the site's planned increase in population density. (I think this is at least as important as the current similar requirement for the provision of car spaces proportional to a development's population.)

Secondly, as a way of achieving its stated aim of increasing existing open space, perhaps Council could seize this rare opportunity and categorise some (if not all) of the areas of Yarra it has labelled 'uncategorised' in the proposed Strategic Plan's maps as designated 'Open Space' instead.

Other people may be able to think of other/better means of achieving the aims of more & better open space. The crucial thing is that any approved Strategic Plan contains clear descriptions of the means by which such highly-desirable, indeed necessary, aims are to be achieved. If such details are left out, Yarra's future residents will inevitably face a meaner & increasingly less liveable city, because unless a Strategic Plan contains details about how its stated aims are to be achieved, they remain merely a futile hope.

Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

Dear City of Yarra,

My concerns are not about development they are about over development. There is little evidence to support anything other than a grab on greed and to over develop rather than looking at the City of Yarra strategically.

The City of Yarra appears not to be listening to its residents and in fact, recent Brunswick St consultations have been a tick box exercise with few actions proposed by the focus groups having been enacted.

Furthermore, with a totally inept parking and infringement system, there has been no communication, nor transparency around how parking will be managed in an already congested area.

Yours sincerely,

[REDACTED]
Fitzroy, Victoria, 3065, Australia

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Amendment C269 - submission
December 04, 2020 at 10:47 am AEDT
To: [REDACTED]
Cc: MCMC Admin

Hello there,

Please find attached MCMC's submission to Amendment C269. Thank you for the opportunity to provide these comments.

Regards,

[REDACTED] Manager | Merri Creek Management Committee [REDACTED]

[REDACTED] ph. [REDACTED] [REDACTED]

I am working remotely and able to connect on MS Teams or other platforms.

I acknowledge the Wurundjeri Woi wurrung People as the Traditional Custodians of the land of the Merri Merri

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AMENDMENT C269
YARRA PLANNING SCHEME

SUBMISSION TO THE CITY OF YARRA

SUBMISSION BY THE MERRI CREEK MANAGEMENT
COMMITTEE



Merri Creek Management Committee Inc

Victoria 3057

Ph.

www.mcmc.org.au

December 2020

1.0 INTRODUCTION

This submission is made by the Merri Creek Management Committee (MCMC).

MCMC has reviewed Amendment C269 for the Yarra Planning Scheme, in particular matters directly affecting the Merri Creek and broader issues about waterways including the Yarra River and Darebin Creek.

The MCMC commends Yarra City Council for supporting waterway management and planning and broader environmental protection and improvement along waterways. MCMC generally supports the proposals in Amendment C269 as they relate to waterways.

Our submission contains three main elements:

1. an overview of the MCMC's role and functions;
2. an overview of general concerns; and
3. suggested redrafts of relevant provisions.

2.0 MERRI CREEK MANAGEMENT COMMITTEE INC

2.1 Background

The Merri Creek Management Committee (MCMC) is an environmental coordination and management agency formed in 1989 to achieve the shared vision for the Creek held by the stakeholders in the Merri Creek catchment.

MCMC is an incorporated association whose members include all of the municipalities in the catchment, namely: the Darebin, Hume, Moreland, Whittlesea and Yarra City Councils plus Mitchell Shire Council; the Friends of Merri Creek and the Wallan Environment Group. Representatives of these member groups form a Committee of Management which guides the Committee's activities.

The primary purpose of the Merri Creek Management Committee is:

...to ensure the preservation of natural and cultural heritage, and the ecologically sensitive restoration, development and maintenance of the Merri Creek and tributaries, their corridors and associated ecological communities.

The key activities of the MCMC include:

Coordinating the policies, works and activities of member groups.

Carrying out revegetation and remnant vegetation restoration works at more than 80 sites along the Creek and its tributaries between Wallan and the Yarra.

Providing environmental planning advice to member Councils and developers.

Involving the community in managing the Creek and its parklands.

Educating the community about environmental issues.

Seeking funds and grants to support Merri Creek programs.

Negotiating with government on key issues.

MCMC has an annual budget of approximately \$1.3 million and employs 14 full time and 6 part time staff.

2.2 Merri Creek and Environs Strategy

A key policy document for the MCMC is the *Merri Creek and Environs Strategy 2009-2014*¹ and its *Urban Growth Addendum 2013*². The Merri Creek and Environs Strategy is a document intended to give direction to managers of the waterway corridors of the Merri catchment. As the title indicates, it has a strategic intent; however it also captures some important, often site-specific actions, which underpin its strategic direction.

All six Councils in the Merri catchment have formally adopted/endorsed the Merri Creek and Environs Strategy at Council meetings.

The vision in the Strategy for the Merri catchment waterway corridors is

“To achieve healthy living streams flowing through attractive environments which provide habitat for native animals and are valued by the community as peaceful, passive open space havens. To protect the natural and cultural features of the Merri catchment waterway corridors through sensitive management which will provide a lasting benefit for the community.”

2.3 Development Guidelines for the Merri Creek

The *Development Guidelines for Merri Creek*³ are a key policy document for the MCMC in relation to development associated with the Merri Creek corridor.

3.0 OVERVIEW OF GENERAL CONCERNS

This section briefly outlines general concerns across five areas. These are elaborated in proposed redrafts to the relevant provisions provided in section 4.0.

3.1 Biodiversity

Strengthen the references to using local native plants in revegetation work.

Include references to understorey planting

3.2 Yarra River, Darebin and Merri Creek corridors

Establish a continuous wildlife habitat, refuge and movement corridor with limited public access, along one bank of each waterway. By implication this would mean the main public through route of a shared path and more active use would be on one bank and more limited access and increased habitat conservation on the other bank.

Consider using Merri Creek Management Committee (2004) *Understanding Planning Issues along the Merri Creek & Policy: Development Guidelines for the Merri Creek* as a reference document. [MCMC guidelines08a.doc.pdf](#)

3.3 Public Open Space Contributions

The policy dealing with land contributions should include a reference that where land adjoins a waterway the contribution should be as land which is added to the waterway corridor. This means that the general preference for cash contributions shown on the Open Space Contribution Plan in some precincts should not apply where the land adjoins a waterway. This would allow for an incremental increase to public open space along these waterways.

¹ https://mcmc.org.au/file/MCES/MCES_2009-2014_web.pdf

² [Microsoft Word - MCES Urban Growth addendum Approved.docx \(mcmc.org.au\)](#)

³ [MCMC guidelines08a.doc.pdf](#)

3.4 Current interim controls for the Yarra River corridor and potential future controls for tributaries

While this is outside the scope of C269 we would like to raise the important issue of the current DDO1 and SLO1 provisions and associated State policy provisions which are interim provisions due to expire 31 January 2021. These are associated with the Yarra Strategic Plan and the current process for finalising that Plan.

We urge Yarra City Council to advocate for a careful resolution of the proposed permanent controls along the Yarra River corridor.

