



Special Meeting of Council Agenda

**to be held on Tuesday 12 March 2019 at 7.00pm
Fitzroy Town Hall**

Arrangements to ensure our meetings are accessible to the public

Council meetings are held at either the Richmond Town Hall or the Fitzroy Town Hall. The following arrangements are in place to ensure they are accessible to the public:

- Entrance ramps and lifts (off Moor Street at Fitzroy, entry foyer at Richmond).
- Interpreting assistance is available by arrangement (*tel. 9205 5110*).
- Auslan interpreting is available by arrangement (*tel. 9205 5110*).
- A hearing loop is available at Richmond only and the receiver accessory is available by arrangement (*tel. 9205 5110*).
- Proposed resolutions are displayed on large screen.
- An electronic sound system amplifies Councillors' debate.
- Disability accessible toilet facilities are available at each venue.

Recording and Publication of Meetings

An audio recording is made of all public Council Meetings and then published on Council's website. By participating in proceedings (including making a submission regarding an item before Council), you agree to this publication. You should be aware that any private information volunteered by you during your participation in a meeting is subject to recording and publication.

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Order of business

- 1. Statement of recognition of Wurundjeri Land**
- 2. Attendance, apologies and requests for leave of absence**
- 3. Declarations of conflict of interest (Councillors and staff)**
- 4. Council business reports**

1. Statement of Recognition of Wurundjeri Land

"Welcome to the City of Yarra."

"Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past and present."

2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

Councillors

- Cr Danae Bosler (Mayor)
- Cr Misha Coleman (Deputy Mayor)
- Cr Mi-Lin Chen Yi Mei
- Cr Jackie Fristacky
- Cr Stephen Jolly
- Cr Mike McEvoy
- Cr Daniel Nguyen
- Cr James Searle
- Cr Amanda Stone

Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager Chief Executive's Office)
- Bruce Phillips (Director Planning and Place Making)
- Rhys Thomas (Senior Governance Advisor)

3. Declarations of conflict of interest (Councillors and staff)

4. Council business reports

Item		Page	Rec. Page	Report Presenter
4.1	Planning Scheme Amendment C231 - Queens Parade - summary of submissions	5	10	

The public submission period is an opportunity to provide information to Council, not to ask questions or engage in debate.

Public submissions procedure

When you are invited by the meeting chairperson to make your submission, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your submission to the chairperson;
- speak for a maximum of two minutes;
- confine your remarks to the matter under consideration;
- refrain from repeating information already provided by previous submitters; and
- remain silent following your submission unless called upon by the chairperson to make further comment.

4.1 Planning Scheme Amendment C231 - Queens Parade - summary of submissions

Trim Record Number: D19/18175

Responsible Officer: Director Planning and Place Making

Purpose

1. To outline the key themes in the written submissions received during the exhibition of Amendment C231.
2. To hear submissions from people and groups who have made written submissions to Yarra Planning Scheme Amendment C231.

Background

3. Amendment C231 was publicly exhibited during October to November 2018. The amendment seeks to apply new built form controls and make other changes to planning controls along Queens Parade.
4. 397 submissions were received.
5. Council must now consider those submissions, as part of the process of further consideration of the amendment.
6. Council will consider the submissions in two stages:
 - (a) At this meeting (12 March 2019) - Council will hear from submitters.
 - (b) At a second meeting on 29 May 2019 - Council will formally consider a response to submissions and recommended adjustments to the proposed amendment. Council would then resolve whether to refer the amendment and submissions to a Planning Panel.

Key elements of the amendment

7. Amendment C231 was prepared in response to concerns about the scale and density of development along Queens Parade in recent years. The key purpose of the amendment is to introduce built form controls to manage change along Queens Parade and guide the scale of future buildings to provide certainty about development outcomes.
8. Amendment C231 seeks to implement the recommendations of the *Queens Parade Clifton Hill Built Form Review* prepared by Hansen Partnership and *Queens Parade Built Form Heritage Analysis and Recommendations* prepared by GJM (noting there are some differences between this background work and proposed amendment).
9. The amendment proposes to:
 - (a) apply permanent built form controls through a Design Development Overlay (DDO16);
 - (b) rezone land on the corner of Smith Street and Queens Parade from Commercial 2 Zone to Commercial 1 Zone to allow for housing (and apply an Environmental Audit Overlay to this land to identify potentially contaminated land); and
 - (c) apply a new Heritage Overlay (HO498 to the terraces at 472-484 Napier Street) and update a number of existing heritage overlays, including extending the heritage overlay on some properties, removing it from others or revising the heritage grading of some buildings.
10. The proposed DDO contains a mix of mandatory and discretionary height and setback controls, including mandatory building heights in Precinct 4 – the main shopping strip.

Amendment C231 - Exhibition of the amendment

11. Public exhibition of the amendment occurred from 1 October to 30 November 2018. A six week exhibition period was initially proposed but was extended by two weeks following requests from the community. The amendment was exhibited for a total of eight weeks.
12. Almost 2,500 letters were sent to owners and occupiers within and adjoining the precinct, inviting interested stakeholders to lodge submissions with Council.

Interim built form controls

13. Interim built form controls are in place in Queens Parade while the permanent controls are considered.
14. Two sets of interim controls apply:
 - (a) The first interim control, DDO16 introduced via Amendment C229, provides controls for the western end of Queens Parade. It was approved in March 2017 and expires on 30 March 2019.

On 4 December 2018, Council resolved to request the Minister for Planning extend the expiry date and match it with the second interim DDO (see paragraph 14(b) below). The Minister approved the extension of time via Amendment C262 on 4 March 2019 with a new expiry date of 12 January 2020. The Department of Environment, Land, Water and Planning anticipates that the amendment will be gazetted on 14 March 2019.
 - (b) The second interim control, DDO20 was introduced via Amendment C241 on 23 August 2017. DDO20 applies to the remainder of Queens Parade not covered by DDO16. This control expires on 12 January 2020.

Submissions received to Amendment C231

15. A total of 397 submissions (including five late submissions) have been received:
 - (a) One submission supports the amendment and seeks no changes;
 - (b) Two submissions support the amendment but seek changes; and
 - (c) The remainder of submissions objected to the amendment as currently drafted. Many sought changes. Three request that the amendment be abandoned or extensively redrafted.
16. Of the submissions:
 - (a) One was from a planning consultant on behalf of a developer;
 - (b) 295 were from residents / property owners either in the DDO area or (almost all) from its immediate surrounds;
 - (c) 95 were from addresses outside the precinct and surrounding area or did not identify their interest in the area, and
 - (d) Six were from community and interest groups: the Collingwood Historical Society, National Trust, Fitzroy Residents' Association, Royal Historical Society of Victoria, 3068 Group and Protect Fitzroy North Inc.
17. The individual submissions are summarised at Attachment 1.

Key issues raised by submissions

18. Submissions expressed a strong passion for the centre; many saying that they have lived in the area for some years and use the centre often for their daily needs. They value the heritage feel of the centre with its low scale buildings, the wide, tree lined boulevard and views to key landmark buildings.
19. Many submitters supported the need for permanent built form controls to ensure appropriate future development, given the recent VCAT approvals, but considered the amendment would undermine the heritage values of Queens Parade.
20. In brief, the key issues raised in the submissions are:

- (a) the appropriateness of building heights, particularly in Precinct 4;
- (b) the adequacy of upper level building setbacks and their visibility, particularly in Precinct 4;
- (c) the significance of heritage buildings and the heritage streetscape would be lost; specifically the intact buildings and heritage skyline which are key features of Queens Parade;
- (d) more controls should be mandatory;
- (e) interfaces with adjoining residential development, and in particular, the adequacy of rear setbacks to protect the amenity of these residential properties;
- (f) laneway access is constrained and cannot accommodate the level of development proposed;
- (g) general traffic congestion; and
- (h) need for the centre to accommodate housing growth.

21. These key issues are discussed in further detail in Attachment 2.

Key issues by precinct

22. Submitters also identified precinct-specific issues and suggested changes to the built form controls.

23. Attachment 3 summarises issues by Precinct.

24. A large number of submissions relate to Precinct 4, the main shopping strip. Key issues expressed in relation to Precinct 4 included:

- (a) stronger weight should be given to the heritage outcomes and the heritage significance of Precinct 4 with less emphasis to provide capacity to accommodate growth;
- (b) appropriateness of the proposed 6 storey mandatory building height on the heritage streetscape;
- (c) visibility of upper levels of development from the opposite side of Queens Parade and the adequacy of upper level setbacks to minimise this visibility, and
- (d) rear setbacks and the interface with dwellings to the rear on McKean and Hodgkinson Streets (including amenity impacts from building bulk and overshadowing).

25. A smaller number of submissions also focussed on the other four precincts. Key issues raised included:

- (a) Precinct 1 – Submitters agreed that the proposed 9 metre height is adequate and that the controls should be mandatory across the precinct;
- (b) Precinct 2A – The drafting of requirements for this precinct in Amendment C231 is not identical to the existing interim controls. Concerns this could result in a revised application for 26-52 Queens Parade with the possibility of being able to argue for a different outcome at VCAT;
- (c) Precinct 2C – Proposed 28m height will not accommodate eight commercial storeys (noting the precinct is in the Commercial 2 Zone which allows for commercial and not residential uses). Amendment requires development to meet ResCode Standard B17 on side and rear setbacks. Notes ResCode is a tool used in a residential context of up to 4 storeys. Given the precinct is in a commercial zone, considered that B17 setbacks should be removed;
- (d) Precinct 3 – Proposed height of 18 metres is too high. May lose appreciation of belfry and spire of St John’s Church. Development needs to respond to the fine grain heritage fabric of Hodgkinson Street. Significant concern raised about potential overshadowing / overlooking of properties to the rear in Hodgkinson Street. Rear setbacks are an issue; and

- (e) Precinct 5 – Concern expressed about height and “ugliness” of recently constructed, taller development. Concern that more development will overwhelm the Victorian Heritage Register (VHR) listed Clifton Motors Garage and the UK Hotel (now McDonalds). Heights from eight to fourteen storeys suggested but should be mandatory.

Options in response to submissions

- 26. Officers are currently considering a response to the submissions and the various options suggested by submitters.
- 27. Potential options include:
 - (a) increased upper level setbacks to ensure retention of the principal heritage building and to reduce visibility of new development behind the street wall;
 - (b) reviewing visibility tests to reinforce the prominence of the heritage fabric;
 - (c) reducing maximum building heights;
 - (d) testing alternative rear interfaces; and
 - (e) applying additional mandatory controls.

Next steps

- 28. It is proposed to present the officer’s formal response to submissions and recommendations to Council in May 2019.
- 29. At that meeting Council would need to formally consider the submissions and progress the amendment in accordance with the *Planning and Environment Act 1987*. It must also then decide whether to refer the amendment and submissions to an independent Planning Panel.
- 30. At that meeting Council would also be able to propose changes to the amendment in response to submissions and provide an adjusted version of the amendment to the independent Planning Panel for its consideration.
- 31. If Council decides to refer the amendment to the panel, the expected Panel hearing dates are:
 - (a) Directions hearing (to make arrangements for the running of the hearing, fix hearing dates and exchange of information eg expert evidence) - Week commencing 15 July 2019
 - (b) Panel hearing - Week commencing 12 August 2019. Up to three weeks have been set aside for the hearing.

(Noting these dates have been updated since the exhibition of the amendment and may be subject to further change.)

External Consultation

- 32. The statutory provisions in the *Planning and Environment Act 1987* provide for extensive external consultation:
 - (a) the amendment was exhibited for 8 weeks (noting a minimum period of one month is required by the *Planning and Environment Act 1987*);
 - (b) Council wrote to all affected parties to seek comments on the amendment. A fact sheet summarising the key information was sent to affected parties;
 - (c) amendment documentation, fact sheets and other information was placed on Council’s website, at the Collingwood Town Hall and the North Fitzroy Library; and
 - (d) two information sessions were held where residents and other interested people could meet with officers.
- 33. All submissions have been available in the Councillors Resource Room.

34. Submitters will also have the opportunity to present their submissions to the independent planning panel.

Internal Consultation (One Yarra)

35. The amendment was prepared with significant input from the statutory planning branch.

Financial Implications

36. There are substantial costs associated with this planning panel process. These include the planning panel costs and fees, legal representation and the engagement of urban design, heritage, traffic and economic experts who provide evidence on behalf of Council.

Economic Implications

37. There are no known economic implications of considering the submissions.

Sustainability Implications

38. There are no known sustainability implications of considering the submissions.

Social Implications

39. There are no social implications of considering the submissions.

Human Rights Implications

40. There are no known human rights implications.

Communications with CALD Communities Implications

41. Notification and consultation about the amendment included advice about the use of interpreter service by residents. This was available to help affected parties understand the proposal and associated processes. The amendment process involved the steps outlined in Council's strategy to engage and assist CALD communities.

Council Plan, Strategy and Policy Implications

42. The amendment supports the following strategy in the Council Plan:

(a) Manage change in Yarra's built form and activity centres through community engagement, land use planning and appropriate structure planning processes.

Legal Implications

43. The approach outlined in this report is in accordance with the requirements of the *Planning and Environment Act 1987*.

Other Issues

44. There are no other issues associated with this Council receiving submissions.

Process from here

45. Where submissions have been received to an amendment, Council has three options under Section 23 of the *Planning and Environment Act 1987*:

- (a) Change the amendment in the manner requested; or
- (b) Refer the submissions to an independent Planning Panel to consider the submissions and to provide recommendations to Council; or
- (c) Abandon the amendment or part of the amendment.

46. Given the submissions present a range of different views, Council will not be able to fully resolve the amendment and change it in the manner requested by all submitters. Council must refer the amendment to a panel or abandon it.

47. Before referring the amendment to Panel, Council can recommend changes to the amendment in response to submissions for the consideration of the Panel.

48. If the amendment is referred to the Planning Panel, all submitters would be given the opportunity to outline their submission to the Planning Panel who would make recommendations in a report to Council. The panel considers all submissions when making recommendations to Council about whether Council should approve (with or without changes) or abandon the amendment.
49. An independent Planning Panel would consider the exhibited amendment, submissions received and any changes Council recommends to address the submissions.
50. The Panel's recommendations would then be provided to Council with an officer report for its consideration. Council would then have three options under the *Planning and Environment Act 1987*:
 - (a) adopt the amendment as exhibited;
 - (b) adopt the amendment with changes; or
 - (c) abandon the amendment or part of the amendment.
51. Council can choose to accept or reject the Panel's recommendations. Where it chooses not to accept the Panel's recommendation, it must provide justification.
52. If Council chooses to adopt the amendment (with or without changes), it would then be sent to the Minister for Planning for approval.

Conclusion

53. Council exhibited Amendment C231 and received 397 submissions.
54. Submitters, almost universally are seeking changes to the amendment; may request a reduction in the height of future buildings and increase upper level setbacks to protect the heritage character of Queens Parade.
55. A large number of submissions also expressed concerns about the scale of development and the impact of new dwellings on amenity.
56. The submissions are seeking a range of different changes to the amendment, particularly in terms of overall building heights.
57. At a future meeting of Council on 28 May 2019, Council will formally consider the submissions and progress the amendment in accordance with the *Planning and Environment Act 1987*.

RECOMMENDATION

1. That Council:
 - (a) receives all written and verbal submissions to Amendment C231.
 - (b) extends its appreciation to all submitters and to those people presenting at this meeting.
 - (c) notes that a further report will be presented to an Ordinary Council meeting on 28 May 2019, that will:
 - (i) provide an officer report and a recommended response to the specific issues raised in submissions for Council consideration, and
 - (ii) enable Council to determine whether to refer Amendment C231 and all submissions to an independent Planning Panel to be appointed by the Minister for Planning.

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Attachments

- 1 [↓](#) Attachment 1 - Summary of individual submissions
- 2 [↓](#) Attachment 2 - Map of submissions
- 3 [↓](#) Attachment 3 - Key and precinct-wide issues
- 4 [↓](#) Attachment 4 - Precinct specific summary

Attachment 1 - Attachment 1 - Summary of individual submissions

**Attachment 1 - Summary of individual submissions
Amendment C231 – Queens Parade**

The following table provides a summary of the individual submissions received to Amendment C231. Each submission has been thoroughly reviewed and copies made available to Councillors.

Sub no	Interest	Summary of submission
1	Resident - McKean Street	<p><u>Consultation</u></p> <ul style="list-style-type: none"> Lack of informative summary, material circulated is extremely poor. Documents are comprehensive, but information needs to be presented in a way that is easy to understand and digest. Plain English summary of controls should have been included. Concerned with the exhibition time given for public consultation. <p><u>Scope of study area</u></p> <ul style="list-style-type: none"> Study area should be expanded to include land in C1Z and PUZ at Rushall Cres, Brennan St and McKean S.t Council needs to explain why the areas at Rushall Cres, Brennan St and McKean St were not included in boundary.
2	Resident - McKean Street	<p><u>Background work</u></p> <ul style="list-style-type: none"> Amendment and consultants report don't respect the heritage streets, laneways, buildings <p><u>Setbacks/facadism</u></p> <ul style="list-style-type: none"> Setbacks on Queens Parade are inadequate, tantamount to facadism, setbacks to rear also inadequate <p><u>Accommodating new growth</u></p> <ul style="list-style-type: none"> No estimate of how many more people could live in the developments and the impacts on existing residents. <p><u>Lanes</u></p> <ul style="list-style-type: none"> Development will result in an increase in traffic in narrow lanes <p><u>Parking</u></p> <ul style="list-style-type: none"> Parking will be a major issue, people will park in unrestricted spaces. <p><u>Consultation</u></p> <ul style="list-style-type: none"> Extent of the notification was too limited. Residents surrounding Edinburgh Gardens and all of Clifton Hill should have been notified.
3	Resident - Groom Lane	<p>Generally supportive of the amendment as it will avoid drip feed process of dealing with each permit application however, feels that the controls do not go far enough</p> <p><u>Heights</u></p> <ul style="list-style-type: none"> Recommends lower height controls than stipulated. <p><u>Heritage</u></p> <ul style="list-style-type: none"> More attention to the heritage character when approving future buildings. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> More environmentally friendly construction materials to be demanded.
4	Resident - Turnbull Street	<p>Strong opposition to the amendment. No consideration of local homeowners</p> <p><u>Laneways</u></p> <ul style="list-style-type: none"> Increased traffic along laneways will create unreasonable noise to neighbouring residents. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Need for heritage protection of the area. <p><u>Future population</u></p> <ul style="list-style-type: none"> We are already at mid-rise – more development will cause over population. <p><u>Traffic</u></p> <ul style="list-style-type: none"> Development will result in an increase in traffic. <p><u>Heights</u></p>

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> • Height and mass of development to the rear is inappropriate <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> • The heights proposed in the amendment will overshadow residents who live to the rear of new developments. <p><u>Visual Bulk</u></p> <ul style="list-style-type: none"> • The proposed height and scale proposed will be visually prominent to residents who live to the rear of new developments <p><u>Overlooking</u></p> <ul style="list-style-type: none"> • Invasion of privacy from new development. <p><u>Wind</u></p> <ul style="list-style-type: none"> • Wind impacts from taller development. <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> • Will lead to overcrowding on public transport. <p><u>Parking</u></p> <ul style="list-style-type: none"> • Parking pressures will ensue as a result of additional cars. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Lanes not designed for multi-development car access. Cannot cope with additional traffic. Will compromise safety and generate additional noise.
5	Resident - Kneen Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Expresses disappointment at the 6 storey height limit of the area – it was previously 4 storeys. • 4 storey interim approved by Minister of Planning was in line with community expectation. • Councillors voted for 4 storeys at Edinburgh Gardens in front of a large group of residents. • Questions the integrity of the consultants used by Council and their recommendation to change height to 5 storeys. • It's a sneaky deal for developers and will result in stress for residents because of loss of heritage and amenity.
6	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • No problem with the 6 storey height limit of the area.
7	Resident - Berry Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Strongly objects to a 6 storey height limit. • Will change the streetscape and feel of the neighbourhood. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Current facades will be ruined if you were able to see development behind them. • No new development to be seen from Queens Parade. <p><u>Consultation</u></p> <ul style="list-style-type: none"> • Requests longer exhibition and public meeting.
8	Resident - Gipps Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • The fact that commercial zones have no height limit is crazy. • Controls should encourage new development to sit around a median height rather than aim for the proposed maximum height. • Regulate heights to the median of the existing buildings and that a four storey height limit should be the maximum. • Maximum of 4 storeys. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> • Mandatory controls are strongly recommended. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Setbacks of 6m are not adequate. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Sensible planning has been abandoned and is a recipe for the destruction of heritage. • Absurd proposal which shows lack of foresight.
9	Developer - Queens Parade	<p><u>Precinct 2C</u></p> <p><u>Heights</u></p> <ul style="list-style-type: none"> • Maximum building height for Precinct 2C should be 8 storeys instead of 28 metres. • Precinct can accommodate 8 storeys, as the recent approval of 34.8 metres demonstrates. • Hansen's recommended 28.5 metres is an error as this is a Commercial 2 Zone (C2Z) with higher floor to ceiling heights. <p><u>Setbacks</u></p>

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> • B17 applies to multi-dwelling developments to 4 storeys – this is a C2Z that prohibits dwellings and encourages commercial development • B17 setbacks here are without proper basis and should be removed.
10	Resident - Hodgkinson Street	<p><u>Heights</u></p> <ul style="list-style-type: none"> • 21 metres out of keeping near Wellington and Gold Streets Most buildings are no more than 3 storeys, allowing 6-7 storeys is unbalanced. • Higher buildings dominate the streetscape and overshadow, reduce light, invade privacy. • Better to adapt a European approach to sprawl and go with 3 storeys. <p><u>Residential interface</u></p> <ul style="list-style-type: none"> • 101 Queens Parade will have a detrimental impact on properties to the rear. • Irksome that heritage on Queens Parade was thought more important than adjoining amenity • Need greater rear setbacks – higher the building, the greater the setback should be • Consider the interface – could plant trees in the laneways to soften impact <p><u>Building materials/landscaping</u></p> <ul style="list-style-type: none"> • Consider giving preference to natural building materials over concrete • Landscaping in new developments need to be considered to mitigate amenity impacts. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> • Full impact of shadows are not considered during the full year – underestimates the impact on neighbouring properties <p><u>Transport</u></p> <ul style="list-style-type: none"> • Council needs to actively encourage public/shared transport, naive to think new residents won't rely on vehicles and need to think about parking <p><u>Mandatory/discretionary</u></p> <ul style="list-style-type: none"> • Controls should be mandatory, not discretionary. <p><u>Net community benefit</u></p> <ul style="list-style-type: none"> • Require developers to demonstrate how their developments will contribute to the community rather than residents having to demonstrate how they don't <p><u>Planning process</u></p> <ul style="list-style-type: none"> • Wants a more collaborative planning process rather than an adversarial one
11	Resident - Hodgkinson Street	<p><u>Commercial / residential interface</u></p> <ul style="list-style-type: none"> • Proposed heights in Precinct 4 represent a significant change in scale – 5-6 storeys behind single storey dwellings creates overlooking and an irregular backdrop • Hansen calls for “appropriate transition in scale” - this will not be straight forward with such an abrupt change in scale • Planning scheme specifies vehicle access from laneways and enhanced amenity and pedestrian safety – these objectives are at odds with each other • Suggested approaches – encourage appropriate scale of alterations of single storey dwellings, focus on reimagined laneways which are landscaped, build over vehicle access to separate pedestrians, require laneway upgrades <p><u>Vegetation and landscaping</u></p> <ul style="list-style-type: none"> • New development reduces existing vegetation – changes the aesthetic and has negative implications for drainage, run-off and the heat-island effect • Mandate additional vegetation in proportion to the scale of development, encourage green walls <p><u>Heights and setbacks</u></p> <ul style="list-style-type: none"> • LPPF seeks to protect low scape residential areas from visual bulk, overlooking, over shadowing, the controls outlined in C231 do not align with the LPPF. • 1:1 ratio is recommended which gives 18 metre height, DDO specifies 21 metres – this calculates as 1.2:1 which is disproportionate • This conflicts with strategy 14.3 which seeks to protect heritage buildings and streetscapes from visual intrusion • Strengthen planning scheme to allow resolution of conflicting objectives • Questions why the 1:1 doesn't apply from neighbouring streets such as Hodgkinson Street. • 45 degree setback can deliver reasonable solar access between September and March but not for the rest of the year, • Increased heights will increase overshadowing and compromise roof top solar – could establish neighbourhood solar power facilities to integrate new developments <p><u>Transport</u></p> <ul style="list-style-type: none"> • Only oblique references to transport in the document, no indication that there is transport capacity to meet the demand • No mention of the need to improve cycling infrastructure or share cars • Council has an obligation to consider this under the Transport Integration Act 2010 • Amendment should appropriately address transport issues <p><u>Development and planning approval</u></p> <ul style="list-style-type: none"> • Approval process pits stakeholders against one another, doesn't help resolution of competing planning objectives • Eg laneways are primarily for services but creative people could reimagine them to improve the transition from higher to lower development

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> • Thereby trading off the preservation of laneways to mitigate conflict from visual intrusion in the heritage streetscape <p><u>Residential interface</u></p> <ul style="list-style-type: none"> • Amendment deals with complex perspectives but contains contradictions between mid-rise and NRZ • Recommends visual bulk tests from NRZ • Discourage additional height without compensatory benefits to NRZ <p><u>Net community benefit</u></p> <ul style="list-style-type: none"> • Review approval process to facilitate equitable, shared outcomes <p><u>Sustainability/Solar</u></p> <ul style="list-style-type: none"> • Invest in neighbourhood solar facilities in connection with new development • Proposed setbacks may have impacts on solar energy generation.
12	Resident - Gold Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • The charm of Queens Parade lies in its streetscape • Putting tall buildings behind is an act of vandalism and an outlandish suggestion • The policy should encourage the restoration of heritage buildings.
13	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Please do not destroy our neighbourhood by granting 6 storey height limit
14	Visitor - Melbourne	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Exceptional street, marvellous roof lines, should be protected and preserved • These heritage pockets are increasingly rare – width of the street allows views of breadth of sky and weather <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> • CBD is in perpetual shadow, we don't want to live without sunlight. <p><u>Heights/mandatory</u></p> <ul style="list-style-type: none"> • Northcote end of Queens Parade is shoulder to shoulder high rise horror. • Mother was in Clifton Views with a north facing window but the north face has been built out and blocks light, sky, landscape. People deserve something better. • Wants no more than 4 storeys with mandatory controls.
15	Resident - Alfred Crescent	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Streetscape is unique. No modern building could match the grandeur of the buildings in the parade. • Don't let developers move in and change the streetscape. • Please look after Queens Parade and realise how unique and beautiful it is
16	Resident - Hodgkinson Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • Was pleased to see heritage protection being afforded to Queens Parade but was surprised that "protection" meant allowing 6 storeys • Tension between residential and commercial zones is not adequately addressed by the current planning system but it is not an excuse for allowing additional height • Smarter ways of providing higher density housing that do not permanently change a suburb's character • Disingenuous and misleading to suggest that allowing 6 storeys is a preservation of the street's character
17	Resident - Ramsden Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Strongly opposes 6 storeys for the negative impact it would have on the character and ambience of our precious little suburb
18	Resident - Gold Street	<p><u>Consultation</u></p> <ul style="list-style-type: none"> • Calls for an extension of time of the exhibition and for a public meeting to be called to enable a full discussion of the issue
19	Visitor - Melbourne	<p><u>Height</u></p> <ul style="list-style-type: none"> • Proposal to allow 6 storeys has been hasty for such a major change and has not allowed for feedback from residents and ratepayers • Maximum height, particularly on the north side should be four storeys with no further degrading of the streetscape <p><u>Consultation</u></p> <ul style="list-style-type: none"> • Asks to extend the consultation period and consider the need of residents when planning for the future <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Quality of the neighbourhood centre should be preserved • Planning for the area needs to consider heritage qualities of the shopping strip, heritage buildings, open space and laneways surrounding them <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Recognises the need for urban renewal and housing close to transport but it can be achieved while also considering needs for community space and aesthetics <p><u>Laneways</u></p>

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
20	Resident - Michael Street	<ul style="list-style-type: none"> Keep laneways intact, restrict traffic to foot and small vehicles only <p><u>Height</u></p> <ul style="list-style-type: none"> Outraged that the council has approved plans to build 6 storeys on Queens Parade. Shows a complete disregard for the community and is purely for financial gain Strongly opposes this development proposal and will keep fighting until the council goes back on this reckless decision.
21	Resident - Spensley Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Strongly objects to recommended 6 storey limit ...it should be max of 3-4 storeys We can accommodate more people without destroying this village
22	Resident - Michael Street	<p><u>Precinct 4</u></p> <ul style="list-style-type: none"> Strong objection, particularly in Precinct 4 <p><u>Height</u></p> <ul style="list-style-type: none"> Height limits a gross overdevelopment of the area, enormous increase in bulk of the buildings behind the existing shops <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Little overshadowing of Queens Parade at equinox, but very noticeable overshadowing between March and September <p><u>Overlooking</u></p> <ul style="list-style-type: none"> Heights would severely affect the visual amenity and privacy of residents especially where they abut the laneway on its northern edge <p><u>Heritage</u></p> <ul style="list-style-type: none"> Heritage values of the precinct would not be supported. Rather they would be overwhelmed by a form of "facadism" Proposal would destroy the character of the whole of Queens Parade, which is already under threat from the developments on the southern side. Amendment should be withdrawn and completely revised
23	Resident - Hodgkinson Street	<p><u>Consultation</u></p> <ul style="list-style-type: none"> Wasn't notified of amendment yet lives to the rear and is affected. Shameful that there has been no public consultation Amendment is something to be ashamed of and a disgrace, residents told "we're listening to you" but it is too far down the track. Protect North Fitzroy Group may or may not represent the views of the whole community <p><u>Height</u></p> <ul style="list-style-type: none"> A disgrace that Council is even considering 6 storey buildings so close to people's homes. <p><u>Scope of project/ consultant work</u></p> <ul style="list-style-type: none"> What was the initial brief given to the consultants - the underlying Council objective? Can we see the consultant reports, rather than Council officers' interpretations? At what point did the scope of the proposal move from focussing on 26 Queens Parade (November 2016) to the whole of Queens Parade? <p><u>Setbacks/overshadowing/privacy</u></p> <ul style="list-style-type: none"> It's all set back because we don't want Queens Parade defaced. But the setback pushes it into my rear yard. Will devalue my home by hundreds of thousands of dollars, deny privacy and deny sunlight for 6 months of the year. <p><u>Parking</u></p> <ul style="list-style-type: none"> Council "lives in a dream world regarding parking" – it's already a problem – "don't insult me with policy re no permits for new developments – policies come and go"
24	Resident - Ramsden Street	<p><u>Height/heritage/overshadowing</u></p> <ul style="list-style-type: none"> Six storeys too high, urges Council to restrain development of this nature as it creates overshadowing and ruins historic character. Please listen to local voters Concerned about overshadowing created by higher development. The planning controls will encourage further development.
25	Resident - Ramsden Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Six storey limit is clearly ridiculous and hard to believe. Won't vote for candidates who support this proposal
26	Visitor - Melbourne	<p><u>General Opposition</u></p> <ul style="list-style-type: none"> Opposes to the proposed heights. <p><u>Consultation</u></p> <ul style="list-style-type: none"> Public consultation has been inadequate for such a major change. Wants a public meeting convened to allow thorough discussion of issues
27	Visitor - Melbourne	<p><u>Height</u></p> <ul style="list-style-type: none"> Six storeys will become seven when solar panels, hot water services and their screening are added to the roof Consider the interests of residents over rate revenue – don't want Queens Parade to resemble redeveloped parts of Smith Street Increase in height should be accompanied by a commitment of resources to increase local amenities, if no money for amenities, don't allow additional height <p><u>Overshadowing/wind</u></p>

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		<ul style="list-style-type: none"> Such heights will cause overshadowing and increase wind making sitting on the pavement less pleasant. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Enough capacity at gas site to accommodate future demand. Local schools, gym, pool already under enormous pressure
28	Resident - McKean Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Understands as the city grows we need more housing but need to plan for everyone not just those who stand to profit financially <p><u>Height</u></p> <ul style="list-style-type: none"> Please set a more conservative height limit – 4 storeys and insist they are uniform in colour and a plain structure to enhance rather than obliterate the heritage
29	Resident - Gordon Street	<p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> Had always trusted a community conscious council, but wonders what has gone wrong. “Were you all drunk at the time?” Bewildered to learn of the six storey height limit and a “facadism allowance” of 6 metres Community won’t tolerate it and is prepared to fight. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Recognise the need to increase housing in the inner suburbs but not like this
30	Visitor - Melbourne	<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The proposed built form controls will have My property will be bricked in, I will be expected to live in a black box with no amenities and in permanent shadow Single storey, 100 year old workers’ cottages, have always been dwellings but in C2 Zone – too small to develop commercially and covered by the heritage overlay Given the above, there should be constraints about what can be built. By allowing this my living conditions will be “slum-like conditions of the industrial revolution” Small back yard, natural light taken away, can’t afford to run the lights all day. “I am not a mushroom and refuse to live in the dark and be treated like one” <p><u>Zoning</u></p> <ul style="list-style-type: none"> Is concerned about the zoning and that no one will take responsibility for the decision. “Why is this in the too-hard basket for the decision makers? Why can't they get the zoning right?”
31	Resident - Queens Parade	<p><u>Laneways</u></p> <ul style="list-style-type: none"> 3 metre cobble stone laneways are hardly the ideal (or safe) option for redirecting traffic. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Consider the impact that large multi-storey developments will have on our landscape and shadowing of light. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> Setbacks need to be considered and legislated to effectively and efficiently manage inappropriate development. <p><u>Mandatory Controls</u></p> <ul style="list-style-type: none"> Legislate to mandatory height (eg 4-6 storeys), and setbacks from streets (eg 10 metres). <p><u>Sustainability</u></p> <ul style="list-style-type: none"> Not only do developments alter the landscape, but it attracts an enormous impact on resources, that will be unsustainable. <p><u>Height/bulk</u></p> <ul style="list-style-type: none"> Would like Council to seriously consider the impact large multi-storey buildings will do to our landscape and spaciousness.
32	Resident - Queens Parade	<p><u>Height</u></p> <ul style="list-style-type: none"> Consider the impact of developing above the mandatory heights of 4 storeys will have on the local people whose homes will be affected. <p><u>Lanes/Overshadowing</u></p> <ul style="list-style-type: none"> Laneways will be affected and entrance of light is an issue for those who live with this <p><u>Heritage</u></p> <ul style="list-style-type: none"> The effect (of Amendment C231) it will have on the irreplaceable heritage of the area. <p><u>Future built form</u></p> <ul style="list-style-type: none"> Further thought (is needed) into what the future as a whole will look like and the kind of lifestyle we aim to preserve.
33	Visitor - Melbourne	<p>Opposes to the development of Queens Parade.</p> <p><u>Height</u></p> <ul style="list-style-type: none"> There should be no allowance for 6 storey buildings to be built on Queens Parade. <p><u>Future built form</u></p> <ul style="list-style-type: none"> (Development will) take away the charm of this lovely village with its quality heritage buildings and street scapes. <p><u>Visibility</u></p>

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34	Resident - McKean Street	<ul style="list-style-type: none"> New development should not be seen from Queens Parade. <p><u>Future built form</u></p> <ul style="list-style-type: none"> New buildings can be designed to complement the existing architecture and ambience rather than stomping over the top of it and destroying 100 year old streetscapes and shop fronts with giant multi storey developments <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> (Large multi-storey development will) cast giant shadows across the suburb. <p><u>Mandatory vs Discretionary</u></p> <ul style="list-style-type: none"> Fully support a tight limit on the maximum storeys per building. <p><u>Parking</u></p> <ul style="list-style-type: none"> Fully supports adequate parking being an absolutely mandatory (no exceptions!) <p><u>Setbacks</u></p> <ul style="list-style-type: none"> Fully support adequate setbacks and the preservation of the streetscape of Queens Parade. <p><u>Traffic</u></p> <ul style="list-style-type: none"> There also needs to be adequate planning and infrastructure to support the developments particularly road and traffic flow controls.
35	Resident - Rushall Crescent	<p><u>View Lines</u></p> <ul style="list-style-type: none"> ANZ Building is a focal point of the strip with its Queen Anne architecture, its chimneys and its spire. The line of vision must not be interfered with. <p><u>Height</u></p> <ul style="list-style-type: none"> Heights within the shopping strip must be in keeping with existing heights and roof lines within the heritage precinct. Height should be no more than 4 storeys. <p><u>Setbacks – Heritage</u></p> <ul style="list-style-type: none"> The parapets and roof lines are significant to the heritage citation and should remain outlined against the sky. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> To preserve the street-scape, Council should consider a maximum height of no more than 4 storeys, not a preferred height. This leaves planning wide open to developer interpretations. <p><u>Rear setback</u></p> <ul style="list-style-type: none"> Heights and massing on laneways must be managed so as to preserve and enhance the amenity of these laneways. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The laneways because of their narrowness are rarely suited for vehicular access. Walking and active transport should remain the priority to laneways. Supports Council policy to enhance the safety and amenity of these laneways.
36	Resident - Rushall Crescent	<p><u>Laneways</u></p> <ul style="list-style-type: none"> Consideration must also be given to our very narrow laneways, 3 metres in most cases, which could not withstand additional traffic if used for construction <p><u>Parking</u></p> <ul style="list-style-type: none"> Parking goes without saying. The excessive development in Precinct 5 has already put a strain on parking in this area with parking officer working extensively to keep on top of the problem. <p><u>Height</u></p> <ul style="list-style-type: none"> To preserve our streetscape requests that Council consider a maximum height of no more than 4 storeys. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> Maximum height limits are a must and NOT a preferred height, which leaves the planning wide open to developer interpretations. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> B17 setbacks for all.
37	Resident - Gold Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> (The Amendment will impact) the uniqueness of beautiful Queens Parade. It is our community's heritage that is at stake. <p><u>Heights</u></p> <ul style="list-style-type: none"> Four storey buildings wrecking the roof lines of the shops appals me. <p><u>Heritage</u></p> <ul style="list-style-type: none"> This area is part of one of the most significant Victorian cities in the world, alongside New Orleans. Its heritage is its lasting asset. Heritage buildings along Queens Parade should have a similar treatment to those in residential areas.
38	Resident - Ramsden Street	<p><u>Height</u></p>

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		<ul style="list-style-type: none"> • Writing to ask if it's true that council has voted in favour of six storey development[s] in Queens Parade. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Given the historic & cultural significance of Queens Parade, it's impossible to imagine what could justify allowing any changes to such a streetscape. <p><u>Future built form</u></p> <ul style="list-style-type: none"> • Huge structures with little architectural merit that will age badly and have already dated <p><u>Amenity impacts</u></p> <ul style="list-style-type: none"> • The general health of the community is also at risk of harm if the local authorities "talk down" the value of a given amenity/building as an argument for its destruction.
39	Resident - Dwyer Street	<p><u>Height/heritage</u></p> <ul style="list-style-type: none"> • Heights within the shopping strip and neighbouring streets must be kept to a minimum of 4 levels, so that there is not a loss of heritage and neighbourhood character. <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> • Population increase will have a negative impact on services (i.e. local schools and public transport) <p><u>Future built form</u></p> <ul style="list-style-type: none"> • Changing the status quo of current development projects will also lead to destructive and unnecessary rush of speculative development.
40	Resident - Michael Street	<p><u>Consultation</u></p> <ul style="list-style-type: none"> • The one on one consultations are useful, but by not preceding them with a more general community consultation, individual residents do not have the opportunity to identify a range of issues. • Many of the retailers on the strip did not receive the information from Council. Retailers are not aware of the proposed amendment. • There is a need for a plain English communication including a glossary of the technical terms, a table of acronyms and a guide to the relevant documentation on the website (including a note that crucial information is to be found in appendices). <p><u>Mandatory Controls</u></p> <ul style="list-style-type: none"> • Mandatory height and set back limits. To minimise conflict between developers and the community certainty of mandatory height limits should be included in the DDO. <p><u>Height</u></p> <ul style="list-style-type: none"> • The maximum height limit should be set to four storeys (considering the old buildings with two storeys as equivalent to three modern storeys). <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Setbacks should retain the heritage character of the precinct. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • New development should be sympathetic to the heritage character. • The DDO should retain the heritage skyline as much as possible. This includes retaining chimneys and parapets and restoring parapets and facades where development has compromised the heritage value of the precinct. <p><u>Signage</u></p> <ul style="list-style-type: none"> • Neon signs should be banned. This ban should include the neon signs in Precinct 5. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Council should ensure that laneways are not overused by vehicles. Lanes, and in particular Howe Lane that runs parallel to McKean St, should not become a vehicle exit to new development.
41	Resident - Queens Parade	<p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Heritage parapets must continue to be seen against the sky from both sides of Queens Parade. <p><u>Future built form</u></p> <ul style="list-style-type: none"> • Queens Parade has a particular character that will be changed through this Amendment. Why change all this? Why do we need high-rise? Why do we need to be like other suburbs?
42	Resident - Gold Street	<p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Height and setback regulations should allow heritage parapets against those skies to ensure Queens Parade retains its special character. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Future development may compromise laneways through insensitive overdevelopment. <p><u>Future built form</u></p> <ul style="list-style-type: none"> • (The Amendment should) help ensure that Queens Parade retains its character as development occurs.
43	Resident - Delbridge Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • The heritage shopping strip of Queens Parade is of key social, cultural and economic significance to the residents of Clifton Hill, North Fitzroy, as well as visitors from further afield. Its unique and irreplaceable heritage must remain the overwhelming impression on those who live, work and visit there.