3.5 Future controls for the Merri Creek, Darebin Creek and other Yarra River tributaries

The MCMC is keen that new controls generally similar to the Yarra River corridor interim provisions be prepared for these tributaries. This would require coordination at a State and sub-regional level. This would also require strategic justification work to analyse the tributaries and to develop locally appropriate provisions. We urge Yarra City Council to support this approach and to advocate to the State Government in support of this initiative.

Current development pressures along these northern tributaries continue. There are clear recent examples of development which would not meet the standards and objectives of the Yarra River corridor provisions. Some recent impacts on the Merri Creek corridor have been adverse. Extension of these sorts of Yarra River provisions to tributaries was proposed in the Advisory Committee report on the Yarra River which provided the main strategic impetus for the current interim provisions.

4.0 COMMENTS ON RELEVANT PROVISIONS

MCMC suggests minor redrafts, shown in red, for provisions dealing with:

- 12.01-1L Biodiversity
- 12.03-1L Yarra River, Darebin and Merri Creek corridors
- 19.02-6L Public Open Space Contribution

12.01-1L Biodiversity

--/--

Proposed C269yara

Objective

To protect and enhance natural environments and seek to increase the quality and quantity of local biodiversity.

Strategies

Ensure the retention of significant trees and landscape features that contribute to biodiversity.

Support development that creates habitats for biodiversity with an appropriate mix of native and non-native species, through landscaping, tree planting and the incorporation of green roofs and walls.

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

Restore and re-vegetate existing habitats **with indigenous species appropriate to the site.**

Policy documents

Consider as relevant:

Nature Strategy: Protecting Yarra's Unique Biodiversity 2020-24

12.03-1L Yarra River, Darebin and Merri Creek corridors

--/--

Proposed C269yara

Objective

To recognise the strategic importance of the Yarra River and **the** Darebin and Merri Creek corridors as multi-functional open spaces **and natural environments that require** protection and enhancement.

Strategies

Ensure **that** development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:

- Provides a landscaped buffer **with indigenous vegetation** between the waterway and the development.
- Provides opportunities for walking and cycling paths.
- Maintains sightlines **and creates new views where possible,** to the waterway corridor from the public realm.
- Minimises the visual intrusion of development when viewed from the **waterway** corridors and adjacent public open space, bicycle and shared paths and bridge crossings.

Improve opportunities for leisure and **informal** recreation adjacent to waterways, including open space and walking and cycling paths.

Establish a continuous wildlife habitat, refuge and movement corridor with limited public access, along one bank of each waterway.

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

Support development that creates or enhances public access to the Yarra River and the Darebin and Merri Creeks.

Policy documents

Consider as relevant:

Merri Creek Management Committee (2004) Understanding Planning Issues along the Merri Creek & Policy: Development Guidelines for the Merri Creek.

19.02-6L Public Open Space Contribution

--/--

Proposed C269yara

...

Strategies

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

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

In all other areas of the municipality, **except where the land adjoins a waterway**, a cash contribution equal to the amount specified **in the Schedule to Clause 53.01** is required.

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

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

Where land adjoins a waterway, the open space contribution should be made as land adjoining the waterway.

Amendment C269 - submission

o

Cc

Dear Yarra

Here is my submission regarding C269 and thank you for this opportunity to contribute to Yarra's 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.

I value and shop at our local shops in Clifton hill and Queens Parade -also Fitzroy and Collingwood shopping strips and support the sustainable objective of buying local and supporting a diverse small businesses. The idea of developers deciding what these shopping strips will become is abhorrent to me if it kills the vibrancy and diversity of our shops. If chemists, florists, hairdressers, gift shops, galleries and bookshops disappear and are replaced by 8 story buildings it will kill the character, convenience and diversity we currently enjoy.

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 and should be retained. Views from our streets and lanes should ensure visibility of the heritage buildings against the blue sky.

City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes. I think that new buildings should be more sustainable – high rise buildings are not.

The C269 policy should 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.

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

I am fortunate to live very near Dights falls and Yarra bend Park and enjoy seeing the Lo rise array of heritage buildings as I walk out of the park as do many other cyclists and walkers. The historic warehouses of shoemakers and craft enterprises are wonderful local landmarks of Clifton Hills industrial heritage which I would feel a great loss if their view and appearance were lost to high rise development. The old flour Mill at Dights Falls is another wonderful local landmark that I enjoy which could be greatly improved by plans for some restoration work for enjoyment by the local community.

Green space is being reduced with new developments. Trees and green space add so much to my enjoyment of my local area - walk-in, cycling and picnics under old avenues of trees in darling gardens and Yarra bend park. The joy from the diverse range of birds and wildlife we currently enjoy.

So often developments run out of money at the last stage of green landscaping is abandoned. I would like C269 to ensure that they are not. I hope that Yarra C269 will include planning to preserve and add green spaces and trees and include good maintenance plans to current and new trees and green spaces. They are so important for our mental health and sustainability reasons.

Our neighbours any ourselves use our laneway to cycle from, hold community get together at Christmas or just to meet new neighbours, use for access to get garden mulch and materials. We need to protect our laneways they are the veins which are increasingly used by pedestrians and cyclists. They should not be able to be sold and should be maintained and protected.

The Housing affordability policy talks about a possible 10% minimum of affordable housing to be provided in larger developments. This I should be increased and well planned in the style and quality of build.

We have some wonderful parks and open spaces in Yarra. Their importance has been emphasised during Covid and enjoyed by all especially those without gardens. The meeting of the MERRI creek with the Yarra at Dights Falls and the Aboriginal Park and Connections are wonderful places of atmosphere historic and geological importance. These and avenues of trees, stands of native trees, the heritage elements such as gazebos should all have protection in this planning scheme. High rise buildings impacting our parks with overshadowing, removing views of our heritage skyline should be prevented in the planning scheme.

Yarra River, the Merri Creek and Darebin Creek are our main green corridors and provide for extensive biodiversity. I would like the planning scheme to ensure they are managed and protected and not allow development be allowed along these corridors. Open spaces in winter need minimum of five hours sunlight. I am a keen gardener and environmentalist and feel strongly about these issues.

Yours sincerely,

██████████

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Please reply to ██████████ at ██████████.

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Amendment C269 - submission

o [REDACTED]
Cc [REDACTED]

1. 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.
2. Objectives are important statements of what outcomes we want the policy to achieve. 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.
3. I want views from our streets and lanes ensure to ensure visibility of our heritage, and particularly landmark buildings against the blue sky from all directions... for instance I can see the tower of the old ANZ bank building on Queen's Parade as I walk home from Edinburgh Gardens, as well as from the Clifton Hill station and other directions. This is really meaningful for me as it makes me feel like I live in a unique place, not a dormitory suburb full of dull grey boxes of flats.
4. Make sure that all landmark buildings are protected, many more than the paltry 11 on your map.
5. Developer contributions to public amenity must be compulsory and cannot be traded away, put into a special fund for use by council to be used to create more green space and more public toilets and water fountains, including taps for refilling bottles... for example Edinburgh Gardens is already chockers on warm evenings and not well resourced for such overuse with not enough amenities (observe how the lanes have been used as toilets over the last month).
6. Entrances to new blocks of flats must not be hidden behind new shops, or require entry through shops to access the living areas.
7. Having clean public toilets open during daylight hours in every park and shopping centre/strip should be mandatory.
8. Good pedestrian access to safe road crossings and wide footpaths to accomodate pedestrian traffic safely along with the cafe outdoor seating is really necessary.. St Georges Road Fitzroy North.. there is no room for pedestrians to pass each other once the cafe tables are out. Pedestrian access is important to maintain physical and mental health of residents as we age, and have disabilities.. bike riders have their bike lanes and paths, we are not all bike riders.

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

I am making this submission to help ensure Yarra's liveability for all residents, not just the young and healthy, as well as needing really strong protections for its diverse and vibrant heritage buildings for another 100+ years.

Yours sincerely,

[REDACTED]
Fitzroy North, Victoria, 3068, Australia

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

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, Victoria, 3065, Australia

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

o ██████████
Cc ██████████

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Yours sincerely,

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Fitzroy, Victoria, 3065, Australia

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[REDACTED]
Amendment C269 - submission
December 04, 2020 at 11:36 am AEDT

To: [REDACTED]

Cc: [REDACTED]

Hello

Thank you for the opportunity to have input into the development and preservation of the wonderful City of Yarra and the lifestyle of the many who live here.

We look forward to seeing the City remain its charming self.

Attached is our submission.

[REDACTED]
Clifton Hill

Submission to City of Yarra

YARRA PLANNING SCHEME AMENDMENT C269

4 December 2020

Submission from:

[REDACTED]
Clifton Hill

Ph [REDACTED]
[REDACTED]



View of the Shot Tower, Clifton Hill City of Yarra Photo taken by submitter. .

Background and Personal Comment

As a resident of Clifton Hill for over ten years we greatly enjoy and value the amenities and lifestyle offered by a city which has strong heritage values, access to the river, parks and local diverse shopping precincts, low rise buildings and where it is still possible to see the sky and ensure sunlight to homes and streets. We value the local and safe feel of our neighbourhood.

Our local area is bounded by Smith St, Alexandra Pde, Queens Pde and Wellington St, a pocket with primarily single storey original terrace homes and a mix of commercial and industrial use. We are very close to the Gasworks development as such we wish to stress the need for buffers between residents' single storey homes and large residential and commercial developments to

ensure the amenity and walkability of the area is maintained. Noise, light and transport movements need to be minimised, during the day and night.

We recognise that change will occur and this submission is to ensure the changes are appropriate and retain the character of the City of Yarra, the livability and are outstanding in heritage, sustainability and the environment.

My fascination with the heritage values have resulted in my extensive research about my own home and its strong links to the Gasworks. My home is one of the first brick dwellings in the street, built in 1872 by Dougal McDougal, a Scottish engineer who worked and died at the Gasworks. The inquest into his death was held, in his, now my home. To me, my home is a landmark and significant in its links to the Gasworks. How many other terrace houses have similar unique stories and should be preserved?

Activity Centres

Our concern is that the proposed activity centres are all still excessively large in terms of height and density. Once these buildings are built it will be almost impossible to return to low levels once it is discovered these buildings dominate, overshadow, create wind tunnels and increase heat with their generally hard, dark walls and lack of built and natural shade. We recognise some taller buildings are required but these need to include welcoming street frontages, sensible planting or mini gardens, various textures, verandas and some shade for passing foot traffic and to lower cooling requirements in the buildings. Buildings should have recessed heights, decreasing as they reach up rather than be cube/box styles. Building height guidelines must include all roof terraces and air conditioning/solar/maintenance units or requirements. These should not be additional to the allowed height.

Living near the ex- industrial zone, Gasworks and the proposed Foundry development we are having a great deal of change imposed on us. We urge the City of Yarra to reduce the areas allocated to be major activity centers and consider that Neighbourhood Activity Centers be the largest building size allowed in the City of Yarra. Changes within NAC need to be minimal to incremental change. It is essential to retain the neighbourhood character of the City of Yarra. Sadly, the north end of Queens Pde, Clifton Hill is becoming a dominating and depressing area of extremely high buildings with minimal quality design or sustainability features and overwhelm the beauty of the old deco building which currently is the McDonalds and other local buildings.

Major Activity Centers within the proposed planning scheme are too high and lack step down to residential terrace homes. Living close to a MAC Alexandra Pde and Smith St, future buildings will dominate the skyline and add continual noise, light and traffic issues. We are not looking forward to this. It will result in high, tunnel walls of buildings, unappealing to those who live and work in the City of Yarra. Preserve our low buildings and streetscape.

The height of new developments must be in sympathy with nearby residences and be set back to allow access to light and views.

Environmental/ Public Open Space

New buildings in the city should include solar panels and as many green features as practical. They must have minimal ambient light from signage especially at night and should not increase noise levels, disturbing residents and local wildlife. During COVID it became evident how quiet the city can be and how much noise (base playing/ people movement and voices) we received from nearby music venues with rooftop bars.

Planting and retaining trees is optimal but so is creating and preserving open green space. Small or mini parks with just one seat are valuable and to be encouraged. Small clusters of gardens on corners of streets help limit hard surfaces and reduce heat. These spaces add to the recreational and social use of the city. Include them as part of the NAC. The City of Yarra could become known for its creative use of small green spaces. For example, the traffic islands along the west end of Hodgkinson St. See also the example in the photo below:



King William Reserve, Fitzroy. Photo by submitter

All new buildings should be encouraged to include roof gardens and residential access to open clothes drying (i.e. clothes lines) to reduce the use of clothes dryers. Apartments generally lack access to outdoor space and sunlight to allow for natural outdoor drying of clothes, if such

access is included in the design it would help to eliminate the need for clothes dryers and the subsequent ongoing environmental impact.

Urban/Building Design

Signage

Discourage and avoid signage which emits light constantly ie 24 hours, their glowing is distracting to both residents and animals. Let the residents have a chance of darkness and see the night sky/sunset/sunrise.

Recognise and retain historical signs for advertising, shops, even some more recent signs can have significant ongoing historical value.

Heritage and Landmarks

- The bluestone laneways and other laneways

These provide vital open space for movement and are often places of green with overhanging trees and secret gardens. They provide stimulation for walks and vital access for local residents. They are reminders of the sanitation methods of the past, with gates and little hidden paths. These must be retained as open spaces for all and not incorporated into commercial centres.



Hilton Lane North and South (Nov 2020) Photo by submitter.

We believe these local buildings and locations are significant and need preservation. This includes the ability to see them from a distance, to see from them and not have them built on or over.

- The Building at 370 Queens Parade, Nth Fitzroy (currently a hairdresser).
- The metal signs “Queens Parade” with a crown. Clifton Hill shopping area.