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		<ul style="list-style-type: none"> • Shop parapets set against the sky are intrinsic to both the heritage streetscape experience and the neighbourhood character of Queens Parade in Precinct 4. The proposed maximum height of 6 storeys in C231 will not permit this. <p><u>Height-mandatory</u></p> <ul style="list-style-type: none"> • Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. • A maximum (mandatory) limit of 4 storeys (that I understand was recommended by the initial consultants' report to council) should be set as the maximum mandatory limit <p><u>Residential interface</u></p> <ul style="list-style-type: none"> • Heights and massing on laneways must be managed so as to preserve and enhance the amenity of these spaces - including in the laneways themselves. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Heritage buildings rely on the amenity of open space abutting, and access via, rear laneways. • Laneways throughout the precinct are narrow and not suited to significant usage for vehicular access. It is a far better solution to avoid the kinds of uses and inappropriate targeting of densities that would lead to such traffic in the first place. • Walking and active transport should remain the priority in laneways. Supports Council policy to enhance the safety and amenity of laneways. <p><u>Consultation</u></p> <ul style="list-style-type: none"> • Wants an extension of time and a public meeting to discuss issues.
44	Resident - Clifton Street	<p><u>Future built form</u></p> <ul style="list-style-type: none"> • The proposed amendment C231 will have a negative impact on the local community by compromising the aesthetic integrity of the area. <p><u>Impacts of growth</u></p> <ul style="list-style-type: none"> • It is well documented that such mismanaged growth has a hugely destructive impact on environmental and community wellbeing. • New housing developments must be situated a reasonable distance from Precinct 4. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Heritage parapets must continue to be seen against the sky from both sides of Queens Parade
45	Visitor - Melbourne	<p><u>Future built form</u></p> <ul style="list-style-type: none"> • (The proposed controls will) completely alters the skyline of our neighbourhood from a village feel to an ugly high-rise apartment feel. <p><u>Height</u></p> <ul style="list-style-type: none"> • Lower the height limit in Queens Parade as six storeys is too high. <p><u>Parking</u></p> <ul style="list-style-type: none"> • Provide adequate parking for these apartments as our streets are becoming clogged with cars as there is no off-street parking provided for in the recently constructed buildings in Queens Parade. Many of the new residents living in these new apartments will have and need cars. It is unrealistic to assume that these people will all take public transport or ride bikes.
46	Resident - Delbridge Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Maximum building height should be limited to four storeys, so our children and grandchildren have the opportunity to enjoy the wonderful shop parapets and chimneys. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Controlling the height of commercial developments along laneways is also essential to prevent them becoming windy corridors that are unsafe for pedestrian use after dark. <p><u>Laneways – Traffic</u></p> <ul style="list-style-type: none"> • Any plans to force cars down narrow, quiet residential laneways will destroy the neighbourhood. <p><u>Built form</u></p> <ul style="list-style-type: none"> • Future development should also encourage pedestrian friendly access that is safe and well-lit. • Apartments should provide larger habitable living rooms and all should include living rooms with at least two windows for ventilation and improved liveability. <p><u>Housing diversity</u></p> <ul style="list-style-type: none"> • Ensure future diversity within the community, any housing developments in the Queens Parade shopping strip precinct should provide accommodation that suits a range of people.
47	Resident - Alfred Crescent	<p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> • Even 4 storeys and 10m back from the facade is too much <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Residents of areas like this are often seen as classic NIMBY protesters, but if we don't fight for protection, no one else will • If Yarra planners think 4-6 storeys is fine, then heritage protection is not part of their brief. • Heritage protection is equally necessary if future generations aren't going to look at pictures of Queens Parade in 30 years' time and ask "How did they let that happen?"
48	Visitor - Melbourne	<p><u>Height</u></p>

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		<ul style="list-style-type: none"> Does not support any development in Queens Parade that is higher than 2 storeys high, with special regard for precinct 4. <p><u>Heritage</u></p> <ul style="list-style-type: none"> The two high rises have degraded views to the art deco building adjacent to them and made the art deco heritage building look insignificant. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The laneways should not be a substitute road rather they are there for current locals and business owners to use as a driveway or amenity to access their heritage buildings. Walking and local (minimal) transport needs to remain the priority of the laneways. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The beautiful cobbled lane ways are also part of the beautiful street-scape. They need to be retained in their original state. They should not be overshadowed and made to look dark and dingy by high-rise building. This would change the look and feel of the laneways. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Overshadowing from new buildings will make areas feel unsafe. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> Admires the heritage parapets against the skyline and feel this is intrinsic to both the heritage street-scape experience and the neighbourhood character of Queens Parade in precinct 4.
49	Resident - McKean Street	<p><u>Heights/mandatory</u></p> <ul style="list-style-type: none"> In Precinct 4 - the mandatory building height limit of 21.5 metres or 6 storeys is too high and will not respect the low rise single and double storey dwellings in McKean and Hodgkinson Streets. The mandatory building height limit (in Precinct 4) should be no higher than 14 metres (4 residential storeys or 3 commercial). In Precinct 5A - the building height limit for development of the small block (currently the driveway behind McDonalds) adjacent to the former United Kingdom Hotel should be no higher than 11 metres (3 storeys) so that it does not rise above the existing building and will meet the design requirement to "retain the visual prominence and not visually dominate the three dimensional forms of the former United Kingdom Hotel when viewed from Raines reserve". In Precinct 5B - the building height limit should be 11 metres on Queens Parade and 18 metres on Dummett Crescent. Considerable development is already under way in Precinct 5C with buildings of 10, 12 and 14 storeys approved or under construction. It is important that the building height limits for the remaining sites not be allowed to go higher. Therefore I support the proposed height limit of 49 meters (14 storeys) but feel strongly that it should be mandatory. Urges Council to make all building height limits mandatory. <p><u>Heritage</u></p> <ul style="list-style-type: none"> It (height) will also dominate and destroy the sky line view of the existing heritage shops in Queens Parade.
50	Resident - Hodgkinson Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Supports maximum height of 4 storeys. The new height limit of 6 storeys will dominate the skyline and the heritage buildings will be submerged by new developments. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> The shop parapets should be set against the sky is part of the heritage streetscape that defines this neighbourhood. <p><u>Laneways – Traffic</u></p> <ul style="list-style-type: none"> The Amendment proposes a risk to lane ways, with traffic entering large complexes rather than using the service street to enter. <p><u>Parking</u></p> <ul style="list-style-type: none"> Larger developments will make parking worse.
51	Resident - Alfred Crescent	<p><u>Built form controls</u></p> <ul style="list-style-type: none"> Built form controls/development guidelines for other Victorian strips should not be applied to Queens Parade strip. This will result in a much more enclosed feel. <p><u>Mandatory</u></p> <ul style="list-style-type: none"> Controls also need to be mandatory; preferred "is just a lawyer's picnic" and will not protect this wonderful asset. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> Higher developments should be restricted to below sightlines from the pavement opposite. <p><u>Height</u></p> <ul style="list-style-type: none"> Heights within the Queens Parade shopping strip should be kept within the existing rooflines and parapets.
52	Resident - Horne Street	<p><u>Heritage/height/setbacks</u></p> <ul style="list-style-type: none"> Appreciate the need for more infill development and more affordable housing in our City but... Controls should ensure the heritage parapets are set against the sky. Retain some of the heritage pockets in the city, and please include Queens Parade as one of these.

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
53	Resident - Michael Street	<ul style="list-style-type: none"> (Development) set back and under two or three storeys will not be seen from the street across the road. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Amendment C231 allows for excessive and unnecessary development, to the detriment of the heritage character which is so essential to the area. Queens Parade presents a beautiful heritage skyline from all angles. The construction of modern blocks is simply a new form of facadism. <p><u>Stormwater runoff</u></p> <ul style="list-style-type: none"> Replacing the remaining porous surfaces with hard surfaces will result in increased stormwater runoff <p><u>Lanes</u></p> <ul style="list-style-type: none"> Laneways are unsuitable for a marked increase in traffic, most are only three metres wide. <p><u>Future built form</u></p> <ul style="list-style-type: none"> A five metre wall on eastern boundary is excessive, due to overshadowing and visual bulk. <p><u>Mandatory</u></p> <ul style="list-style-type: none"> There must be mandatory controls limiting the height of development to a maximum of twelve metres, and lower height limits on lanes or residential property boundaries.
54	Resident - Hodgkinson Street	<p>Objects to the inappropriate development proposed in Queens Parade.</p> <p><u>Heritage</u></p> <ul style="list-style-type: none"> Supports protecting the heritage streetscape against the development under consideration. Not being able to see the parapets against the sky on both sides of Queens Parade. (The Amendment will result in) a deterioration of heritage overlay in the vicinity. The ugly concrete corridor that will form along Queens Parade (have a look at Docklands) Won't be able to see the beautiful parapets our forefathers built and the view from my house will be a wall of ugly development. <p><u>Height</u></p> <ul style="list-style-type: none"> Council ignored the expert planning advice by Hansen Partnership recommended restrictions of 4 storey for height and 10 m for setback. Midrise form over heritage is inappropriate. <p><u>Lanes</u></p> <ul style="list-style-type: none"> 3m laneways cannot accommodate an increase in traffic and there is a safety issue with cars navigating a narrow space. Excessive heights infringe on residents behind through overshadowing and overlooking of residential properties on either side of Queens Parade.
55	Resident - McKean Street	<p><u>Heights/setbacks</u></p> <ul style="list-style-type: none"> 4 storeys is excessive in some parts of the precinct. DDO for Precinct 4 recommends a maximum height limit of 21.5m with no mandatory setback requirements to protect the amenity of the adjoining residential areas to the rear. The setback (for Precinct 4) requirements for the rear boundaries, weak as they are, are not even mandated. Amend the DDO to better reflect community views to a maximum of 3 storeys with appropriate mandated setbacks. <p><u>Inconsistent with consultant recommendations</u></p> <ul style="list-style-type: none"> The heritage consultants did not recommend six storeys. There was no justification for Council's decision to ignore the expert advice.
56	Resident - Hodgkinson Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> The unique heritage buildings would disappear if high-rise modern buildings were allowed to go up on the Parade. There is a place for modern shop frontages and moderate heights as we currently have, inter-mingled with the heritage buildings and shop fronts. These were designed sympathetically with a mind to the heritage value of the neighbourhood. <p><u>Affordable housing</u></p> <ul style="list-style-type: none"> There is also a place for supportive and affordable housing which the area generously encompasses.
57	Resident - Horne Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> (Precinct 4) is an area that must really be protected and not allowed to have over height development ruin this area. Opposes to changing the regulations around this unique precinct 4. Changing the status quo (through applying the DDO) will encourage inappropriate development to occur.
58	Resident - Rushall Crescent	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Queens Parade is of great historical/heritage importance, current heights should be maintained. The parapets and roof lines should remain outlined in the sky. <p><u>Lanes</u></p> <ul style="list-style-type: none"> Lanes should be used for their current purpose not turned into roads to suit developers to make a quick dollar. <p><u>Mandatory controls</u></p>

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59	Visitor - Melbourne	<ul style="list-style-type: none"> • Controls should be mandatory. <p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • The heritage shopping strip of Queens Parade is of key social, cultural and economic significance to the residents of Clifton Hill, North Fitzroy an. It's unique and irreplaceable heritage must remain the overwhelming impression on those who live, work and visit there. • Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Heights and massing on laneways must be managed so as to preserve and enhance the amenity of the spaces at the rear of heritage building - including in the laneways themselves. • Precinct laneways are narrow, unsuited for vehicular access. Avoid uses and inappropriate targeting of densities that would lead to such traffic in the first place. Walking and active transport should remain the priority in laneways.
60	Visitor - Melbourne	<p><u>Urban consolidation/affordable housing</u></p> <ul style="list-style-type: none"> • Appreciates the need for more infill development and more affordable housing in our city, but... <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Urges Council to protect the Queens Parade heritage parapets set against the sky. • Preservation of all the heritage facades and their setting against the sky, will still leave room for some development at the back of buildings. • Please retain some of the heritage pockets in the City, and please include Queens Parade as one of these. <p><u>Heights/setbacks</u></p> <ul style="list-style-type: none"> • (Development) set back and under two or three storeys will not be seen from the street across the road.
61	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Would be an abysmal abuse of this unique heritage landscape if the beautiful older buildings were to have as their backdrop multi-storey apartment blocks. • To now change it with the proposed amendment would be an insult to the work of those Councillors and Planning Officers who were adamant that this unique heritage shopping strip would remain for the benefit of not only the locals but for all Victorians to enjoy and be given a unique understanding and enjoyment of a bygone era. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • It is unnecessary to add to the number of apartments in the area due to the oversupply of apartments in the inner city and in Melbourne, and the proposed 1100 apartments in the gasworks site.
62	Resident - O'Grady Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Supports conservation of the shops built in the 1880s. • Opposes inappropriate over development of Queens parade, in particular the heritage buildings. • Supports keeping these guardrails intact would mean the suburb retains the characteristics that make it a desirable place to live. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> • Has concerns regarding overshadowing <p><u>Built form</u></p> <ul style="list-style-type: none"> • There are many suburbs that have high rises and condensed living. I do not believe that ever suburb needs to appear this way.
63	Resident - Heidelberg Road	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Concerned that some of the charm and accessibility will be lost if the plan to develop the shop parapets goes ahead. Concerned about loss of heritage from an aesthetic, historical and practical point of view. • Urges Council to not let this wonderful street scape be destroyed by ugly high-rise apartments. <p><u>Parking/traffic/capacity of infrastructure</u></p> <ul style="list-style-type: none"> • Concerned about the impact on parking, traffic, increased demand on facilities, schools, and council services. • Council should ensure there is the infrastructure to cope with growth, roads already clogged, not convinced problem is solved yet.
64	Resident - Falconer Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Concerned that there is even an idea that the height of the Queens Parade shops would be raised to 6 storeys. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • To retain Queens Parade as the unique, amazingly intact streetscape, which it has been for over 120 years. • Heritage parapets must continue to be seen against the sky from both sides of Queens Parade. • This (former UK Hotel) also now needs preserving. • Objects to the current use of the former UK Hotel as a fast food venue. <p><u>Consultation</u></p>

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65	Resident - Council Street	<ul style="list-style-type: none"> • Questions Council consultation approach with specific mention of the individual 15 minute slots. <p><u>Height</u></p> <ul style="list-style-type: none"> • The current low style buildings of no more than three storeys are essential to be kept. • Any higher (3 storeys) and there will be increased shadowing and a feeling of heaviness around the shopping area. • Buildings should be kept at a three-storey height. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Beautiful buildings such as that gothic delight at 370 Queens Parade need to maintain their skyline and not be surrounded with other tall buildings. • The proposal does not ensure this rather, buildings will be built right up to it and other buildings. <p><u>Open space</u></p> <ul style="list-style-type: none"> • Open space will become less and we will not be so willing to visit our local shopping area. • Original buildings should be enhanced not removed and dominate by new structures and there continues to be access to light and open spaces. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Development is limited to ensure lanes are retained as lanes not major vehicle access points.
66	Resident - Queens Parade	<p><u>Urban consolidation/mandatory controls</u></p> <ul style="list-style-type: none"> • Supports the need for urban renewal and supportive of the work Yarra Council is doing to ensure planning controls and mandatory height limits. • The housing density proposed in C231 is inappropriate and will have implication in the long term for traffic and pedestrian safety. <p><u>Heights/setbacks</u></p> <ul style="list-style-type: none"> • Concerned about the proposed height limits of 6 storeys above the shops and up to 14 storeys elsewhere. • Urges Council to reconsider and significantly downwardly adjust these proposed heights and also reassess the setback limits and approach to laneways within the C231 amendment. • Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. • The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. • Excessive heights and the setbacks proposed will infringe on residents of streets such as McKean and Hodgkinson, and alter forever the neighbourhood character of my suburb. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Laneways are narrow and not suited to significant usage for vehicular access.
67	Resident - Gold Street	<p><u>Lanes</u></p> <ul style="list-style-type: none"> • Supports the protection of laneways • Laneways would be ruined if used by regular traffic. <p><u>Heights/setbacks/overshadowing</u></p> <ul style="list-style-type: none"> • 6 storey developments albeit with 6 metre setbacks the Queens Parade precinct will have negative impacts on the heritage features of Queens Parade. • Many homes and gardens will be completely shadowed and overlooked by 6 storey developments, therefore affecting our quality of life. • Consideration must be given to lowering the height of the proposed 6 storey development height so as some resemblance of heritage remains in Queens Parade. <p><u>Rezone 245 Gold Street</u></p> <ul style="list-style-type: none"> • Requesting that as per the consultant's recommendation 245 Gold Street is rezoned to GRZ or NRZ.
68	Resident - Holden Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Supports the low rise and heritage nature of the strip. Visually appealing and gives a great character to the area • Concerned with the preferred height controls, in particular that buildings up to 31 metres will be built along the strip, further overshadowing and dominating the streetscape. • The majority of the strip should be restricted to 1 - 2 floors in addition to the height of neighbouring heritage buildings. • Some areas would be suitable to up to 18 metres, such as 2A and 5C. <p><u>Traffic</u></p> <ul style="list-style-type: none"> • Concerned that the size of developments that would be allowed under this amendment, will significantly increase traffic congestion in the area. Limiting the size of developments will assist in managing congestion. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> • Concerned that many of the proposed controls are preferred and not mandatory. Preferred controls are highly likely to be challenged by developers, resulting expensive, time consuming and stressful submissions by residents to councils and trips to VCAT to challenge development plans. <p><u>Building separation</u></p> <ul style="list-style-type: none"> • Supports the controls regarding building separation, to prevent the development of monolithic blocks. Building separation will allow for greater visual variety in the streetscape.
69	Resident - Best Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Values the green sweep of Queens Parade, the handsome old buildings, wide footpaths, and generous verandahs.

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		<ul style="list-style-type: none"> Values the diversity of the area, the human scale of the old buildings, the web of laneways extending behind the main street and the peaky skyline of Victorian rooftops and chimneys. Urges Council to sensibly guide new development to ensure the current skyline remains visible on both sides of the Parade. <p><u>Height</u></p> <ul style="list-style-type: none"> Urges Council to encourage that any new building are low rise, no higher than the old buildings.
70	Resident - Gold Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Already large-scale development on either end of the shopping centre and developments such as Clifton Mews dominate the skyline and undermine the heritage character of the McDonalds site. The height and design seem very inappropriate to its surrounds and it is now an unsightly fixture for many years to come. It would be a travesty to destroy the character of the heritage skyline that is able to be seen from many viewpoints due to the unusual width of the street. Questions why Queens Parade precinct is singled out for development when there are shopping strips in the inner city that have been able to retain their village feel and heritage character. Queens Parade if left untouched by unseemly development, will become only more valuable with time and even more cherished for its heritage and charm by the next generation <p><u>Traffic</u></p> <ul style="list-style-type: none"> The area surrounding Queens Parade is already struggling with a high volume of traffic and parking is becoming increasingly stressful and limited. Future development will exacerbate the issue. Construction and development affects usage of an area. Now, noisy trucks of all sizes are constant traffic in the residential streets, due to the developments in the immediate area and they make a loud intrusive sound.
71	Resident - Edmund Street	<p><u>Consultation</u></p> <ul style="list-style-type: none"> Wasn't notified and is horrified to hear of proposal. Lack of notification indicates that there has been too little community consultation <p><u>Heights/setbacks</u></p> <ul style="list-style-type: none"> New higher buildings behind Queens Parade should be set back far enough to not be visible from Queens Parade. <p><u>Heritage</u></p> <ul style="list-style-type: none"> The character of Queens Parade should be preserved as it is an important part of the community culture. It will not be the same feel at all to have the buildings against a backdrop of higher modern buildings - this will destroy the heritage look and feel.
72	Resident - Ramsden Street	<p><u>Height</u></p> <ul style="list-style-type: none"> 6 storeys on top of some of those quaint Edwardian shops would be so inappropriate with the effect of dwarfing them. (Increased heights) would spoil the heritage quality of the precinct. 6 storeys will grow to 7 when solar water and power are added at the highest level, which will then be required to be shielded by some barrier. A height of 6 storeys would also increase shadowing & a wind tunnel effect. <p><u>Built form</u></p> <ul style="list-style-type: none"> We do not want our shopping area to resemble the redeveloped parts of Smith Street. <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> Increased development will impact the capacity of the local infrastructure - schools, parking areas, local gym & pool - to cope with a large influx of residential apartments. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Enough capacity there and in the redevelopment of the southern part of Queens Parade and the old gasworks site to satisfy present demand for more housing.
73	Resident - Hodgkinson Street	<p><u>Attitude of planners</u></p> <ul style="list-style-type: none"> Town planning is not about facadism nor a means of supplying developers with a rapacious means to earn a living. Should be about maintaining "characterful" areas. Council is under pressure from state government to promote ugly, profit driven development. Need to act as thoughtful planners and protect this strip <p><u>Impact on traders</u></p> <ul style="list-style-type: none"> Queens Parade is currently a wonderful local centres whose businesses will close when "developers do their work" <p><u>Height - mandatory</u></p> <ul style="list-style-type: none"> Legislate a 4 storey mandatory maximum height in the shopping strip
74	Resident - Howe Street	<p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> Preferred height limits, which are the source of much dispute and expensive litigation, should be replaced by a mandatory limit. <p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> New buildings constructed behind existing shops should be invisible from the footpaths on the opposite sides of Queens Parade. Existing buildings of no heritage value, the street frontages of replacement buildings should be no higher than that of the double storey Victorian shop street frontages Existing buildings of no heritage value (should have) higher storeys set back a sufficient distance so as to be invisible from the opposite side of Queen's Parade.

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		<p><u>Lanes</u></p> <ul style="list-style-type: none"> • New buildings on lanes should have frontages no higher than two storeys. • New developments along lanes could develop into pedestrian friendly environments like the mews in London. • Any additional storeys (to laneways) would have to be set well back. <p><u>Traffic / parking</u></p> <ul style="list-style-type: none"> • There should be no provision for car parking in any new development. • It would be both unsafe and completely impractical to have cars using the narrow lanes. • New developments should be planned on the basis that their future residents will not be using cars. <p><u>Overlooking/overshadowing</u></p> <ul style="list-style-type: none"> • New developments must respect the privacy of existing residents by not overlooking garden areas, nor should they overshadow solar panels.
75	Resident - McKean Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Accepts the need for urban change and renewal though this can be done without losing the history and architecture we all should value. • Expects Council to manage necessary development that delivers renewal within a framework that protects heritage worthy of preservation, including the Queens Parade low rise shopping precinct. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • The shop parapets being clearly set against the sky and not dwarfed by six storey bland precast developments only six meters behind them. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Does not support 3m laneways becoming street access means for apartment blocks which have no other means of vehicular access. <p><u>Overlooking/overshadowing</u></p> <ul style="list-style-type: none"> • Does not support houses which back on to these narrow laneways being overshadowed and overlooked by developments with almost no setbacks from the laneway. <p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> • Should limit height to four storeys at most and which provides for a setback of 12 meters.
76	Resident - No Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • It is important that we protect history and maintain the streetscape and character of Queens Parade. • It is a priority to protect the heritage so that when we reflect in years to come we still have a sense of inner-city history and community.
77	Resident - O'Grady Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • The view of the old Victorian-era ANZ building, standing so stately on the bend of Queens Parade. • Council to encourage the owners of shops to reinstate these period style verandahs to enhance the heritage value of this strip. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • The inner city should not have to bear the brunt of inappropriate development when new planning schemes are enacted
78	Resident - McKean Street	<p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> • Pedestrian on the opposite side of Queens Parade must not see another building behind the shop building. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • The drawings for the amendment do not comply with the Council's own guidelines for Heritage Overlay. To maintain its Heritage Overlay the new constructions must not be seen from the opposite footpath of Queens Parade. We need another Design and Development plan that complies to the Council's own Heritage Overlay. • The Hansen report marks many of them as significant. With modern apartments hard on the shops' backsides these buildings will lose their profile against the skyline, becoming seemingly meaningless false fronts. <p><u>Impact on local traders</u></p> <ul style="list-style-type: none"> • Redevelopment along Queens Parade will have a negative impact on local traders. <p><u>Heritage grading/use</u></p> <ul style="list-style-type: none"> • 390A Queens Parade should be a significant building • 390A Queens Parade requires further reinstatement. • 390A Queens Parade – the location of a substation on this property should be considered and is not suitable for residential. • Council's position at VCAT regarding built form heights for the property 388-390 Queens Parade does not align with the DDO exhibited for Amendment C231. • The DDO should align with the ruling at the VCAT hearing that heard an application for the property at 404 Queen Parade. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • There are existing safety issues with Howe Street Laneway and greater development will worsen the condition. • The DDO should limit the use of the laneways for residential development.
79	Resident - McKean Street	<p><u>Urban consolidation</u></p>

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		<ul style="list-style-type: none"> • Accepts the necessity of constructing dwellings/apartments in inner areas such as Fitzroy North as Melbourne’s population increases. • Proposals for additional housing in areas like ours do not destroy the physical character of a precinct like Queens Parade. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • The heritage frontages must be preserved. Not only preserved but continue to define the streetscape. <p><u>Height</u></p> <ul style="list-style-type: none"> • Any residential constructions behind these frontages should be restricted to four storeys rather than six <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • The setback of the storeys should be such that the existing parapets should remain set against the sky and not be over-whelmed by buildings behind. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Existing laneways should be used for pedestrian and vehicle access to new buildings and not developed into general traffic thoroughfares. <p><u>Social/affordable housing</u></p> <ul style="list-style-type: none"> • Future development should incorporate social housing.
80	Resident - Dwyer Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Opposes to any over development of the Clifton Hill shopping precinct on Queens Parade where any Height would be over 4 levels or storeys.
81	Resident - Brennand Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • Queens Parade shopping centre to be developed with sensitivity to its heritage status: Low density development with heritage empathies • Maximum development height set with appropriate set back so as not to affect parapets against skyline. • Future development should plan to keep the heritage buildings and skyline intact.
82	Resident - No Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Loss of heritage buildings and “visual pollution” of development above shop fronts.
83	Resident - Hodgkinson Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Yarra Council now supports high level developments that would totally dominate the heritage streetscape in contrast to residential areas which experience stricter controls. • The outcome of having Queens Parade “hemmed in” by over-bearing buildings will have a negative impact. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> • Overshadowing particularly during the long winter months • What are the “solar rights” enshrined in the C231 amendment? • Six storey developments would completely eliminate sunlight into most of the backyards on the southern side of Queens Parade for the majority of the year. Is this being considered at all and how can this be reconciled? • Shadows will be a major issue for neighbouring residents, as well as for those living and working in the proposed new development complexes. <p><u>Built form</u></p> <ul style="list-style-type: none"> • Does not support modern design completely dominating a locality of small and intimate homes and streets. <p><u>Height</u></p> <ul style="list-style-type: none"> • The proposed amendment (with up to 6 storeys) is far too high. It will dominate a sensitive, heritage area. <p><u>Parking</u></p> <ul style="list-style-type: none"> • Parking in the area surrounding Queens Parade is already woefully inadequate. Future development will exacerbate the issue. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • The use of existing laneways (for future developments) is fraught with danger. • What is supposed to happen if one is leaving one’s rear gate and cars are coming along the lane to access new apartment blocks? • There will be greater general noise and pollution issues, especially as many homes have windows abutting laneways.
84	Resident - Caroline Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Strongly protests the proposal for 6 storey development in the Queens Parade shopping precinct. • The scale of development is totally inappropriate and unnecessary for this area. • The proposal will significantly change the neighbourhood character and ambience of the street.
85	Resident - Grant Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Objects to the kind of development proposed in Amendment C231. The propose outcomes will impact the character of Queens Parade. • Council should protect and preserve the heritage buildings along Queens Parade. • The character of the neighbourhood can’t help but be affected if modern multi-storey buildings are constructed behind or in place of existing dwellings and shops.
86	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • The proposed amendment does not adequately protect the heritage streetscape of Queens Parade, and will also have a detrimental impact on the surrounding streets.

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		<p><u>Inconsistent with consultant recommendations</u></p> <ul style="list-style-type: none"> The proposed amendment does not conform to many of the recommendations of the Hansen Built-form Framework, and instead includes higher height limits and less generous setbacks. <p><u>Precinct specific</u></p> <ul style="list-style-type: none"> Precinct 1 A - Retain existing maximum height as per the <i>Queens Parade, Clifton Hill: Built Form Review (Draft 15 December 2017)</i> Precinct 1B – A 3 storey 9m height – should be mandatory Precinct 2B – A 3 storeys (9m.) residential as recommended in the Hansen report. Precinct 2B – Height limit to be mandatory. Precinct 3A – A mandatory maximum building height of 4 storeys (12m.) Greater heights will not respect “the architectural form and qualities of heritage buildings and streetscapes and maintain (s) the visual prominence of the St. John the Baptist church belfry and spire” Precinct 3B – Retain existing maximum height as per the Hansen report. Precinct 3B – Height limit to be mandatory. Precinct 4 – The proposed mandatory building height limit of 21.5m. or 6 storeys is too high and does not respect the low-rise single and double-storey dwellings in McKean Street and Hodgkinson Street. Precinct 4 – Height should be restricted to 4 residential floors or 3 commercial floors: 12 metres. Precinct 5 – All building height limits should be mandatory. Precinct 5A – the building height limit for development in what is currently the car-park adjacent to the former UK hotel should be no higher than 11 metres (3 storeys) so that it does not rise above the existing building and will meet the design requirement to “retain the visual prominence and not visually dominate the three dimensional forms of the former UK Hotel when viewed from Raines Reserve.” Precinct 5A – The mandatory building height for Precinct 5A should be limited to 11 metres. Precinct 5B – the building height limit should be 11 metres on Queens Parade frontage and 18 metres on Dummett Crescent as anything higher would visually dominate both the former Clifton Motors Garage and the former United Kingdom Hotel when viewed from Raines Reserve and Queens Parade. Precinct 5B – These two buildings (Clifton Motor Garage and former U.K. Hotel) are Victorian Heritage-listed and the proposed Design and Development Overlay (DDO16) should protect this heritage in the same way as it aims to protect Victorian buildings in the other Queens Parade precincts. Precinct 5B – Setbacks in 5B should be mandated requirements of 6 metres for development at former Clifton Motors building and 6 metres elsewhere. Precinct 5B – The building requirements for Precinct 5B should be a mandatory height limit of maximum 11 metres on Queens Parade and a mandatory 18 metre height limit on Dummett Crescent. Precinct 5C – Building form requirements should be mandatory, not preferred. Precinct 5C – A mandatory height limit of 43m. or 14 storeys should be required Precinct 5C – Limiting development to a mandatory height of 43 metres still represents the highest building height in Queens Parade, and greater height should not be permitted. Precinct 5C – Current building of 10 storeys, and building under construction of 12 storeys already loom over Queens Parade and surrounding streets.
87	Resident - Brennand Street	<p><u>Parking</u></p> <ul style="list-style-type: none"> Increased development along Queens Parade will cause parking issues. <p><u>Impact on local traders</u></p> <ul style="list-style-type: none"> Future development will have an impact on small business. Loss of amenity during construction and customers do not return. <p><u>Height</u></p> <ul style="list-style-type: none"> The heights of the buildings change the “character” of the neighbourhood which in turn makes it an unpleasant or sterile environment for visitors. Supports a “European” height of say four storeys. The residences behind Queens Parade are subject to height constraints. It would make it quite inequitable if buildings behind them on Queens Parade can go beyond four storeys. Urges Council reviewing the current proposal for six storeys and would support four storeys as more European and consistent with current heritage Height.
88	Resident - Hilton Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Six storey developments on both sides of the street will destroy the very appeal that draw visitors to the area. <p><u>Impact on local traders</u></p> <ul style="list-style-type: none"> Without the support of the passing trade, local residents will see their beloved shops and cafes close.
89	Resident - Wellington Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Parapets which are an integral part of the character of the parade and are very visible against clear sky. We fear these will be lost by high rise building behind them. <p><u>Affordable housing</u></p> <ul style="list-style-type: none"> Supports affordable housing and social housing which is badly needed as long as it is not high-rise and acknowledges the character of the neighbourhood. <p><u>Height</u></p>

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90	Resident - Barkly Street	<ul style="list-style-type: none"> We would request a limit of 4 storeys on any proposed development; that it complement the existing buildings around and beside. <p><u>Heritage grading</u></p> <ul style="list-style-type: none"> Recommends that the electrical substation that is located near the intersection of Queens Parade and Alexandra Parade be included in the Heritage Overlay as individually as a significant building. The substation is comparable to substations recommended in the <i>Canterbury Heritage Gap Assessment</i>. Generally, the building is in highly intact, however the lantern has been slightly altered and is missing the ball from the finial. The substation is a survivor of the first stage of electrification in the City of Yarra, prior to the establishment of the SEC, and predates the substations built in the 1920s for the electrification of the train and tram lines. It is part of a group of pre-SEC substations of the 1910s seen around the metropolitan area, which illustrate the introduction of electricity into the everyday lives of Melbourne's residents. The substation satisfies Criterion A & D of the HERCON criteria.
91	Resident - Rushall Crescent	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Concerned that the nature of Queens Parade and its streetscape will be significantly altered by the proposed C231 amendment to the Planning Scheme. The heritage overlay should preserve and protect the unique character of this area. The shop parapets and roofline should continue to be set against the skyline and not with a backdrop of further development. The unique heritage shopping centre is also a significant contributor to its overall success, this will be impacted by future development. <p><u>Future built form</u></p> <ul style="list-style-type: none"> Modern development should not overlook and be unsightly for the overall heritage streetscape and adjoining residential heritage areas. <p><u>Impacts of development</u></p> <ul style="list-style-type: none"> The proposed development behind the heritage shops will significantly lessen the amenity of the area by; <ul style="list-style-type: none"> overwhelming the heritage vistas overcrowding the laneway areas overlooking adjoining residential areas diminishing local shopping parking <p><u>Lanes</u></p> <ul style="list-style-type: none"> Safety will be diminished as local laneways are generally narrow and were not designed for greatly increased traffic volumes
92	Resident - Rowe Street	<p><u>Built form/heritage</u></p> <ul style="list-style-type: none"> Recent modern buildings disrespect the ambience of the area looming over the landscape in the form of complete eyesores. Similar developments should not occur along Queens Parade. Council should ensure Queens Parade remains historically significant and ensure development is appropriate.
93	Resident - Spensley Street	<p><u>Neighbourhood character/heritage</u></p> <ul style="list-style-type: none"> Supports changes which preserve the current streetscape and social amenity and protect the character of our streets for the enjoyment of people now and in the future. Concerned about opening the area to further development which will change the heritage character of the streets.
94	Resident - Holden Street	<p><u>Consultation</u></p> <ul style="list-style-type: none"> Further time is required to consider the height limits and architectural and heritage/historical impact of the proposed redevelopment. A public meeting should be called post haste. Has not received one piece of information in the "consultation" process.
95	Resident - Michael Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> The amendment should protect the heritage of Queens Parade. If implemented, it will destroy our heritage, not protect it. <p><u>Consultation</u></p> <ul style="list-style-type: none"> Public participation processes should be designed and implemented in partnership with communities, consistent with community engagement principles. <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Council has failed to meet Policy 1.2.1 and Directive 4.6.1 of Plan Melbourne. Council should have notified every person in the Fitzroy North and Clifton Hill area. Council's consultation process was inadequate and does not align with the Directions from Plan Melbourne. The City of Yarra's draft Amendment C231 does not meet the Melbourne Plan (Plan Melbourne 2017-2050) or the Council's plan. If implemented it will destroy our heritage, not protect it. <p><u>Heights/setbacks/heritage</u></p> <ul style="list-style-type: none"> The draft proposal of a maximum height limit of six-storeys with a setback of six metres is unacceptable and will destroy the heritage of the area. The DDO will encourage facadism and with a loss of heritage buildings.