- St Johns Church, Queens Parade, Clifton Hill
- Trees on the traffic Island located at corner of Hodgkinson St and Gold St, Clifton Hill
- McNamma Reserve - Corner Gold St and Keele St, Collingwood
- Central street trees in Gore/ Napier/ George St particularly between Alexandra Pde and Kerr St
- All Macrobbins Chocolate Factory and management buildings (large and small)
- Croation Catholic Church and Centre, Hodgkinson St/Wellington St, Clifton Hill
- Shots (former?) Building, 400 Hoddle St, Clifton Hill - in particular note the red bricks, windows and roof line.
- Clifton Hill Post Office, Queens Parade.
- Bargoonga Library, North Fitzroy (outstanding example of modern, low rise architecture and community space)
- Fitzroy Town Hall

Conclusion

In summary, what we want from this this review is to:

Preserve and respect the heritage of the City of Yarra. Once lost it is gone

Preserve community by retaining walkability of the city

Preserve low rise

Preserve and enhance the green spaces - not just trees

Preserve views of heritage

Preserve views of the sky, day and night and the longer vistas (ability to see over to Kew or the CBC)

Ideally, the City of Yarra, will become known first for its preservation of low rise rather than multi storey apartments and offices.

Amendment C269 - submission
December 04, 2020 at 11:35 am AEDT
To: [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.

There are several aspects on which I am providing feedback on the proposed amendment:

1. Swan Street Activity Centre

The map in the Strategic Framework Plan (2.04-1L) shows the mixed use pocket behind Richmond Train Station (bordering Stewart, Botherambo and Tanner Streets) as being included in the Swan Street Activity Centre, however, the Activity Centre Plan for the area (11.03-1L) excludes this pocket.

This apparent discrepancy needs to be fixed. My interpretation of the intent of the amendment is as per the detailed boundaries indicated in the Activity Centre Plan for the area (11.03-1L).

With the exception of a relatively small number of premises, the predominant building use within this 'pocket' is currently residential and this urban renewal of previously industrial / warehouse buildings is an integral part of the precinct's character. Including this 'pocket' as part of the Swan St activity centre would destroy the character and vibrant local community that has evolved as part of the urban renewal of this pocket of Richmond over the past 30 years.

To further preserve the character of this specific pocket, the strategic plan must include height restrictions to ensure that the current 'natural' gradation in height from the historic AKM building down to single-storey residences on Botherambo / Lennox Streets is preserved.

2. Building form

It has been sad and extremely disappointing to see cheap concrete 'bunker style' commercial buildings allowed to be developed in Richmond. An example of this type of cold, out-of-context building development is the new building at 45 Wangarattta St (refer attached photo). In contrast, the re-development on the corner of River St and North St in Richmond (refer attached photo) is a great example of how contemporary design can be integrated with historic commercial buildings to retain the character of the neighbourhood.

The strategic plan should set out clear guidelines for the type of buildings that are complementary to the local neighbourhood and prevent the construction of out-of-context buildings that are 'white elephants' within the historic Richmond neighbourhoods.

3. Heritage buildings

There are numerous significant buildings in this pocket of Richmond that should be specifically recognised in the Strategic Plan as being an integral part of Richmond's heritage. These buildings include the AKM building near Richmond station, as well as the old Dimmey's clock tower on Swan St, St Ignatius Church on Church St.

4. Parks and open spaces

The Strategic amendment needs to specifically protect parks and open spaces from overshadowing by new developments

5. Mid-rise height definitions

The reference to mid-rise buildings in major activity centres needs to be defined more clearly. Mid-rise in

this context should be no more than 5-6 stories. We do not want to see any more high-rise buildings over 6 stories in the Swan St activity centre. The local character of Cremorne has already been destroyed by building developments with excessive height and bulk and this type of development cannot be allowed to encroach any closer to Swan St.

Sincerely,

[Redacted signature]

[Redacted contact information]

Submission no.266 Attached Images



Good Building Design

Poor building design



[REDACTED]
Amendment C269 - submission
December 04, 2020 at 11:35 am AEDT
To: [REDACTED]

Submission re Amendment C269

[REDACTED]
[REDACTED] **FITZROY NORTH 3068**

My concern relates to the status of laneways being part of the public realm or not. In the recently gazetted Amendment C231 a decision was made to exclude laneways from the public realm. This edited change appeared for the first time in Council's final 'preferred' draft for Amendment C231 i.e. it appeared at the end of the public submissions without prior advertisement or exhibition. I believe this was included in the gazetted Amendment without having been exposed to public scrutiny and comment as there was no opportunity to have a 'right of reply' at that late stage of the Planning Panel Hearing.

This decision had significant ramifications for the site at 390A Queens Parade. This site has no frontage to Queens Parade itself and essentially sits as an 'island' surrounded by laneways. The building at 390A which is acknowledged to have 'contributory' heritage status has laneway frontage only, and the decision to remove laneways from the public realm meant all the protection of heritage buildings associated with their relationship to the public realm was lost for this contributory building. This was a matter of significant legal debate during the VCAT hearing about this site.

I request that

1. the public realm be clearly defined
2. laneways be reinstated to the public realm for all of the City of Yarra, where they belong, OR
3. failing 2 above, that wording of the proposed amendment be altered to specifically ensure the protection of heritage buildings which only have laneway frontages, as per the attached document.

Regards

[REDACTED]
[REDACTED]
it

15.03-1L Heritage

--/--

Proposed C269yara Policy application

This policy applies to all land within a Heritage Overlay.

Objectives

- To retain and conserve all individually significant and contributory heritage places.
- To conserve heritage places in accordance with the Australia ICOMOS *Burra Charter*.
- To retain and reveal views and vistas to heritage places and streetscapes.
- To ensure new development is respectful of the assessed significance of heritage places.

Strategies

Strategy application

Strategies on conservation, new development, alterations and additions, demolition, relocation, reconstruction, painting and surface treatments, trees, landscapes, parks and gardens, subdivision, services and equipment, roof terraces and roof decks, fences and gates and archaeological sites apply to all heritage places including residential, commercial, industrial and former industrial places.

Conservation

Retain and conserve individually significant and contributory places as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'

Promote excellence in conservation practice by:

- Ensuring that conservation is guided by the statement of significance for the place.
- Encouraging retention of the three-dimensional form and fabric of a building.
- Where appropriate, encouraging the adaptive reuse of heritage places, while ensuring that it is consistent with the principles of good conservation practice.

New development, alterations and additions

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

- Maintaining the heritage character of the existing building or streetscape.
- Respecting the scale and massing of the existing heritage building or streetscape.
- Retaining the pattern and grain of streetscapes in heritage places.
- Not visually dominating the existing heritage building or streetscape.
- Not detracting from or competing with the significant elements of the existing heritage building or streetscape.
- Maintaining the prominence of significant and contributory elements of the heritage place.
- Respecting the following elements of the heritage place:
 - Pattern, proportion and spacing of elements on an elevation.
 - Orientation to the street.
 - Setbacks.
 - Street wall.
 - Relationship between solid and void.
 - Roof form.
 - Chimneys.

- Verandahs.
- Materials.
- Being visually recessive against the heritage fabric through:
 - Siting.
 - Mass.
 - Scale.
 - Materials.
 - Architectural detailing.
 - Texture.
 - Linking additions to historic form.
- Protecting and conserving the view of heritage places from the public realm ~~(except from laneways)~~.
- **Protecting and conserving the view of heritage places from laneways when the principal facade of the heritage place faces a laneway**

If the public realm is re-defined to exclude laneways (as per Amendment C231) wording must be changed to ensure appropriate protection of any heritage building that does not have street frontage as its primary frontage

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 **(irrespective of whether the principal facade faces a street or a laneway)** or views to a secondary façade where the building has two street **or two laneway** frontages by not:

- Building over the front of it.
- Extending into the air space above the front of it.
- Obscuring views of its principal façade/s.

Set back additions:

- To avoid façadism, where only the ~~visible~~ **principal** façade is retained and the remaining fabric is demolished.
- To maintain the visibility of the three-dimensional form and depth of a building.

Demolition

Prioritise conservation of a heritage place over demolition.

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

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

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

- The fabric does not contribute to the significance of the place.
- The demolition will not adversely affect the significance of the heritage place.
- The partial demolition will contribute to the long-term conservation of the heritage place.
- The area of demolition is not visible from:
 - The ~~street~~ **principal** frontage ~~(other than a laneway)~~.
 -

- A park or public open space immediately adjoining the site.
- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder.
- The replacement building is a high quality design.

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

Relocation

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

- The location is not an important component of the cultural significance of the heritage place, and
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place, and
- The cultural significance of the new location will not be distorted or negatively impacted.

Reconstruction

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

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

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

Consider requiring the reconstruction of a heritage building or part of a heritage building that has been unlawfully or unintentionally demolished in order to reveal the significance of the building, streetscape or area.

Painting and surface treatments

Retain historic painted signs and evidence of original surface treatments.

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

Avoid sand and high pressure water blasting of render, masonry and timber surfaces.

Avoid the painting, rendering or other inappropriate surface treatments of unpainted surfaces.

Ensure paint colours are consistent with the period of construction and architectural style of the heritage place.

Ensure paint and coating types are consistent with long term conservation of the substrate materials.

Trees, landscapes, parks and gardens

Retain culturally and naturally significant trees in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe.
- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible.

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

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance of the landscape.

Maintain the cultural and natural significance of historic parks, gardens and street plantings.

Subdivision

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

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

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

Services and equipment

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

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

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

Roof terraces and roof decks

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

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

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

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

Fences and gates

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

Where evidence exists encourage reconstruction of the original the fences.

Where no evidence exists, ensure that fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

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

In residential heritage areas require fences be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts).

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

Archaeological sites

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

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

Residential alterations or additions

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

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

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

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

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

Residential infill

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

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

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

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

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

Commercial 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 façades of individually significant and contributory buildings:

- New openings.
- Enlarging existing openings.
- New floor plates, walls, columns or structural supports cutting through openings.
- Highly reflective glazing in historic openings (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 façades 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.

Retain 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.

Encourage reconstruction of original verandahs.

Where there is insufficient information to allow for accurate reconstruction of an original verandah, require a simple verandah design, consistent with the form and scale of adjoining verandahs.

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

Retain the visual prominence of both façades 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 (and from laneways if the building has only laneway frontage) 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.

Street furniture, road and laneway materials, crossovers

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

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

Avoid new vehicle crossovers in streets with few or no crossovers in heritage areas.

---000---

Yarra City Council

Oracle Service Cloud Notification

To: [REDACTED]



Request Assigned Notification

Generated By [REDACTED] at 04/12/2020 08:46 AM

Subject

Planning Scheme Amendment Submissions

Request Reference # 201204-000003

Date created: 04/12/2020 06:29 AM

Date last updated: 04/12/2020 08:46 AM

Status: Received

Customer By Service Web ([REDACTED]) (04/12/2020 06:29 AM)

I would like to suggest that the Yarra planning scheme better reflects community use and has a second stream for considering activities of a different nature, such as accredited farmers markets, and not of a permanent or built structure. Recreational and fundraising activities invited by the land user ie on school property or land owned by government for occasional use needs a simpler, more affordable process for application. The Victorian Government Plan Melbourne Strategy promotes '20 Minute Neighbourhoods' and the planning application process in the City of Yarra is prohibitively expensive and laborious if council is consistent with this intention and wishes to support the initiation of community activities that make the municipality diverse and accessible.

Customer Service Team

Yarra City Council

[REDACTED]
[REDACTED]
[REDACTED]

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Yarra's fortnightly e-newsletter bringing you the latest news, updates and events across Yarra.

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 proposed amendment will result in massive over development in a unique heritage area. The liveability of the our area, starting with the Piedmonte development, will be detrimentally impacted by increased traffic in streets that are now impacted by too many vehicles, the light and space will be reduced, making it difficult for residents to attend to their shopping and other needs. The area will be exploited by avaricious developers who have no sensibility for the heritage significance of the inner suburbs.

It is acknowledged that some development is good, but it must take account of the village atmosphere and current amenity for all concerned, not just developers and businesses.

Council is urged to reconsider the plans under consideration for the benefit of all stakeholders.

Yours sincerely,

[REDACTED]
Fitzroy North, Victoria, 3068, Australia

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

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

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

I am appalled by the threat of over development. When money takes over the liveability of the residents and businesses of the City of Yarra

Yours sincerely,

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

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Amendment C269 - submission

o
Cc

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

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

The height changes will turn Yarra to a dock lands type suburb the Max building up both sides of Brunswick st planning vandalism.

The council should be ashamed the are totally unrepresentative of the community no talk of this before the elections underhanded sneaky weasel words from all of you

Yours sincerely,

Fitzroy, Victoria, 3065, Australia

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[REDACTED]
Amendment C269 - Submission
December 04, 2020 at 12:29 pm AEDT
To: [REDACTED]

Hello,

I have lived in Fitzroy for 17 years. Do not allow this. The whole nature of the area will change.

Stop 

[REDACTED]

Sent from my iPhone

Amendment C269 - submission

o

Cc

Thank you for the opportunity to present a submission on Amendment C259. I'd firstly like to acknowledge the work and thought that has gone into developing this planning framework which provides a referenceable blueprint for development.

The tying of development to three levels of "activity centre" is commendable. However, directing growth and development to high and moderate change zones clashes with some of the Amendment's objectives. For example, allowing apartment buildings 8 to 14 floors high (as contemplated by the Scheme) flies in the face of the objectives of sustainability, heritage and liveability.