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		<ul style="list-style-type: none"> • New development within Precinct 4 must: <ul style="list-style-type: none"> ◦ Not be seen from either side of Queens Parade and the side streets backing onto or behind the heritage shops for example, Michael, McKean, Delbridge, Wellington, Gold, Hodgkinson, Turnbull streets and Rushall Crescent. ◦ Sit at the rear of the historic shops, the original heritage building must be protected. ◦ Maintain the solid built form behind the facades (the bones of the building) and avoid balconies behind existing openings. ◦ Ensure that all parapets, chimneys, roofs, walls and current heritage features, for example, external pressed metal ceilings and verandahs are retained and protected. ◦ Ensure that all service equipment, including plant rooms, lift overruns, structures associated with green roof areas, screens should not be visible from all streets listed in the above point. ◦ Not overshadow residential houses located in the streets listed in the above point. ◦ Be stringent guidelines that protect the heritage street-scape of Queens Parade and the heritage buildings. ◦ ensure any new infill buildings are: <ul style="list-style-type: none"> ▪ Not higher than the existing two storey heritage buildings. ▪ Setback to a distance that ensures they are not visible from those areas outlined in the streets above. ▪ Built in a manner that are sympathetic to the existing heritage buildings and their verandahs. <p><u>Heritage grading</u></p> <ul style="list-style-type: none"> • 324 Queens Parade – the heritage assessment of this building is incorrect and should not be given a non-contributory grading. • Buildings 308 to 324 Queens Parade should be listed as individually significant in the same way as the Campi buildings. • 330 Queens Parade be recognised as a Heritage Corner on the Hansen built form reference document (Figure 20 page 56). • The building at 390A Queens Parade be recognised as a significant building. <p><u>Rezone 245 Gold Street</u></p> <ul style="list-style-type: none"> • Rezone 245 Gold Street as recommended by the GJM Heritage report. <p><u>Compliance with Plan Melbourne/consultant reports/Council Plan</u></p> <ul style="list-style-type: none"> • The amendment does not meet the requirements set out in any of the following documents <ul style="list-style-type: none"> – Plan Melbourne – Principles 5 and 7 – Clause 22.10 – Built Form and Design Policy – Council Plan 2017-2021 - A healthy Yarra – Council Plan 2017-2021 - A liveable Yarra <p><u>Impact of amendment</u></p> <ul style="list-style-type: none"> • The outcomes of 2.2 in DDO16 will create: increase risk to the pedestrians, health and safety hazard impacts to backyards on laneways, make it difficult for current residents to access their garages, place extra pressure on the small side-roads. • The proposed scale and form of the buildings behind the Queens Parade will attract unsavoury activity and create a safety risk. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Directing traffic down lanes will: <ul style="list-style-type: none"> – pose a serious risk for pedestrians who use the laneway – make it difficult for existing residents to access their garages – make commercial deliveries to shops on Queens Parade more difficult – put extra pressure on side streets • MFB cannot access buildings that are more than two storeys if the laneways are three metres or less in width. DDO will allow built form that will not comply with this regulation.
96	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • The heritage strip of Queens Parade is a very important and significant part of our neighbourhood. • 6/8 storey buildings will result in an unpleasant, crowded area. • The heritage roof lines are an important part of the skyline. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Council should support safety and amenity of the laneways which allow access and prevents the massing of usage which leads to inappropriate density.
97	Resident - Wellington Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • The shops built in the 1880s should be conserved because they add to this village atmosphere. <p><u>Parking/traffic</u></p> <ul style="list-style-type: none"> • Multi-storey development will bring with it more cars and less car parking as new developments seem to all be proposing that they waive car parking requirements in their plans. <p><u>Built form</u></p>

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98	Resident - Queens Parade	<ul style="list-style-type: none"> Don't want Queens Parade to become a soulless dark windy street as has happened in many suburbs in the north-east. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Understand a certain amount of development is inevitable but height and style of development in Precinct 5 is out of character with heritage charm, shaded road, traffic noise brought by new development <p><u>Height</u></p> <ul style="list-style-type: none"> In Precinct 4 the maximum height allowable should be no more than 4 storeys, as originally specified by the planning minister. The setbacks should be deep at both front and rear. In Precinct 5 the maximum height should have been 10 storeys. Please don't approve anything higher than 14 storeys which is already approved <p><u>Traffic/parking</u></p> <ul style="list-style-type: none"> Concerned that the increased traffic will impact parking. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Concerned that it will create unsafe laneways. Increased development will cause strain on current parking.
99	Visitor - Melbourne	<p><u>Impact on local traders</u></p> <ul style="list-style-type: none"> Any large scale development will destroy independent businesses working there. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Would like to see shopping strip preserved in its entirety – need to protect this valuable asset. <p><u>Height – mandatory</u></p> <ul style="list-style-type: none"> Should have a mandatory 3 storey limit.
100	Resident - Hodgkinson Street	<p><u>Heritage/height/setbacks</u></p> <ul style="list-style-type: none"> Greatest concern is that Precinct 4 could accommodate 21.5 m buildings 5-6 storeys - twice the height of the current building facades. Could create significant and irreversibly impacts on heritage and adjoining residential areas. Heritage character is important for the centre. Proposed heights with their overwhelming mass and likely contrasting style will destroy character of the area Picturesque shop row skyline, visible form across Queens Parade, with its gabled or hipped roof forms and many original chimneys will also be destroyed Disingenuous to suggest that stipulating minimum setback on the upper levels of the builds would conserve or enhance the heritage overlay Proposed heights represent overdevelopment in the immediate and adjacent heritage areas <p><u>Compliance with planning scheme</u></p> <ul style="list-style-type: none"> Amendment is at odds with planning scheme in relation to heritage policy. <p><u>Amenity impacts</u></p> <ul style="list-style-type: none"> 21.5 m built to the immediate north (of the submitters home) will be overbearing to the 2 storey and well-preserved heritage houses in the street. Development on properties in Hodgkinson Street is required to respect the scale and form of the heritage place by HO317 which seems illogical if 5/6 storey buildings are allowed immediately to the north. Will dwarf the largely single storey houses on Hodgkinson St. Impacts on dwellings in Hodgkinson Street. The proposed taller buildings in Queens Parade would allow overlooking, and reduce light, views and breeze to our yard. Hodgkinson Street dwellings have small rear yards which would be impacted by the taller development. They would also adversely impact solar panels.
101	Resident - Grant Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Amendment C231 if enacted will destroy existing architecture and amenity with development that is unsympathetic to the heritage of the area. Will block parapets from view, create a solid bulky mass detracting from the ambience and dominate the heritage architecture. <p><u>Height/amenity</u></p> <ul style="list-style-type: none"> Reconsider C231 and replace it with something that preserves amenity, does not extend above existing heights and does not reduce sun from lanes
102	Resident - Rowe Street	<p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> No buildings looming above streetscape. Mandatory heights 3 storeys (11 metres) for all of DDO16. Should not allow additional height for developments across multiple blocks. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Avoid increasing overshadowing of the footpath and roadway. <p><u>Rear setbacks</u></p>

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		<ul style="list-style-type: none"> The view from the streets and lanes behind Queens Parade is also important. B17 is at least more reasonable than current C231 and B17 should be used instead. <p><u>Capacity of existing infrastructure</u></p> <ul style="list-style-type: none"> The adequacy of public transport should be considered. The impact of new development on PT should also be considered. <p><u>Parking</u></p> <ul style="list-style-type: none"> Future development should consider impact on parking and vehicle access to parking. Current parking is close to capacity.
103	Resident - Rowe Street	<p><u>Mandatory height</u></p> <ul style="list-style-type: none"> There should be a mandatory maximum height and it should not be more than 4 storeys. <p><u>Parking/traffic</u></p> <ul style="list-style-type: none"> New development will exacerbate parking and traffic problems. <p><u>Lanes</u></p> <ul style="list-style-type: none"> The laneways are long and narrow and will struggle to cope with extra traffic.
104	Resident - Delbridge Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> Alarmed that Queens Parade could be forever changed by allowing it to be overshadowed by up to 6-storey buildings. These buildings would also be visible and detract from the amenity of surrounding residential streets with their unspoilt heritage streetscapes. Would favour Height of no more than 4 storeys with ample set back, so that heritage facades are not compromised. <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> Consider adequate building setbacks in laneways to avoid 'canyons'.
105	Resident - Queens Parade	<p><u>Heritage/built form</u></p> <ul style="list-style-type: none"> Retain the integrity, history, heritage and uniqueness of Queens Parade for future generations. New development should be 'measured and sympathetic'. Shop facades set against the sky are intrinsic to both the heritage streetscape and neighbourhood character in precinct 4, should not be drowned out by inappropriate and unsympathetic height and setbacks. Changing the status quo in Queens Parade risks a destructive and unnecessary 'gold rush' of speculative development, counter to orderly planning. <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> The proposed heights are excessive and the proposed setbacks infringe on residents behind. <p><u>Lanes</u></p> <ul style="list-style-type: none"> C231 introduces inappropriate laneway treatments creating extra traffic which would be undesirable, problematic and unsafe in narrow 3m laneways. Avoid uses and densities that would give rise to vehicle traffic in the first place. <p><u>Mandatory heights</u></p> <ul style="list-style-type: none"> Mid-rise development over heritage is inappropriate and vehemently request mandatory height limits not preferred height limits.
106	Resident - Hodgkinson Street	<p><u>Heritage/built form</u></p> <ul style="list-style-type: none"> We are the custodians for the next generation. Welcomes sympathetic / respectful new development. An example of good development is the mixed residential/commercial development on the corner of Queens Parade and Gold St It is very concerning future developments would ignore and not protect the unique and amazing 120+ year old Queens Parade streetscape, the only Hoddle design boulevard with shops. Heritage protection and overlays exist for a reason <p><u>Heights</u></p> <ul style="list-style-type: none"> Heights in the shopping strip must be in keeping with the existing heights and rooflines. <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> Heritage buildings rely on open space abutting including laneways, heights on laneways must be managed to enhance the amenity. Heights at the rear of buildings on Queens Parade must be restricted to not overshadow or create building mass which impacts on houses and gardens - setbacks and height restrictions must also protect the amenity of houses particularly in Hodgkinson St, Gold St, Wellington St and McKean St. <p><u>Lanes</u></p> <ul style="list-style-type: none"> Laneways are narrow and the majority are not suited to car/truck access. New developments should avoid inappropriate use of laneways for regular access. Many laneways are bounded by house boundary walls and windows. Walking and cycling should remain the priority for laneways.
107	Resident - Berry Street	<p><u>Heritage</u></p>

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		<ul style="list-style-type: none"> • Would love to maintain the heritage streetscape experience of Queens Parade. • Shop parapets set against the sky provide the context for deep connection between family and community. <p><u>Height</u></p> <ul style="list-style-type: none"> • Preserve the human scale character of Queens Parade by not allowing speculative development along Queens Parade. • To allow 6 storey developments on both sides of Queens Parade would create valleys of alienation and remove the human scale development that we have seen on Queens Parade up to this point
108	Resident - Coppin Avenue	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Commends Council for a DDO to reconcile development to meet growing population and housing needs with the need to preserve the elements that make the area so desirable. • There is no time to be lost establishing a framework protecting both heritage of the area and the community feel and permitting housing development in an area with the infrastructure to cope. • The proposed amendment is a principled and sensitive approach to reconciling these pressures and demands but has concerns as follows: <p><u>Heritage</u></p> <ul style="list-style-type: none"> • The proposals seem to weight the heritage values of Queens Parade between Delbridge/Wellington and Scotchmer Streets over those of Queens Parade between Scotchmer and Rushall Crescent and Turnbull St. • No recognition of the Clifton Hill Post Office or the Lonergan and Raven Funeral Parlour (the façade of the latter is not original, but it has a remarkable history that shouldn't be lost). • Preserve the Queens Parade streetscape and skyline. • Concerned facadism is a danger with relatively high development behind the existing shopfronts, particularly at uniform height and without breaks. • It is important there are breaks between new developments.
109	Resident - Queens Parade	<p><u>Heights</u></p> <ul style="list-style-type: none"> • Heights within the shopping strip should be kept with the existing heights and rooflines within the heritage precinct, and where adequate should go up to a maximum of 4 storeys, with a significant setback. <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> • Heights and massing on laneways must be managed to preserve and enhance the amenity of the spaces at the rear of heritage building - including in the laneways themselves. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> • Precinct 5 must be protected from greedy developers, with height restrictions to 8-10 storeys with significant setbacks. <p><u>Mandatory heights</u></p> <ul style="list-style-type: none"> • C231 must identify "maximum heights" instead of "preferred heights".
110	Visitor - Melbourne	<p><u>Precinct 5</u></p> <ul style="list-style-type: none"> • Need to help protect Queens Parade from over-development in height and bulk witnessed now at the Clifton Hill 'Terminus Area'. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • To see the shop parapets against the sky from both sides of Queens Parade in Precinct 4 is just part of the historic flair of this boulevard. • Changing the status quo here risks a destructive and unnecessary "gold rush" of speculative development. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • The old lane ways are pleasant and useful for residents and walkers but would become dark and unpleasant if higher buildings are allowed built to the fence line.
111	Resident - Queens Parade	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Retain the integrity, history, heritage and uniqueness of Queens Parade for future generations. • Shop facades set against the sky are intrinsic to both the heritage streetscape experience and the neighbourhood character of Queens Parade in Precinct 4. • Changing the status quo in Queens Parade risks a destructive and unnecessary 'gold rush' of speculative development, counter to orderly planning. <p><u>Heights/setbacks</u></p> <ul style="list-style-type: none"> • These should not be drowned out by inappropriate and unsympathetic height and setback allowances. • The proposed heights are excessive and the proposed setbacks infringe on residents behind. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • C231 introduces inappropriate laneway treatments creating extra traffic - undesirable, problematic and unsafe in the narrow 3m laneways. • Avoid uses and densities that would give rise to vehicle traffic in the first place.
112	Resident - Queens Parade	<p><u>Heritage/neighbourhood character</u></p> <ul style="list-style-type: none"> • Am C231 should address streetscape and neighbourhood character; to preserve the amenity and liveability of the street and the neighbour. • Heritage houses and shops; allow existing building to stand proudly as a celebration for the past and the present. • The Clifton Hill village; to ensure the village character and feel is not lost to towering and overbearing building form. <p><u>Traffic</u></p>

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		<ul style="list-style-type: none"> • C231 should address traffic management from increased users; to manage traffic and maintain safe and usable pathways. <p><u>Consultation</u></p> <ul style="list-style-type: none"> • Support extensive and detail consultation with the community and residents about development proposals. • C231 should be developed without extensive collaboration with the stakeholders, communities and residents – remiss and irresponsible if not. • As it currently stands (C231) it is very simplistic and takes on a 'one size fits all approach'.
113	Visitor - Melbourne	<p><u>Height</u></p> <ul style="list-style-type: none"> • Controls will allow overdevelopment by allowing inappropriate height and density. • Buildings to the north east recently constructed have done considerable damage. • There is no practical necessity for the height and density proposals currently under consideration. • Amenity will not be enhanced by the height and density proposals. • A height limit of no more than four storeys is appropriate. • The development adjacent to the Rubber Duck Café, corner of Queens Parade and Gold St validates this submission. • Prefer no increase in the height of any of the existing buildings. <p><u>Community involvement</u></p> <ul style="list-style-type: none"> • The planning process should be driven by the community. <p><u>Traffic/parking</u></p> <ul style="list-style-type: none"> • The area will become an unattractive and overdeveloped area with issues of overuse, traffic density, parking. • Crucial that the skyline profile of the heritage nature of the precinct be preserved.
114	Resident - Rose Street	<p><u>Healthy communities</u></p> <ul style="list-style-type: none"> • Successful communities are crucial to reduce homelessness, crime and drug abuse and the government needs to nurture such community spirit because it is vital to healthy communities. <p><u>Heritage/height/built form</u></p> <ul style="list-style-type: none"> • This area is unique and irreplaceable and needs to be protected from inappropriate development. • The heights of new buildings should be limited to the current levels. • Port Douglas has grown and maintained its beauty and function with limits to height of 3 storeys, Paris is similarly effective. We need that sort of vision and understanding for Queens Parade. • Eyesores along Lygon St and Nicholson Street are embarrassing and have a negative impact on everyone who passes by them.
115	Resident - McKean Street	<p>Have seen a lot of changes over the decades. Some good, some not, but this is the worst attack on our suburb we have seen...and by our own elected representatives. Strongly objects to the proposed Amendment C231.</p> <p><u>Amenity</u></p> <ul style="list-style-type: none"> • The enormous changes Council is proposing would have a severe impact on the amenity of the area. <p><u>Height</u></p> <ul style="list-style-type: none"> • The heights proposed are unacceptable and would destroy the village feel of the area forever. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Why is council ignoring the Heritage Overlay? <p><u>Traffic</u></p> <ul style="list-style-type: none"> • The traffic situation has deteriorated significantly and this proposed amendment would add even more traffic and congestion.
116	Resident - Scotchmer Street	<p><u>Heritage/scale</u></p> <ul style="list-style-type: none"> • Overall heritage precinct is one of the very key elements of its attraction. Not just the physical attributes of the streets and buildings but the way in which these foster community development. • Of key interest is that the historical integrity of the streetscapes, the buildings and the laneways in this particular shopping strip is retained. • Make sure the area retains its current scale and amenity. • The scale allows for and indeed encourages people to interact in any number of ways, because it is at a human scale. This is what must be preserved. • Is it necessary to destroy the intrinsic heritage value of the whole length of Queens Parade? • The preservation of special areas such as Queens Parade Shopping Precinct must be seen in the long term. <p><u>Height</u></p> <ul style="list-style-type: none"> • Strongly urges the council to keep new development to 4 storeys or less, so they do not overpower the old streetscapes and skylines and to preserve the current nature and functionality of the laneways.
117	Resident - Bennett Street	<ul style="list-style-type: none"> • Expresses broad in principle support for the establishment of mandatory and permanent planning controls for Queens Parade.

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		<p><u>Heritage</u></p> <ul style="list-style-type: none"> Heritage value of Queens Parade needs protection. Such a unique profile of low level 'turn of the century' dwellings. Queens Parade retains its distinctive boulevard Victorian/Edwardian character. This must be protected at all costs. <p><u>Height/heritage/mandatory</u></p> <ul style="list-style-type: none"> A maximum 4 storey height limit should be mandated for the area of Queens Parade, from Raines Reserve to Smith Street. We urge Council to protect Queens Parade by mandating a maximum four storey height limit. Why is Queens Parade being opened up for development? Why is there no option within C231 to protect Queens Parade outright from multi-storey developments; be they at four, five, six storeys or more? Multi-storey setback properties will overwhelm the existing uniform low-level character of the Parade.
118	Resident - Ramsden Street	<p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> Stresses the need for mandated height restrictions negotiated between residents, the Council and the Planning Minister. Reference to preferred limits is a nonsense and will be exploited by developers. We are seeing the true character of the area being destroyed by inappropriate development driven by commercially greedy developers.
119	Resident - Woodside Street	<p><u>Precinct 5</u></p> <ul style="list-style-type: none"> Precinct 5 has proposed heights of 18 and 49 metres or 5 to 16 storeys. The area is currently in proportion with the open space around it. Plans to build to these heights would destroy the look and feel of the area and the heritage value of the existing buildings. <p><u>Precinct 4</u></p> <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> Has significant heritage streetscape with parapets on many buildings providing the area with its unique character. 21.5 m height on both sides of Queens Parade, with a setback of 6 metres would totally destroy the look and feel of the area. Current heights within the shopping precinct must remain intact and the parapets and rooflines should be preserved and remain outlined against the sky from both sides. Precinct 4 and 5 must be left in the current form with nothing allowed beyond the current heights of buildings. <p><u>Amenity impacts</u></p> <ul style="list-style-type: none"> Impact on residents who live adjacent to the precinct must be accounted for. The plans will result in houses adjacent to six storey buildings with either no laneway or a 3m laneway in between. Many buildings have significant heritage value which will be greatly diminished if mid-level buildings are constructed next to them. <p><u>Lanes</u></p> <ul style="list-style-type: none"> Laneways in the area should be preserved for walking and active transport. They are unsuited for significant vehicular access. The proposed amendment would see many of the laneways compromised as access to new buildings. I support council policy to enhance the safety and amenity of laneways. The inappropriate densities which this amendment would allow are in opposition to this policy. <p><u>Community involvement</u></p> <ul style="list-style-type: none"> Policy 5.1.2 "Plan Melbourne 2017 -2050" indicates local communities should lead planning of their own centres and it states that "where centres are well established or communities are seeking to protect the unique character of their centres (such as protecting heritage buildings or access to public land or open space to achieve community benefit), they should be assisted in determining the desired built form outcomes." The local community must be involved to ensure the unique character of Queens Parade is preserved in its current form.
120	Resident - Grant Street	<p><u>Height</u></p> <ul style="list-style-type: none"> The amendment, particularly Precinct 4 and 5, will diminish this significantly. The height allowances and limited setbacks will serve to detract from the significant heritage value of the precinct. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Too much allowance for speculative development to the detriment of the heritage values. The exquisite ANZ Bank building could be dwarfed between developments on either side. Characteristic facades of shop buildings will be dwarfed by whatever might be built behind them. The size of development in Precinct 5 would be a monstrous imposition on the environs. <p><u>Height/setback</u></p> <ul style="list-style-type: none"> Overall, the proposals are too high and not sufficiently set back. <p><u>Lanes</u></p> <ul style="list-style-type: none"> The imposition of buildings on the neighbourhood laneways is unacceptable. They would become canyons, visually unattractive and will decrease their amenity and safety. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Urban renewal can revitalize a neighbourhood but these proposals do not pay sufficient attention to the precious heritage aspects of Queens Parade.

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121	Resident - Rowe Street	<ul style="list-style-type: none"> • More sympathetic developments would allow urban renewal <u>and</u> protect heritage values. <p><u>Height</u></p> <ul style="list-style-type: none"> • Concerned about the proposed height limits especially the ones above the shops. The unique heritage and character should not be compromised by buildings up to 6 storeys! The loss of the unique roofline and would totally destroy the shopping strip, <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> • Proposed delivery of 1,400+ apartments in the Queens Parade area. This is a massive increase of population with a significant impact on traffic, public transport use and the use of limited public spaces which are already past capacity. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • The proposed apartments will be accessed via small heritage lanes. These were built for access to small backyards and “night soil” collectors. How will they cope and not be damaged by these developments? <p><u>Heights/overshadowing/privacy</u></p> <ul style="list-style-type: none"> • There should be limitation on heights for the aesthetic impact but also significant shading and privacy issues for dwellings surrounding these developments. • There are strict guidelines to do a small renovation at your home. There should regulations and guidelines for apartments as well. People in the new developments at the top of Queens Parade can see into the back of our house. <p><u>Sustainable development</u></p> <ul style="list-style-type: none"> • Council should try to preserve the unique nature of this part of North Fitzroy and allow sensitive and sustainable development.
122	Resident - Queens Parade	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • It is of absolute importance that Queens Parade be protected and enhanced for its historical, cultural and economic significance. • Prioritise the protection and enhancement of the recognised historical significance and heritage nature of the existing shops, houses and streetscape. • The existing streetscapes are precious, historical and cannot be replaced. • The heritage protection proposed is absolutely inadequate. • The existing roofline and silhouette on the skyline must be preserved. <p><u>Future built form</u></p> <ul style="list-style-type: none"> • The scale, height, look and form of new development should respect and not overwhelm existing houses and shops. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> • Mandatory controls are essential to identify limits and the scale of any developments. • Developers can take on projects with clarity, knowing the limits. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • The importance of heritage laneways is well established. • They are not built for, or appropriate to carry, vehicle traffic of any significance. • They need to be protected and preserved.
123	Resident - Page Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • Housing development, up to six storeys, a short distance back from the facades of the shops is unsettling. <p><u>Built form</u></p> <ul style="list-style-type: none"> • While understanding the need for housing close to the city it should remain in something close to its existing form. Development of the shopping strip should acknowledge the special heritage characteristics, including the scale of the existing structures, and the role it plays as the lively centre of the North Fitzroy/Clifton Hill community.
124	Resident - Rowe Street	<p><u>Heritage/views</u></p> <ul style="list-style-type: none"> • While some of the principles in the amendment are appropriate, the proposed scheme does not appropriately address the principles. • For example, the Protection of key views to significant heritage landmarks is an important principle but the proposed scheme does not achieve that goal. • The proposal does not adequately protect and conserve a unique strip shopping environment in the inner city. • Extremely concerned the proposed scheme will choke Queens Parade and Fitzroy North, smother its heritage and destroy existing neighbourhood character. <p><u>Height/bulk</u></p> <ul style="list-style-type: none"> • Proposals to minimise visual bulk and mass when viewed from neighbouring properties. • The proposal for 5, 8, 10 and 14 storeys will choke the skyline and absolutely dominate the immediate neighbours while significantly impacting on more distant views. • The development Clifton Views is a clear example of dominance of significant multistorey developments of the skyline. This is exacerbated by a neon sign that can be seen from many vantage points within the neighbourhood. • The scale and bulk of the multi storey buildings (particularly the proposed 8, 10 & 14 storeys) will impact adjacent neighbours and a wide area of the local neighbourhood. • Urge Council to reduce height, scale and bulk of developments. <p><u>Impact on amenity</u></p>

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		<ul style="list-style-type: none"> Amenity impacts on the neighbourhood of extensive multi storey developments is a concern. Factors seriously impacted include:- <ul style="list-style-type: none"> local traffic volumes car parking access to public open space commercial amenity and sustainability of the village/local neighbourhood shopping strip. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Understand and support the need for urban renewal. <p><u>Affordable housing</u></p> <ul style="list-style-type: none"> Affordable housing is important as is an increase in our urban density.
125	Resident - Horne Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Appreciates the demand and need for more affordable housing, should be handled in a way which honours and respects Queens Parades streetscape skyline and character. <p><u>Height/heritage setbacks</u></p> <ul style="list-style-type: none"> Recommends setting back development. Nothing protruding above 3 storeys. Neglecting to do so will sterilise our neighbourhood's great visage, abasing its visual personality enjoyed by thousands each day, only to benefit a very small number of people.
126	Resident - Dwyer Street	<p><u>Adequacy of current controls</u></p> <ul style="list-style-type: none"> Current controls inadequate if Clifton Views is a guide. The current planning regulations for the area are inadequate given the terrible eyesores that have been built near Hoddle St (Clifton Hill views etc). It would be hard to imagine an uglier building and so prominent. How did the City of Yarra ever let this be built? There is an urgent need for heritage and design requirements to ensure such developments do not repeat Clifton Views type developments. <p><u>Height</u></p> <ul style="list-style-type: none"> Allowing up to 6 storeys does not meet the intended purpose of the amendment. The current streetscape should be preserved (and not just facades) with setbacks. Perhaps 3 storeys may preserve the area. <p><u>Rezoning</u></p> <ul style="list-style-type: none"> Support the rezoning of the corner of Smith and Queens Parade if it means housing would be permissible.
127	Resident - Hodgkinson Street	<p><u>Retaining shops and character</u></p> <ul style="list-style-type: none"> Retaining and supporting the local shops and character of Queens Parade is very important - it fosters a sense of community that is unique to this area. It allows residents to feel connected. It gives locals a place to meet within walking distance to their homes. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Preserving heritage buildings and the long history of the area. Strongly objects to C231, everything possible should be done to resist the over development of our area.
128	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Objects to the proposed 6 storey limit. We must protect the heritage of the current buildings as was the case until recently. The recent removal of the height limit has led to two monstrous developments adjacent to McDonalds. Act now to prevent these kinds of decisions ruining the historical charm of the area forever. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Heritage parapets must be visible against the sky line on both sides of the street. <p><u>Impact on traders</u></p> <ul style="list-style-type: none"> Wife runs a business in Queens Parade yet despite the potential extra business it may bring, relaxing the height restriction is detrimental to the area long term and so remain opposed to it.
129	Resident - Hodgkinson Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Wish to enjoy Clifton Hill Queen Parades shopping centre as it is. We want the heritage and history protected. Part of the neighbourhood character is viewing heritage parapets against the skyline of Queens Parade. Please don't destroy our history and heritage for future generations. <p><u>Built form</u></p>

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		<ul style="list-style-type: none"> Recent multi-storey development in Clifton Hill appears inappropriately large, not fitting in with our beautiful historic community. <p><u>Height</u></p> <ul style="list-style-type: none"> Six storey developments would be inappropriate, ruin our beautiful sense of skyline and cause more traffic congestion.
130	Resident - Horne Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Want to ensure the character, beauty and history of Queens Parade will be preserved and not eroded by new urban development. Protect the views of heritage shop parapets against the sky on both sides of Queens Parade in Precinct 4 is essential to conserve heritage character of the area. A pleasing project in Clifton Hill was the historical site the "House of the Gentle Bunyip" just off Queens Parade. The balance between historical integrity and more modern restrained building for social housing is something to be proud. <p><u>Built form</u></p> <ul style="list-style-type: none"> Clifton Hill in recent times has undergone much development in the local residential streets. While I see need for some change not all new buildings are aesthetically pleasing or truly enhance the character of the area. Unfortunately much of the modern commercial cheap box-like construction is an eye sore. If new developments in Smith Street, Collingwood indicate what may occur in a future Queens Parade it would be a disaster. <p><u>Height</u></p> <ul style="list-style-type: none"> Allowing Height to 6 storeys will be regretted and can unfortunately never be undone. We hope that generations to come will enjoy the majestic streetscape of Queens Parade that we experience as a very significant part of our lives.
131	Resident - Rowe Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> We accept that parts, such as workshops, must be redeveloped. We also accept that with 100,000 new citizens a year in Melbourne we need to find homes all around the city. Queens Parade is an integral part of this area and although development is inevitable, it should remain recognisable as what it always has been. <p><u>Heights/setbacks/mandatory</u></p> <ul style="list-style-type: none"> That means maintenance of its facade, very limited increase in height and compulsory setbacks. <p><u>Social housing</u></p> <ul style="list-style-type: none"> New development must also include social housing to encourage a mix of new people. After all the original folk around here who established this extraordinary heritage were not the wealthy, but came from a range of social strata with a variety of jobs.
132	Resident - Park Street	<p><u>Urban consolidation / affordable housing</u></p> <ul style="list-style-type: none"> Understand it is important to provide affordable housing for an ever-expanding Melbourne population in areas that can give them the infrastructure that they need. Development should be appropriate for the heritage environment. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Concern about changes to buildings in Queens Parade that would distract from the heritage value. It is important the heritage parapets in Queens Parade continue to be seen against the sky from both sides of Queens Parade. Any development should be set back far enough not interfere with the overall heritage visual appeal of the Queens Parade shopping strip.
133	Resident - Wellington Street	<p><u>Future built form/heritage</u></p> <ul style="list-style-type: none"> We must learn from our past mistakes: Razing beautiful Victorian buildings and replacing them with dull questionable, currently in vogue architecture. To erect the latter behind and above existing heritage parapets is unforgivable. (Shades of what happened in Melbourne post war) this cannot happen again. We do not want to see modern contemporary buildings abutting arising and engulfing magnificent heritage buildings as there are in Queens Parade, there seems to plenty of space elsewhere. A prime example of questionable architecture is that structure at 271 Queens Parade, Clifton Hill. About five different styles of architecture in the one building, not a lot of good planning there. <p><u>Consultation</u></p> <ul style="list-style-type: none"> We cannot dismiss or discourage development, it must happen but with good planning, good taste and good communications with local residents, local councils and others.
134	Resident - Bennett Street	<p><u>Built form</u></p> <ul style="list-style-type: none"> Objects to the Amendment C231. Significant changes should be made to this Amendment for it to be acceptable. Recent changes are completely altering the fabric of our suburb. We are starting to be overwhelmed by high rise apartment blocks, closed off to streets, overshadowing our footpaths and ruining the fabric of the community. Inappropriate apartment blocks, where 1 and 2 bedrooms do not benefit anyone in them long-term. These will become the slums of the future. <p><u>Heritage</u></p> <ul style="list-style-type: none"> This amendment does not fully protect our historic shop precinct:

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		<ul style="list-style-type: none"> Visual skyline will be destroyed. <p><u>Translation of consultant work</u></p> <ul style="list-style-type: none"> Hansen report said 4 storeys. Why did the Planning Officers then go from 4 to 5 to 6 storeys further dwarfing the built landscape? <p><u>Mandatory heights</u></p> <ul style="list-style-type: none"> Why preferred heights, not maximum height? Giving developers excuses with VCAT. We need mandatory maximum of 4 storeys. <p><u>Lanes</u></p> <ul style="list-style-type: none"> Objects to inappropriate use of laneways, the veins of our suburb being used for access to high-rise developments. There are safety issues for pedestrian traffic, noise and disruption to current low-rise dwellings with back fences to laneways.
135	Resident - Kneen Street	<p><u>Heritage/policy</u></p> <ul style="list-style-type: none"> The streetscape appearance of my own street is (heritage) listed, so new buildings should not be visible from the street, above the roofline of the existing buildings. This principle should apply to Queens Parade, where the street view of the shops is an example that has survived modern development. If new buildings overshadow the streetscape, our heritage is being lost. We have the opportunity, at Queens Parade, to preserve this almost unique appearance. New developments will alter its character for the worse. Recognises the need to modernise urban buildings and to provide housing and facilities for an increasing population, but there already are major developments in this area that will offer a substantial amount of new accommodation. It is not appropriate to change the appearance or character of the shopping strip in order to provide yet more buildings. <p><u>Height</u></p> <ul style="list-style-type: none"> The height of any new buildings behind the shops should not intrude into the sky above the existing parapets, as seen from the street. Six storeys would be far too tall; four storeys might be acceptable if the buildings were to be set well back from the line of the shops, but there would still be a problem with increased traffic and overnight parking. The streetscape view of the Queens Parade shops is one of very few examples of an iconic cultural heritage that should be preserved. Think of the future, how the area will look in 2050 and resist this area becoming like everywhere else. <p><u>Traffic</u></p> <ul style="list-style-type: none"> The vehicle traffic along Queens Parade, and in the streets that cross it such as Michael and Delbridge Streets, does flow along but is congested in the rush hours. Further residences in the area of the shops would increase traffic to an unacceptable level. It would not be safe to use the cobbled back lanes for larger numbers of vehicles, as is proposed for the new housing. <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Noting the City's policy 5.1.2 to support "vibrant activity centres", the shopping area of Queens Parade is already exactly that.
136	Resident - Queens Parade	<ul style="list-style-type: none"> Doesn't oppose development, but expresses concern about how dangerous developers can be if operating in an open and unregulated marketplace. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> Lives opposite Precinct 5 in Queens Parade which is absurdly classified as a heritage zone. On the opposite side of Queens Parade it seems that anything is allowable – with the latest building application rising from 11 to 22 storeys. The ugly Clifton Heights Old Folks Home at 11 storeys is twice as high as it should be in this area. Heritage zoning is absurd if this sort of contrast is allowed, so the height restraints proposed are welcome but I query whether the limits are low enough for the Precinct 4 zone which is the heart of the current planning proposals. <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> Precinct 4 is commercial heart of the suburb. This is a generally two storey, modest Victorian era infrastructure. C231 Amendment rightly point to the St John's Cathedral, the old ANZ Bank building and the old United Kingdom Hotel and the old Clifton Hill Motors buildings as the key influential structures which set the view lines and character for the Precinct 4 area. These are the highest structures and include the only ones over 3 or 4 storeys. <p><u>Height</u></p> <ul style="list-style-type: none"> Major disagreement is the proposed limits of six storeys. Too high by at least two storeys and should be limited to three or four storeys. Six storeys is three times the height of the existing will be too visually dominant. 6 storeys would be higher than St John's and ANZ and totally dominate the landscape when seen from the opposite. On larger, say industrial blocks of land (not adjacent to existing housing) 6 storeys is my preferred height limit. Generally, the Council has provided us with a much needed planning document, sympathetic to general community values except that 6 storey height limits are too great for a two storey shopping precinct and ignores the less dominating proportions of 3 or 4 storeys. Far greater height restrictions needed when working/building in historical precincts <p><u>Built form</u></p>

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		<ul style="list-style-type: none"> Architectural elements are clearly exposed in Queens Parade. New architectural elements will be mostly be apartments on single width lots with verandas facing the street and inevitably present a mixed bag of edifices to the street looking like a real dog's breakfast. <p><u>Overshadowing/bulk</u></p> <ul style="list-style-type: none"> New tall structures will back on to 1 or 2 storey dwellings with back yards subject to shading and overwhelming scale. The Precinct 4 Queens Parade shops are generally a modest uniformity. To challenge this with huge often narrow and messy disparate additions is going create an unprepossessing mess. Once destroyed it would be hard to distinguish what was typical and authentic about this modest streetscape. <p><u>Heritage</u></p> <ul style="list-style-type: none"> What is attractive to visitors and residents to Queens Parade is historical authenticity - a sense of time and place which could be easily lost if overwhelmed by new additional and tall 'background' developments.
137	Resident - Hodgkinson Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Regulations require solar panels must be flat and not tilted (even though they would be more efficient) to ensure that they cannot be seen from the street. Yet the same planning authority which restricts unobtrusive and environmentally friendly technology appears to encourage, the development of six storey plus buildings that can be seen for miles. <p><u>Overshadowing/overlooking</u></p> <ul style="list-style-type: none"> Recently objected to a six storey development on Queens Parade that abuts the rear laneway which separates it from domestic properties by just under three meters. Proposal was eventually reduced to four storeys. If completed it will overshadow and reduce sunlight into the backyards. The distance from Hodgkinson Street to the rear lane boundary is a great deal shorter, almost half that, from McKean Street domestic properties on the opposite side of the boulevard to Clifton Hill. <p><u>Urban consolidation/affordable housing</u></p> <ul style="list-style-type: none"> Not opposed to urban renewal, but future developments must be thoughtfully designed with mandatory height limitations, below four storeys, must include affordable social housing. It is achievable without diminishing heritage streetscapes of both the parade and the dwellings that surround it. <p><u>Heritage/built form</u></p> <ul style="list-style-type: none"> Potential future character in significant streetscapes should reflect that streetscape with new built form constructed to the boundary. Future street wall should be influenced by the predominantly two storeys. This was recommended by Council's consultants. New development should also provide a sensitive transition to Hodgkinson Street and McKean Street.
138	Resident - Grant Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> The strip is so identifiable, the history of the area, and most importantly the unique skyline should remain intact. These heritage buildings are precious, not only for the current demographic, but so importantly for generations to come. It is essential to preserve aspects of Melbourne's heritage.
139	Resident - Spensley Street	<p><u>Heritage/height/setbacks</u></p> <ul style="list-style-type: none"> 6 storeys in Precinct 4 will create a canyon effect and overwhelm the character and heritage. 6 storeys too high given the modest setback. Proposes that the height limit be 4 storeys only. Current facades and heritage buildings will be overwhelmed by a large built volume of modern apartment buildings. Diagrams in consultant work illustrate this Concerned it will look like the atrocity council permitted in Precinct 5, but with fewer storeys. This will detract from the current relaxed, historic open and scenic vista of Queens Parade. The whole character will change. Accepts that development is needed and housing density is required in order to make better use of Melbourne's scarce resources, but not at the cost of a magnificent streetscape. Urges Council to strike a better balance than the current proposal between developers/increased housing and the wishes of ratepayers and residents <p><u>View lines/streetscape</u></p> <ul style="list-style-type: none"> Far too much emphasis is placed, in the various reports, on views of the notable buildings. There is no point in being able to view a notable building from the midst of an ugly canyon. The views should be kept but so does the overall character of the street. <p><u>Built form</u></p> <ul style="list-style-type: none"> Typically properties are bought by developers, a modest façade is kept, height overwhelms the heritage aspects and cafes are put on the ground floor as they are allegedly popular. The overall impact is not for an improvement. <p><u>Affordable/social housing</u></p> <ul style="list-style-type: none"> Mandate a proportion of the housing developed be social housing managed by community Housing organisations.
140	Resident - Hodgkinson Street	<p><u>Rear setbacks/overshadowing</u></p> <ul style="list-style-type: none"> Our rear boundary is north facing onto a 3m lane way. Have solar and skylights on and in the roof of our boundary building – concerned about losing sunlight to panels. Will we be compensated for the loss? Concerned our power bill will significantly increase because new building will rendering the solar to NIL and reduce light from our skylight will increase power bills. <p><u>Parking</u></p> <ul style="list-style-type: none"> On-street resident parking, is necessary for us when unloading groceries etc.