Given their monolithic and often characterless nature, they will do little to achieve the objective of "support(ing) and strengthen(ing) the vibrancy and local identity" of an activity centre. They are essentially alien to our city and so do not reinforce the character that the city's residents cherish.

Same for "lead(ing) on sustainability". Apartment blocks have poor insulation and ventilation which require overuse of electricity in the form of air conditioning, clothes driers, ventilation of underground car parks, etc. Difficulties in sorting waste streams means more apartment block residents send everything to landfill.

Even with set-back, such developments have a massive visual impact which is at odds with the heritage low-rise shops lining the streets of many of the zones designated in the amendment as "high" or "moderate" change. Some such zones like the top of Smith St and Johnston St between Smith and Brunswick risk becoming canyons, just as northern Nicholson St is becoming as a result of apartment blocks lining the street.

Queens Parade is typical of many strips in our city. The recent Planning Panel's decision on C231 Queens Parade mandated 3 storeys (11m) with an 8m frontal setback, and 3m setbacks behind the shops. Given that C231 went through extensive community consultation, the Planning Panel hearing in 2019, and then Council meetings in 2020, there is no logical reason why the results of that in-depth study should not be adopted Yarra-wide.

Separately, I'd like to commend the inclusion of environmental considerations, in particular biodiversity & habitats, and the importance given to the Yarra River and creek corridors which are distinguishing, indeed defining features of our city and are a community treasure.

Yours truly,

Fitzroy North, Victoria, 3068, Australia

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Amendment C269 - submission

o

Cc

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

I am making this submission because:

A/. I am concerned about the many attacks on the historic/heritage scale of the residential and strip shopping areas of Yarra. Residents, not developers must decide the future of this unique municipality.

B/. There should be policies to protect and enhance tree cover particularly those on building blocks and no net loss of open space.

C/. The need to protect heritage neighbourhoods, individual buildings, streetscapes, skylines and view lines.

C/. Sustainable development as a prerequisite for all new developments and alterations

C/. Requirements for affordable housing to maintain Yarra's traditional community mix.

I will expand upon these issues later,

Yours sincerely,

Clifton Hill, Victoria, 3068, Australia

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Amendment C269 - Submission
December 04, 2020 at 12:37 pm AEDT
To: [REDACTED]

Hello,

I endorse the amendment and can see that the changes are required.

I live in Gore St, Fitzroy and there have been some truly woeful planning decisions I hope the amendment can avoid such approvals in the future.

Seven story buildings towering over single story cottages, designs that appear that the architect hasn't visited the site. The design and built quality is embarrassingly poor. Buildings either scream for attention or are so poorly designed they look awkward and out of character for the location.

Perhaps the council should take more of a lead in design for certain areas. For example, Johnston St Fitzroy is turning into a hodgepodge of mid rise apartment buildings with no context to their surroundings. There should be strict height limits, setbacks and basic design features to give the street more of a cohesive look such as clad in red brick to evoke the industrial character of the surrounding streets.

Facadism is also a concern. Often these buildings would be better off destroyed as the new construction pays no respect to it's design or history. Many new buildings in heritage overlays also look like they do not belong there.

There is some imagination in the street trees for some locations but in others it seems arbitrary. For example, there are scrubby natives planted in the median of my street which serve no purpose. They're unattractive, provide no shade, no benefit for native birds, bees etc. I'm not sure what was behind the rationale of the olive trees planted along Smith St. Some areas with trees still resemble a dust bowl and parts look like central Alice Springs, not Fitzroy. Plantings which are in keeping with the heritage streetscape, provide a lush canopy and can provide cool relief via evapotranspiration are better than many of the species currently planted. Drip irrigation or storm water harvesting could be used to water these trees. These would not only reduce the urban heat island effect but also make the experience for pedestrians cooler. Yarra does a much better job with landscaping than neighbouring City of Melbourne but there is still much room for improvement.

I would also like to see that these guidelines are designed not to be overturned by developers when they go to VCAT where their lawyers pick through the cracks in the scheme.

I hope some of my comments is useful in providing feedback for this amendment

Regards,

[REDACTED]

[REDACTED]

Fitzroy

[REDACTED]

Amendment C269 - submission | CALL OR HE PRO EC ON O " HE APPROACH O HE YARRA ALONG JOHNS ON S " + A CLEARER SEE NG along with A MORE
MAG NA VE DEVELOPMEN APPROACH O YARRA'S H DDEN GEMS

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'm supporter of increased densification over time, in order for the city and the state to be able to support increased population + therefore, growth.

However, I do believe that there are clearly "a hundred ways to skin a cat."

THE UNIQUENESS OF THE PEDESTRIAN + VEHICULAR APPROACH TO THE YARRA ALONG JOHNSTON ST + THE NEED FOR THE PROTECTION OF THIS LANDMARK VIEW

Both car and walking routes along Johnston St (as one travels from Smith St all the way down to the banks of the Yarra River), by virtue of the gently decreasing elevation along the thoroughfare, USED TO OFFER A HIGHLY DISTINCTIVE SCENIC ROUTE for both pedestrians + vehicles travelling eastward towards Kew.

Instead of supporting increased development along either side of the so-called "HODDLE BOULEVARD", as previously envisioned by the City of Yarra, developers have "emphatically moved in" on JOHNSTON STREET, with the completion of CRISPIN HOUSE at a whopping 11-12 storeys, the first of many mid/high rise buildings establishing precedent for a succession of similarly scaled new buildings to come. This has been despite concerted efforts by a small group of concerned residents and probably due to the general lack of education + engagement of local residents in the democratic process.

What used to be a beautifully choreographed scenography located right in the heart of the city, appreciated either on the walk or drive along Johnston St, from Fitzroy all the way to the Yarra, has now become "a typical trip through JUST ABOUT ANY OTHER NEIGHBOURHOOD ACTIVITY CENTRE across Melbourne."

As a local resident, this is not only disappointing but indicative of perhaps a lack of "clear seeing" by Yarra Council of a "hidden (and highly distinctive) gem of urban delight" being disembowelled, right before its very eyes?

It leads me to question the number of other untapped urban potentialities already under assault across the local area?

I can't think of another example in Melbourne's inner suburbs, of such a magical + unique convergence of both gently undulating TOPOGRAPHY + NATURAL BEAUTY, interacting with existing VEHICULAR + WALKING PUBLIC ROADS to provide such a lovely approach to one of the few remaining GREEN LUNGS in the INNER SUBURBS (ie YARRA BEND + associated historic buildings such as The ABBOTSFORD CONVENT).

If anything, this should be listed as a PROTECTED NATURAL VIEW on the basis of both the AMENITY to the PUBLIC (especially within the context of an INNER SUBURB) as well as a nod to pre-existing INDIGENOUS LAND and the YARRA RIVER - that sacred, ancient water course which has defined the City in so many ways.

Instead, the current DESIGN + DEVELOPMENT OVERLAY which applies to the local area has sanctioned the gradual "Grand Canyon-isation" of Johnston Street over the next period, as ALMOST IDENTICAL BUILT URBAN OUTCOMES are rolled out across the entire city.