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		<ul style="list-style-type: none"> • Significant development along Queens Parade should not be allowed to reduce car parking spaces because this will exacerbate parking issues. Would new development receive resident parking permits with parking in front of the shops, in Hodgkinson, Gold Street and Turnbull Street? • This will affect the Collingwood Leisure centre usage and parking especially if they have resident parking permits. • Permits should only be issued if FULL on-street parking is provided <p><u>Inconsistent with consultant recommendations</u></p> <ul style="list-style-type: none"> • Hansen report recommended 4 storeys and 45 degree setback from the resident boundary fence rather than the Queens Parade shop boundary and an 8m high rear wall height. • Request Council apply the Hansen report, as being the maximum development height which will still allow for growth and development in a controlled manner <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> • The buildings in Hodgkinson St are all 100 years old and classified as heritage, we cannot build a second storey that can be seen from across the road – but we will see these 6 storey proposed developments from everywhere. • The same controls and regulations should be applied to the commercial buildings, unless they are heritage designed and a maximum of 4 storeys as proposed in the Hansen report. • Strongly oppose the Precinct 4 proposed changes
141	Resident - Alfred Crescent	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Heritage buildings are a focal point for the community and contribute to the village feel. Strong community is why we all love living in North Fitzroy. • Other areas like Bridge Road destroyed by over-development – protect Queens Parade for future generations. Massive development is all around the area - surely we can protect the shopping strip. <p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> • Limit heights to a mandatory 4 storeys. 6 storeys is excessive and will ruin the area. • Unique skyline needs to be protected. We should see the historic parapets against the sky from both sides of Queens Parade. • Away from the shopping strip there should be a mandatory height limit of 7 storeys. • The push by developers for mid-rise buildings is totally inappropriate. This area needs very careful planning to protect what we have. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Mandatory height limits along them and keep them for pedestrian and bike traffic not vehicles <p><u>Rear setbacks/mandatory</u></p> <ul style="list-style-type: none"> • Make setbacks mandatory at street front and at the rear adjoining housing. • Any building should have mandatory setbacks both the front on Queens Parade to protect the streetscape but also from the back to protect the houses.
142	Resident - No Street	<p><u>Heritage/built form</u></p> <ul style="list-style-type: none"> • Would be an atrocity to destroy this heritage street with inappropriate development • Council promotes community hubs heritage safety and liveability but may not achieve them or the associated values. Massive development can compromise these values. Development is inevitable but we do not have to accept all development. • Need to preserving heritage buildings, streetscape and maintaining the heritage overlay • Queens Parade should be protected from tall buildings like Clifton Views • Council is inconsistent – strict regulation in residential areas but allowing 6 storeys in Queens Parade. Development of shops should have the same restrictions as residential areas e.g. heritage overlay, height limits (1 storey), sight lines, overshadowing and the impact on neighbours. • Listen to the community say no to development in the sensitive sections of Queens Parade <p><u>Future precedent</u></p> <ul style="list-style-type: none"> • Concerned that decisions made for Queens Parade will impact on future planning decisions for St Georges Rd, North Fitzroy. <p><u>Traffic</u></p> <ul style="list-style-type: none"> • Concerned about impact of increased traffic volumes on local residential streets • Compromised safety and liveability of local streets from increased traffic <p><u>Parking</u></p> <ul style="list-style-type: none"> • Should consider future demand for parking and access to car parks <p><u>Other areas of Queens Parade more appropriate for higher densities</u></p> <ul style="list-style-type: none"> • The current proposals are not appropriate for Precinct 4 – development in other precincts such as the southern section (between Smith St and Alexandra Parade) could accommodate development • The vista/streetscape of Queens Parade and the character of these buildings should not be destroyed by allowing large ugly heritage-insensitive developments to be built above or immediately behind them (Clifton Views). <p><u>Lanes</u></p> <ul style="list-style-type: none"> • The unique history of the bluestone laneways should be considered. These laneways are narrow, run immediately behind homes and were not designed to be major thoroughfares.

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Sub no	Interest	Summary of submission
143	Resident - O'Grady Street	<p><u>Heritage/built form</u></p> <ul style="list-style-type: none"> We want to continue to enjoy Queens Parade's unique heritage. Important to neighbourhood character. The proposed changes places this in jeopardy, risking the vibrant community with inappropriate developments. I understand the need for urban renewal. Appropriate developments, effective infrastructure planning, and affordable and social housing are very much needed. Please ensure Clifton Hill is equally wonderful for the next generation to experience and enjoy.
144	Resident - Alfred Crescent	<p><u>Consultation/decision making</u></p> <ul style="list-style-type: none"> Wants local community consultation and acceptance and implementation of community consensus Transparency of decision making important and of the underlying principles and interests and values involved <p><u>Heritage</u></p> <ul style="list-style-type: none"> Wants protection of the form and historic character of the area Wants respect for the existing building scale relationship between Queens Parade and the surrounding residential areas Development along the entire boulevard must be sympathetic and consistent with the scale and bulk of building in the area Heritage and preservation values must be observed and not displaced by inconsistent regulatory planning controls. Proposals are inconsistent with heritage values. Approach does not accord with established values of Local Planning Policy Framework, the Development Guidelines for Heritage Overlay The proposals would transform and destroy the character of the Parade <p><u>Height</u></p> <ul style="list-style-type: none"> The mid-rise (5-6 storeys) elements of the proposals are inconsistent with the existing heritage values and the form of the street The overall heights and wall heights and laneway treatments are excessive. <p><u>Translation of consultant reports</u></p> <ul style="list-style-type: none"> Why were the consultants 4 storey limits increased? <p><u>Setbacks</u></p> <ul style="list-style-type: none"> The setbacks are inadequate <p><u>Lanes</u></p> <ul style="list-style-type: none"> Proposals misunderstand the nature and character of the associated laneways their use and limitations <p><u>Net community benefit</u></p> <ul style="list-style-type: none"> No clear benefit case for the particular approach adopted. What are the public and community benefits (as distinct from developers) for this planning policy model? The maintenance of the current scale and heritage values of the area produce clear public benefit and value. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> Mandatory height and scale limits are essential - preferred limits avoid planning outcomes and result in disputation, litigation and community cost. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> Proposals ignore the values of sustainability in development and planning and the quality of building. (6 storey buildings side by side in terrace row style cannot deliver on light, ventilation, noise, traffic, parking etc.) <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> Strongly oppose proposed approval of dominating building forms and heights at the top of the parade. There is no warrant for such unconstrained development so out of character with the rest of the surrounding neighbourhood.
145	Resident - May Street	<p><u>Support</u></p> <p>Supports Council with implementation of built form controls for Queens Parade but would like modifications</p> <p><u>Visibility</u></p> <ul style="list-style-type: none"> An additional performance control should be considered - any new built form constructed behind the heritage facades should not be seen when viewed from the opposite footpath along Queens Parade. Would retain current visibility of heritage trees, heritage parapets and sky beyond. <p><u>Heritage/neighbourhood character</u></p> <ul style="list-style-type: none"> DDO seeks to ensure scale of new development does not overwhelm a heritage building or obscure key views to landmarks. This needs to be carried through in the controls. Greater development will severely compromise the heritage and neighbourhood character. <p><u>Urban consolidation/heritage</u></p> <ul style="list-style-type: none"> Gas Works site and Precincts 2 and 5 allow for greater development opportunities. Not all precincts need to allow increased development - Precinct 4 should be quarantined from inappropriate development <p><u>Lanes</u></p> <ul style="list-style-type: none"> Secondary streetscapes of laneways and low-rise properties should remain intact to maintain character of the area.

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		<ul style="list-style-type: none"> • Primary point for vehicle entry should not be the laneways. Not designed for vehicles. <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> • Setbacks need to consider the current conditions - rear fences, limited views of buildings, wide unobstructed views to the sky. • Should not be overshadowed by two storey buildings abutting nor should a feeling of a constructed canyon be created. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> • Height limits should be mandatory, not preferred, 14 storeys or 43 m in this area is essential to preserve the heritage buildings. Preferred limits will see ever higher development applications. • Mandated heights will give greater planning certainty for residents, Council and developers. <p><u>Precinct 1</u></p> <ul style="list-style-type: none"> • Retain existing maximum Height as per consultant work • 3 storeys 9m residential to be mandatory - Precinct 1B <p><u>Precinct 2</u></p> <ul style="list-style-type: none"> • Retain existing height as per the Hansen Report. Height limit to be mandatory. • Retain controls as drafted in the Interim Controls – they have more detail and have been rigorously tested at VCAT for 26- 56 Queens Parade. <p><u>Precinct 3</u></p> <ul style="list-style-type: none"> • Mandatory maximum height of 4 storeys 12m. Greater heights will not respect “the architectural form and qualities of heritage buildings and streetscapes and maintain the visual prominence of the St. John the Baptist church belfry and spire • Retain existing maximum heights as per Hansen report. Height limit to be mandatory. - Precinct 3B <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> • Gas Works site and Precincts 2 and 5 allow for greater development opportunities. • Not all precincts need to allow increased development - Precinct 4 should be quarantined from inappropriate development • Height should be restricted to 4 residential floors or 3 commercial floors: - 12 metres. Height limit should be mandatory. • Setbacks for the lanes behind the shopping strip are inadequate and would destroy the open and pedestrian-friendly fabric of the present laneways. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> • All building height limits should be mandatory, consistent with height limits in other Precincts. • Building requirements should be mandatory rather than preferred. (setbacks?) • DDO requires new development respects qualities of heritage buildings and retains views to landmarks. Controls need to be drafted to achieve this. <p><u>Precinct 5A</u></p> <ul style="list-style-type: none"> • Height limit should be no higher than 11 metres mandatory to <i>retain the visual prominence and not visually dominate the three dimensional forms of the former UK Hotel when viewed from Raines Reserve.</i> <p><u>Precinct 5B</u></p> <ul style="list-style-type: none"> • Building height should be mandatory 11 metres on Queens Parade and mandatory 18 metres on Dummett Crescent to retain heritage values of these the two existing buildings • New development on Queens Parade should be designed not to dominate and be complementary to the existing heritage buildings • Setbacks in 5B should be mandatory (not preferred) • The building requirements for Precinct 5B should be a mandatory height limit of maximum 11 metres on Queens Parade and a mandatory 18 metre height limit on Dummett Crescent. <p><u>Precinct 5C</u></p> <ul style="list-style-type: none"> • Requirements should be mandatory, not preferred. • A mandatory height limit of 43m or 14 storeys should be required – greater height should not be permitted • The highest built form should be mid-block. This will acknowledge the current built form as being the maximum height. Heights should fall away or be similar at the north and south ends of this block. • Draft controls to ensure that property on the corner of Hoddle Street and Queens Parade is not treated as a treated to allow higher built form • Any development on the northern most portion of Precinct 5 should not impose itself on the Merri Creek valley form
146	Resident - Queens Parade	<p><u>Precincts 1 and 2A</u></p> <ul style="list-style-type: none"> • Submission discusses the history of development at 26-56 Queens Parade and expresses frustration and bewilderment with the planning system. Submitter seeks consistency, clarity and certainty. • Aquila Building – an apartment building of six storeys. This building is a prime example of planning controls failing, particularly in terms of overlooking. • Construction degraded bluestone lane and caused damage to properties on the laneway. Planning controls must be in place but must also be enforced. • Gasworks site – why is it 8 storeys and 26-56 Queens Parade has a 10-storey limit? There should be consistency

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		<p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> • Mandatory controls would increase certainty and reduce costs. This leads to clarity and certainty. • The current planning scheme has few mandatory controls and excessive discretionary controls. VCAT is pro-development but costs make housing less affordable. • On Strategic Development Sites there is a general requirement that proposed development should be no more than 5 to 6 storeys unless certain other criteria are met. Apart from Precinct 5 there are almost no developments in the area that exceed 6 storeys. The rational approach would be to preserve the heritage, ambience and current scale of this suburb to a maximum of 6 storeys and remove discretionary criteria <p><u>Rear setbacks/mandatory</u></p> <ul style="list-style-type: none"> • Inconsistencies with the way setbacks are measured on and adjoining lanes • Further confusion arises with setbacks on lanes, particularly when measuring the 45 degree angles from differing heights. Measurements in consultant reports are taken from various locations on the lane • Setback and other measurements should be taken from the property boundary and should be mandatory, as is the case with front setbacks <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Council preference to put traffic in laneways is unrealistic and unworkable. <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> • Precinct 4 a maximum of 4 storeys with generous setbacks is required. • 6 storeys would destroy the character and ambience of the shopping strip. <p><u>Parking</u></p> <ul style="list-style-type: none"> • Adding excessive residential apartments above the heritage shops would add greatly to the parking needs of the area, reduce parking availability and probably drive customers away rather than attracting them.
147	Resident - Wellington Street	<p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> • 6 storeys for the proposed infill behind the shop fronts with only a 6m setback is excessive and will overwhelm the present heritage shop-fronts. • Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct – the parapets and rooflines are significant • The height of the infill buildings must be mandatory not preferred so as to give a much greater degree of certainty to local residents <p><u>Built form</u></p> <ul style="list-style-type: none"> • Concerned about balconies and unsympathetic upper level elevations that are exposed to the public domain <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Setback needs to be greater than 6m to ensure shop fronts are not overwhelmed and the sky line is not filled with tall buildings. • Heritage values set out in DDO but is concerned that controls won't deliver suitable heritage outcomes <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> • Excessive wall heights on the rear laneways up to 8m and 11m on only a 3m wide laneway • Wind tunnel effect will be created by having wall heights of 8m/11m only 3m away from each other on either side of the lane • Setbacks on laneways are inadequate. Development will seriously infringe the amenity of residents in Hodgkinson St and McKean St. <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Laneways are narrow and not suited as the main traffic access to the new developments apart from the. The amenity of the laneway must be preserved as an area of open space, light and a walking path without having to contend with a massive increase in vehicular traffic. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> • Precinct contains two examples of state significant Art Deco buildings. And yet these two buildings will be totally overwhelmed by up to a preferred 9 storeys behind the former Clifton Motors, this scale of development will render these iconic buildings as mere facades. <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> • The heights being suggested are too high especially around the old ANZ Bank building – this will be severely diminished by the suggested heights. • Greater upper level setbacks will do nothing to preserve the view lines to this building –only solution is to restrict the height of the infill to no more than the current parapet height and to make this height control mandatory. <p><u>Urban consolidation/heritage</u></p> <ul style="list-style-type: none"> • Supports need for urban renewal, that affordable and social housing is critically needed. But given the opportunities for major development eg Gasworks, it is important to not change the status quo of Queens Parade. • What is proposed in this Amendment would be a destructive, dense, over development of a unique shopping strip, possibly the only one of its kind in Melbourne designed by Hoddle. • Planning scheme requires heritage protection, but proposed heights suggested by C231 are at odds with that.
148	Resident - Queens Parade	<p><u>Urban consolidation</u></p>

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		<ul style="list-style-type: none"> • Understands Queens Parade carries traffic into and out of the city, and that Melbourne must find accommodation for its growing population. • Very important primary consideration is keeping what makes Queens Parade so majestic and subtly beautiful, its streetscape. <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> • Limited height and preserving the streetscape from the opposite footpath is critical for to maintain human, accessible, attractive, low-key, and historical inner-city charm. • Preserving the charm and village feel of our street should be the highest priority in future planning discussions.
149	Resident - Park Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Good development should support sustainable, multicultural communities and a mix of social and private housing, family and single accommodation. • Amendment does not achieve this rather it provides high rise densities unsuitable for this mix. <p><u>Height/overshadowing</u></p> <ul style="list-style-type: none"> • Objects to height which will result in extensive over-shadowing surrounding areas. • Heights should be limited to existing Victorian infrastructures, 2-3 storeys at maximum. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Engages in facadism and would destroy unique Victorian architecture. Retaining facades and destroying buildings behind does not respect the historical features and qualities that make Clifton Hill a unique example of low rise Victorian architecture. • Would contravene heritage overlays • Yarra Council has made problematic decisions recently granting permits as part of a rates grab. These have destroyed the height /scale relationships in the area. Includes the high rise on the corner of Hoddle Streets and Queens Parade. • If Council ignores resident’s needs and opinions it will lose community support and face an electoral backlash. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • It would create an overuse of laneways - already a problem. It will increase car traffic and destroy the quality of pedestrian usage. <p><u>Parking</u></p> <ul style="list-style-type: none"> • Parking along the strip is already difficult - this will push it over the edge
150	Resident - Myrtle Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> • Concerned about proposed amendment. • Heritage buildings give it its ambience which will be destroyed by 6 storey development. • Questions point of listing heritage buildings if they will be dwarfed by taller buildings which cause overshadowing and wind tunnels. Will ruin the streetscape and unique appeal of the street. • Can already see the detrimental effect of taller buildings on the street (eg aged care development at northern end). • Not averse to sensitive redevelopment which fits with the scale and quality of the current streetscape but are concerned that open slather will ruin the street forever. • Urges Council to seriously consider the adverse impact of six storey buildings in the heritage neighbourhood. <p><u>Residential interface</u></p> <ul style="list-style-type: none"> • Concerned about the impacts of taller building on residents to the rear. Eg old Normanby Hotel site on corner of Gold Street and Queens Parade has a detrimental effect on the neighbouring heritage residence.
151	Resident - Newry Street	<p><u>Neighbourhood character and heritage</u></p> <ul style="list-style-type: none"> • Development has already changed the character of the area but there is still much left to preserve. • Attractiveness is due to its history, skyline and scale. • Notes place / environment is supremely important to the health of individuals and nurtures communities. • Maintaining facades and allowing big development behind them does not preserve the character of a place – makes a mockery of it. • Notes the importance of the skyline which reinforces the character of the original boulevard. • Sky is visible and not hidden behind concrete towers which create wind tunnels and make the area unpleasant. <p><u>Need for housing growth</u></p> <ul style="list-style-type: none"> • Recognises that Melbourne is growing and population needs to be housed. • Developers are not interested in providing housing that is affordable / accessible to people with a young family. • Current developments are poor quality, small and over-priced – profiteering? • Housing is not suitable for the types of households which are growing in Melbourne nor does it lead to diversity necessary to build a community. <p><u>Height / mandatory</u></p> <ul style="list-style-type: none"> • Supports mandatory four storey height limit with generous front, side and rear setbacks even where there is a laneway on the boundary. <p><u>Commercial / residential interface</u></p> <ul style="list-style-type: none"> • A wall of four storeys looking directly into the back of house behind is a planning disaster.

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		<ul style="list-style-type: none"> Planning controls should not be different for commercial premises or multi-unit developments. System penalises the home owner and lets the commercial building next door impinge on amenity. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Should not be used as roads. Many houses use back gates as pedestrian access. Lanes are too small to accommodate traffic associated with multi-dwellings on a site and should not be used as the principle access point.
152	Resident - Hodgkinson Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Enjoys walking along Queens Parade with its heritage buildings and shopping locally. Enjoys sky views behind the heritage buildings and not seeing tall modern buildings. Does not wish to see the area swamped with multi-storey developments.
153	Resident - Woodside Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Understands need to accommodate more people, however area should not be compromised by overcrowding and the degradation of the beauty of the shopping strip. Development in Smith Street is an example of a negative impact of development on heritage - so much high rise with a small setback from historic buildings. High rise in Queens Parade will create an ugly corridor that deprives the street of light and space. More important the area is retained as a historic precinct that offers far more than hundreds of extra apartments. Consider the future of Queens Parade as a beautiful heritage area that deserves conservation.
154	Resident - Queens Parade	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Development in Queens Parade should preserve the heritage of the area for current and future generations. Maintain current height limits in the area – does not support 6 storeys behind the shops (ie high rise buildings in the shopping centre). <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> Queens Parade already has a massive amount of unit development (with further increases expected eg through the Gasworks development). Affects the amenity of the area through insufficient parking, heavy traffic, overcrowded public transport, difficulty in assessing doctors, overshadowing and strain on all areas of infrastructure. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Protect laneways by preventing excessive heights / massing. Protect laneways by preventing vehicle access.
155	Resident - Hodgkinson Street	<p><u>Height - Precinct 4</u></p> <ul style="list-style-type: none"> Development will occur in the shopping strip but is alarmed Council has ignored the maximum height limit of four storeys in the Hansen Report and adopted a six storey height. Six storeys will change the character of the shopping strip and laneways and the amenity of residents existing living spaces. Limit of three or four storeys would be more appropriate. Must consider the effect of development on 1880s heritage shops. Happily complied with heritage requirements when renovating own house. Expects Council to require the same restrictions for heritage properties on Queens Parade. <p><u>Residential interface</u></p> <ul style="list-style-type: none"> House is separated from Queens Parade by a lane. Studio, private open space and outlook from the living room will be adversely affected by development. Six storeys will overshadow, affect solar panels (increasing power bills) and reduce the amenity of their living and open space. The view to a six storey building from their living space will be 'abhorrent'. <p><u>Laneways and parking</u></p> <ul style="list-style-type: none"> Lane will be overshadowed, dark and unfriendly due to the heights of walls and lack of sufficient setbacks. 3m width will be dangerous to carry traffic. Only recently received resident parking permits – difficult to park near their property as commuters use the area to park and catch the train or tram. Difficult to see how parking issues will be overcome with increased population densities.
156	Resident - Abbot Grove	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Attracted by the unique features of the area – including heritage streetscapes (afforded by the Heritage Overlay), excellent public transport to the city and extensive parklands (links to walks along Merri Creek and Yarra River). Supports sensible development but it should be managed to protect existing streetscapes and heritage values. Queen Parade is a unique boulevard and largely intact (as noted in the heritage consultant's report). Worthy of special treatment – one of few such boulevards north of the Yarra River. Opposes C231 as drafted as it fails to adequately protect the existing streetscape and heritage values of Queens Parade. Much of the appeal is the elaborate parapets silhouetted against the open sky. <p><u>Precincts 3 and 4</u></p>

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		<ul style="list-style-type: none"> Character of the street is predominantly single and some double storey buildings, mostly late 19th and early 20th century shops along the tree-lined boulevard. Maximum height should be three storeys, with third storey set back to protect the existing silhouettes. <p><u>Precinct 2</u></p> <ul style="list-style-type: none"> Maximum of five storeys with a suitable setback. 10 storeys is excessive. <p><u>Metropolitan approach to planning</u></p> <ul style="list-style-type: none"> Current planning frameworks are not serving Melbourne in a satisfactory way. Stronger lead required from Victorian Government on heritage protection and sensible development: <ul style="list-style-type: none"> Longer timeframes needed to plan transport corridors as areas for intensive development and identify land use change. Community support and orderly planning takes time. Planning processes should better reflect community opinion. State Government should review VCAT given its history in approving inappropriate development. Development should be spread across the city – all areas should play their part. Level of development should vary depending on the suitability of infrastructure and existing land use and values. Supports clusters of high rise development around essential infrastructure and other high rise development. Interfaces between different zones needs to be better addressed. Eg four and five storey development looking into the backyards of single residential properties is not appropriate. <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> Current tram service along Queens Parade is almost brought to a standstill along Smith Street in peak hour. Until this is addressed, the scale of residential development envisaged along this tram route, including Queens Parade is opposed. <p><u>Amendment process and documents</u></p> <ul style="list-style-type: none"> Amendment requires full consultation and discussion with the wider community. Explanatory Report is misleading and inaccurate. Does not identify the height limits proposed. Requires digging to understand what is proposed. Timelines and consultation processes are inadequate. Community is NOT well informed and not supportive. <p><u>Interim controls</u></p> <ul style="list-style-type: none"> Extend interim DDOs.
157	Resident - Hopetoun Place	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Objects in the strongest possible terms to Amendment C231. Completely out of character with the area – utterly out of keeping with the heritage streetscape. Amazed it has come this far. Wishes Council to ‘put a stop to this nonsense’.
158	Resident - St. Georges Road	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Keen to retain the heritage and character of this area. A unique heritage place. Yarra has world class heritage and sustainability guidelines but only plays lip service when it comes to commercial /residential development. Must ensure that built form outcomes do not overwhelm this unique boulevard. Must not be dominated and overshadowed by oversized buildings. Inappropriate development has threatened the essence of this historic area. Considers the whole of Queens Parade must be considered a heritage place – not just individual buildings. The boulevard is of intrinsic historical significance – the ‘jewel in the crown’. ‘A heritage gem in itself - not dotted with gems’. Development of Queens Parade includes the heritage buildings, wide-boulevard, open skies and skylines. It includes an historic shopping strip. Controls must avoid facadism – avoid two dimensional facades. Maintain shops in their original form to be used and celebrate heritage. Too many untenanted sterile places in new developments and papered over windows in supermarkets. <p><u>Future built form</u></p> <ul style="list-style-type: none"> Must avoid stepped buildings (eg ugly Aquila Building in Brunswick Street which does not respect the character of the wider area. Effect will be worse in Queens Parade due to its width.) Controls must not allow unsympathetic additions to heritage buildings. Controls should not obliterate the heritage skyline (dominated by additions and infills). <p><u>Height</u></p> <ul style="list-style-type: none"> Controls must avoid overdevelopment. Residents are in danger of being part of ‘an isolated ghetto’ when heights go beyond four storeys. Apply four storey height limits on buildings in most areas. <p><u>Mandatory vs discretionary controls</u></p> <ul style="list-style-type: none"> Considers many requirements need to be mandatory rather than discretionary.

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		<p><u>Net community benefit and sustainable development</u></p> <ul style="list-style-type: none"> Overarching goal of the planning scheme is to integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. Should take all the positives and negatives into account with the aim of expanding and enhancing the community without destroying what is valued (ie heritage, a vibrant eclectic shopping centre, a sense of place, neighbourhood character and a sense of connection). Must grow the area in a sustainable way with respect for neighbourhood values. 'Sustainable development' should mean quality, well insulated, energy efficient buildings which include open useable green space, solar panels, appropriate orientation of windows, natural airflow; four storey maximum height and safe pedestrian friendly laneways so residents can feel connected with nature as well as the local community. Shouldn't mean seven stars yet residents need to add air conditioning, dryers and solar panels. Should mandate real sustainability. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Accepts the need to accommodate more people in the city but it must be done sustainably and well. Clifton Views (top end of Queens Parade) is an example of an oversized development. Dominates the street. Will result in older residents being isolated. Not an appropriate place to house the ageing. Gasworks development could cope with more height. <p><u>Affordable housing</u></p> <ul style="list-style-type: none"> Need to mandate for 25% of affordable and social housing to ensure sufficient ongoing and affordable housing for single parents and their children in the mix. Historically Fitzroy North has always housed an eclectic mix - important to continue that. <p><u>Quality design</u></p> <ul style="list-style-type: none"> First class design is paramount. Can have attractive infill alongside heritage buildings or 'shoddy design' that is regretted further down the track.
159	Visitor - Melbourne	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Values the shopping strips architectural merit - a continuous intact facade with intact verandahs. Demonstrated in places such as Victoria Parade, East Melbourne that maintaining a facade and building high rise immediately behind it produces 'cut out' architecture. Both the original buildings and the local environment suffer. A heritage overlay should be to protect the whole area, the shops as well as the housing to the north of the shops.
160	Organisation - Historical Society	<p><u>Approach of amendment</u></p> <ul style="list-style-type: none"> Acknowledges the work that has been put into the amendment and the need for it to fit with changing Victorian State Government Planning policies. Welcomes some aspects of the amendment: <ul style="list-style-type: none"> The potential controls over unfettered development on this important heritage boulevard. The inclusion of new heritage statements. Serious concerns about some aspects of DDO16 and unsure it will achieve the Council's stated aims and planning policies. Main concern is the preservation of the significant heritage streetscape and skyline of Queens Parade in Precinct 4 - the Activity Centre. Also has concerns about Precincts 3 and 5. <p><u>Protection of the significant streetscape and skyline – Precinct 4</u></p> <ul style="list-style-type: none"> Statement of significance for HO330 states the area is significant for 'exceptional vistas to fine commercial rows' and the 'picturesque shop-row skyline, visible from across Queens Parade, with its gabled or hipped roof forms and many original chimneys'. Quotes Clauses 21.05-1, 22.02 and 43.01 of the Yarra Planning Scheme that seek to protect heritage. A key aspect of Queens Parade's heritage significance is its skyline of two storey Victorian and Edwardian shops against a clear sky. DDO would allow this skyline to be destroyed. Concerned that images in the Built Form Framework show the proposed loss of the heritage skyline and shows the visual prominence of new development. Notes that the blank facades in the mock up contain balconies and other distractions which would increase their prominence. There is room for new development in the shopping strip, behind some of the heritage buildings and on non-contributory sites. However this should not be at the expense of the significant streetscape and skyline. Identifies National Bank in Queens Parade as a good example of new development behind a heritage building which does not affect the skyline. <p><u>Urban consolidation – Precinct 4</u></p> <ul style="list-style-type: none"> Inappropriate development expectations for Precinct 4. Questions the assumption that massive future development will be necessary to house projected population growth in Yarra. History suggests the population growth in Melbourne may not continue as projected. Even if the population does increase, Yarra Strategic Plan (Nov 2017) has said that there are some 13,500 dwellings already in the pipeline. These would largely meet the projected need. It would be wise not to panic about the 'need' to supply a projected 15,000 dwellings and, in the process, unnecessarily destroy Yarra's liveability and heritage streetscapes. State government is encouraging development in activity centres however Queens Parade is only a neighbourhood activity centre not a major activity centre. There is considerable high rise development already occurring or allowed in Queens Parade in Precincts 2 and 5 and on the Gasworks site.

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		<ul style="list-style-type: none"> Given the developments in these precincts, Precinct 4 should be reassessed for 'minimal' not 'moderate' development (same as Precinct 3). Request this is re-assessed and that proposed heights, setbacks and view lines are changed accordingly. Considers that finding the right balance between heritage, liveability and development has not been achieved in parts of Yarra and heritage guidelines have been inappropriately ignored. Potential danger for Queens Parade. <p><u>Heights and setbacks – Precinct 4</u></p> <ul style="list-style-type: none"> Excessive building heights and insufficient minimum setbacks above heritage buildings in Precinct 4. Considerable confusion around heights and setbacks. Heights have been increased and setbacks reduced – ie controls weakened between February 2017 report, December 2017 Report and October 2018 amendment. Would allow up to 7 storeys for lift overruns. Also includes an 'escape clause' from height and set back requirements in 2.2 General Design Requirements of DDO16. Supports up to four storeys behind the heritage shop fronts – this would allow some development but still respect the area. 5 or 6 plus storeys is inappropriate from a heritage and streetscape perspective. <p><u>1:1 visibility test</u></p> <ul style="list-style-type: none"> The 1:1 visibility test is inappropriate to meet the objectives for this wide heritage boulevard and should be scrapped. Will result in new development that visually dominates the streetscape and destroys the skyline. Does not create visually recessive development which is subservient to the heritage fabric (as stated by GJM). Will dominate views over rooftops on Hodgkinson and McKean Streets. To protect the skyline, new developments behind the two storey Victorian and Edwardian shops should not be visible from the far side of Queens Parade. On some sites this may allow building heights up to a mandatory maximum of 4 storeys and setbacks to a mandatory minimum of 8m. <p><u>Precinct 3</u></p> <ul style="list-style-type: none"> 15-33 Queens Parade incorrectly described as a post-war single-storey showroom/warehouse building (GJM Dec 2017 p42). Assessed as 'not contributory' but dates from 1870s. Provides site's history and significance in an appendix to the submission. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> Former Clifton Motor Garage, 205 to 211 Queens Parade, now on the Victorian Heritage Register, will be visually dominated by the proposed development (PLN 16/0923). Notes that Council has recently rejected this proposal but its future is uncertain. 8 storeys would still visually dominate the site.
161	Resident - Rushall Crescent	<p><u>Heritage and height – Precinct 4</u></p> <ul style="list-style-type: none"> Supports 'a network of vibrant neighbourhood activity centres' (Plan Melbourne 2017-2050 Policy 5.1.2) Adds to the groundswell of residents keen to continue to enjoy Queens Parade as the unique, intact streetscape it is today. Values the human scale, interesting historic buildings and streetscape of Queens Parade – including shop parapets set against the sky. Intrinsic to the heritage streetscape and the neighbourhood character of Queens Parade. Joy of Queens Parade would be reduced if visible, large-scale developments were allowed to intrude. Would just become another over-developed suburb. Dense development is already occurring, with the massive buildings at the top end of Hoddle Street and approvals for more, as well as the Gasworks site. Residential areas have a heritage overlay to protect the heritage character. Shops are within the same heritage overlay and should be afforded the same protection. Heritage vista from Queens Parade should not be diminished by possibility of high new buildings looming above the current streetscape. Maximum (not "recommended") height should be changed to 3 storeys for all of DDO16. C231 allows additional height for developments across multiple blocks. Inappropriate and should be deleted. <p><u>Mandatory vs discretionary</u></p> <ul style="list-style-type: none"> Change "recommended" (discretionary heights) to "maximum" (mandatory). <p><u>Public transport, parking and traffic</u></p> <ul style="list-style-type: none"> Consultants' reports assume that access to, and availability of, public transport is sufficient. Not the case - current services are close to maximum capacity. Should require developments include their impact on public transport, parking and vehicle access to parking. Current parking is close to, or at, maximum capacity in Queens Parade and surrounding streets.
162	Resident - Delbridge Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Proposed changes in Amendment C231 will just bring unnecessary "Richmond style" overcrowding to the area. Does not wish to see their high street inundated with high rise (anything over 3 storeys), apartments or the extra traffic it will attract.
163	Resident - Fergie Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Wishes to retain the character of Queens Parade, as and has been for over 120 years. Values the area's heritage character, its social and architectural history and its proximity to Edinburgh Gardens. Building parapets set against the sky are intrinsic to both the heritage and neighbourhood character of Queens Parade in Precinct 4. Tragedy if the existing shops skyline were to be subsumed by multi-storey development.

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		<ul style="list-style-type: none"> Amendment must ensure Queens Parade’s character is retained, ensuring that the strip remains as a testament to the early survey work of Robert Hoddle. Notes that the Queens Parade shops are within the same heritage overlay as the heritage residential areas. Understands the need for urban renewal but wants to ensure that ‘rampant speculative development’ is not to the detriment of planning which takes account of cultural and social considerations.
164	Visitor - Melbourne	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Objects to the amendment because it is out of character with the area – ‘too high and obtrusive’.
165	Resident - Fenwick Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Loves the area - particularly the fabulous heritage appeal of the local streets and shopping strip. Enjoys the amenity of the Queens Parade shops. Imperative that this shopping strip continues to survive and thrive for future generations. Concerned that once the intrinsic look of the low rise heritage shopping strip is lost – ‘gone for good’. There is a danger of it becoming another Smith Street. Understands the need for higher density housing in the inner city but doesn’t believe that it should compromise the heritage look and feel of the area.
166	Visitor - Melbourne	<p><u>Net community benefit</u></p> <ul style="list-style-type: none"> Design should enhance the neighbourhood shopping and services offered. Retention of the smaller style shops, offices, etc is vitally important. Important to have these centres close by where people can shop, obtain services and socialise. Many will not have back gardens – centres provide a place to socialise. <p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Responsibility to protect the heritage and culture of the inner areas whilst invigorating areas through modernisation to keep them vibrant and alive. Avoid dominant buildings to protect the exceptional historical buildings such as the old bank building on Queens Parade. Poor design to simply retain the ‘heritage’ frontage of a building as a ‘shopfront’ and build a massive structure behind. An important part of these areas is the view across parapets, roofs, chimneys, finials and other details only found with these older areas. Development should improve an area and add valuable services and residences. These areas attract developers because of the lifestyle, architecture and history. Should leave future generations with the benefits we have enjoyed. <p><u>Parking</u></p> <ul style="list-style-type: none"> Parking is a necessity for some but the area needs to protect the easy movement of pedestrians and retain the pleasure of walking this precinct. (No wind tunnels and overshadowing of tall, dominant buildings.) <p><u>Lanes</u></p> <ul style="list-style-type: none"> The use of laneways should be restricted to smaller vehicles, bicycles and pedestrians. Valuable historic passageways and should not be turned into delivery roads or access to buildings that contain a large number of occupants. Should not be overshadowed due to bulky, high buildings blocking out the sky and sunlight. <p><u>Commercial / residential interfaces</u></p> <ul style="list-style-type: none"> New buildings should not impose on residential housing directly behind. This has a serious ‘knock on’ effect on residential areas and diminishes the ambience and functionality of these areas.
167	Resident - Gold Street	<p><u>Heritage and heights</u></p> <ul style="list-style-type: none"> Seeks to ensure that Queens Parade retains its character as development occurs. A vibrant, friendly and viable shopping strip because of the mix of businesses, shops and the sense of history blending with contemporary living. Bustling local businesses and shops, open skies, cafés and 19th century parapets work beautifully together. Enjoys the vista from the tram stop – shop parapets against the sky and looking towards the city. Could be easily lost or compromised by insensitive overdevelopment. Height and setbacks must ensure the heritage parapets are clearly visible against the magnificent big skies. Understands the need for urban renewal. Notes that change can improve as well as damage or ruin. Numerous examples of insensitive development and poor design in Collingwood and in inner Sydney. Council has a golden opportunity to learn from these mistakes, not replicate them. <p><u>Community consultation</u></p> <ul style="list-style-type: none"> If decision is too complex, encourages Council to take the question of how to sensitively incorporate mid-high density development to a people’s panel or citizen’s jury. Not an issue that can be left to planners, developers and architects. ‘This is our neighbourhood and our home. We must have influence over its (and our) future.’
168	Resident - Michael Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Loves Queens Parade as it is. The old buildings, many dating from the 1880’s. The streetscape would be ruined by large ugly buildings. Visitors from overseas also love the Parade. They are struck by the community feel and the beauty of the old buildings. Overshadowing of these buildings by large developments would destroy a neighbourhood, treasured by residents but also admired and envied by visitors. Do not allow this unique part of Melbourne’s history to be destroyed.

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169	Resident - Walker Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Concerned about the impact of development along the Parade, especially the visual impact of high rise (4-6-8 storeys) behind the many shops in heritage buildings. Heritage buildings should be 'immune' from development that threatens their unique character and their charming silhouette of parapets against the sky. Planning controls to protect heritage and amenity in Queens Parade must be robust enough to withstand a developer's (or owner's) VCAT appeal in the future. Their immediate neighbourhood had a residential height restriction lifted because the planning control (put in place some time ago) was ineffective when challenged by one home owner at VCAT. Other owners will follow suit. Queen's Parade is unique. Seeks to ensure its heritage buildings are properly protected for future generations to enjoy.
170	Resident - Rowe Street	<p><u>Heritage and character</u></p> <ul style="list-style-type: none"> Grateful that generations have kept the centre so majestic – a unique, amazingly intact streetscape as it has been for over 120 years. Must do the same for future generations. Amenity and streetscape of Queens Parade is important to the local community and people from other areas. 'We can't afford to ruin this wonderful place.' Residential area and shops are within the same heritage overlay to protect the heritage character. So far development has broadly respected this. Key requirement is to keep the centre functional and bustling, so people can continue to walk or cycle to easily shop. The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. Intrinsic to both the heritage streetscape experience and the neighbourhood character of Queens Parade in Precinct 4. Only Hoddle boulevard with shops. Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. <p><u>Level of development / housing growth</u></p> <ul style="list-style-type: none"> Understand and supports the need for urban renewal. Heritage does not need to be sacrificed. Urban renewal is delivering over 1,400 apartments along Queens Parade. 1000+ on Gasworks, 250+ at 26-26 Queens Parade, 80+ and 100+ in the towers behind McDonalds. This represents an increase of over 14% in the 2016 census population of North Fitzroy alone - just in Queens Parade. <p><u>Affordable and social housing</u></p> <ul style="list-style-type: none"> Notes that affordable and social housing is very much needed. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Heights and massing on laneways must be managed to preserve and enhance the amenity of the spaces at the rear of heritage building and the laneways themselves. Laneways are narrow - unsuited for vehicular access. Should avoid uses and densities that would lead to such traffic in the first place. Walking and active transport should remain the priority in laneways.
171	Resident - McKean Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Values the historical beauty and significance of the area. Wishes to ensure the current generation who have inherited the majestic Queens Parade precinct with its retained beauty, unique architecture and intact streetscape for the past for 120 years, do not destroy it. Need a realistic height limit and setbacks and strengthening of the protection regulation for the heritage of Queens Parade and Precinct 4 in particular. <p><u>Affordable and social housing</u></p> <ul style="list-style-type: none"> Not against affordable and social housing. Agrees more options are needed in Melbourne. <p><u>Further consultation</u></p> <ul style="list-style-type: none"> Requests further real community consultation to help to come up with more sound plans that do not destroy the treasures that enrich our communities.
172	Resident - Hodgkinson Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> The proposed development will virtually destroy the uniqueness and beauty of this heritage boulevard. Developments envisaged will impinge on the facilities that are vital for the community who depend on them. Demands that mandated height for <u>any development</u> is no more than 6 storeys. <p><u>Affordable and social housing</u></p> <ul style="list-style-type: none"> Agrees that Melbourne needs affordable and social housing, not the slums of the future that are appearing in inner suburban Melbourne.
173	Visitor - Melbourne	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Objects to the proposed amendment. It doesn't suit the two-storey heritage village of our community and neighbourhood. Does not wish the proposal to go ahead.
174	Resident - Delbridge Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Loves the unique precinct for its beautiful heritage architecture, traditional street vistas, strong local community, and walkable local shops, streets and laneways. Enjoys the heritage shop facades/parapets visible against the skyline - the only Hoddle boulevard with shops. Precinct 5 is already largely ruined by inappropriate development.

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		<ul style="list-style-type: none"> Heritage character of Precincts 3 and 4 remains intact, including 120 year old buildings. Protect this unique precinct for future generations – ‘once lost in a rush of speculative development we can’t get it back’. Accepts some level of development is inevitable. Planning overlays urgently need to be put in place, however the C231 proposal goes too far. It would fatally wound the character of the unique strip. <p><u>Lanes</u></p> <ul style="list-style-type: none"> Does not adequately consider the precinct’s narrow laneways (circa 3m wide) behind the proposed multi-storey developments. 5 to 6 storey densities in Precincts 3 and 4 would result in large volume of vehicular traffic that would need to access via the lanes to avoid crossovers disrupting pedestrian traffic / local trade on Queens Parade. These volumes are unsafe and inappropriate on the narrow cobbled laneways. <p><u>Precincts 3 and 4</u></p> <ul style="list-style-type: none"> To keep the unique heritage character and traffic to a manageable level on lanes: <ul style="list-style-type: none"> Minimum setback from the heritage shopfront facades should be 10m Development should be capped at a maximum of 3 storeys high (or worst case 4 in some areas as appropriate) for Precincts 3 and 4.
175	Resident - Wellington Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Have watched with despair, recent unsympathetic developments in the area. Values the special neighbourhood character, history and heritage, the community, local shopping and human scale. Responsibility of community/Council to preserve Queens Parade as it is for future generations. The historic Hoddle boulevard with 100 years old shops. The view of parapets and rooftops against the sky is important, on both sides of Queens Parade, and should remain as it is. European cities have very strict planning rules, uniform height limits, and preserve their history at all cost. We should follow the European lead. Change must happen, but appropriately and in keeping with the unique character of North Fitzroy/Clifton Hill. Trusts Council will listen to the experts, and local residents, and implement an informed, sensible planning strategy for the unique Queens Parade precinct. <p><u>Social/affordable housing</u></p> <ul style="list-style-type: none"> Understands the need for affordable and social housing, but not in this area on the scale wanted by greedy, speculative developers. <p><u>Height</u></p> <ul style="list-style-type: none"> Does not want more high-rise concrete blocks like those in Precinct 5. Heights should be in keeping with the existing shops, no higher than their rooflines. Developments up to 21.5m (6 storeys) are not acceptable for the shopping precinct. Even with setbacks they will be a solid mass on the landscape. The overshadowing and replacement of open “breathing” space around the shops with such tall buildings is not appropriate in this heritage area. Construction materials and design should also be sympathetic with the heritage character. <p><u>Mandatory vs discretionary heights</u></p> <ul style="list-style-type: none"> Essential that the Council sets maximum or mandatory height limits, and not preferred limits. There must be no room for argument or dispute. <p><u>Interface with residential</u></p> <ul style="list-style-type: none"> Developments up to 6 storeys will have an adverse impact on neighbouring residential properties. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The narrow 3m laneways should be just for foot and local traffic. Their amenity will also be affected by surrounding high rise development. They are unsafe for use as thoroughfares. Council should ensure only pedestrian and local use.
176	Resident - Best Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Most of the changes in the Precinct have improved the quality of living for the residents: more green space, low rise buildings, social housing, a library. Has been a willingness to address local needs with increased population. Do not abandon this approach to provide for further population increase in Melbourne, in particular along Queens Parade. Boulevard should not be destroyed ‘to provide profits for developers who have bribed politicians’. Low rise development can provide ample housing in tune with the existing heritage buildings.
177	Resident - Caroline Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Loves the heritage feel of the area and frequently uses the Queens Parade shops. Saddened that Council has become less protective of the very unique heritage values. One of Melbourne’s earliest with deep and meaningful history. Property developers are profiting by destroying the heritage feel and the amenity of residents by increasing density, restricting parking, creating congestion and access issues (in an already dense area) ‘to create greater wealth for the Councillors and the Council’. <p><u>Height</u></p> <ul style="list-style-type: none"> Objects to the proposed heights, planning developments, shadowing and view blocking.

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		<ul style="list-style-type: none"> Taller buildings are being permitted which overshadow existing dwellings, overlook private space and remove existing views of the Dandenongs, heritage views such as church steeples, the industrial tower off Wellington Street, Collingwood, views of sunsets/sunrises, and neighbour's trees. Queens Parade streetscape is unique and is valued for its heritage shop fronts. Council has a duty to conserve this heritage and protect future developments from destroying the look of City of Yarra. Clifton Views is totally out of character in height and construction materials. An even higher building has been approved - yet to be built. Enforce setbacks from the streetscape so that sky can be seen above the parapets and protect/conservate the heritage streetscape. Height restrictions should be much lower than proposed. Proposed heights (28m, 31m or 18m) disrespect the existing built form up to 120 years old. Already half the residential skyscrapers in the City of Melbourne are unoccupied. (but this stat doesn't appear in vacancy rates as they are owned overseas.) With more residential skyscrapers starting, there is a risk of ghetto/slum conditions if there is any downturn in employment / growth. Such high-density development destroys the reasons Clifton Hill, and Fitzroy North are valued so highly. Requests Council considers future residents and protects what our forebears protected for us to enjoy.
178	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Area's amenity is under serious threat from overdevelopment - alien to the historic nature of the suburb. Most of residential streets are single or two storey. Developers want to build no less than ten storeys high. Not against new development but it should be no higher than four or five storeys and of good quality, rather than building the slums of the future. Council does not realise what an important street Queens Parade is. C231 will completely spoil this historic Melbourne thoroughfare. Many buildings will be completely overwhelmed with the height controls that are proposed. Different height controls for the different precincts is reasonable as long as buildings are not overwhelmed by large developments with no architectural merit. Height controls proposed in Precinct 4 are far too high and will spoil the amenity of this shopping strip. Supports the views of <i>Protect North Fitzroy</i>: <ul style="list-style-type: none"> <i>The heritage shopping strip of Queens Parade is of key social, cultural and economic significance to the residents of Clifton Hill, North Fitzroy and further afield. Its unique and irreplaceable heritage must remain the overwhelming impression on those who live, work and visit there.</i> <i>Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky.</i> <i>Heights and massing on laneways must be managed so as to preserve and enhance the amenity of the spaces at the rear of heritage building - including in the laneways themselves.</i> <i>Precinct laneways are narrow, unsuited for vehicular access. Avoid uses and inappropriate targeting of densities that would lead to such traffic in the first place. Walking and active transport should remain the priority in laneways.</i>
179	Resident - Grant Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Frequents Queens Parade regularly. Loves its friendly village feel and the beautiful intact heritage shopping strip set on a graceful, wide boulevard. The intact nature is a rarity in Melbourne and should be protected for the generations to follow. Happy Council is taking a proactive approach to the Queens Parade precinct. Current approach with applications assessed against minimal controls and end up at VCAT has been extremely stressful, frustrating and time consuming for residents, and a poor use of time and resources for Council staff. Clifton Views and 'Stalin Heights' next door eyesores at the northern end of Queens Parade are examples of the inadequate current process. Controls should ensure the height and the texture of buildings respect the existing neighbourhood character more than these two buildings do. Concerned by 6 storeys (image in the Hansen report). Astounded this is acceptable to some Council Officers and Councillors. 6 storeys would 'destroy the beautiful heritage strip!' The Victorian parapets need to continue to be visible against the skyline, as they have been for more than a century now. The height is a major problem. Even a similarly high building set further back still destroys a shopping strip as evidenced in development above the shops on <i>Sydney Rd, Brunswick</i>. Believes heights should be limited to 3 storeys with adequate setbacks on any proposed development above the shopping strip. <p><u>Growth</u></p> <ul style="list-style-type: none"> Understands and broadly accept the arguments about the need for growth. Yarra has taken more population growth than most areas within Melbourne. Further significant growth is inevitable in many parts of Queens Parade, including the former Gasworks site. Growth does not need to result in the destruction of the heritage and the neighbourhood character that makes it attractive to developers and future residents. <p><u>Mandatory heights</u></p> <ul style="list-style-type: none"> Need sensible height and setback controls which are mandatory. Optional recommended controls will not be adhered to by a developer seeking to maximise profits! Mandatory controls are the way to achieve planning certainty.

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		<p><u>Residential interfaces</u></p> <ul style="list-style-type: none"> • Setbacks proposed are less advantageous for existing residents than the ResCode B17 - this does not seem fair. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Concerned about the narrow laneways behind Queens Parade being proposed as a solution to increased traffic and access ways for new developments. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> • Seek confirmation that the amendment complies with Council’s sustainability policy.
180	Resident - Queens Parade	<p><u>Height</u></p> <ul style="list-style-type: none"> • Many changes have occurred in the Queens Parade precinct and unfortunately not all for the better. Some of these changes have impacted personally. • Consistency, clarity and certainty are lacking in the amendment. • Demonstrated with proposed development at 26-56 Queens Parade. Notes increase in proposed scale over time from 5 storey townhouses in 2003 to plans for 16-storeys in 2016/17. Recently, VCAT approved 10 and 3 storeys. Where is the consistency, clarity and certainty in this situation? • 6 storey Aquila Building (in Precinct 1A) is an example of the failed planning controls – south facing apartments with little privacy for neighbours and residents. Significant impacts during construction on the rear heritage laneway. • Planning controls need to be in place <u>and</u> enforced. • Further example of an inconsistent approach – 8 storeys on the Gasworks site, no adjoining residences and few heritage considerations. 10 storeys applies to 26-56 Queens Parade, surrounded by heritage properties and low scale fine grain residences. • Clause 21.05-Urban Design (Strategy 17.2) requires that ‘Strategic Development Sites’ are no more than 5 to 6 storeys unless certain other criteria are met. Apart from Precinct 5, almost no developments that exceed 6 storeys. Preserve the heritage, ambience and current scale of this suburb with a maximum of 6 storeys. <p><u>Height - Precinct 4</u></p> <ul style="list-style-type: none"> • Shopping strip is unique in a boulevard setting. Preservation should be compulsory. • Proposed height limit of 6 storeys would destroy the character and ambience of the shopping strip. • Elsewhere where the facades are retained but arcades are built behind arcades become uninviting, empty spaces and degrade the shopping strip. • Apply a 4 storey maximum with generous setbacks and architecture sympathetic to the existing fabric of the strip. <p><u>Need for mandatory controls</u></p> <ul style="list-style-type: none"> • Current planning scheme has few mandatory controls and excessive discretionary or ‘preferred’ controls. • Developers push the envelope beyond what is realistic. Results in referrals to VCAT (which is pro-development). Costs are passed on to purchasers. • Results in considerable unrecoverable money and hours for Council and local communities. • Should apply mandatory height and setback controls and reduce the discretionary controls which create the disputes. • Would reduce referrals to VCAT, provide better guidelines and more certainty <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Council have indicated a preference to limit crossovers in new developments and instead encourage the use of lane access. • Majority of lanes are just 3 metres in width and only capable of carrying single direction traffic – use of lanes is unrealistic and unworkable. <p><u>Interfaces to residential properties</u></p> <ul style="list-style-type: none"> • Further confusion around setbacks on lanes ie measuring 45 degree angles from differing heights. • Different approaches in the Hansen Built Form Review. Includes different examples and locations where the setback is measured. • All measurements should be taken from the property boundary, as is the case with front setbacks. • Should be a mandated requirement. <p><u>Parking and public transport</u></p> <ul style="list-style-type: none"> • The strip has good access to public transport and has good and well used parking facilities in front of the shops. • Adding excessive apartments would add greatly to parking needs, reduce parking availability and probably drive customers away rather than attracting them.
181	Visitor - Melbourne	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> • Objects to the proposed changes to the planning rules for the commercial zones along Queens Parade. • Inappropriate over-developments over the past decade or so have created harm. Where modern meets heritage and how heritage loses out every time. Avoid this in Queens Parade. • The heritage buildings on Queens Parade need the community to fight for their position in the community. All have a story to tell. ‘Do not let our heritage be destroyed by temporary commercial gains.’ • Allowing 6 storeys above existing shopfronts allows developers to create a shallow façade. Does not respect the historical structure of the existing buildings and is just paying lip service to heritage. • Modern developments will have impact on the openness of the streetscape. • The visual and physical bulk dominates the older buildings and heritage fabric of the area. Issue in Gertrude Street, Fitzroy + parts of Brunswick & Johnston streets.

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Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> Roads/streets/lanes are turned into desolate canyons. <p><u>Net community benefit</u></p> <ul style="list-style-type: none"> Residents in new developments don't stay for long. New apartments are poorly planned and built. Businesses are attracted by the See the increased customers but fail because there is no stable community to sustain them. Demonstrated in the Fitzroy Major Activity centre where shops and cafes that have closed. Amazing variety of businesses in Queens Parade. These businesses provide for the community and the community is loyal to them. Don't ruin this great relationship.
182	Resident - McKean Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Concerned about proposed changes allowing six storey developments above the existing shopfronts set back only six metres from the street frontage. Shops and restaurants in Queens Parade are the 'heart' of the area, binds the community together. Joy to experience this unique street with its 120 year old heritage buildings (rather than massive shopping centres). Urges Council to re-consider the proposed six-storey height behind Queens Parade. Six storey developments will destroy the neighbourhood character created by the distinctive heritage parapets set against the sky. No objection to new developments. Appreciates the need for more housing in a growing city, but is 'distressed' by recent buildings in Clifton Hill/North Fitzroy. No attempt to blend with or complement existing heritage architecture. Grossly out of proportion with the local built environment. (Eg the Clifton Views). Views at sunset including silhouettes of older buildings eg Presbyterian Church of Victoria, 16-18 Michael Street have been completely destroyed. At night, views are affected by the ugly fluorescent sign on the top storey. Six storey buildings will dwarf the existing buildings in Queens Parade and radically change the intimate village 'feel'. Passionate about contemporary architecture, sensitively designed to complement the local area. North Fitzroy Library is a superb example. Urges Council to engage in careful, long term planning which allows this special area to expand and thrive whilst ensuring a harmonious blend of contemporary and heritage architecture.
183	Resident - Queens Parade	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Fortunate to live in a neighbourhood seeped in history and character, but also to be surrounded by like-minded residents who care for the environment, community and each other. Amendment proposes to introduce significant residential accommodation located above heritage listed commercial buildings in Queens Parade. The amendment reflects the drive to maximise density and property yield. This is in contrast with the local Queens Parade community who want to keep its shopping strip 'vibrant', protect its heritage (in terms of buildings and experience) and maintain its unique streetscape. Heritage parapets, rooflines and chimneys will become submissive elements in comparison to the dominant new built form. The height and scale of the proposed developments will become the dominating factor on the streetscape. The community voiced its opinion in relation to 26-56 Queens Parade and has advocated very strongly against excessive height, visual dominance and lack of integration with heritage surrounds. Community outcome was a notable success. The implementation of a similar residential development approach in Bridge Road, Richmond has seen a once vibrant and highly active strip shopping centre turn into a 'ghost town', with a noticeable absence of brand name shops and a noticeable increase in 'for lease' signage. Notes Plan Melbourne, Plan 2017-2050 Policy 5.1.2 reference to supporting a network of vibrant neighbourhood activity centres. This should be achieved by: <ul style="list-style-type: none"> Preserving the neighbourhood activity centre in its current state. Exempting it from any development beyond the height of the parapets allowing for the heritage forms to take pride of place. Mandating and enforcing height controls and appropriate setbacks which are consistent with the heritage streetscape. Protecting and conserving heritage, trees and streetscape from over-development. (Once lost it is gone forever.) Ensuring any development proposed in a heritage area is cognisant of and respects existing buildings, their unique features and the overall character of the landscape. Building respective to the local area and its surroundings eg identify of urban renewal sites outside a heritage overlay with scope for appropriate density. <p><u>Controls over 26-56 Queens Parade</u></p> <ul style="list-style-type: none"> Need to clearly articulate that the interim controls for 26-56 Queens Parade will not be changed. No desire to return to VCAT or allow the developer to re-contest the approved mandatory and preferred controls. <p><u>Mandatory vs discretionary controls</u></p> <ul style="list-style-type: none"> Develop a new set of controls, using the current planning scheme as a foundation, that are fair, simplistic and mandated. Controls should either be mandatory or not; i.e. remove the idealistic 'preferred controls' as they are not enforceable nor are they a credible requirement from a developer perspective <p><u>Laneways</u></p> <ul style="list-style-type: none"> Protect the laneways and the history behind why they existed many years ago; laneways were built for horse and cart, not for cars. Heritage buildings commonly abut laneways, but with the proposed height of the developments, the laneways will suffer from overshadowing, with potential for safety and security issues to result. Increased vehicular traffic in narrow laneways will increase safety risks and deter the community from actually using them.

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Sub no	Interest	Summary of submission
		<p><u>Net community benefit</u></p> <ul style="list-style-type: none"> Controls should reflect the principles of Plan Melbourne to exemplify a net community benefit; to accommodate the new incoming residents and oblige the existing ones. <p><u>Community consultation</u></p> <ul style="list-style-type: none"> Continue to engage and involve the community in changes to neighbourhood activity centres, and the like. This provides opportunity for further explanation, integration and potentially improved community benefit.
184	Resident - McKean Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Opposed to any changes to the planning laws re height limits in Queens Parade. This precinct has existed in its current state for over 100 years, because our predecessors wanted to keep such a great streetscape, history, social atmosphere, and important services. Lifting height limits will be deleterious, especially the suggested six storey limit, even with a 10 metre setback. It will ruin the historic streetscape and atmosphere. Some have suggested a 4 storey height limit and 10m setback should be an absolute maximum. However that is still unacceptable - nothing less than confirming the current existing limits in the shopping precinct of Queens Parade, and immediately behind, will be satisfactory.
185	Resident - Alfred Crescent	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Values the neighbourhood character and heritage value of North Fitzroy and the wider area and the grand boulevard of Queens Parade. Supports a network of vibrant neighbourhood activity centres as expressed in Plan Melbourne 2017-2050 Policy 5.1.2. Planning decisions and outcomes should: <ul style="list-style-type: none"> Protect the form and historic character of the area Respect the existing building scale relationship between Queens Parade and the surrounding residential areas Ensure development along the entire boulevard is sympathetic and consistent with the scale and bulk of building in the area Observe heritage values and ensure they are not displaced by inconsistent planning controls. Mid-rise (5-6 storeys) is inconsistent with the existing heritage values and the form of the street. Infill of such substantial form and bulk will result in create a tunnel effect and destroy the scale of the existing area. Setbacks are inadequate. Proposals are inconsistent with established heritage values. Approach does not accord with the Local Planning Policy Framework, the Development Guidelines for Heritage Overlay, and Guidelines for Assessment of Demolition and New Developments. The overall heights and wall heights and laneway treatments are excessive. Questions why the consultants 4 storey limits increased. Opposes the approval of dominating building forms at the top of the Parade. Impact on sight lines from the reserve near Rushall Station. The existing development already intrudes on the bush vista looking from the railway bridge. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> The proposals ignore the values of sustainability in development and planning and the quality of building. (eg. 6 storey buildings beside terraces cannot deliver on light, ventilation, noise, traffic, parking etc.) <p><u>Mandatory vs discretionary</u></p> <ul style="list-style-type: none"> Mandatory height and scale limits are essential. Preferred limits create opportunities for developers to avoid planning outcomes, and result in disputation, litigation and cost to the community. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The proposals misunderstand the nature and character of the associated laneways their use and limitations. <p><u>Community benefits</u></p> <ul style="list-style-type: none"> There is no clear "benefit case" for the particular approach adopted. What are the public and community benefits (as distinct from developers)? Maintenance of the current scale and heritage values of the area produces clear public benefit and value. <p><u>Housing growth</u></p> <ul style="list-style-type: none"> If adopted in its current form, the proposal destroy the shopping strip, the boulevard value and the historic character of the Parade over time. Advises great caution about labelling proposals "moderate change". Some moderate change proposals would transform the area. <p><u>Community consultation</u></p> <ul style="list-style-type: none"> Planning decisions and outcomes should also reflect the principles: <ul style="list-style-type: none"> Local community consultation and acceptance and implementation of community consensus. Transparency of decision making and of the underlying principles and interests and values involved.
186	Resident - Rowe Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Dismayed and outraged at the plans that could permit high-rise development along both sides of Queens Parade.

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Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> • Boulevard has remained intact for over 120 years. Unacceptable for it to be ruined 'on our watch'. Custodians of the area. • Appalled that these developments would be permissible in a Heritage Overlay area. • No buildings along Queens Parade should go above 3 storeys. • The new towers built in Queens Parade can be seen from many North Fitzroy and Clifton Hill streets and are a blight on the landscape. • Residents adhere to heritage laws and are not permitted to build above 2 storeys and must have no detrimental impact on the streetscape. Why is it any different for developers? 'A few greedy developers stand to make obscene profits whilst thousands of residents will suffer through the loss of amenity.' • Once ruined by inappropriate development, Queens Parade can never be restored and the area will never recover. <p><u>Residential interfaces</u></p> <ul style="list-style-type: none"> • Tiny laneways separate the Queens Parade shops from the residents at the rear - anything larger will totally dominate the properties behind.
187	Resident - Scotchmer Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> • Queens Parade is Yarra's crowning glory. Best / only significant boulevard in Melbourne's northern suburbs. • Yarra must protect this unique streetscape from ugly, inappropriate high-rise developments. • High density dwellings are needed to accommodate population increases and support affordable public housing but not at the expense of one of the few remaining unique heritage precincts. • Heritage preservation is NOT achieved by retaining facades and building monstrosities above and behind those facades. Destroys the aesthetics of the neighbourhood. • There are plenty of areas in Yarra where development is not as sensitive. Allow those developments, albeit with improved aesthetic and design standards. • 10, 12 and 14 storeys is too high. In grave danger of replicating ugly high rise public housing developments in Carlton, Richmond, Collingwood. • Push for mid-rise form over heritage is completely inappropriate because 6 storeys above the shops would: <ul style="list-style-type: none"> - completely dwarf the neighbouring and surrounding buildings - drastically change the skyline - an integral component of this unique precinct - severely destroy the liveability of the homes located behind the shops - drastically compromise the integrity of the laneways at the rear of the shops. • Many problems with developments are a result of the planning laws. Some vision is required. • Council MUST 'pull back' to preserve the few remaining unique precincts in our city to prevent leaving 'a very ugly legacy'. • Disconnect between Yarra's public building design standards and the standards for private developments is alarming. Eg the North Fitzroy Library – an excellent 21st century example. Need to apply similar standards to private developments.
188	Resident - Spensley Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> • Appreciates the historic architecture and cultural value of Queens Parade (and around the corner in High St) and would like it preserved as much as possible. • Melbourne is transforming and must develop to cope with urban growth, however this and similar areas must be treated sensitively so that beloved attributes are not lost forever. • See the destruction of character by medium rise atrocities in Brunswick and hate to think that Yarra, and particularly Queens Parade will end up the same way. • Prefer no development, but given that development is likely to occur, development should be restricted to three levels with adequate off-street and retention of historic building facades.
189	Resident - Ramsden Street	<p><u>Heritage/ height</u></p> <ul style="list-style-type: none"> • Notes the charm of the street frontages. No high-rise buildings intrude on the line of parapets and fabulous heritage buildings in the shopping precinct. • The new aged care facility, and the apartment block next to it have already set an inappropriate benchmark for high rise in the suburb. Must not let similar developments impinge on the heritage areas. Does not want Queens Parade to become another Northcote Plaza or Port Melbourne. • Allowing six storey buildings behind the shops in Queens Parade will undermine the streetscape, encourage a more sterile commercial environment, with little community benefit. Such developments will primarily offer excess profits to developers. • Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. • The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. • Notes that the residential heritage areas have a heritage overlay to protect the character of our streets. The Queens Parade shops are in the same heritage overlay.
190	Visitor - Overseas	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • Puts the architecture and the ethos of the old street at risk of destruction. Australia, is not a very old country, so relatively old places, like Queens Parade should be preserved. Once high rise buildings start to creep in, that ethos will be lost. • Loves the old buildings on Queens Parade itself and in the immediate surrounding area, including the Parks etc. • Horrified that Council is considering allowing 6 storeys. This will dwarf the present buildings, do away with privacy, as the apartments will overlook the present houses and ruin the present skyline. <p><u>Parking</u></p> <ul style="list-style-type: none"> • Six storey development will increase parking problems, as there will be a lot more people using the present facilities.

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Sub no	Interest	Summary of submission
191	Resident - Hodgkinson Street	<p><u>Heritage and Height – South side of Precinct 4</u></p> <ul style="list-style-type: none"> • Heights in Precinct 4 do not take account of the differing capacity of the north and south sides of the street to accommodate 6 storeys. • Impact is greater on the south side of the street - dwellings are closer. North side is not affected by overshadowing (but is affected by building bulk). • Each side of Queens Parade should be treated differently. Five or six storeys is totally inappropriate south of Queens Parade. • Planning Scheme and Rescode require priority is given to maintaining the historical heritage of the area including its residential character. • Council seems committed to permitting development of Queens Parade. Incongruous that Council rigorously enforces standards to protect the historic Victorian character of Hodgkinson Street, whilst allowing huge edifices be built behind those houses destroying the precious streetscape. <p><u>Laneways, access and parking</u></p> <ul style="list-style-type: none"> • Council has changed its position on the use of lanes. In 1990's use of a lane by Rodney Mark (uniform store) for deliveries was not supported and vehicle access to properties generally discouraged. • 3m bluestone laneways are too narrow for vehicles to turn, too noisy for regular use and would destroy abutting residents enjoyment of their (very small) rear yards. Totally inappropriate for vehicle access to any development in Queens Parade. • Council is sacrificing the quality of life for the residents to ensure that the aesthetics of Queens Parade is met. • Parking is already very tight in Hodgkinson Street and has been the subject of much lobbying of Council. Residents fear Council will bow to pressure and open the parking up to possibly hundreds more residents. <p><u>Overlooking</u></p> <ul style="list-style-type: none"> • Gaps in the controls on overlooking. Eg stairs are not habitable rooms and therefore exempt from overlooking controls. Allows people from shops to overlook. • Council advises this is just bad luck. Not addressed in the amendment. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> • All developments must have heights, setbacks and other specifications defined in mandatory maximums using metres. Clearer for all parties. • Better for developers as they have a known set of parameters. <p><u>Measurement of heights</u></p> <ul style="list-style-type: none"> • Built form review uses "storeys" which means nothing. Should use metres – which brings certainty. • Eg Developments may have unusually high ground floors to allow for shops or car stackers or other considerations, and then add floors above with a plant room on top. There is no certainty - gives rise to disputes and a lack of definitive enforceability. • Heights should be measured from the lowest point on the block, and not from the street frontage. Prevents bulk to the rear when blocks slope back towards homes. <p><u>Housing growth</u></p> <ul style="list-style-type: none"> • Government desires land abutting main road to be more densely utilised. Does not mean that every single piece of land needs to be so densely utilised as proposed in Queens Parade. Doubts that anyone proposes Rathdowne Street, North Carlton enjoy the same development rules as are proposed for Queens Parade. <p><u>Residential / commercial interface</u></p> <ul style="list-style-type: none"> • Council officers and Councillors say the development rules for the interface between the residential and commercial zones has never been settled. • In all applications, the commercial has won out. A commercial development has never lost to the interests of residents. This is a disgrace. <p><u>Consultation</u></p> <ul style="list-style-type: none"> • Residents have doubts whether Council and Councillors act in the residents' interests, or have an alternative purpose. • Considers it a 'shameful exercise'. 'Council doesn't give a damn about what we as residents need, want or say'.
192	Resident - McKean Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> • Queens Parade is an outstanding and possibly unique heritage strip that must be protected for future generations. • The increase in apartments already planned along Queens Parade is significant. • Amendment does not do enough to protect our heritage. • Precinct 4 - 6 storey height limit is too high. • The heritage roof-line must be protected. Height limits and setbacks must be set to achieve this. • All Precincts - Any height limits should be mandatory and not just preferred. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Cannot and do not wish to stop urban renewal but we must protect what makes Melbourne, Yarra, North Fitzroy and Queens Parade so attractive and valued by local residents and others in Melbourne. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Laneways in the area are narrow and not suited for vehicle access. Planning should recognise this.
193	Resident - Hodgkinson Street	See Submission 191

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Sub no	Interest	Summary of submission
194	Resident - McKean Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> • Vitally important to set controls for building heights, setbacks and design to preserve the heritage character of streetscapes and provide clarity for future development for both local residents and developers. • Local residents and the many visitors who enjoy the vibrant activity centre are attracted by the heritage streetscape. • Recognise the need to increase population density in the inner suburbs but this should not be at the expense of good design and building controls. • Does not adequately protect the heritage streetscape of Queens Parade and will also have a detrimental impact on the surrounding streets. • The objectives of the DDO are acceptable but are not translated into practice in the detailed design requirements. • Unclear why the proposed amendment does not conform with many of the recommendations of the Hansen Built-form Framework. Instead includes higher height limits and less generous setbacks. While the Hansen Framework is not ideal, it still represents a preferable option compared with the proposed Design and Development Overlay. <p><u>Height - Precinct 1A</u></p> <ul style="list-style-type: none"> • Retain existing maximum building heights as per the Hansen Report (December 2017). <p><u>Height - Precinct 1B</u></p> <ul style="list-style-type: none"> • 3 storeys (9m) residential as recommended in the Hansen report. • Height limit to be mandatory. <p><u>Height - Precinct 2B</u></p> <ul style="list-style-type: none"> • Retain existing height as per the Hansen Report. • Height limit to be mandatory. <p><u>Heritage and height - Precinct 3A</u></p> <ul style="list-style-type: none"> • 4 storeys (12m) mandatory maximum building height. • Greater heights will not respect "the architectural form and qualities of heritage buildings and streetscapes and maintain(s) the visual prominence of the St. John the Baptist church belfry and spire" (DDO16). <p><u>Height - Precinct 3B</u></p> <ul style="list-style-type: none"> • Retain existing maximum building heights as per the Hansen report. • Height limit to be mandatory. <p><u>Heritage and height - Precinct 4</u></p> <ul style="list-style-type: none"> • The proposed mandatory building height limit of 21.5m or 6 storeys is too high. • Does not respect the low-rise single and double-storey dwellings in McKean Street and Hodgkinson Street. • A higher height would dominate and overwhelm the heritage dwellings directly adjacent. • Height should be restricted to 4 residential floors or 3 commercial floors: no higher than 12 metres. • Height limit to be mandatory. <p><u>Height - Precinct 5</u></p> <ul style="list-style-type: none"> • Notes that current development in Precinct 5 has already destroyed the skyline - 10 storey aged care facility looms, and illuminated sign. Exacerbated by 12 storey apartment building under construction and future 14 storey development. • Area is more appropriate for higher buildings, but buildings higher than 14 storeys will have an impact on the rest of Queens Parade and the surrounding streets, let alone the neighbouring heritage-listed 'moderne' buildings. • Essential the area has mandatory height limits, otherwise developers will make unacceptable applications (eg the 22 storey tower proposal). Results in wasted money and time in VCAT. <p><u>Heritage and height - Precinct 5A</u></p> <ul style="list-style-type: none"> • The building height limit for the car park adjacent to the former UK hotel should be no higher than 11 metres (3 storey) ie no taller than the existing building and will ensure design requirement to retain the visual prominence of the former UK Hotel in 3D when viewed from Raines Reserve is met. • Mandatory building height should be 11 metres. <p><u>Heritage and height - Precinct 5B</u></p> <ul style="list-style-type: none"> • Building height limit should be 11 metres (a mandatory maximum) on Queens Parade frontage and 18 metres (a mandatory maximum) on Dummett Crescent. Anything higher would visually dominate both the former Clifton Motors Garage and the former United Kingdom Hotel when viewed from Raines Reserve and Queens Parade. • Utmost importance that the architectural and heritage values of these two buildings are preserved and not undermined in any way. • Proposed DDO16 should protect their heritage and moderne design in the same way as it protects Victorian buildings elsewhere. • Building requirements should be mandatory rather than preferred. • New infill buildings with a Queens Parade frontage should not dominate and should be complementary existing heritage buildings and retain views to the former UK Hotel and Clifton Motors Garage (DDO objective).

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Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> Setbacks in 5B should be 6m mandatory (not preferred) for development at former Clifton Motors building and 6 metres elsewhere. <p><u>Height - Precinct 5C</u></p> <ul style="list-style-type: none"> Built form requirements should be mandatory, not preferred. A mandatory height limit of 43m or 14 storeys should be required 43 metres still represents the highest building height in Queens Parade. Greater height should not be permitted. Current building of 10 storeys, and building under construction of 12 storeys already loom over Queens Parade and surrounding streets.
195	Resident - Rowe Street	<p><u>Heritage, amenity and height</u></p> <ul style="list-style-type: none"> Objects to the proposed amendment. The entire neighbourhood will be negatively affected if this amendment proceeds. Heights proposed will be much taller than anything else in this neighbourhood. Will dominate the skyline. Will have a negative effect on residential amenity through their bulk, overlooking and overshadowing of adjoining mainly 1 and 2 storey heritage protected terraces. The amendment and the future developments will significantly reduce the visual amenity of the nearby parks. The proposed scale and design of buildings do not respect the existing heritage and preferred future character of the area. Loss for future generations. The proposed amendment is completely inappropriate in a Heritage Overlay area. Both the size and construction of such buildings do not contribute positively to the neighbourhood but instead detract from it. <p><u>Traffic</u></p> <ul style="list-style-type: none"> Traffic will be a big problem.
196	Resident - McKean Street	<p><u>Community Consultation</u></p> <ul style="list-style-type: none"> Council needs to facilitate open community forums to give true opportunities for discussion and feedback by local and greater community members. <p><u>Heritage and height</u></p> <ul style="list-style-type: none"> Loves the low-rise urban form which allows views of diverse historic styles of houses, shops and churches. Unique community identity and heritage which must be protected and respected. Height should not exceed four storeys. Developments must not corrupt the urban character and uniqueness of the last remaining Hoddle designed, commercial operating double-sided historic grand boulevard in Melbourne. Shopping strips in Carlton, London and Paris are protected from overdevelopment and are celebrated. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The narrow bluestone laneways behind Queens Parade, if developed for low rise accommodation must be considered separately to the Precinct 4 limits. Planning needs to incorporate the Melbourne Fire Brigade (MFB) guideline for site assessments. Provides example where the MFB did not consider the laneway would allow adequate to a site. Fire safety for new residents and established adjoining residents must be paramount in planning. Setbacks of buildings and the capacity of small laneways to handle additional cars and commercial deliveries is also very important.
197	Resident - Queens Parade	<p><u>Heritage and height - Precinct 4</u></p> <ul style="list-style-type: none"> The proposed mandatory building height limit of 21.5m or 6 storeys is too high. Does not respect the low-rise single and double-storey dwellings in McKean Street and Hodgkinson Street. A higher limit would dominate and overwhelm the heritage dwellings directly adjacent. Height should be restricted to 4 residential floors or 3 commercial floors: no higher than 12 metres. Height limit to be mandatory. Setbacks for the lanes behind the shopping strip are inadequate and would destroy the open and pedestrian-friendly fabric of the present laneways. <p><u>Heritage and height - Precinct 5A</u></p> <ul style="list-style-type: none"> The mandatory building height should be limited to 11 metres on the car-park adjacent to the UK hotel. Development should be no taller than the existing building and “retain the visual prominence and not visually dominate the three dimensional forms of the former UK Hotel when viewed from Raines Reserve” (design requirement). <p><u>Heritage and height - Precinct 5B</u></p> <ul style="list-style-type: none"> Apply an 11 metre (mandatory maximum) on Queens Parade frontage and 18 metre mandatory maximum on Dummett Crescent. Higher would visually dominate the former Clifton Motors Garage and the former United Kingdom Hotel when viewed from Raines Reserve and Queens Parade (an objective of the DDO). MUST preserve the architectural and heritage values of these two buildings (on the Victorian Heritage Register). DDO16 should protect this heritage in the same way it protects Victorian buildings in the other Queens Parade precincts. Building requirements should be mandatory rather than preferred. Any new infill buildings with a Queens Parade frontage should be complementary and not dominate the existing heritage buildings.