Is this really all we have?

Haven't we the capacity to imagine beyond the stifling limits of the "already-imagined"?

Is our collective capacity to THINK AND IMAGINE DIFFERENTLY - this includes everyone: Citizens, Developers + Council - so limited?

Should we free ourselves from the 'chain-and-ball' of so-called "international liveable city benchmarks"?

Should we instead, with more belief in our own histories and local experience + a quiet, dignified confidence, proceed to FORMULATE OUR OWN DISTINCTIVE VISION OF NEIGHBOURHOOD-MAKING, differentiating ourselves even from other, neighbouring Local Authorities?

INAPPROPRIATE MAXIMUM BUILDING HEIGHT LIMITS

One of the most disappointing moves by developers, insufficiently kept in check by either Council or VCAT, has been the replication of "identi-kit" town planning strategies across Melbourne over the past few decades.

The Maximum Building Height Limits mandated for JOHNSTON ST PRECINCT EAST are a case in point. Little care seems to have been paid to the formulation of APPROPRIATE MAXIMUM BUILDING HEIGHTS, especially along so called "SENSITIVE RESIDENTIAL INTERFACES", a phrase, I note, that is slowly disappearing from the actual Planning Scheme, perhaps a factor of decreasing concern to Council over the preceding period?

That there is only an effective difference of ONE STOREY between Mandatory Maximum Building Heights for new developments on NORTHERN and SOUTHERN sides of Johnston St (East of Vic Park Station). This effectively IGNORES the DISPROPORTIONATE IMPACT of NEW BUILDINGS PROPOSED ON THE SOUTHERN SIDE OF JOHNSTON ST (abutting Existing Residences on STAFFORD ST), in terms of OVERSHADOWING + OVERLOOKING.

Council needs to be clearer in

[1] articulating the PRECISE OF EXTENT URBAN CHANGE in LOCAL NEIGHBOURHOODS, especially those interfacing with key thoroughfares in ACTIVITY CENTRES

[2] managing DEVELOPMENT along these SENSITIVE RESIDENTIAL INTERFACES.

YARRA FAMILIES, COUPLES + INDIVIDUALS have mortgaged themselves to the hilt in order to be able to afford a HOME in what is becoming an increasing expensive city to live in with little evidence of increasing equity of opportunity across the board. The very least Council or Developers could do is to be fair dinkum with local citizens as to the LOSS OF AMENITY to be expected WHERE INTENSIFIED DEVELOPMENT IS SLATED TO OCCUR. It is just a matter of common decency to do so.

LEVERAGING ON STAFFORD ST as "AN ALTERNATIVE VILLAGE WALK through to THE CONVENT" + GIVING THE RETREAT HOTEL ITS PROPER PLACE ON A HERITAGE REGISTER

There is currently a Heritage Overlay in force over the entire CHARLES ST PRECINCT [HO 303] but it seems too general in its requirements and there doesn't seem to be either a cohesive nor imaginative vision for the conservation in the so-called "heritage protected precinct."

Could Council not go beyond the standard Paint Controls, etc towards a more detailed + imaginative VISION for how it sees different heritage areas perhaps adopting slightly different approaches to conservation?

If Johnston St will now become a highly intensely developed thoroughfare, due to its Neighbourhood Activity Centre status, then perhaps the entire length of STAFFORD ST + VALIANT ST should be protected as the "next best, parallel walking route" from VIC PARK STATION through to the well-loved ABBOTSFORD CONVENT?

The RETREAT HOTEL (Cnr of NICHOLSON + STAFFORD/VALIANT STREETS) will soon be under the shadow of a multi-storey residential development. It is also NOT CURRENTLY ON THE HERITAGE LIST as a PROTECTED BUILDING, despite being the historic FILM SET of the 70s TV series, THE SULLIVANS. I think it should be protected.

I can see the route from VIC PARK STATION, skirting VICTORIA PARK (home of the historic Collingwood Football Club), STAFFORD ST, VALIANT ST through to THE CONVENT, conceptualised as a HERITAGE WALKING ROUTE and presented as such to both Locals and Tourists visiting the local area.

I feel there is so much hidden, untapped potential in Yarra that might be sensitively referenced in its evolving urban planning efforts.

Is anyone in Council listening?

Looking forward to further engaging with Council,

██████████

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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. I think to maintain the character of Fitzroy, low rises should be limited to 4 storeys

Yours sincerely,

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

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[REDACTED]

amendment 269

To: [REDACTED]

Attached is my submission

I live at [REDACTED] just north of Swan St. The rear of my property borders Botherambo Street. I have lived at this address for just over 26 years and have seen the area change and develop during this time.

HERITAGE

The effects of change have been mixed in impact. In recent years I have felt that my part of Yarra municipality is being adversely affected. Heritage is undervalued and the actual community feel is being eroded by overdevelopment and substandard design. Often the finished construction is driven by a desire to stretch planning requirements as far as possible rather than create a design of quality that sits well within the streetscape. Here I note the ugly faux brick pyramid in Cremorne. Another "mode du jour" is seen in the preference for what I call "bunker style" design and that promotes disengagement between neighbours. The unique and intrinsic character that attracts those who choose to live, work and visit here is being replaced by a high-rise generic branded city that is without history, unique character and amenity.

LANEWAYS

The photographers, who choose to seek out cobbled laneways and pressed brick walls as background for their work, are here because the place is distinctive and noteworthy. Heritage cannot be rebuilt. It must be valued and protected. Our laneways need protection and should remain in the hands of the community and continue to be made publicly accessible. I survived Covid by using these to traverse my locality, rediscovering context and history. This is inner city open space. This is amenity.

1. **ACTIVITY CENTRES 11.03** My local activity centre is Swan Street. My residential street has a heritage overlay. It borders a Mixed Use Zone to the West. The rear of my property borders Botherambo Street. Lennox StreetScape, predominantly single storey victorian terraces, will be unprotected from the views of the 7 storey block long development proposed to be built in this adjacent zone. the heritage street scape will be dwarfed and rendered insignificant. We need to ensure visibility of the heritage streetscapes against the blue sky rather than the overshadowing monolith-like high-rises. We also need protection from a too early sunset.

2. The C269 amendment document shows maps that indicate that this Mixed Use Zone is to be incorporated into the Swan Street Activity Centre. (see Footnote A) If this is the case I do not believe that this has followed proper process and as such should be not be considered part of the Activity centre.

3. **LANDMARKS 15.01** I believe that the lists of landmarks are token in nature. The AKM building in this Mixed Use Zone is an industrial landmark and should be listed and protected. The signage is of particular heritage value. To have only 16 listed buildings is negligent. This area is an important part of Richmond's industrial heritage and should be recognised and protected.