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Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> • Setbacks in 5B should be 6m mandatory (not preferred) for development at former Clifton Motors building and 6 metres elsewhere. <p><u>Heritage and height - Precinct 5C</u></p> <ul style="list-style-type: none"> • Built form requirements should be mandatory, not preferred. • A mandatory height limit of 43m or 14 storeys should be required. • Limiting development to a mandatory height of 43 metres still represents the highest building height in Queens Parade. Greater height should not be permitted. • Current building of 10 storeys, and 12 storey building under construction already loom over Queens Parade and surrounding streets.
198	Resident - Hodgkinson Street	<p><u>Heritage and height</u></p> <ul style="list-style-type: none"> • Values wide street, trees and streetscape and its intact Victorian shops with parapets against the sky and skyline. • Does not want buildings higher than 8 metres high. • Does not want ugly big boxes built over the Victorian heritage shops. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Does not wish unique laneways to be made into thorough fares, or darkened or dwarfed by looming ugly high redevelopments.
199	Resident - Hodgkinson Street	<p><u>Mandatory vs discretionary controls</u></p> <ul style="list-style-type: none"> • Discretionary heights and rear setbacks result in a compromise which is inappropriate for the area when ambit developer proposals are reduced. • Proposed height and rear setbacks must be made mandatory rather than discretionary to provide certainty about development outcomes. <p><u>Heritage and height (Precinct 3A)</u></p> <ul style="list-style-type: none"> • Development on the more elevated south side of Queens Parade should be no higher than 3 storeys (a mandatory maximum). Development on the north-east corner of Queens Parade and Grant Street is 3 storeys and is on a less elevated position. • Proposed changes contradict objectives in the planning scheme (outlined in the Explanatory Report). Including Objective 14 and Strategy 14.3 seeking to protect and enhance Yarra's heritage places and the heritage skyline and Objective 21 and Strategy 21.1 requiring development in activity centres to respect and not dominate existing built form. These objectives would not be achieved with 4 to 5 storey buildings on Queens Parade. • Area already been subject to excessive development. The significant heritage value is being destroyed. • 5 storey buildings will impose on the heritage area and be visible whilst walking down Hodgkinson Street. Would not 'respond to the low scale form of existing development outside Precinct 3 on Hodgkinson Street through an appropriate transition in building height'. <p><u>Street wall height (Precinct 3A)</u></p> <ul style="list-style-type: none"> • Supports the 11m mandatory maximum street wall height for 15-33 Queens Parade – however it should apply to all of Precinct 3A. • Proposed street wall height of 14m (4 storeys) WILL NOT 'maintain the prominence of the heritage street wall in the streetscape and the vista along Queens Parade' or ensure 'development achieves a consistent wall height along Queens Parade, extending along Smith Street.' • No buildings with a 14m (4 storeys) street wall. 14m would not create a consistent streetwall or maintain its prominence. • Requirements in one part of the DDO contradicts other parts of the clause. <p><u>Changes to heritage gradings</u></p> <ul style="list-style-type: none"> • Objects to the proposed change in grading of 7-11 Queens Parade from contributory to non-contributory, in particular for 9-11 Queens Parade. • Victorian era shopfronts which are somewhat modified on their ground floor but no more modified than 43 Queens Parade (which remains contributory). First floor facades are largely intact. • Even though they are surrounded by non-contributory buildings, they 'read as part of the heritage precinct'. This would be enhanced if surrounded by sympathetic development. • Concerned the change of grading would permit demolition. • Changes are in the interests of developers. • Enables mandatory requirement for heritage buildings to match adjoining street walls to be bypassed. 14m streetwall denigrates the heritage value of the precinct. <p><u>Zoning – 15-33 Queens Parade</u></p> <ul style="list-style-type: none"> • Site should be rezoned to residential to maximise residential utilisation of the site and so all three storeys of any new development can be residential.
200	Resident - South Terrace	<p><u>Height and heritage</u></p> <ul style="list-style-type: none"> • Strongly supports a 4 storey height limit. • Seeking to ensure future generations continue to enjoy the beauty and uniqueness of Queens Parade - intact for 120 years. • Once the buildings dwarf those already standing, the character will be lost forever. • Understand development and renewal are needed but not at the expense of what is valued. • A 4 storey height limit (applied to the Affinity site – 137 Queens Parade next to Rubber Duck) would be acceptable. • Respect the unique character and charm of the Queens Parade shopping strip and reconsider allowing 6 storey (or higher) buildings that will destroy this character. • Same rules that apply to heritage residential areas should to apply to the shopping strip.

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Sub no	Interest	Summary of submission
201	Resident - Brunswick Street North	<p><u>Height/heritage</u></p> <ul style="list-style-type: none"> • Supports some built form controls along Queens Parade. • Council needs to ensure height limits protect the amenity of open spaces by not overshadowing them. • Council should set a height limit for the shopping strips that limits the height to those of the surrounding buildings and ensure developments respect the rooflines that create that heritage feel.
202	Visitor - Melbourne	<p><u>Built form</u></p> <ul style="list-style-type: none"> • Concerned about the proposed developments for Queens Parade. Enjoys neighbourhood. Concerned it will change
203	Resident - Taplin Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Understands the need for urban renewal. <p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • It is important to retain heritage architecture and to maintain a low level shopping strip. • Ensure heights are restricted. <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> • Massing on laneways should be managed. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Bluestone laneways should be preserved.
204	Resident - Abbot Grove	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Supports the retention of heritage architecture, a community feel, and such a fine, intact low level shopping strip • Supports the particular skyline and beautiful shop parapets are maintained, without being marred by large development to the rear. <p><u>Height</u></p> <ul style="list-style-type: none"> • Does not support heights greater than 3 storeys. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> • The development around McDonalds is unsympathetic and spoiled that section of the junction.
205	Resident - McKean Street	<p><u>Precinct 4</u></p> <ul style="list-style-type: none"> • Proposed mandatory building height limit of 21.5m or 6 storeys is too high. Any developments to this height will dominate streetscape. An acceptable outcome would be a mandatory height of 12 metres, allowing 4 residential storeys, or 3 commercial storeys. <p><u>Overlooking/overshadowing</u></p> <ul style="list-style-type: none"> • Tall development will overlook and overshadow McKean and Hodgkinson Streets <p><u>Laneways</u></p> <ul style="list-style-type: none"> • New development will overwhelm traffic in laneways <p><u>Traffic</u></p> <ul style="list-style-type: none"> • Concerned about increased traffic into neighbouring streets. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> • Wants mandatory height limits. • Precinct 5 – mandatory maximum of 14 storeys or 43 m • Precincts 5A and 5B Mandatory maximum height of 11m to ensure that future development do not dominate VHR heritage buildings
206	Resident - Noone Street	<p><u>Land values</u></p> <ul style="list-style-type: none"> • The amendment will result in the reduction of sale prices of properties. <p><u>Built form</u></p> <ul style="list-style-type: none"> • Does not support the built form outcomes of the DDO. <p><u>Height</u></p> <ul style="list-style-type: none"> • Objects to a 6 storey height limit.
207	Visitor - Melbourne	<p><u>Height</u></p> <ul style="list-style-type: none"> • Higher developments will create visual barriers between the residential and commercial parts and destroying its integrity as an urban village • The DDO will detract from the delicate silhouette that signifies the top of this hill as one approaches from the south of Queens, Smith/Hodde • Does not support heights above the existing Height.
208	Resident - Howe Street	<p><u>Consultation</u></p> <ul style="list-style-type: none"> • Concerned with the exhibition process - several neighbours did not receive letters and information difficult to understand and didn't convey implications <p><u>Overshadowing/sustainability</u></p>

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		<ul style="list-style-type: none"> Higher height will impact solar pv power generation. 10m setbacks would assist in managing conflicts with solar PV. The amendment would be more wholly supported if all developments were “maximally sustainable” similar to The Commons. <p><u>Traffic</u></p> <ul style="list-style-type: none"> The amendment would result in an increase in traffic. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Opposes the use of laneways for future development. <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> Opposes the mid-rise vision of the precinct as it will detract from the heritage values and create a canyon effect.
209	Resident - Church Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Max height for future development along the interface of commercial and residential development in Queens Parade (Precincts 1, 2, 3 and 4) should not exceed three storeys but does not include Precinct 5 or Gas Works <p><u>Heritage/built form</u></p> <ul style="list-style-type: none"> Guidelines needed to maintain the built form of Queens Parade by addressing qualities of major heritage buildings and streetscapes noted in the <i>GJM Report</i>, the interface of commercial and residential development the laneway patterns within this interface. Significant views towards the former ANZ building need to be retained from multiple vantage points Council should explore alternatives for low rise development eg shop top and/or laneway housing program (Vancouver). <p><u>Height/bulk</u></p> <ul style="list-style-type: none"> Amendment ignores the impact that the proposed development height and bulk will have on existing and future residential and commercial use The proposal for Height in Precincts 1, 2, 3 and 4 does not respect the low scale, fine grain subdivision pattern of existing development along McKean St and Hodgkinson St. The proposed height increases across Precincts 1-4 (especially maximum 18m in Precinct 3 and 21.5m in Precinct 4) mean that new development will dominate existing buildings – unless lower height limits are maintained. <p><u>Intent of amendment not reflected in controls</u></p> <ul style="list-style-type: none"> The built form controls do not meet the general design objective <i>to ensure that the overall scale and form of new buildings provides a suitable transition to low scale residential areas and protects these properties from unreasonable loss of amenity through visual bulk, overlooking and overshadowing.</i> Any development height above three storeys will work against this aim The (higher) conceptual building envelope diagram presented in <i>Built Form Testing Appendix A</i> (p2) –ANZ is diminished in scale and as a landmark Recognise that building envelopes and plans are conceptual at this stage, but they should incorporate much higher quality examples of interface buildings, both residential and commercial. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Already congested, have travel mode clashes and present difficulties for emergency vehicles. Safety also an issue All of these issues need to be addressed before proceeding with further residential additions on laneways. Recommends monitoring and modelling of laneway traffic patterns (motorists, cyclists, pedestrians) prior to development approval
210	Resident - Queens Parade	<p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> Introduce a permanent maximum height limit of 4 storeys in both Precinct 3 and Precinct 4. Objects to a six storey height limit. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The laneways running behind the shopping strip in Precinct 4 are very narrow and would become more dangerous with an increased volume of residents above the shops.
211	Resident - McKean Street	<p><u>Controls don't reflect consultant recommendations</u></p> <ul style="list-style-type: none"> Hansen report recommended buildings no higher than 18m- 5 storeys in Precinct 4 <p><u>Mandatory heights</u></p> <ul style="list-style-type: none"> The height limits should be set as mandatory and not proposed. <p><u>Built form</u></p> <ul style="list-style-type: none"> New developments - upper floors should use materials and style that are similar to those on the façade and verandas and no glazed windows. <p><u>Consultation</u></p> <ul style="list-style-type: none"> Residents should be consulted when new development occurs. <p><u>View lines</u></p> <ul style="list-style-type: none"> Residents should be able to see ANZ, St John's and the UK hotel as they are now. Concerned with shadowing of surrounding houses by tall buildings.

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		<p><u>Laneways</u></p> <ul style="list-style-type: none"> New developments should have to access (pedestrian) to laneways to the rear of the property and preferable side streets. It is inappropriate to have cars use the narrow laneways as thoroughfares or park in those laneways. Development should occur in other centres without heritage restraints.
212	Resident - Hodgkinson Street	<p><u>Built form/height/neighbourhood character</u></p> <ul style="list-style-type: none"> Objects to Clifton Hill becoming a suburb with multi storey development. The future built form will change the character of the area.
213	Resident - Wellington Street	<p><u>Built form/heritage</u></p> <ul style="list-style-type: none"> New development would impact the skyline of Queens Parade. The heritage skyline of the buildings and the shop parapets along the parade are critical to the character of this part of our city.
214	Resident - Hodgkinson Street	<p><u>Built form</u></p> <ul style="list-style-type: none"> Objects to the canyon built form outcome proposed in amendment <p><u>Overlooking/overshadowing</u></p> <ul style="list-style-type: none"> Taller form will result in overshadowing and overlooking <p><u>Mandatory heights/setbacks</u></p> <ul style="list-style-type: none"> Urges Council to keep the height at a maximum three storeys Urges Council to mandate appropriate setbacks from period frontages.
215	Visitor - Melbourne	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Objects to the proposed DDO16 as it encourages demolition within a Heritage Overlay Area <p><u>Setbacks</u></p> <ul style="list-style-type: none"> Objects to the proposed DDO16 as the setbacks are inadequate. <p><u>Height</u></p> <ul style="list-style-type: none"> Objects to the six storey height limit, as it will overwhelm heritage fabric.
216	Resident - Delbridge Street	<p><u>Height/overshadowing</u></p> <ul style="list-style-type: none"> Objects to the heights proposed in Amendment C231 The heritage shops in Queens Parade cannot be overshadowed by 6 storeys add-ons or separate buildings. Human scale local areas mean buildings of approximate at tree heights. Buildings that are 14 storeys high or of a great bulk destroy a local amenity. <p><u>Heritage policy</u></p> <ul style="list-style-type: none"> Urges Council to incorporate precise objectives in the planning scheme that relate to heritage/amenity of the area rather than relying on schedules. <p><u>Planning system</u></p> <ul style="list-style-type: none"> Concerned about the performance based approach to the planning controls. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> Concerned about the environmental impact of increased development. Concerned that there is no discussion of climate change/urban heat island effect/stronger wind in the planning controls.
217	Resident - Delbridge Street	<p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> There should be lower mandatory maximum height limit. Proposed Height will have an adverse impact on the heritage buildings. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Higher built form will cause overshadowing. <p><u>Rezoning</u></p> <ul style="list-style-type: none"> Objects to the rezoning of C2Z land. C2Z properties being used for industrial or commercial purposes to maintain Yarra as a place where people can live work and play in a 20 minute city. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Amendment C231 will encourage the demolition of heritage buildings. <p><u>View lines</u></p> <ul style="list-style-type: none"> The space and view lines from and between heritage buildings is important. <p><u>Setbacks</u></p> <ul style="list-style-type: none"> The proposed 6m setback for additional floors being built above and behind the heritage facades will result in the destruction of the whole interior of the existing buildings.

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		<ul style="list-style-type: none"> Retaining just the façade is not enough. <p><u>Use of consultants</u></p> <ul style="list-style-type: none"> Yarra should also stop using private planning consultants to prepare proposals to amend the Yarra planning scheme. <p><u>Laneways</u></p> <ul style="list-style-type: none"> New developments should provide land to widen laneways. When an owner or developer proposes changes to a property that uses the laneway, there should be some mechanism that gives all the other residents/owners that use that laneway an opportunity to vote for or against the proposed development.
218	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. Objects to six storey height limit. <p><u>Heritage/view lines</u></p> <ul style="list-style-type: none"> ANZ bank is a standout building with its parapets and roofline visible from many residential streets in the neighbourhood. To allow planning for buildings that interfere with this would detract considerably from Queens Parade. The spire of St Johns Clifton Hill is also a feature of our skyline.
219	Resident - Delbridge Street	<p><u>Support</u></p> <ul style="list-style-type: none"> Supports Amendment C231. Acknowledges Amendment C231 will manage development along Queens Parade.
220	Resident - Wright Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Amendment C231 won't protect or enhance the heritage of Queens Parade. <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> The outcomes of the controls would be backdrop of five storey developments, above and close to the front of single and double storey heritage streetscapes irrevocably diminish its integrity and accordingly its significance. Queens Parade is not an area to achieve increased housing density due to the intact heritage streetscape.
221	Resident - Fergie Street	<p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> Mandatory height should be set at 3 storeys but with setbacks to ensure the third storey has minimal visibility from the other side of the street. 4 storeys was recommended by the Hanson consultants and was consistent with height limits in Precinct 3 3 storeys is more practical and in keeping with the commercial requirements of businesses that will continue to operate Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct <p><u>Laneways</u></p> <ul style="list-style-type: none"> 3 storey development will ensure laneway behind can support the traffic. <p><u>Mid-rise /suitable transition to residential areas unclear</u></p> <ul style="list-style-type: none"> DDO objectives are broad. Two objectives need clarification: To support a new mid-rise character behind a consistent street wall in precincts 2-5. This begs the question that "mid-rise" is first of all accepted without knowing how many levels this means. Most of the people I have talked to want "no rise" above any of the shops in Queens Parade. To ensure that the overall scale and form of new buildings provides a suitable transition to low scale residential areas and protects these properties from unreasonable loss of amenity through visual bulk, overlooking and overshadowing. Council has already approved 5 storeys above the Bendigo Bank site – precedent already set. This will irrevocably change and dominate the skyline. <p><u>Consultation</u></p> <ul style="list-style-type: none"> Makes me wonder whether consultation is mere window dressing to give credence to the government requirement for public consultation. Local communities must have the power to determine the extent of "reasonable" development in their area. <p><u>Built form</u></p> <ul style="list-style-type: none"> The property at 137 Queens Parade is an example of modern buildings not keeping with the heritage streetscape. New development should restore and enhance what already exists. <p><u>Laneways</u></p> <ul style="list-style-type: none"> 6 storeys behind Queens Parade will increase traffic along laneways Laneways were designed to accommodate shop and residents from McKean St. Allowing more development will impact on laneways and must be managed to preserve and enhance the amenity of these lanes <p><u>Heritage</u></p> <ul style="list-style-type: none"> Amendment C231 includes specific buildings such as St John the Baptist church and ANZ bank building but somehow does not include the collective heritage value of the shopping strip as a whole.

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		<ul style="list-style-type: none"> The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> Precinct 4 is substantially different from the other Precincts of Queens Parade. The amendment should recognise the unique heritage character and mandate its preservation and enhancement. <p><u>Rezoning</u></p> <ul style="list-style-type: none"> Enabling apartments to be constructed above shops in Queens Parade is direct incentive for building owners to prioritise selling for property development rather than providing facilities for small business owners. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Recognise that urban renewal along Queens Parade already has over 1400 new apartments without considering the impact of the gasworks, the second Tim Gurner project in Queens Parade, and the huge developments planned for the towers in the McDonalds precinct. Add to this figure the proposed suggestions of 6 level apartment blocks behind the Queens Parade shops in Precinct 4. <p><u>Moratorium needed</u></p> <ul style="list-style-type: none"> Council needs to declare a moratorium on all development proposals that have not commenced the building process.
222	Organisation - National Trust of Australia (Victoria)	<p><u>Heritage/setbacks</u></p> <ul style="list-style-type: none"> Strongly objects to DDO16 because it may encourage the demolition of significant fabric, retaining only a 6m depth of the heritage entity. Argues that the DDO will not encourage positive heritage outcomes – may result in facadism. DDO fails to preserve the scale and pattern of heritage streetscapes as they will eventually become a collection of facades The 6-storey development set back only 6m is totally out of scale with the historic streetscape. DDO discourages the preservation maintenance and restoration of heritage places by encouraging the demolition of most of the heritage fabric DDO applies the worst type of conservation practice to the adaptation of heritage places as allows only the minimum retention of heritage fabric. The additions and new works to heritage places it permits are completely out of scale with the heritage place and fail completely to respect it. Rather than encouraging the retention of individually significant and contributory heritage places it encourages their reduction to mere facades. The removal of the part would adversely affect the contribution of the building to the heritage place. Strongly oppose this interpretation and will result in contributory buildings being “chopped off” by higher development and seriously impacting its contribution to the heritage precinct. Questions why there is a different treatment of heritage buildings in residential areas to those in commercial shopping strips. The Heritage Overlay should be administered fairly across the municipality, and there should not be one rule for the owner of a contributory dwelling and another for the owner of a contributory shop. The proposed DDO does not meet these recommendations except that the new development be distinguishable from the original historic fabric. Considers the DDO undermines the effective administration of heritage controls under the Heritage Overlay. Strongly encourages council to engage a heritage expert to peer review the recommendations prepared by GJM. Concerned that the amendment will set a precedent for other heritage shopping centres within Yarra and across the State. <p><u>DDO controls don't reflect objectives</u></p> <ul style="list-style-type: none"> GJM discourages facadism but doesn't define it and doesn't explain how a 6m setback represents a positive heritage outcome 6m setback will allow new development to visually overwhelm what remains of the heritage entity. Council should either abandon or significantly revise DD016 based on these concerns. <p><u>Heritage policy</u></p> <ul style="list-style-type: none"> DDO16 fails to align with the objectives of the heritage policy in the Planning Scheme. Fails to conserve historic fabric and maintain the heritage place - 6m will see loss of all heritage fabric except the façade. Extent of demolition allowed under DDO16 is contrary to Clause 22.05-1. DDO has too heavily relied on point in Clause 22.02-5.1 for its justification. <p><u>View lines</u></p> <ul style="list-style-type: none"> DDO fails to adequately conserve significant view lines to the former ANZ Bank which is significant in the sky line.
223	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Supports planning controls which protect and preserve the heritage character of Queens Parade - C231 does not do this. Supports protecting the prominence of the former ANZ Bank building along Queens Parade. <p><u>Height</u></p> <ul style="list-style-type: none"> Heights proposed in amendment would impact the heritage fabric of Queens Parade. Requests that Council considers the proposed heights.

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		<p><u>Laneways</u></p> <ul style="list-style-type: none"> • Unsuitable as thoroughfares for new development - not wide enough, will have negative impacts on emergency services.
224	Resident - Hodgkinson Street	<p><u>Height</u></p> <ul style="list-style-type: none"> • New buildings should be no more than three storeys high. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • To be able to see parapets and rooflines outlined against the sky is important. • Older buildings need to be protected by given careful attention to Height, setbacks, rooflines and parapets.
225	Resident - Hodgkinson Street	<p><u>Built form</u></p> <ul style="list-style-type: none"> • Opposes the Future built form in the DDO. • Opposes Queens Parade being closed in by tall buildings.
226	Visitor - Melbourne	<p><u>Height</u></p> <ul style="list-style-type: none"> • Opposes the proposed heights in the amendment. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Supports medium density but growth can be accommodated on the APM (Australian Paper Mills) site and gas works site. <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Queens Parade is a historic skyline that is part of our Melbourne heritage aspects of the Street.
227	Organisation - Fitzroy Residents Association Inc.	<p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> • Urges that heights within the shopping strip be in keeping with the existing heights and rooflines in this heritage precinct. • Strongly urges Council to ensure provisions in this amendment give certainty and avoid "preferred" options. • Mandatory quantified requirements provide certainty. • Strongly urges Council through this amendment to ensure the protection of the heritage shopping strip of Queens Parade by mandating heights within the shopping strip in keeping with existing heights. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Laneways in this precinct are narrow and opposes to these laneways being used for significantly increased vehicular traffic. • Strongly urges that Council respects the heritage value of laneways and ensure they are maintained primarily to enhance neighbourhood amenity.
228	Resident - Gold Street	<p>Supports Amendment C231.</p> <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Melbourne is to house the likely numbers of people expected in the future, it is imperative that well-serviced areas of Melbourne have their density increased. The alternative is further urban sprawl which is detrimental on social and environmental grounds. • Area is an extremely well-serviced part of Melbourne with trams, a major station (Clifton Hill) and bike lanes to the city (c. 15mins ride). It has its own shops, post office etc and is very close to major shopping areas such as Smith/Brunswick St and High St Northcote. This is area of Melbourne is perfect for increasing residential density, and increased height limits are a way of achieving that. • Increased density is a good thing for other residents, makes the place more interesting and vibrant and provides critical mass for different shops and services. <p><u>Open space</u></p> <ul style="list-style-type: none"> • Encourages Council to be quite strict with public open space requirements, and especially green spaces, in future planning decisions that relate to the increased density created by amendment C231.
229	Resident - North Terrace	<p><u>Heritage/height - mandatory</u></p> <ul style="list-style-type: none"> • Concerned that Amendment C231 will have negative impact on main character and heritage streetscape of Queens Parade. • Concerned about development proposals on Queens Parade in Precinct 4. • The DDO (6 storeys behind heritage buildings) does not align with the Heritage Overlay. • Heights should be limited to a mandatory height of 4 storeys.
230	Visitor - Melbourne	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • DDO16 encourages facadism in the historic shopping strip <p><u>Setback</u></p> <ul style="list-style-type: none"> • The setback of only 6 metres is quite inadequate to conserve heritage fabric <p><u>Height</u></p> <ul style="list-style-type: none"> • 6 storeys set back only 6 metres is completely out of scale with historic buildings in the shopping centre.
231	Resident - Abbot Grove	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Development outlined in the DDO will impact the heritage streetscape.

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Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> Stronger heritage controls should be in place that are similar to domestic/residential properties. Urges Council to apply the same approach to residential streets to Queens Parade.
232	Resident - Noone Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Modern multi-storey development will impact the heritage streetscape.
233	Resident - Falconer Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Wishes the heritage streetscape and character to be retained. <p><u>Height</u></p> <ul style="list-style-type: none"> 6 storey height limit is too high. Heights in the shopping strip should be in keeping with the existing heights and rooflines - the heritage parapets set against the sky an important feature <p><u>Lanes</u></p> <ul style="list-style-type: none"> Walking should be a priority in laneways and new development should be designed to reinforce this. No development should be permitted to direct traffic through existing heritage laneways.
234	Visitor - Melbourne	<p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> Amendment would result in an increase in population density placing strain on public transport. <p><u>Amenity</u></p> <ul style="list-style-type: none"> The proposed amendment would result in a loss of amenity for existing residents. <p><u>Height</u></p> <ul style="list-style-type: none"> Heights of 4 storeys to 6 storeys would have a huge impact on the single and two storey local historic Victorian heritage strip. Development should be limited to 2 storeys and set back so sight lines of any new buildings would be invisible from the opposite side of Queens Parade. New infill building should not exceed the height of two storeys. <p><u>Heritage</u></p> <ul style="list-style-type: none"> The design of future developments should be in keeping with the heritage area. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> The area already has a reasonably high density of apartments nearby. <p><u>Laneways</u></p> <ul style="list-style-type: none"> No more than 2 storeys should be permitted on lanes. Cars should be kept right out, and lanes should be kept as pedestrian precincts. <p><u>Parking/traffic</u></p> <ul style="list-style-type: none"> Onsite parking should be required by new development. Increased traffic could have potential problems for students. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> High apartment or office block development would overshadow existing residences. <p><u>Noise</u></p> <ul style="list-style-type: none"> Potential increase in the number of dwellings would increase traffic, visitor cars and garbage collection will all increase the noise levels. <p><u>Stormwater</u></p> <ul style="list-style-type: none"> Increased development will have implications for stormwater runoff.
235	Resident - South Terrace	<p><u>Height</u></p> <ul style="list-style-type: none"> Objects to the 6 storey height limit. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Development needs to respect heritage streetscape.
236	Resident - McKean Street	<p><u>Urban consolidation/affordable housing</u></p> <ul style="list-style-type: none"> Conditionally supports the need for urban development and affordable housing. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Proposed development will cause overshadowing of residential properties. <p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> New development should not be visible from Queens Parade <p><u>Built form/heritage</u></p> <ul style="list-style-type: none"> New development should be sympathetic to the existing infrastructure in the narrow laneways and abutting residential houses. Heritage buildings along Queens Parade should be treated similar to buildings in residential areas.

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237	Resident - Hodgkinson Street	<p><u>Heritage/amenity</u></p> <ul style="list-style-type: none"> Amendment C231 does not respect the heritage character of the area, or the residents who live nearby, particularly in Precinct 4. <p><u>Traffic</u></p> <ul style="list-style-type: none"> If developers want to turn Precinct 4 of Queens Parade in to a residential strip use Queens Parade as access. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Many of the residences in Hodgkinson would lose direct sunlight to their properties. Greater sunlight analysis needs to be provided. <p><u>Height - mandatory</u></p> <ul style="list-style-type: none"> The mandatory/maximum height limit for any development in Precinct 4 of Amendment C231 should be no higher than buildings already existing on the site. A maximum height of 9 metres.
238	Resident - Hodgkinson Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Appreciates the need for housing but this needs to be balanced with heritage protection. <p><u>Height</u></p> <ul style="list-style-type: none"> No new building should be allowed to extend above existing rooflines and adjacent laneways should be similarly protected and maintained for pedestrian access. <p><u>Social function of Queens Parade</u></p> <ul style="list-style-type: none"> New development must recognise and prioritise this important social function of Queens Parade.
239	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Acknowledges the importance of preserving heritage streetscapes. <p><u>Traffic</u></p> <ul style="list-style-type: none"> New development must not increase traffic on nearby residential streets such as McKean and Hodgkinson Streets <p><u>Amenity/height/setbacks/mandatory</u></p> <ul style="list-style-type: none"> The amenity of residents on McKean St and Hodgkinson Street abutting the Precinct 4 Queens Parade sites should also be preserved. Preserving amenity could be achieved by low and mandatory height limits, maximum setbacks Would support if planning controls would achieve no loss of amenity. <p><u>Conversion of consultant advice</u></p> <ul style="list-style-type: none"> Council officers have diverged from the original advice provided by Hansen <p><u>Height</u></p> <ul style="list-style-type: none"> Retention of heritage character and amenity of local residents can be achieved by supporting the lower maximum building height of 5 storeys (with 4 storeys preferred). <p><u>Laneways</u></p> <ul style="list-style-type: none"> Council Officers have inadequately assessed the impact on, and the capability of, laneway access to existing Queens Parade sites in Precinct 4. The proposed 6 storey maximum building height proposed will generate significantly more traffic. <p><u>Parking</u></p> <ul style="list-style-type: none"> There is not enough parking to justify any reductions in new developments. Negative outcomes (traffic) can be mitigated by supporting the lower maximum building height of 5 storeys (with 4 storeys preferred). <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> Setbacks are inadequate and should be increased to protect resident amenity. The Res Code B17 standard should be used.
240	Resident - Michael Street	<p><u>Heights</u></p> <ul style="list-style-type: none"> Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct. The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Heights and massing on laneways must be managed to preserve and enhance the amenity of these spaces - including in the laneways themselves. Laneways throughout the precinct are narrow and rarely suited to significant usage for vehicular access. Walking and active transport should remain the priority in laneways. Supports policy to enhance the safety and amenity of laneways <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Future built form will result in overshadowing of properties. <p><u>Parking</u></p> <ul style="list-style-type: none"> Increased development will impact current parking levels. <p><u>Traffic</u></p>

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		<ul style="list-style-type: none"> Increased density will result in greater traffic levels with negative outcomes for cyclists and pedestrians. Requests Council abandons Amendment.
241	Resident - Napier Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Supports the need for urban renewal within the City of Yarra. Due to the development at 26-56 Queens Parade, Clipsal, Gasworks and developments in precinct 5C, it is not necessary to encourage development in Precinct 4. <p><u>Mandatory/discretionary</u></p> <ul style="list-style-type: none"> Does not support the overuse of preferred controls rather than mandatory controls <p><u>Height</u></p> <ul style="list-style-type: none"> Precinct 4 – 6 storeys is excessive. Precinct 4 – should be preserved in its current state. Precinct 4 – new built form should not be seen from opposite sides of the road. Precinct 4 – the propose built form will cause heritage parapets and rooflines to become a submissive element <p><u>Laneways</u></p> <ul style="list-style-type: none"> Precinct 4 – Any development which would create a need for significant vehicle access via the laneways should be avoided. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> Precinct 5A & 5B – Clifton Motors site, former UK hotel are historically important - should be respected in the same manner as St John's Church and spire <p><u>Precinct 2</u></p> <ul style="list-style-type: none"> Precinct 2 – Maintain the current controls as per DDO16 and DDO20.
242	Resident - May Street	<p><u>Precinct 1</u></p> <ul style="list-style-type: none"> Retain existing maximum Height as per the Queens Parade Built Form review Precinct 1B –Support the height limit of a mandatory 3 storeys (9m) residential <p><u>Precinct 2</u></p> <ul style="list-style-type: none"> Retain existing height controls as per Hansen report and have these height limits mandatory. Retain Built Form controls as drafted into the Interim Controls. <p><u>Precinct 3</u></p> <ul style="list-style-type: none"> A mandatory maximum building height of 4 storeys (12 metres) to protect the appreciation of the clear view to St John's church belfry and spire. Keep the height limits recommended by Hansen report and ensure they are mandatory. <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> Proposed mandatory building height of 21.5m or 6 storeys is too high. Heights limits should be 4 residential floors or 3 commercial floors (12 metres) and the limits need to be mandatory. Setbacks for the lanes behind the shopping strip are inadequate. <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> 5B - building height limit should be mandatory 11 metres on Queens Parade and 18 metres on Dummett Crescent as higher heights would overwhelm the former Clifton Motors and the former UK Hotel when viewed from Queens Parade. Setbacks in 5B should be mandatory, definitely not preferred 6 metres for development at the former Clifton Motors and 6 metres elsewhere. 5C, for the above reasons, height limits and planning guidelines need to be mandated. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Yarra is fulfilling its requirement to accommodate housing growth, this growth needs to be evenly spread to the middle suburbs.
243	Resident - Woodside Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Opposes the increase from 18m to 21.5m <p><u>Built form</u></p> <ul style="list-style-type: none"> More could be done usefully addressing the functional expectations of buildings as well as the overall form. <p><u>Amenity</u></p> <ul style="list-style-type: none"> New developments will have amenity impacts on existing residents.
244	Resident - Noone Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> Six storey development is not compatible with heritage buildings. Similar development is not allowed on heritage buildings in residential areas. Opposes the height limits. <p><u>Laneways</u></p>

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245	Resident - Rushall Crescent	<ul style="list-style-type: none"> Laneways are suitable for increased traffic. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Laneways aren't suitable for vehicle traffic. <p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> Requests a maximum height of 4 storeys. Opposes preferred heights.
246	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky from both sides of Queens Parade. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Heights and massing on laneways must be managed so as to preserve and enhance the amenity of these spaces - including in the laneways themselves. Laneways throughout the precinct are narrow and rarely suited to significant usage for vehicular access. Walking and active transport should remain the priority in laneways. Supports policy to enhance safety and amenity of laneways. <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Policy 5.1.2 - engaging residents of a community to assist in determining the built form outcomes of a neighbourhood activity centre. <p><u>Overshadowing/overlooking</u></p> <ul style="list-style-type: none"> New development will create overshadowing of footpaths (northern side). There will be overshadowing and overlooking of existing buildings. <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> Increased density will place strain on existing facilities and amenities and street amenities, water, sewage, roads, public transport etc <p><u>Parking/traffic</u></p> <ul style="list-style-type: none"> There is not enough parking. There is congestion on roads and transport services. <p><u>Heritage/built form</u></p> <ul style="list-style-type: none"> Larger buildings will diminish the grandness of Queens Parade. New development will cause ugly unappealing, unattractive and harsh street scape. <p><u>View lines</u></p> <ul style="list-style-type: none"> Development will block city views. <p><u>Built form</u></p> <ul style="list-style-type: none"> Don't allow more development (similar to that on the lower north side of Queens Parade) to happen.
247	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Acknowledges the importance of seeing heritage parapets set against the sky. Just because it is a thoroughfare does not mean it should be destroyed and high rise buildings be allowed to dominate the skyline.
248	Resident - Delbridge Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Opposes six storey height limit along Queens Parade Six storey would dominate the street and dominate the two storey parapets. Recent four storey developments have had an impact on the Street. A four storey maximum height would be suitable. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> The area is already producing enough housing capacity with up to 1500 new apartments being added along the western border.
249	Resident - Kneen Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Proposes a height limit of 4 storeys. Proposes that new development is not seen above roofs of shops. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Laneways should not be used for traffic.
250	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Acknowledges the importance of preserving heritage streetscapes. <p><u>Traffic</u></p>

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Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> New development must not increase traffic on nearby residential streets such as McKean and Hodgkinson Streets <p><u>Amenity</u></p> <ul style="list-style-type: none"> The amenity of residents on McKean St and Hodgkinson Street abutting the Precinct 4 Queens Parade sites should also be preserved. Preserving amenity could be achieved by low and mandatory height limits, maximum setbacks Would support if planning controls would achieve no loss of amenity. <p><u>Controls don't reflect consultant advice</u></p> <ul style="list-style-type: none"> Council Officers have diverged from the original advice provided by Hansen Partnership <p><u>Height</u></p> <ul style="list-style-type: none"> The retention of the heritage character and the amenity of local residents can be achieved by supporting the lower maximum building height of 5 storeys (with 4 storeys preferred). <p><u>Laneways</u></p> <ul style="list-style-type: none"> Council officers have inadequately assessed the impact on, and the capability of, laneway access to existing Queens Parade sites in Precinct 4. The proposed 6 storey maximum building height proposed will generate significantly more traffic. <p><u>Parking</u></p> <ul style="list-style-type: none"> There is not enough parking to justify any reductions in new developments. Negative outcomes (traffic) can be mitigated by supporting the lower maximum building height of 5 storeys (with 4 storeys preferred). <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> Setbacks are inadequate and should be increased to protect resident amenity The Res Code B17 standard should be used
251	Visitor - Melbourne	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Maintain village atmosphere of small shops in beautiful heritage precinct. A lot of heritage has been lost to large scale developments in the inner north Maintain heritage parapets against the sky. Village feel and heritage is what makes this so appealing, important to retain it. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> If Queens Parade were to be overshadowed it wouldn't be pleasant and would cause people to shop elsewhere – bad for traders <p><u>Parking</u></p> <ul style="list-style-type: none"> With increased density, parking will be a problem which will be another reason not to go to shop in Queens Parade <p><u>Laneways</u></p> <ul style="list-style-type: none"> Laneways are precious remnants of a bygone era – don't want them destroyed <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Direction 5.1.2 – local communities should lead the planning of their centres – community should be assisted to determine the built form
252	Resident - Noone Street	<p><u>Neighbourhood character/heritage</u></p> <ul style="list-style-type: none"> Shopping strips such as Queens Parade are part of the fabric of the area In Lygon and Brunswick Streets, heritage has been preserved – very little development above two storeys Any development in precinct 4 should be done in a manner that preserves the heritage and minimises traffic impacts on McKean and Hodgkinson Streets <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> Should use mandatory heights and setbacks to constrain development <p><u>Controls don't reflect consultant advice</u></p> <ul style="list-style-type: none"> Council officers have inappropriately rejected expert advice and recommended 21.5 metres – Hansen previously recommended 18 metres which is an appropriate height <p><u>Height/rear setbacks</u></p> <ul style="list-style-type: none"> Six storeys would not preserve the visual landscape. Parapets and lacework currently stand out against the sky will disappear into the shadows Res Code B17 should be used on sites on Queens Parade, along with a maximum 4 storey height <p><u>Lanes</u></p> <ul style="list-style-type: none"> Council officers have inadequately assessed the impact on and capability of laneway access in Precinct 4 – will affect access and parking
253	Resident - Rowe Street	<p><u>Height/heritage</u></p> <ul style="list-style-type: none"> 6-10 storeys is unreasonable and doesn't fit with the heritage landscape <p><u>Overlooking/overshadowing</u></p> <ul style="list-style-type: none"> Development of that height will cause overlooking and overshadowing and will allow developers to profit at the expense of residents <p><u>Housing need/affordable housing</u></p> <ul style="list-style-type: none"> Good design and appropriate heights can accommodate the need for increased housing New development should provide social and affordable housing

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254	Visitor - Interstate	Refer to Submission 246
255	Resident - Rowe Street	<p><u>Urban consolidation / affordable housing</u></p> <ul style="list-style-type: none"> I fully understand the need to accommodate and encourage urban renewal and for more affordable and social housing. These are worthy aims yet newer development does not include them. Suggests that the state and local government report card shows a clear fail. Must mandate affordable and social housing in future developments. <p><u>Net community benefit</u></p> <ul style="list-style-type: none"> Doesn't see any community or civic benefits. Where are any community facilities likely to come from? Council and state Government have not done a great job setting the scene in Queens Parade already, so time to make amends with your ratepayers who pay your wages and provide you with employment. It is the ratepayers not the developers that clothe and feed you, so please don't forget that. <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> Now you can walk in the street and feel the sun and rain on your face. With 6 storeys you can kiss the sun good bye. Historic facades need protection, not to be overwhelmed by monoliths. 4 storeys is the absolute highest that should be allowed <p><u>Rear interface/amenity</u></p> <ul style="list-style-type: none"> Properties that back onto Queens Parade will face 6 storeys to their rear – they will be blighted by such developments and seem to be ignored. There will be increased overlooking and overshadowing as well as increased traffic in lanes and parking in the streets. May reduce land values and consequently rates for the Council.
256	Resident - McKean Street	<p><u>Neighbourhood character</u></p> <ul style="list-style-type: none"> Important to maintain neighbourhood feel and architecturally important streetscapes. Increased heights does not achieve this Collingwood, Richmond and Fitzroy have had their skylines changed to meet council and state government's desire for greater density of housing. They have largely lost the architecture that made the inner city unique <p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> Should have mandatory setbacks No more than 3 storeys should be allowed
257	Visitor - Melbourne	<p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Local communities should lead the planning of their own centres <p><u>Heritage</u></p> <ul style="list-style-type: none"> Do not lose irreplaceable heritage Parapets and roof lines should remain visible against the sky <p><u>Height</u></p> <ul style="list-style-type: none"> Heights should be in keeping with existing heights <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> Manage heights and massing on laneways to preserve and enhance laneway amenity <p><u>Laneways</u></p> <ul style="list-style-type: none"> Avoid inappropriate densities that lead to laneway traffic – prioritise walking and active transport in laneways
258	Resident - Wright Street	<p><u>Consultant report</u></p> <ul style="list-style-type: none"> Prefers vision for Precinct 4 as set out in GJM report – it would retain the Victorian streetscape on both sides of Queens Parade <p><u>Built form</u></p> <ul style="list-style-type: none"> Council's DDO may lead to the destruction of the streetscape The preferred mode of development in a heritage streetscape is to push development up then back, but it mostly looks dreadful On narrow lots, 5 storeys will look top heavy and be visible from a long way away – trees can disguise four storeys but not five Width of Queens Parade doesn't mean higher buildings would look good <p><u>Heritage</u></p> <ul style="list-style-type: none"> Council should develop design templates that demonstrate compliance with heritage requirements Parts of Queens Parade can accommodate higher development as outlined in the DDO. Leave Precinct 4 with more modest development which would accommodate future change
259	Organisation - the Royal Historical Society of Victoria	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Controls will encourage the destruction of heritage – allowing demolition of all but front 6 metres to allow development of 6 storeys with a 6 metre setback will destroy the skyline This is facadism which is a long discredited form of heritage conservation and specifically discouraged by the planning scheme

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Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> • Council’s lot by lot analysis is to be applauded – areas that can accommodate more development have been identified. Council should have identified key heritage areas and declare them as minimum change areas. They could then be managed via the heritage overlay where demolition of significant and contributory buildings is discouraged and new development is permitted but only of a mass and scale that doesn’t compromise the heritage significance • The approach taken by DDO16 is different to a heritage conservation approach – starting point seems to be establish an 11m street wall height, determine a setback (which, in the case of DDO16 is quite arbitrary) and then allow a 6 storey building • The blocks are deep which means that if you considered heritage first, you could retain the principal roof and still have more than half the site for significant development • Yarra is under pressure from state government to maximise development in activity centres. Their blinkered vision will lead to the destruction of historic centres • This creates a precedent for the administration of the heritage overlay across the state • The amendment is ill founded as it doesn’t support heritage. It is fatally flawed and should be abandoned <p><u>Different controls from Swan Street</u></p> <ul style="list-style-type: none"> • Swan Street uses a ¼:¾ ratio but Queens Parade uses 1:1 – appears that 6 storeys was chosen as a height and the various ratios are used to justify that height • Swan Street has a 5 metre upper level setback whereas in Queens Parade it is 6 metres
260	Resident - Wright Street	<p><u>Neighbourhood character</u></p> <ul style="list-style-type: none"> • Opposes amendment. Changes will be detrimental to open and historic character of the area and affect amenity of nearby residents through overshadowing. <p><u>Capacity of transport</u></p> <ul style="list-style-type: none"> • Concern about impact on tram services <p><u>Municipal wide approach</u></p> <ul style="list-style-type: none"> • Should be a whole of Yarra plan
261	Resident - Noone Street	<p><u>Neighbourhood character</u></p> <ul style="list-style-type: none"> • Queens Parade is charming and its heart and soul lies in its sense of living history. Provides an unbeatable shopping experience • This will be lost if inappropriate development is allowed • Should be preserved for future generations. Don’t allow modern, multi storey developments to pervade this beautiful location
262	Resident - Michael Street	<p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> • Local communities should lead the planning of their local centres – consultation here has been tokenistic. We were presented with an outcome. No attempt to engage the community as a whole. <p><u>Translation of consultant work</u></p> <ul style="list-style-type: none"> • GJM report makes various recommendations about preserving the heritage but the response will produce the exact opposite <p><u>Heritage/setbacks</u></p> <ul style="list-style-type: none"> • Front rooms won’t be retained because many are deeper than 6 metres and there is no requirement to retain the front room • How will this ensure the conservation of places of heritage significance as per Clause 15.03-15 of the planning scheme? • Should insist that new development not be visible from Queens Parade which would preserve existing skyline <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> • Set back development in laneways as per Res Code B17 with setbacks applying to both sides of lane as if both sides are zoned residential <p><u>Laneways</u></p> <ul style="list-style-type: none"> • 3 metre width of laneways doesn’t accommodate fire trucks • Laneways will be unsafe with the additional traffic <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Restrict higher density development to the gas works and precinct 5
263	Resident - May Street	<p><u>Precinct 1</u></p> <ul style="list-style-type: none"> • Retain heights recommended by Hansen. 1B – Supports 9m and should be mandatory <p><u>Precinct 2</u></p> <ul style="list-style-type: none"> • Retain heights recommended by Hansen and should be mandatory. Retain controls as drafted in interim controls <p><u>Precinct 3</u></p> <ul style="list-style-type: none"> • Mandatory maximum of 12 metres (4 storey) to protect view to St John’s. Keep Hansen’s heights and make them mandatory <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> • 12 metres and make them mandatory. Gas works and 26-56 Queens Parade more than fulfil duty to provide increased density. Laneway setbacks inadequate. <p><u>Precinct 5</u></p>

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
		<ul style="list-style-type: none"> 5B – Heights should be 11m on Queens and 18m on Dummett. Anything less will see heritage buildings overwhelmed. Mandatory setbacks of 6m, not preferred. If not mandatory, community must spend countless hours opposing proposals at VCAT which is expensive for all. In 5C, make controls mandatory, not preferred. 43m is extremely generous. Need for stronger controls in this precinct.
264	Resident - Hodgkinson Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Historic charm is epitomised by low rise, late 19th and early 20th century buildings <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> New development shouldn't be allowed to overshadow the current streetscape and its skyline <p><u>Height/mandatory</u></p> <ul style="list-style-type: none"> Mandatory maximum heights of 3-4 storeys should be applied. Should not be preferred heights
265	Resident - Michael Street	<p><u>Height - mandatory/setbacks</u></p> <ul style="list-style-type: none"> Glad Council has developed planning controls but disappointed to find 6 storey heights and variable but steep rear setbacks Urges mandatory maximum 4 storeys – this was agreed at a Council meeting on 19 Dec 2017 Existing approvals are for four storeys ie practically level with existing heights plus an additional storey but well set back. Wants a 10 metre upper level setback. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Rear laneway access already difficult. Additional traffic will heighten risks to pedestrians and flow of traffic to streets Fire engine access a real issue – wants MFB guidelines adopted <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Communities should lead planning of their centres. Wants the community more energetically involved
266	Resident - McKean Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> Few other streets are as intact as Queens Parade Proposed heights will overwhelm skyline, rooves, parapets and new developments will dominate the precinct <p><u>Setbacks/heritage</u></p> <ul style="list-style-type: none"> 1:1 setback ratio has no logic in terms of heritage and conservation strategy. New developments behind commercial heritage should be obscured in the same way that residential developments are obscured behind heritage buildings. Residents and heritage experts believe they are of equal value Significant heritage streetscape should be extended to the NE on the south side of Queens Parade as there are some significant buildings there <p><u>Future built form</u></p> <ul style="list-style-type: none"> Development at the rear will result in changes to shop fronts to allow for wider, separate entrances, services and meters <p><u>Lanes</u></p> <ul style="list-style-type: none"> Rear lanes are part of the heritage fabric and should not be widened. But narrow width of properties will require parking stackers and lifts which will require lane widening <p><u>Heritage policy</u></p> <ul style="list-style-type: none"> Amendment is contrary to various sections of Council's own heritage policy at Clause 22.02 of the planning scheme DDO seeks to "ensure high quality and sympathetic upper level development" but there are no planning tools to achieve this. Existing approvals demonstrate Council can't control the quality of elevations and they will not be able to do it in Queens Parade
267	Resident - Brunswick Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Witnessed dreadful urban renewal in 1960s when heritage buildings were razed and welcomed heritage controls that saved what was left, however a different form of heritage destruction is taking place now under current planning regimes <p><u>Built form</u></p> <ul style="list-style-type: none"> Current thinking that you should delineate between old and new is wrong – there should be a requirement for new buildings to have design elements that are sympathetic to the surroundings In a Victorian streetscape, new buildings should reflect Victorian elements such as roof lines, windows, materials and decorations <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> There are significant urban renewal sites that accommodate need for more housing <p><u>Height</u></p> <ul style="list-style-type: none"> Keep heights in line with existing heights and in a style sympathetic to the existing <p><u>Lanes</u></p> <ul style="list-style-type: none"> Keep walking the priority in laneways
268	Resident - Delbridge Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Do not allow beautiful heritage to be ruined by inappropriate development Heritage skyline and shop parapets are critical to the character of the area. Should be kept for future generations

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269	Visitor - Melbourne	<ul style="list-style-type: none"> Don't allow development that does not fit the context – too big or overpowering <p><u>Heritage</u></p> <ul style="list-style-type: none"> Six storeys too high in a delightful street which is a mix of Victorian and early 20th century – a heritage gem which should be preserved for future generations Few streets left that have the luxury of low rise buildings lining a wide, elegant boulevard
270	Resident - Hodgkinson Street	<p><u>Neighbourhood character</u></p> <ul style="list-style-type: none"> Proposed development will destroy the unique character and village feel of the area <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Gas works and Smith Street seeing a lot of apartments, why is it necessary to have more development in Queens Parade where there are heritage buildings? <p><u>Height - mandatory</u></p> <ul style="list-style-type: none"> If we have to have development, make it three storeys mandatory maximum
271	Resident - Queens Parade	<p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> Infrastructure in the area is not equipped to handle the large developments being built <p><u>Traffic</u></p> <ul style="list-style-type: none"> Growing number of cars, pedestrian and cyclists will continue to increase <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> Limited height and preservation of the streetscape is crucial for keeping the community connected and accessible to all Overdevelopment will see destruction of the skyline
272	Resident - Miller Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Concerned that the structure and outline of heritage shops were overshadowed by inappropriate development <p><u>Height</u></p> <ul style="list-style-type: none"> Rethink heights <p><u>Lanes</u></p> <ul style="list-style-type: none"> Rethink access down narrow lanes
273	Resident - Gold Street	<p><u>Translation of consultant work</u></p> <ul style="list-style-type: none"> Evidence of the past lives in the streetscape and individual buildings. Consultants recommended lower heights that have been mysteriously increased. Why? <p><u>Lanes</u></p> <ul style="list-style-type: none"> Lanes are narrow and can't accommodate increased traffic <p><u>Sustainability</u></p> <ul style="list-style-type: none"> New concrete in such a small area will create a new heat sink which is reckless <p><u>Amenity</u></p> <ul style="list-style-type: none"> So much new development will make Queens Parade like a building site for years which is very inconvenient for residents <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Melbourne is growing but areas around Queens Parade are bearing a great chunk of this growth without regard for those that live there or who might come in the future
274	Resident - Michael Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Support need for innovative urban renewal and social housing but this amendment is not innovative <p><u>Heritage</u></p> <ul style="list-style-type: none"> Would result in a net loss of heritage and will see harsh "discontinuities of style and visualisation" Damage to intact streetscape would be irreversible <p><u>Impact on traders</u></p> <ul style="list-style-type: none"> Amendment may have permanent implications for commercial activity- what if, as a result of these plans, shopkeepers decided to leave? <p><u>Rethink amendment</u></p> <ul style="list-style-type: none"> Melbourne CC has stepped back from rash plans re Vic Market, urges Yarra to do the same here. Either abandon or seriously rethink
275	Business Owner - Queens Parade	<p><u>Height</u></p> <ul style="list-style-type: none"> Objects to maximum height of precinct 4 – it is excessive and will compromise the heritage values and streetscape 21.5 metres with a 6 metre setback is facadism which would significantly alter the character of the heritage streetscape
276	Resident - Rae Street	<p><u>Height - mandatory</u></p> <ul style="list-style-type: none"> Change and growth are inevitable but there needs to be mandatory height restrictions This will ensure our heritage is safeguarded for posterity
277	Resident - Jamieson Street	<p><u>Height/setbacks</u></p>

Attachment 1 - Attachment 1 - Summary of individual submissions

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		<ul style="list-style-type: none"> Concerned about heights and setbacks No buildings should be allowed to impinge on the heritage look of the street Heights should be in keeping with existing roof lines Parapets should remain outlined against the sky <p><u>Laneways</u></p> <ul style="list-style-type: none"> Don't use laneways for significant vehicle access <p><u>Overlooking</u></p> <ul style="list-style-type: none"> Inappropriate heights impinge upon people's privacy <p><u>Residential capacity elsewhere</u></p> <ul style="list-style-type: none"> Other larger sites in Queens Parade can accommodate the population growth
278	Resident - Walker Street	<p><u>Heritage</u> Proposal to overdevelop in a heritage area is inappropriate</p>
279	Resident - Gold Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Why do developers need to go so high? Who is benefitting from this extra high housing development? Why do we want to block out the sky? <p><u>Affordable housing</u></p> <ul style="list-style-type: none"> Is any of this building going to be thoughtful affordable housing? <p><u>Traffic</u></p> <ul style="list-style-type: none"> Traffic congestion is already a problem along Queen's Parade. Why add to it?
280	Organisation - Protect Fitzroy North Inc.	<p><u>Translation of consultant work</u></p> <ul style="list-style-type: none"> Analysis behind Am C231 is welcome and overdue but we have issues with how this has translated into conclusions, especially in Precinct 4 Statement of significance for HO327 in Hansen report is not the full version. <p><u>Height</u></p> <ul style="list-style-type: none"> The group has participated in various VCAT settlements around built form of 8-10 storeys at the western end, 14 storeys at the eastern end and 10 storeys on gasworks. But mid-rise over heritage shops is beyond the pale and intolerable <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Quotes VCAT 1134 (red dot) "...we do not consider the demand for additional housing ...outweighs all other policies and in the planning scheme relating to heritage for a development of this scale. Heritage is just as important as the need to accommodate population growth." <p><u>Neighbourhood character</u></p> <ul style="list-style-type: none"> Infill thus far in the precinct has been "neighbourly and mannered" but would welcome controls which would codify this approach as the preferred neighbourhood character <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Plan Melbourne makes clear that most growth is focussed on the central city, urban renewal precincts and national employment and innovation clusters. Support for development in major activity centres rather than neighbourhood centres. Mixed use development can lead to residential uses competing with commercial uses and employment opportunities which can lead to loss of commercial land. Plan Melbourne doesn't require development in a neighbourhood centre to achieve 20 minute neighbourhoods. Queens Parade already delivers that objective. Plan Melb states that where centres are well established or communities are seeking to protect the unique character, they should be assisted in determining the desired built form outcomes <p><u>Housing capacity elsewhere</u></p> <ul style="list-style-type: none"> Community is happy to have growth eg gasworks but wants to preserve neighbourhood character. Wants heritage recognised when managing growth and change <p><u>Lanes</u></p> <ul style="list-style-type: none"> Existing system of laneways is part of a system that protects existing amenity even though it was built long before Res Code. Proposal to put additional traffic in laneways will lead to tensions between developers and residents. Design requirement to put traffic in laneways is flawed and should be urgently reconsidered <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> Rear setbacks B17 is designed to protect residential amenity and so is applied from the boundary of the residential property but it gives the commercial property a more advantageous building envelope at the point of B17's intersection with their property boundary. Submission includes detailed comparison of B17 vs rear setbacks proposed by Amendment C231. B17 a better option than C231 proposes <p><u>Precincts 1 and 2</u></p> <ul style="list-style-type: none"> Wants wording of permanent controls to be identical to interim controls

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Sub no	Interest	Summary of submission
		<p><u>Precinct 3</u></p> <ul style="list-style-type: none"> Discretionary maximum of 18m is too high. 14m more suitable with 11m street wall height <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> 21.5m too high. 12m would seem more appropriate. B17 setbacks to the rear <p><u>Precinct 5</u></p> <ul style="list-style-type: none"> 5C – mandatory 43m, 35m street wall height is too high, 18m more appropriate
281	Resident - Coleman Street	<p><u>Need for strong controls</u></p> <ul style="list-style-type: none"> Wants controls supported by the community that comply with Council policy and doesn't want to give grounds to allow 26-56 Queens Parade to be recontested Retain wording of interim controls <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Plan Melbourne and VCAT case 1134 (red dot) support the protection of heritage as an equally important planning scheme objective as accommodating metropolitan growth <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Plan Melbourne gives the community a voice on what net community benefit means in their neighbourhood centres <p><u>Heritage policy/sightline test</u></p> <ul style="list-style-type: none"> Use sightline test in existing heritage policy Clause 22.02 to apply to all of Queens Parade <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> Categorise Precinct 4 as a precinct of low change <p><u>Impact on traders</u></p> <ul style="list-style-type: none"> Maintain vitality of local businesses <p><u>Laneways</u></p> <ul style="list-style-type: none"> Laneways should provide a safe, sunlit heritage experience <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> Use B17 side and rear setbacks measured from the subject site boundary <p><u>Height/built form</u></p> <ul style="list-style-type: none"> Use gasworks as a bench mark for upper limit of development Do not allow long street walls without a break, even when views to landmarks or significant skylines are not interrupted <p><u>Translation of consultant work</u></p> <ul style="list-style-type: none"> Concern about Hansen's recommendation to increase from 4-6 storeys and reduce setbacks from 8m to 6m <p><u>Edits to explanatory report/DDO</u></p> <ul style="list-style-type: none"> Wants to see extensive edits made to the explanatory report Makes extensive recommendations about proposed amendments to DDO16
282	Resident - Rushall Crescent	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Former ANZ building a remarkable landmark. Need to see parapets from both sides Preserve streetscape despite the need for progress The only Hoddle designed boulevard left in the city <p><u>Lanes</u></p> <ul style="list-style-type: none"> Laneways are narrow and can't withstand additional traffic <p><u>Parking</u></p> <ul style="list-style-type: none"> Parking becoming more difficult <p><u>Height - mandatory</u></p> <ul style="list-style-type: none"> Requests a four storey mandatory maximum height <p><u>Rear setbacks</u></p> <ul style="list-style-type: none"> B17 setbacks requested also
283	Visitor - Melbourne	<p><u>Inconsistent with Council resolution 22 Nov 2016</u></p> <ul style="list-style-type: none"> Amendment should be consistent with Council position endorsed on 22 November 2016 which called on the Minister for Planning to introduce interim controls to historic shopping streets to require a 10m upper level setback and maximum height limit of 11.5 metres <p><u>Consistency with planning and heritage policies</u></p> <ul style="list-style-type: none"> Amendment should be consistent with Council planning and heritage policies. As drafted, C231 is not consistent with these

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		<ul style="list-style-type: none"> • Council should undertake an assessment of whether planning permits have contributed to unacceptable loss of heritage and if so, this amendment should be drafted to fix the shortcomings in existing policy <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Loss of heritage at the rear – lanes can't accommodate additional traffic and they are intrinsic to the character of the area <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> • Residents want certainty – avoid “preferred” options <p><u>Net community benefit</u></p> <ul style="list-style-type: none"> • When a developer proposes a change of use they should pay a developer fund contribution which would fund new infrastructure, compensate for loss of heritage and amenity and include immediate and long term costs <p><u>Rezoning</u></p> <ul style="list-style-type: none"> • Change of zone should not be supported as it allows even more development opportunity
284	Resident - Brunswick Street	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • The amendment undermines the contributory heritage elements of the precinct • Two additional levels would be appropriate, not the 3-4 outlined in Hansen's report • Should introduce internal controls <p><u>Future built form</u></p> <ul style="list-style-type: none"> • It allows development which doesn't acknowledge the pattern of the existing built form <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Loss of amenity and poor future direction for the rear laneways behind Queens Parade <p><u>Mandatory heights</u></p> <ul style="list-style-type: none"> • Limited mandatory height limits and setbacks, which create ambiguity both in terms of planning legislation and in providing clear, specific direction for how the precinct should be developed. <p><u>Heritage grading</u></p> <ul style="list-style-type: none"> • Consider the heritage grading of 330, 336 and 370 Queens Parade as they are unique and may require a higher level of protection
285	Visitor - Melbourne	<p><u>Heritage/height</u></p> <ul style="list-style-type: none"> • Stop high density in inner city Queens Parade • Save our heritage • Better town planning <p><u>Infrastructure for families</u></p> <ul style="list-style-type: none"> • Better infrastructure for families
286	Resident - Noone Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Maintain sense of history and preserve it for future residents • Present streetscape has a sense of openness and continuity with building fronts and rooftops which are an important feature of the street <p><u>Parking/traffic</u></p> <ul style="list-style-type: none"> • Council has the opportunity to protect the street from overbearing buildings and associated parking and traffic problems <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • The area can and is making its contribution to the demand for more inner city accommodation
287	Resident - Kneen Street	<p><u>Heights - mandatory</u></p> <ul style="list-style-type: none"> • Mandate heights and setbacks in Precinct 4 to allow parapets and rooflines to remain visible to the sky <p><u>Lanes</u></p> <ul style="list-style-type: none"> • Minimise excessive traffic down laneways to avoid risks for pedestrians • Avoid bulk on laneways <p><u>Precinct 4</u></p> <ul style="list-style-type: none"> • Maintain heritage ambience in Precinct 4 <p><u>View lines</u></p> <ul style="list-style-type: none"> • Maintain significant view lines
288	Resident - Aitken Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Maintain amazing intact streetscape for future generations <p><u>Future built form/amenity</u></p>

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		<ul style="list-style-type: none"> No more rubbish apartments – people need a nice space to live in <p><u>Traffic/parking</u></p> <ul style="list-style-type: none"> Traffic and parking are already bad
289	Visitor - Melbourne	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Queens Parade is a highly intact, largely 19th century shopping strip with important local landmarks which is highly valued by residents Protecting the heritage skyline in Precinct 4 is a central and an essential aspect of heritage protection <p><u>Heritage Policy in Planning Scheme</u></p> <ul style="list-style-type: none"> Yarra Planning Scheme includes various policies which seek to protect heritage The 1:1 ratio would allow development as tall again as the existing buildings which would dominate the heritage fabric and be at odds with policy in the planning scheme <p><u>Height</u></p> <ul style="list-style-type: none"> Limit development to three (Victorian) storeys
290	Resident - McKean Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Need to preserve heritage streetscapes. Heritage parapets need to be visible against the sky on both sides of Queens Parade <p><u>Height</u></p> <ul style="list-style-type: none"> Six storeys makes a mockery of heritage protection <p><u>Laneways</u></p> <ul style="list-style-type: none"> Retain open space and access via rear laneways – Council should improve the safety and amenity of laneways
291	Resident - Hodgkinson Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Amendment underestimates the uniqueness and intactness of Queens Parade. Should look at internal heritage values as well as external No modern building has exceeded its heritage neighbour Amendment will destroy views of the parapets against the sky Queens Parade is a monument to sustainability and has been since the 1880s <p><u>Amenity impacts</u></p> <ul style="list-style-type: none"> There will be negative impacts on residents in Hodgkinson, McKean and Turnbull Streets It's an anti-social, unjust amendment, gross lack of respect for residents <p><u>Attitude of planning department</u></p> <ul style="list-style-type: none"> Queens Parade is taken for granted by the planning department Community forced yet again to spend time trying to achieve a responsible result
292	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> In the retail area, there is no justification for any development of any height Even modest development would intrude on neighbours to the rear Outside the retail area, support low rise only – 4 storeys <p><u>Laneways</u></p> <ul style="list-style-type: none"> Lanes are narrow and can't accommodate additional traffic
293	Resident - Dwyer Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Not what we expect from a Council that values heritage Keep what is valuable in the community Utterly opposed to the amendment
294	Resident - Newry Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Heights in the shopping centre must be in keeping with existing <p><u>Laneways</u></p> <ul style="list-style-type: none"> Heritage buildings rely on amenity of open space abutting via laneways. Height and massing on laneways must preserve laneway amenity Laneways are narrow and rarely suited to vehicle use Promote walking and active transport in lanes <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Overshadowing will be an issue as will loss of views of the sky <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Communities should be responsible for planning future built form
295	Resident - Wright Street	<p><u>Heritage/height</u></p>

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		<ul style="list-style-type: none"> Amendment will diminish heritage – it’s important architecturally and historically. Much of the appeal is attraction of elaborate parapets seen against the sky Development of 5 storeys and above will diminish the heritage integrity and significance <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Despite its location close to the city and transport, Queens Parade is not the location to increase density. Heritage controls should not be diluted to achieve greater density
296	Resident - McKean Street	<p><u>Translation of consultant work</u></p> <ul style="list-style-type: none"> Report suggests allowing two additional storeys but disappointingly, Council has allowed four additional storeys <p><u>Heritage/height</u></p> <ul style="list-style-type: none"> Allowing buildings of this height will spoil the feel of the street, remove the outline of the parapets against the sky Why spoil the Hoddle boulevard for future generations for the sake of accommodation that will provide for relatively few? <p><u>Future built form</u></p> <ul style="list-style-type: none"> Development will be piecemeal for years and look like a jagged, unsightly mess Will result in a hotch potch of architectural styles which will not conform to the present consistent architecture Council will benefit from increased rates and taxes which is a small gain for a degradation of the built environment <p><u>Amenity impacts</u></p> <ul style="list-style-type: none"> Quality of the local environment affect mental and cardiovascular health of citizens. This will degrade the local environment, reduce green space and substantially reduce the liveability of the area <p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> Limit to a maximum height of two additional storeys (four storeys total) Have at least a 10 metre setback
297	Resident - Roseneath Street	<p><u>Quality of consultant work</u></p> <ul style="list-style-type: none"> Not enough close study has been done of the buildings – internal as well as external heritage <p><u>Heritage</u></p> <ul style="list-style-type: none"> Queens Parade is on the ancient indigenous song lines leading from Melbourne to Heidelberg – a priceless heritage precinct Relief of parapets against the sky is special and will be destroyed <p><u>Height</u></p> <ul style="list-style-type: none"> No modern building has exceeded the height of its neighbours Six storeys unacceptable, as is the setback <p><u>Sustainability</u></p> <ul style="list-style-type: none"> Already a monument of sustainability <p><u>Amenity impacts</u></p> <ul style="list-style-type: none"> There will be negative impacts on residents in Hodgkinson, McKean and Turnbull Streets <p><u>Attitude of planning department</u></p> <ul style="list-style-type: none"> Queens Parade is taken for granted by the planning department Community forced yet again to spend time trying to achieve a responsible result
298	Resident - McKean Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Wants mandatory 11m or 14.5m mandatory height – 21.5m will not respect the scale of the existing Council argues 6 storeys is only possible on longer blocks yet an application for 388 Queens Parade proves otherwise. The application went to a VCAT compulsory conference where the member advised residents (as a result of the interim controls) the applicant could now apply for 6 storeys even though 388 Queens Parade is a shorter block A permit for 5 storeys was heart breaking and we want to ensure this will be the highest development and hopes this doesn’t set an unfortunate precedent <p><u>Heritage</u></p> <ul style="list-style-type: none"> Parapets and rooflines set against the sky are intrinsic to the heritage streetscape and neighbourhood character <p><u>Future built form</u></p> <ul style="list-style-type: none"> Inclusion of balconies present another inappropriate design element in a heritage streetscape eg market umbrellas and BBQs <p><u>Translation of consultant reports</u></p> <ul style="list-style-type: none"> Initial Hansen report recommended 4 storeys – not clear why it was increased to 5 storeys <p><u>Laneways</u></p> <ul style="list-style-type: none"> Heights and massing on laneways needs to be managed to preserve and enhance the amenity of these spaces. 11m high walls on either side of the C12 interface will be overwhelming – minimum setback above 8 metres would be less detrimental B17 would be a better setback

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
		<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • 1400 apartments being delivered elsewhere along Queens Parade – represents a 14% increase on 2016 population – no need to sacrifice heritage in Precinct 4 <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Laneways are already difficult for access and parking is already limited. Increased requirements for parking will reduce amenity • Walking and active transport should be the priority in laneways <p><u>Further work required</u></p> <ul style="list-style-type: none"> • Wants to see the Hansen testing • Wants to see side and rear setbacks modelled
299	Resident - Napier Street	<p><u>Height - mandatory</u></p> <ul style="list-style-type: none"> • 6 storey height limits are too high. A maximum height of 4 storeys and should be mandatory <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Heritage roof lines and parapets will be lost • Heritage overlay should protect the heritage character of the streets <p><u>Amenity</u></p> <ul style="list-style-type: none"> • Amenity of adjoining residential properties will be severely compromised. <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • Opportunities around this precinct for higher densities, changing the status quo risks unnecessary development – making money over valuing the environment and community outcomes • Affordable and social housing is needed but surely can be achieved by respecting the environment
300	Resident - Newry Street	<p><u>Ability of Council planners</u></p> <ul style="list-style-type: none"> • Consultants paid handsomely so their recommendations can be ignored by less experienced Council planners • Residents must rise to the challenge to champion what is obvious to all except Council planners <p><u>Heritage</u></p> <ul style="list-style-type: none"> • Council has an obligation to protect and preserve its heritage streetscape. • Facadism has ruined much of Melbourne's CBD – must not be allowed to happen here. • Shop parapets should be experienced against the sky. <p><u>Height – mandatory/setbacks</u></p> <ul style="list-style-type: none"> • Supports a precinct wide mandatory height of four storeys. • Heights elsewhere up to 14 storeys? – No, 10 storeys mandatory maximum to match Gas Works • Don't allow bad planning outcomes in precinct 5 become the precedent – Clifton Views is dreadful • Setbacks should preserve the street. • As there are no sites larger than the gasworks site heights there should be no heights higher than what was set there. • Controls with the word preferred should be changed to mandatory. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • New development should not direct traffic through laneways.
301	Visitor - Melbourne	<p><u>Heritage</u></p> <ul style="list-style-type: none"> • Concerned with the loss of heritage places because Council is greedy for urbanisation • Heritage buildings within the street should be protected. <p><u>Parking</u></p> <ul style="list-style-type: none"> • New development has reduced parking which forces us to buy permits <p><u>Future built form</u></p> <ul style="list-style-type: none"> • New developments will not contribute to the heritage streetscape. Clifton Views is a deplorable building • Please consider the heritage and conserve the buildings
302	Resident - Park Street	<p><u>Height/setbacks</u></p> <ul style="list-style-type: none"> • The height limits and setbacks are inadequate to protect the heritage streetscape, laneways. • Queens Parade is a low rise Victorian Boulevard and no modern building has been built higher than the street wall. • Strongly objects to the 6 storey height limit • Strongly objects to the 6m setback. • Heights within the shopping strip must be in keeping with the existing heights and rooflines within the heritage precinct.

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
		<p><u>Future built form</u></p> <ul style="list-style-type: none"> New development will destroy the heritage aspects of the street similar to other shopping strips in Melbourne. <p><u>View lines</u></p> <ul style="list-style-type: none"> Acknowledges the importance of seeing the St John's Spire from the street. <p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Acknowledges that Plan Melbourne 5.1.2 states that local communities should lead the planning of their own centres. <p><u>Heritage</u></p> <ul style="list-style-type: none"> The parapets and rooflines are significant to the heritage citation and should remain outlined against the sky. Queens Parade is the only Hoddle Boulevard with shops This is one of the rare heritage shopping strips left in Melbourne and the world Current amendment does not provide the protection needed <p><u>Laneways</u></p> <ul style="list-style-type: none"> Loves the lanes and their ability to give life to the community Prioritise walking and active transport Heights and massing on laneways must be managed so as to preserve and enhance the amenity of these spaces Laneways throughout the precinct are narrow and rarely suited to significant usage for vehicular access.
303	Resident - Rowe Street	<p><u>Future built form</u></p> <ul style="list-style-type: none"> Objects to the recent development of Clifton Views as a suitable location for a retirement village. New development will impact the heritage aspects of the street. Does not support the "tunnel high rise" built form outcomes set out in the DDO. <p><u>Overlooking</u></p> <ul style="list-style-type: none"> New developments will impact privacy of existing residents.
304	Resident - Tucker Place	<p><u>Future built form</u></p> <ul style="list-style-type: none"> Does not support the mid-rise vision for the street and will have an impact on the heritage aspects. <p><u>Amenity</u></p> <ul style="list-style-type: none"> Infill development will increase amenity impacts on existing residents. <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> Six storey heights will dominate heritage street scape and will allow the shop parapets set against the skyline. Three storey height limit is appropriate. <p><u>Traffic/parking</u></p> <ul style="list-style-type: none"> New development will have an impact on traffic and parking.
305	Visitor - Melbourne	<p><u>Future built form</u></p> <ul style="list-style-type: none"> Strongly objects to Amendment C231 and future developments.
306	Resident - Spensley Street	<p><u>Height</u></p> <ul style="list-style-type: none"> Concerned about the height limits set out in the DDO. <p><u>Capacity of infrastructure</u></p> <ul style="list-style-type: none"> New development will increase congestion. The current level of services and infrastructure cannot cope with increased densities.
307	Resident - O'Grady Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Appreciates the heritage nature of Queens Parade. New development at the proposed form will have a negative impact on the heritage.
308	Resident - Delbridge Street	<p><u>Height – mandatory/setbacks</u></p> <ul style="list-style-type: none"> If the Queens Parade Amendment C231 allows multi -storey building this should be subject to: <ul style="list-style-type: none"> to a mandatory maximum height limit of 4 storeys setback at least 10 metres from the Queens Parade property boundaries <p><u>Lanes</u></p> <ul style="list-style-type: none"> Rear lanes should also be protected from the bulk of multi-storey cliff faces, with a maximum limit of 2 storeys on the boundary, with a maximum increase at 45 degrees the 4 storey limit towards the centre of the property.
309	Resident - Delbridge Street	<p><u>Amenity</u></p>

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
310	Resident - Spensley Street	<ul style="list-style-type: none"> Current rules do not consider or respect adjoining properties creating visual bulk overshadowing and overcrowding of services ie access laneways. <p><u>Height/heritage</u></p> <ul style="list-style-type: none"> New development will impact the low rise heritage streetscape. Heritage buildings along Queens Parade should be treated similar to buildings in residential areas. <p><u>Laneways</u></p> <ul style="list-style-type: none"> The Yarra Planning Scheme (in Clause 22.07) requires that the subject laneway meet emergency services access requirements and those requirements, which are set out in MFB guidelines (GL-27), provide that buildings greater than 2 storeys or with an effective height greater than 9 m have an access road of at least 3.5 m wide. Amendment C231 does not promote development that will align with this requirement.
311	Resident - Rowe Street	<p><u>Future built form/heritage</u></p> <ul style="list-style-type: none"> New buildings would clash with Victorian era architecture. The heritage shops are largely intact. The units in Jamieson Street are an example of a reasonable compromise. The examples of high rise buildings built on a ten metre setback, behind Victorian era buildings have always detracted from the appearance of the area.
312	Resident - Hodgkinson Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Objects to the Amendment as it does not preserve the heritage village appeal of the neighbourhood. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> New development will overshadow existing buildings. Solar panels will be overshadowed.
313	Resident - Hodgkinson Street	<p><u>Heritage</u></p> <ul style="list-style-type: none"> Objects to the Amendment as it does not preserve the heritage village appeal of the neighbourhood. <p><u>Overshadowing</u></p> <ul style="list-style-type: none"> New development will overshadow existing buildings. Solar panels will be overshadowed.
314	Visitor - Interstate	Refer to Submission 246
315	Visitor - Interstate	Refer to Submission 246
316	Visitor - Interstate	Refer to Submission 246
317	Visitor - Interstate	Refer to Submission 246
318	Visitor - Interstate	Refer to Submission 246
319	Visitor - Interstate	Refer to Submission 246
320	Visitor - Interstate	Refer to Submission 246
321	Visitor - Interstate	Refer to Submission 246
322	Visitor - Interstate	Refer to Submission 246
323	Visitor - Melbourne	Refer to Submission 246
324	Visitor - Melbourne	Refer to Submission 246
325	Visitor - Melbourne	Refer to Submission 246
326	Visitor - Melbourne	Refer to Submission 246
327	Visitor - Melbourne	Refer to Submission 246
328	Visitor - Melbourne	Refer to Submission 246
329	Visitor - Melbourne	Refer to Submission 246
330	Visitor - Interstate	Refer to Submission 246
331	Visitor - Interstate	Refer to Submission 246
332	Visitor - Interstate	Refer to Submission 246
333	Visitor - Interstate	Refer to Submission 246
334	Visitor - Melbourne	Refer to Submission 246
335	Visitor - Melbourne	Refer to Submission 246
336	Visitor - Interstate	Refer to Submission 246
337	Visitor - Interstate	Refer to Submission 246

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
338	Organisation - The 3068 Executive Committee	<p><u>Questions for Panel</u></p> <ul style="list-style-type: none"> • A panel may wish to consider the following questions: <ul style="list-style-type: none"> ▪ Will the amendment controls achieve the policy objectives? ▪ Do the amendment controls align with the consultant's recommendations? Different from original recommendations ▪ Does the modelling provide acceptable built form outcomes? Modelling shows how destructive development will be ▪ Has the heritage context been researched so it is clear what to protect? A detailed heritage review would be a better guide for planning controls ▪ Are the heritage gradings adequate? Individually significant provides more protection ▪ Is the push for overdevelopment in a critical and sensitive precinct justified? Ample opportunities nearby for higher density development ▪ Are the controls appropriate for a Neighbourhood Activity Centre? ▪ Is the proposed built form framework underpinned by urban design and heritage assessments? <p><u>Adequacy of consultant work – Urban design</u></p> <ul style="list-style-type: none"> • Urban design assessments on 7 sites with largest development potential >1,200m² are inadequate. 197,416 and 390 Queens Parade, corners of Napier, Jamieson and Grant Streets and rear 314 Queens Parade. They need assessment and advice. • Assessment and advice on largest corner shopping building allotments required – 304-330, 336-338, 380-392, 141-167 and 274 Queens Parade. • Assessment and detailed advice on the highest buildings in the shopping strip – 117, 127 and 282 Queens Parade. • Heidelberg Road overpass needs assessment in the event of the railway being lowered <p><u>Heritage grading</u></p> <ul style="list-style-type: none"> • Review the heritage grading of the following buildings in Precinct 4 - 127-129, 141, 189, 193, 197, 280-356, 336-338 Queens Parade • Review the following (outside the study area) – Mayors Park and 434-438 Queens Parade • Upgrade significance of chimneys and fireplaces • Upgrade significance of lining board and pressed metal ceilings • Upgrade significance of internal staircases to 141-153, 157, 159-161, 167, 314, 370 and 398 Queens Parade • Upgrade significance of Clifton Motors • Give more protection to 89,141, 192, 199, 274, 330, 336-338 and 434-438 Queens Parade • Submission includes a number of statements of significance for these properties <p><u>Mandatory height and setbacks</u></p> <ul style="list-style-type: none"> • Would support a 13m mandatory height and 8m mandatory setback – the original recommendation from Hansen <p><u>DDO controls don't reflect objectives</u></p> <ul style="list-style-type: none"> • Supports policy and objectives of DDO16 but controls work against objectives <p><u>Visibility</u></p> <ul style="list-style-type: none"> • ¼ : ¼ visibility test used in Sydney Road recommended originally by GJM was changed to 1:1. "That should have been a warning that upper level development ...(here)... is more reckless than in other sensitive streetscapes." Hansen modelling chose 153 Queens Parade which has a central parapet that hides more development than would be normal <p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> • VCAT case at 139 Queens Parade (former Normanby Hotel) examined the suitability of a fourth level addition. VCAT found it could be achieved but must be strongly influenced by heritage considerations. Heights were reduced to assist in maintaining the prominence of the heritage building • VCAT case at 141-148 Queens Parade – 14.98m with 6m setback • These cases demonstrate that 4 storey developments even with upper level setbacks and good design struggle not to diminish heritage significance and that heritage grading is a problem <p><u>Amenity</u></p> <ul style="list-style-type: none"> • Amendment needs to require complete screening regardless of distance and daily access to 12 hours of sunlight • Fifth floor is unacceptable on a net community benefit and loss assessment • VCAT cases above demonstrate that sensitive residential uses to the south will experience significant impacts with adjoining development of 4 storeys. A 5th storeys would have a negative community impact.
339	Visitor - Interstate	Refer to Submission 246
340	Visitor - Interstate	Refer to Submission 246
341	Resident - Napier Street	Refer to Submission 246
342	Resident - Napier Street	Refer to Submission 246

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
343	Visitor - Interstate	Refer to Submission 246
344	Visitor - Interstate	Refer to Submission 246
345	Visitor - Interstate	Refer to Submission 246
346	Visitor - Interstate	Refer to Submission 246
347	Visitor - Interstate	Refer to Submission 246
348	Visitor - Interstate	Refer to Submission 246
349	Visitor - Overseas	Refer to Submission 246
350	Visitor - Melbourne	Refer to Submission 246
351	Visitor - Interstate	Refer to Submission 246
352	Visitor - Melbourne	Refer to Submission 246
353	Visitor - Interstate	Refer to Submission 246
354	Visitor - Interstate	Refer to Submission 246
355	Visitor - Interstate	Refer to Submission 246
356	Visitor - Melbourne	Refer to Submission 246
357	Visitor - Overseas	Refer to Submission 246
358	Visitor - Interstate	Refer to Submission 246
359	Resident - No Street	Refer to Submission 246
360	Resident - No Street	Refer to Submission 246
361	Visitor - Melbourne	Refer to Submission 246
361	Visitor - Melbourne	Refer to Submission 246
363	Resident - Brunswick Street	Refer to Submission 246
364	Resident - Brunswick Street	Refer to Submission 246
365	Resident - Brunswick Street	Refer to Submission 246
366	Resident - McKean Street	Refer to Submission 246
367	Visitor - Interstate	Refer to Submission 246
368	Visitor - Melbourne	Refer to Submission 246
369	Visitor - Melbourne	Refer to Submission 246
370	Visitor - Melbourne	Refer to Submission 246
371	Visitor - Melbourne	Refer to Submission 246
372	Resident - Woodside Street	<p><u>Plan Melbourne</u></p> <ul style="list-style-type: none"> Community should be involved in the process for developing any built form controls or plans. <p><u>Heritage/height</u></p> <ul style="list-style-type: none"> The heritage elements of the strip are unique and should be maintained eternally. Heights must be kept in line with the rooflines of the heritage precinct. <p><u>Laneways</u></p> <ul style="list-style-type: none"> Heights and massing on laneways must be preserved and managed to enhance the amenity of these spaces. Avoidance of densities that will cause traffic congestion in narrow laneways Walking and active transport in the laneways is a priority to ensure safe carriage and reliable amenity.
373	Resident - Hodgkinson Street	<p>Strongly opposes Amendment C231</p> <p><u>Social impact of amendment</u></p> <ul style="list-style-type: none"> Amendment C231 will affect the village feel of the street. With more people moving into the centre will impact the community connection.
374	Resident - Noone Street	<p><u>Neighbourhood character/heritage</u></p> <ul style="list-style-type: none"> Amendment C231 will "destroy" the character and heritage aspects of the streets. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> Will introduce unsustainable population densities into the street. <p><u>Height</u></p> <ul style="list-style-type: none"> Opposes 6 storey height limit.