3. **HERITAGE** In the City of Yarra, where the heritage residential streets are predominantly single storey (Lennox Street), to suggest that mid-rise buildings should be 5-6 storeys is amenity affectingly too high. More regard to context is needed. In the Mixed Use Zone surrounding the AKA building the height limits should be staggered down so as to create a gradient affect rather that a blunt high-rise meets single storey. The streetscape looking west from Lennox Street, with a foreground single storey victorian terraces, needs protection from adjacent developments that allow buildings over 4 storeys (with set backs) This should be the absolute maximum limit in such a circumstance.

4. SUSTAINABILITY It worries me that the tall buildings (sometimes decorated with the latest finish, but never-the-less cement blocks) are adding a token tree or potted plant to roof top gardens/terrace, rather than employing more sustainable practices. More green space needs to be included and an emphasis on repurposing of buildings. The practice of designing and building multi-level basement carparks encourages car use, rather than public transport. Parking should be provided only for the disabled and delivery, rather than to add extra profit to the construction. Green open space needs to be designed at planning stage and made a requirement for city cooling. My own lush garden is now in danger of perishing due to overshadowing that would occur if a high-rise is built adjacent to it. There is too much green space being replaced with hard surfaced hot buildings. Green space (more than a token effort) needs to be a listed requirement of new developments.

The publication of this amendment concerns me for the following reasons

1. It is poorly documented to the point of being quite misleading in parts. I am not a planner and, if I had not been specifically concerned about a local matter, I would not have scrutinised the maps so closely. I guess I expected them to be clear and correct. They are not. If I had not cross-referenced them I could have been given false information. I would not have bothered making a submission. As it was, I only got closer to the truth by contacting the planner [REDACTED]. She has only partly answered my questions. I am still unsure. I attached email correspondence about the matter. (See Footnote A) Is there to be a change to the Swan Street Activity boundary? Is it proposed as part of this amendment? If so where can I read this?
2. The document does not give a list of definitions. It is confusing to read because there is no consistency. There should be a glossary of terms. I am not a planner.
3. The document needs conversion to plain language for easy accessibility. It is hard to understand. I am not a planner.
4. What does "strategic justification" mean in context of the email (FOOTNOTE A) Does this mean that the amendment includes this change. I cannot see reference to it elsewhere in the document. Will it slip through unnoticed by those who live in it or border it. It is not an activity centre it is predominantly residential (approx. 65%) It is more characteristic of a residential zone. "*Being adjacent to the Richmond Train Station and well located to shops, transport options, employment, entertainment and other services*" characterises most of the South Richmond area. That does not mean it should be classified as an activity zone. My house qualifies as such. I fear giving this area an overlay, is an excuse to build more high towers. If this is what is intended it should be rejected.

FOOTNOTE A

COPY OF EMAIL FROM

[REDACTED]
Mon, 16 Nov at 4:08 pm

Hello [REDACTED]

Thank you for your question in relation to Amendment C269. I followed up on your query and can provide the following information.

You are correct that there is conflicting information in the maps in Clause 2.04-1L and 11.03-1L.

The map in the Strategic Framework Plan (2.04-1L) shows the mixed use pocket behind Richmond Train Station (bordering Stewart, Botherambo and Tanner Streets) as being included in the Swan Street Activity Centre, however, the Activity Centre Plan for the area (11.03-1L) excludes this pocket.

We are aware of this mapping error and it is our intention to correct it as the amendment progresses.

As the mixed use pocket is adjacent to the Richmond Train Station and well located to shops, transport options, employment, entertainment and other services, **there is strategic justification to include it as part of the Swan Street Activity Centre** as indicated on the Strategic Framework Plan (2.04-1L) and in the Activity Centres Roles and Boundaries report (proposed to be included as a Background Document through this Amendment).

Should you wish to make a submission on how the maps should be corrected it would assist officers if you clearly state the grounds on which you support or oppose the Amendment, and indicate what changes you wish to suggest. The closing date has now been extended to Friday 4 December 2020.

We will then consider and respond to submissions at a Council Meeting and if matters cannot be resolved, we can refer all submissions to an independent planning panel. Find out more about the amendment process.

Regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]

T [Redacted]

E [Redacted]

W yarracity.vic.gov.au

Follow us on Facebook, Instagram and Twitter

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

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

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

I am very concerned that Council would even consider such a proposal as it will only lead to overdevelopment and reduce the amenities available to residents who have lived in the are for almost 2 decades.

Yours sincerely,

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

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Amendment C269 Submission

My name is [REDACTED] I live [REDACTED] in Alphington with my wife, 3 daughters, a dog and a cat. We have lived in Alphington for 6 years and love our community, location and the quality of life that it affords us. Thank you for the opportunity to provide a submission for Amendment C269.

With the development of the old Alphington Paper Mill site and the renewed focus on Activity Centre developments on Heidelberg Rd in Alphington & Fairfield we appreciate the need to updated guidelines for developers and the community alike.

We are very aware that there is a need to increase population density withing the areas close to the Melbourne CBD however the need to ensure that the development of the area is appropriate has never been more important. Suburbs like Alphington have a distinct garden community feel and it's vitally important to maintain that character and not be overwhelmed by high-rise development.

Activity Centres

While the development of the Old Paper Mill site on Heidelberg Rd should be of much benefit to the area, I'm concerned that without strict height guidelines developers will use it as a precedent to convert the commercial zones along Heidelberg Rd into large apartment buildings and this will have a detrimental impact on the suburb. Having been involved in the VCAT hearing for the proposal of an 8-storey building at 700-718 Heidelberg Rd, the potential for high-rise development on both sides of Heidelberg Rd throughout Fairfield & Alphington seems very real. The idea of a concrete canyon through this area of inner Melbourne would do nothing to improve the amenity of those residents who live in the area, especially those who abut the commercial zones.

Mandatory height restrictions in these activity centres would go a long way toward ensuring that while urban renewal can continue, it is not abused by developers at the expense of the quality of life of residents.

The impact of development of traffic flow, parking and public transport also need to be well considered to make sure that the character of these suburbs is maintained.

Landmarks

Smaller community landmarks like the WW1 Memorial in Alphington Park at the end of Park Ave need to be maintained and protected. The avenue of plane trees along Park Ave that lead you from Heidelberg Rd to the memorial are all part of the environment that pays tribute to WW1 soldiers from the area. We must respect all aspects of the memorials to ensure that those who come after us can understand the sacrifices of those that have gone before.

Sustainability

Yarra has an opportunity to be a leader in sustainable housing and the goal of being carbon neutral should be non-negotiable. Tighter guidelines should be part of the updated amendment.

In conclusion, finding a balance between renewal, development, existing character and a growing population is not easy. Developers can not be allowed to over commercialise the area and residents must be willing to accept that density needs to increase or the ugly urban sprawl at the edges of the city will have a huge detrimental impact on the entire city of Melbourne. However, the character of our inner suburbs must be protected at all cost and the quality of life of those that live in Yarra must come first. After all, if this amendment is not for the benefit those who live here, who is it for?

Kind Regards,

A large black rectangular redaction box covering the signature area.