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
375	Visitor - Melbourne	Refer to Submission 246
376	Visitor - Melbourne	Refer to Submission 246
377	Visitor - Interstate	Refer to Submission 246
378	Visitor - Melbourne	Refer to Submission 246
379	Visitor - Melbourne	Refer to Submission 246
380	Visitor - Melbourne	Refer to Submission 246
381	Resident - McKean Street	Refer to Submission 246
382	Resident - McKean Street	Refer to Submission 246
383	Resident - McKean Street	Refer to Submission 246
384	Resident - Napier Street	Refer to Submission 246
385	Visitor - Interstate	Refer to Submission 246
386	Resident - Napier Street	Refer to Submission 246
387	Visitor - Melbourne	Refer to Submission 246
388	Visitor - Melbourne	Refer to Submission 246
389	Visitor - Melbourne	Refer to Submission 246
390	Visitor - Melbourne	Refer to Submission 246
391	Visitor - Interstate	Refer to Submission 246
392	Resident - McKean Street	<p><u>View lines/height/character</u></p> <ul style="list-style-type: none"> Prominence of St John's church spire and ANZ will be lost if streetscape becomes a series of 5-6 storey buildings Risk of increasing height limits is that character will be irretrievably lost This is demonstrated by massive towers in Precinct 5 Requests that any new building bulk is not visible from the opposite side of the street Requests that views of St John's church spire and ANZ are not obstructed from any part of the boulevard
393	Resident - Delbridge Street	<p><u>Height</u></p> <ul style="list-style-type: none"> 6 storeys will ruin the essence and character people like <p><u>Capacity to accommodate future development</u></p> <ul style="list-style-type: none"> Not everyone can live in Yarra and by attempting to accommodate the masses, special quality will be ruined forever. Then everyone will go away and no one will want to live here and Yarra will fall into ruin and a slum <p><u>Neighbourhood character</u></p> <ul style="list-style-type: none"> Stop the concrete jungle mentality
394	Resident - Rowe Street	<p><u>Urban consolidation</u></p> <ul style="list-style-type: none"> Greedy ambitious developers and commentators who are only for money and power have called for intensive development of pleasant suburbs like this Only someone from a business school writing in the Australian seems to have a particular wish to spoil such neighbourhoods, as if we have no right to like them as they are and seek to preserve them <p><u>Traffic/parking</u></p> <ul style="list-style-type: none"> These developers are unconcerned about increasingly difficult traffic and parking that large numbers of extra residents and their vehicles will cause, likelihood of resident parking permits becoming necessary <p><u>Height - mandatory</u></p> <ul style="list-style-type: none"> 6 storeys over the shops would dominate and overwhelm – should be limited to 4 storeys and in a style that blends with the 19th century shop fronts
395	Resident - Spensley Street	<p><u>Neighbourhood character/heritage</u></p> <ul style="list-style-type: none"> Council, aided by Minister Wynne approved the aged care facility which is a blight on the skyline. Completely out of context Over-development will replace a largely intact streetscape with an overshadowed canyon precinct <p><u>Heritage</u></p> <ul style="list-style-type: none"> Already too many heritage buildings with high rise monoliths tacked onto the rear. Allowing more will destroy neighbourhood character and make the heritage overlay redundant and meaningless Council is failing to protect the very buildings it is intended to safeguard Loss of heritage that is occurring is irreversible. <p><u>Net community benefit</u></p> <ul style="list-style-type: none"> Council and Minister have allowed developers to make massive profits with no social benefit

Attachment 1 - Attachment 1 - Summary of individual submissions

Sub no	Interest	Summary of submission
396	Resident - Rowe Street	<ul style="list-style-type: none"> • Clifton Hill needs protection from poor planning that allows speculation and no benefit to community <u>Heritage</u> • Best outcome would be to refuse development over the shops in the heritage overlay <u>Heights/setbacks - mandatory</u> • Assuming no development isn't an option, planning scheme should refer to maximum allowable heights and minimum setbacks – not preferred • Translation of consultant work • Originally was 4 storeys with 10m setbacks – disappointing Council and Minister didn't take the advice • 5/6 storeys is too high and will cause loss of character • Laneways • Lanes are narrow and more traffic would reduce pedestrian safety <u>Rear setbacks</u> • High walls on boundaries will negatively impact on experience of traversing the laneways
397	Visitor - Melbourne	<ul style="list-style-type: none"> <u>Height</u> • 6 storeys will ruin the village atmosphere • Massive buildings already approved have had a negative impact on the area

Attachment 2 - Attachment 2 - Map of submissions

Attachment 2

Yarra Planning Scheme Amendment C231 - Submissions Map Queens Parade, Fitzroy North & Clifton Hill



Attachment 3 - Attachment 3 - Key and precinct-wide issues

**Attachment 3 – Precinct-wide issues raised in submissions
Amendment C231 – Queens Parade**

The following outlines the key precinct-wide issues outlined in submissions.

Precinct-wide issue	Main issues raised
<p>Importance of the centre to the local community</p>	<ul style="list-style-type: none"> • A large number of submitters highlighted they had lived in the area for some years and felt a very strong connection to the Queens Parade shopping strip. • Many submissions explained that the centre was important to them as a place for daily shopping, meeting friends and a place to take visitors. • They appreciate and value the historic charm of the centre and Queens Parade boulevard. Its existing scale and character is part of that charm. • Submissions also highlighted that Queens Parade performs an important social function. • Some expressed concerns that as more people move in it will negatively affect community connection and the village feel.
<p>Heritage - Importance of maintaining the heritage fabric</p>	<ul style="list-style-type: none"> • An overarching theme was the importance of maintaining the prominence of the existing heritage fabric and the need to ensure that new development does not overwhelm the existing buildings and heritage streetscapes. • Many submissions noted the need to maintain the view of heritage parapets with clear sky behind them. A number highlighted the Statement of Significance for Queens Parade where the parapets are identified as an important element of buildings. • Strong concerns were expressed about the potential impacts of development up to 6 storeys with a 6 metre setback proposed for the main shopping strip (Precinct 4). • Many expressed the view that if a 6 storey development were permitted the heritage character and significance of Queens Parade would be lost forever. • A small number of submissions questioned proposed changes to heritage gradings or identified additional buildings/places for inclusion in a Heritage Overlay. • Other submissions were concerned that the proposed controls did not achieve the heritage objectives in the DDO or the Heritage Policy in the Yarra Planning Scheme (eg the DDO encourages demolition of heritage buildings). • Other submissions commented that the whole of Queens Parade must be considered a heritage place – not just individual buildings. • Many noted the same Heritage Overlay applies to shops and dwellings. Their view was Council applies stringent heritage controls in the residential areas. The amendment fails to apply the same high heritage standards should be applied to the shops in Queens Parade.

Attachment 3 - Attachment 3 - Key and precinct-wide issues

Precinct-wide issue	Main issues raised
	<ul style="list-style-type: none"> • A small number of submissions expressed concerns that heritage on Queens Parade was considered more important than adjoining residential amenity. • Other issues raised included: <ul style="list-style-type: none"> – A call for a peer review of the GJM Heritage Report – Internal controls on some buildings – Recognition of the importance of heritage features eg chimneys
<p>Urban consolidation / accommodating growth</p>	<ul style="list-style-type: none"> • Some submissions acknowledged a need for a degree of change to accommodate Melbourne’s growth. • Some also noted that the centre is a neighbourhood activity centre and not a major activity centre. They questioned whether development elsewhere on Queens Parade - the Gasworks, 26-56 Queens Parade and in Precinct 5 (behind McDonalds) meant that Queens Parade was already accommodating growth. They argued that allowing tall development in the historic retail precinct for a relatively small gain in additional housing was unnecessary. • There was some concern about the capacity of nearby open space, local roads, schools and public transport to cope with future development pressures.
<p>Height of new development</p>	<ul style="list-style-type: none"> • There was a strong message that taller buildings are not supported in the centre. • A number of submissions commented on the adverse impacts of recently constructed taller developments (eg Clifton Views, 217-241 Queens Parade in Precinct 5). • The proposed maximum height of 6 storeys in Precinct 4 – the Activity Centre Precinct attracted the most submissions. Almost all submitters to the amendment did not support 6 storeys in this Precinct. Only one submitter explicitly supported the proposed height. • Concerns were expressed about the 1:1 visibility test. Submitters said that it resulted in new development that dominated the street. [Noting the 1:1 ratio only applies to Precinct 5 in the DDO but informed building heights in other precincts such as Precinct 4.] • A range of alternative heights for this precinct were suggested in submissions, including retaining the current two storey scale, three, four or five storeys. • In Precinct 5, a range of other heights were proposed up to a maximum of 14 storeys. However strong concerns were expressed about the impacts of height on its prominent moderne heritage buildings eg Clifton Motors, former UK Hotel. • In Precinct 2, a submitter said the height limit should be 8 storeys instead of 28 metres. The recent approval of a building of 34.8 metres demonstrates this height can be accommodated. • In other precincts, some of the proposed heights were supported, however many lower heights were suggested.

Attachment 3 - Attachment 3 - Key and precinct-wide issues

Precinct-wide issue	Main issues raised
<p>Setbacks</p>	<ul style="list-style-type: none"> • The need for greater upper level setbacks was also raised as an important issue. • Submitters identified the need to maintain the prominence of the existing buildings and reduce the visibility of new additions. • They were concerned the 6 metre upper level setback would lead to facadism and not maintain enough heritage fabric. They were also concerned that the heritage would be overwhelmed by the new building behind. • Alternative setbacks of 8, 10 and 12 metres were proposed. • Setbacks on land in the Commercial 2 Zone (C2Z) were also raised. The amendment proposes Res Code B17 setbacks but a land owner argues that B17 setbacks are only suited in a residential context where Res Code applies (ie up to 4 storeys) and are totally inappropriate in a C2Z context as commercial floor heights are higher than residential floor heights.
<p>Interface with residential development / amenity concerns</p>	<ul style="list-style-type: none"> • Strong concerns were expressed about the negative impact of taller development on the low scale and well-established residential areas and dwellings to the side/rear. • Submitter concerns included: <ul style="list-style-type: none"> – loss of privacy through overlooking – overshadowing of private open space, living areas and solar panels – impacts of building bulk – wind tunnel effect in laneways. • A number submitted that the proposed setbacks in the amendment were not adequate to protect the amenity of residents which abutted the commercial strip. They consider Res Code Standard B17 – side and rear setbacks offers a better alternative. • One submitter commented on disparities in consultant reports where setbacks on lanes were measured from.
<p>Impacts on the public realm</p>	<ul style="list-style-type: none"> • Submitters were also concerned about impacts on the public realm through loss of heritage, increased overshadowing, wind and building bulk of an inappropriate scale. • Concerns about loss of views of the centre from residential properties, streets (eg McKean Street) or Rushall Station were also raised. The effects of recently constructed buildings in Precinct 5 on views was commented upon. • One submitter supported the building separation controls as they will allow for greater visual variety in the streetscape. • A number of submitters considered the amendment should consider building quality and materials. Comments were made about building finishes and materials particularly in Precinct 5.
<p>Variations to heights and setbacks recommended by Council consultants / drafting of controls</p>	<ul style="list-style-type: none"> • A few submitters identified differences between the exhibited heights and strategic work for the centre produced over the past two years. • These differences mainly related to Precinct 4 and included:

Attachment 3 - Attachment 3 - Key and precinct-wide issues

Precinct-wide issue	Main issues raised
	<ul style="list-style-type: none"> - Initial consultant work from February 2017 to support the interim controls for the western end of Queens Parade recommended 4 storeys (with an 8 metre upper level setback) for the rest of the centre. - Updated consultant work from December 2017 for the entire centre (to support the permanent controls) recommended 5 storeys and a 6 metre upper level setback in the final draft. - The exhibited amendment recommended 6 storeys and 6 metre upper level setback. <ul style="list-style-type: none"> • Additionally some submitters noted that on 22 November 2016 Council resolved to request the Minister for Planning introduce interim controls to historic shopping streets which included a maximum height limit of 11.5 metres and a 10 metre upper level setback. • Some submitters were concerned that the drafting of the permanent controls differed from the drafting of interim DDO16. They want to see the drafting identical to the interim controls as it has been tested at VCAT.
Mandatory versus discretionary controls	<ul style="list-style-type: none"> • A large number of the submitters strongly supported mandatory controls – as they provided certainty to residents and developers, rather than discretionary controls which end up in endless debate at VCAT. • A number commented that they wished to see more mandatory height, setback and other built form controls. • Mandatory controls were supported across all precincts.
Laneways	<ul style="list-style-type: none"> • A large number of submissions commented that development of a scale proposed by the amendment would overwhelm the lanes which are an important part of the heritage fabric of the area. (See also interface issues.) • They considered that additional development would create a lot of extra traffic in narrow laneways which do not have the capacity to accommodate it. • Residents want to retain lanes for pedestrians and active transport (walking and cycling). • Four submissions commented that laneway widths did not meet emergency services access requirements (specifically MFB guidelines). • One submission said that new developments in Queens Parade will introduce parking stackers requiring the widening of the laneways.
Parking / traffic (see laneways also)	<ul style="list-style-type: none"> • Many submitters commented on the impacts of traffic that will be generated from the new development. Some commented that despite Council’s encouragement of the use of active transport, people would still use cars. • Diverse views were aired about on-site parking in new developments. Some commented that full parking provision in developments should be mandatory, while another submitted that no parking should be provided.

Attachment 3 - Attachment 3 - Key and precinct-wide issues

Precinct-wide issue	Main issues raised
	<ul style="list-style-type: none"> • Submitters commented that on-street parking was already difficult, particularly in adjoining side streets and on Queens Parade itself. Additional development would only worsen the problem. In the case of traders, reduced parking availability would probably drive customers away rather than attracting them. • A number of submitters also commented on resident parking permits: <ul style="list-style-type: none"> – There was concern that parking permits will become necessary for those that don't currently need them. – Others were concerned that Council would change its current parking policies and issue residents of future developments with permits. • Several submissions argued that the amendment and its background report should include consideration of broader transport issues: <ul style="list-style-type: none"> – Capacity of public transport, noting current public transport services are close to maximum capacity – Congestion and the capacity of roads – Promotion of alternate modes such as improving bike infrastructure or share cars. • Additionally one submitter commented that developments should be required to state their impact on public transport, parking and vehicle access to parking.
Net community benefit	<ul style="list-style-type: none"> • A few submissions raised the issue of 'net community benefit'. • Their view was that the amendment should benefit the whole community, rather than just developers. • The protection of heritage to ensure the beauty of Queens Parade could be enjoyed by future generations should be a key community benefit.
Consultation (including community involvement in neighbourhood planning)	<ul style="list-style-type: none"> • Some submissions questioned the process and expressed concern that the community had not been involved in preparing built form recommendations. Some requested a more collaborative planning process. • A number specifically referred to <i>Plan Melbourne</i> (Policy 5.1.2) which highlights the need for local communities 'to lead the planning of' neighbourhood activity centres. • A small number of submissions were critical of the exhibition process. Comments included that there was inadequate notification and insufficient time to consider the material and make a submission. The material presented was difficult to understand. There was also a feeling that a town hall style meeting was a better way of hearing from people, rather than the one on one information sessions with Council officers.
Zoning	<ul style="list-style-type: none"> • Five submitters commented on the proposed rezoning of land on the corner of Smith Street and Queens Parade (from the Commercial 2 Zone

Attachment 3 - Attachment 3 - Key and precinct-wide issues

Precinct-wide issue	Main issues raised
	<p>which prohibits residential development to the Commercial 1 Zone which allows for residential development):</p> <ul style="list-style-type: none"> - Two submissions objected to the proposed rezoning and expressed concerns about future development opportunities it would open up. - Another said that retaining C2Z land for industrial and commercial uses 'maintain Yarra as a place where people can live, work and play in a 20 minute city'. - Two submitters supported the rezoning if it allowed additional housing, one of these submitters supported more housing on 15-33 Queens Parade. <ul style="list-style-type: none"> • Three submissions (including one from the property owner) requested a rezoning of 245 Gold Street from C1Z to GRZ or NRZ as recommended by the GJM Heritage report. [NB – This rezoning is not proposed as part of the amendment.]
<p>Other issues raised</p>	<ul style="list-style-type: none"> • Some submissions suggested the amendment should more strongly support environmentally sustainable development and Council's Sustainability Guidelines. • One submitter expressed concern about increased storm water run-off generated by more development. • Others mentioned the need for social and affordable housing and housing diversity. The issue of social isolation created by high-rise developments was also raised. • One submission commented that the study area should be expanded to include land in Commercial 1 and Public Use Zones at Rushall Crescent, Brennan Street and McKean Street. • A small number of submissions suggested that future development could have a negative impact on the centre through disruption during building works, including adversely affecting local traders. • Additionally a handful of submitters commented the amendment would reduce land values.

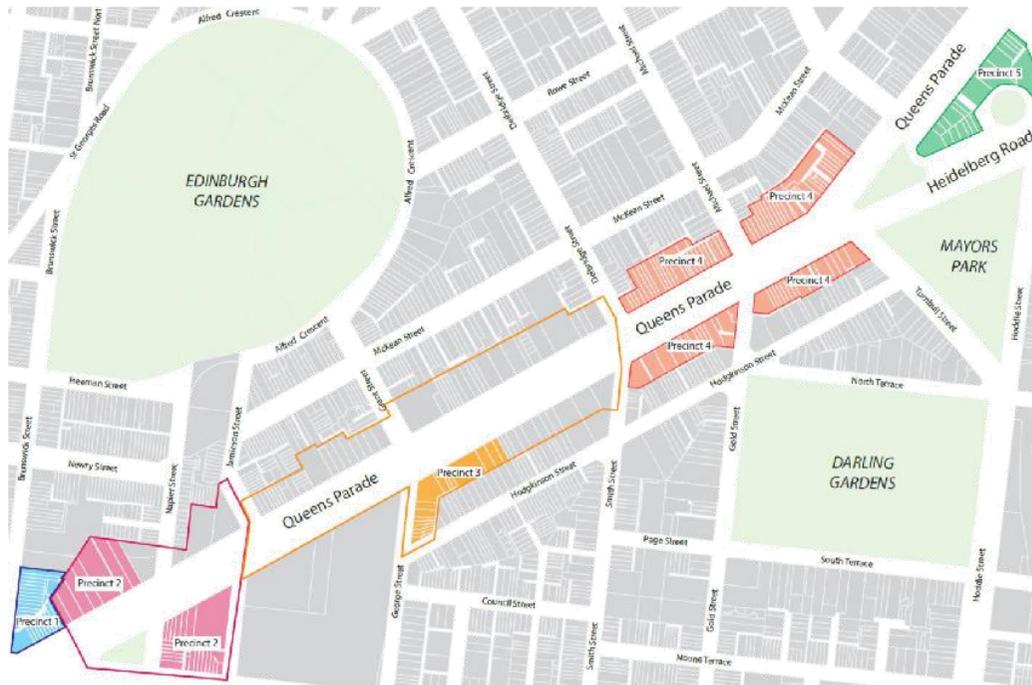
Attachment 4 - Attachment 4 - Precinct specific summary

**Attachment 4 – Precinct-specific issues raised in submissions
Amendment C231 – Queens Parade**

This table summarises comments made in submissions which are specific to the five precincts in Queens Parade eg suggested changes to heights or zoning.

The numbers of submissions are approximate. In some cases, submitters did not refer to a specific precinct number/ name. Others simply referred to the shopping strip or buildings within a precinct. [*Approximately 8 submissions suggested heights that should apply to all precincts (ie Precincts 1-5) or all precincts excepting the shopping strip (ie Precincts 1, 2, 3 and 5). These submissions suggested heights ranging from 2, 3, 4, 6 and 7 storeys. These have not been included in the tables to reduce repetition.]

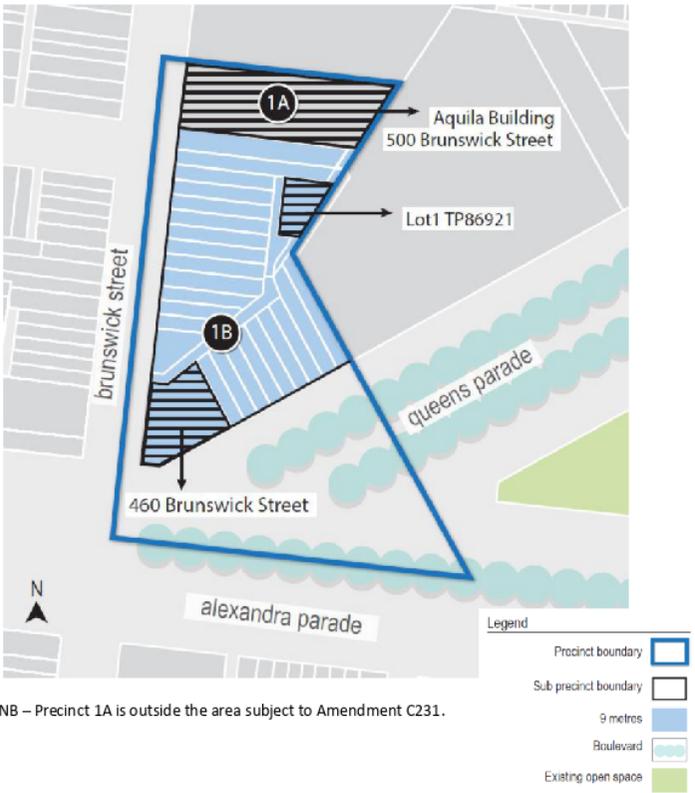
A large number of submissions commented on issues such as overlooking, overshadowing, rear interfaces, laneways and traffic and parking. These have been discussed in *Attachment 4 – Precinct-wide Issues*. These issues are only detailed in the table below where they mention a specific precinct / street.



Queens Parade Precincts

- Precinct 1 - Brunswick Street Precinct
- Precinct 2 - Boulevard Precinct
- Precinct 3 - St Johns Precinct
- Precinct 4 - Activity Centre Precinct
- Precinct 5 - North Eastern Precinct

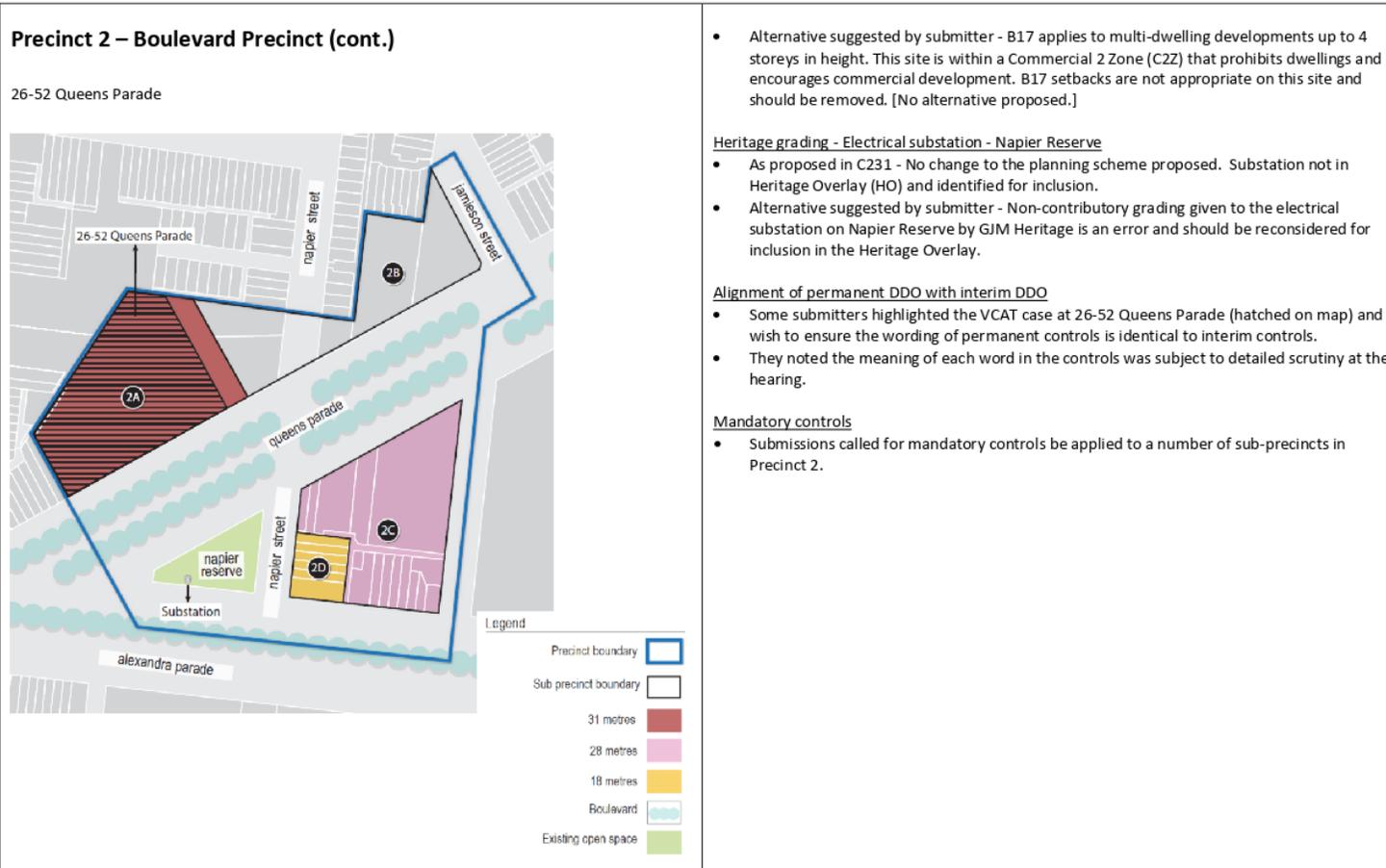
Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 1 – Brunswick Street Precinct</p>  <p>NB – Precinct 1A is outside the area subject to Amendment C231.</p>	<p>Approximately 6 submitters raised issues specific to this precinct.</p> <p><u>Height</u> <u>Precinct 1B</u></p> <ul style="list-style-type: none"> Proposed height in C231 – 9m (mandatory) adjoining 460 Brunswick Street (corner Queens Parade) and on land known as Lot 1 on Title Plan TP806921. 9m (preferred) applies elsewhere in the precinct. Alternative suggested by submitters: <ul style="list-style-type: none"> No alternative height suggested. Submitters supported the proposed controls ie maximum mandatory 9m / 3 storey height but wanted a mandatory control across the precinct. See note on page 1 re multi-precinct submissions. <p><u>Overlooking</u> <u>Precinct 1A</u></p> <ul style="list-style-type: none"> Precinct 1A is not part of the amendment (outside the DDO). Two submitters commented that the Aquila Building at 500 Brunswick Street (an apartment building of six storeys to the immediate north of Precinct 1B) is a prime example of failed planning controls, particularly in terms of overlooking. <p><u>Mandatory controls</u></p> <ul style="list-style-type: none"> Submitters supported mandatory height controls for Precinct 1.

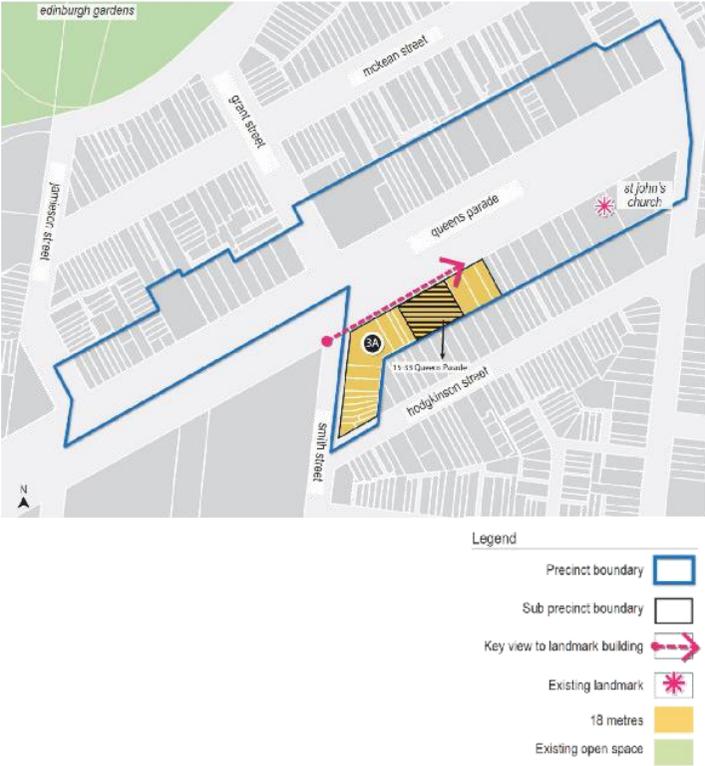
Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 2 – Boulevard Precinct</p>  <p>Legend</p> <ul style="list-style-type: none"> Precinct boundary Sub precinct boundary 31 metres 28 metres 18 metres Boulevard Existing open space 	<p>Approximately 15 submitters made specific comments in relation to Precinct 2. [Noting other submitters referenced 26-52 Queens Parade as an example of a development site.]</p> <p><u>Height</u></p> <p><u>Precinct 2A</u></p> <ul style="list-style-type: none"> Proposed height in C231 - 31m (mandatory) Alternative heights suggested by submitters: <ul style="list-style-type: none"> Up to 18 metres / 5 storeys 31m as recommended in the Hansen report but height limit to be mandatory. <p><u>Precinct 2B</u></p> <ul style="list-style-type: none"> Proposed height in C231 - Land largely in MUZ and outside the proposed DDO. No height control applies in MUZ or is proposed in the amendment. Alternative height: <ul style="list-style-type: none"> 3 storey (9m) as recommended in the Hansen report but height limit to be mandatory. <p><u>Precinct 2C</u></p> <ul style="list-style-type: none"> Proposed height in C231 - 28m (preferred) Alternative heights: <ul style="list-style-type: none"> Maximum building height should be 8 storeys (as the recent approval of 34.8 metres demonstrates). [No height in metres was suggested.] Hansen’s recommended 28.5 metres is too low as this is a Commercial 2 Zone (C2Z) and commercial developments need higher floor to ceiling heights. Other submitters supported the 28.5m height proposed by Hansen but submitted the height limit should be mandatory. <p><u>Precinct 2D</u></p> <ul style="list-style-type: none"> Proposed height in C231 - 18m (preferred) Alternative height: <ul style="list-style-type: none"> Supported the 18m height recommended in the Hansen Report (and in the amendment) but the height should be mandatory. <p>See note on page 1 re multi-precinct submissions.</p> <p><u>Side and rear setbacks</u></p> <p><u>Precinct 2C</u></p> <ul style="list-style-type: none"> Proposed setback in C231 - Apply B17 side and rear setbacks from Res Code. <p style="text-align: right;">Continued over page</p>

Attachment 4 - Attachment 4 - Precinct specific summary



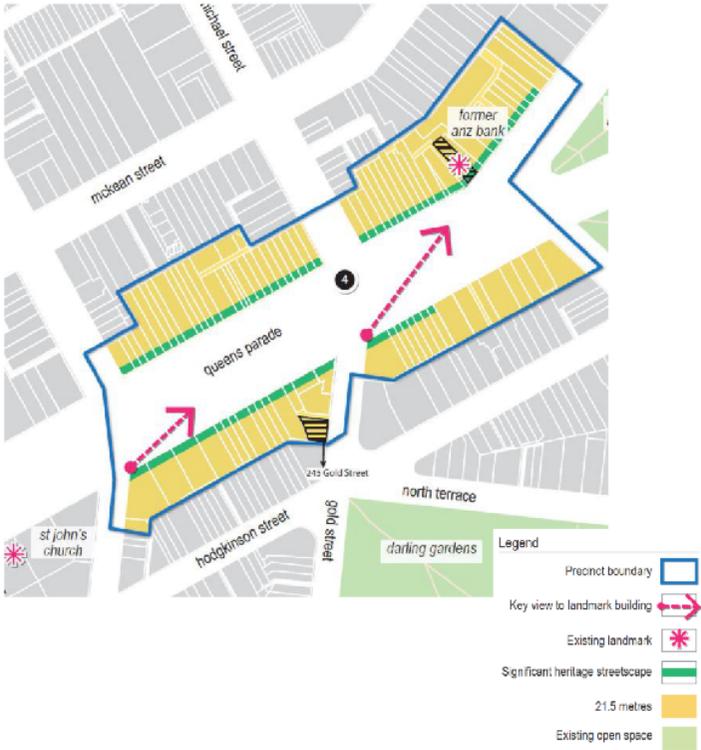
Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 3 – St Johns Precinct</p>  <p>The map shows the layout of Precinct 3, bounded by Edinburgh Gardens to the north, Mckean Street to the east, and Smith Street to the south. Key streets include Gant Street, Queens Parade, and Hodgkinson Street. St John's Church is marked as an existing landmark. A key view is indicated from the church towards the precinct. Proposed development areas are highlighted in yellow, with a 18-metre setback shown. A legend at the bottom right explains the symbols used on the map.</p>	<p>Approximately 14 submitters made specific comments in relation to Precinct 3.</p> <p><u>Height</u> <u>Precinct 3A</u></p> <ul style="list-style-type: none"> Proposed height in C231- 18m (preferred) <ul style="list-style-type: none"> Submissions commented 18m is too high and means that new development will dominate existing buildings and will not respect “the architectural form and qualities of heritage buildings and streetscapes”. Concern also expressed about the potential loss of the appreciation of the clear view to St John’s Church belfry and spire if taller development were approved. Views of St John’s should not be obstructed. Does not respect the low scale, fine grain subdivision pattern of existing development along Hodgkinson Street. Alternative heights suggested by submitters: <ul style="list-style-type: none"> 3 storey maximum to protect the amenity of properties to the rear. A mandatory maximum of 4 storeys (12m). 14m is a more suitable height than the proposed 18m. See note on page 1 re multi-precinct submissions. <p><u>Precinct 3B (remainder of precinct outside DDO area)</u></p> <ul style="list-style-type: none"> Proposed height in C231 - No height proposed in C231. Land is in NRZ with a mandatory maximum height of 9m. Alternative height - Height limit to be mandatory. <p><u>Street wall height</u></p> <ul style="list-style-type: none"> Proposed height in C231 - 11m for 15-33 Queens Parade, 14m elsewhere in the precinct. Alternative suggested by submitters - 11m street wall height for the whole precinct was recommended by one submitter. <p><u>Residential interfaces</u></p> <ul style="list-style-type: none"> Proposed setback in C231 - 45° setback above 8m where there is a lane and above 5m where there is no lane. <ul style="list-style-type: none"> Large number of submitters raised concerns about overlooking, overshadowing, solar access and building bulk. (Traffic and access are discussed below.) Only a narrow lane separates some adjoining residents from proposed taller development, others adjoin the Commercial 1 Zoned land directly. Hodgkinson Street dwellings have small rear yards which would be impacted by the taller development. Development of 18m will allow developers to profit at the expense of residents. Prioritising heritage on Queens Parade pushes bulk to the rear of the site.

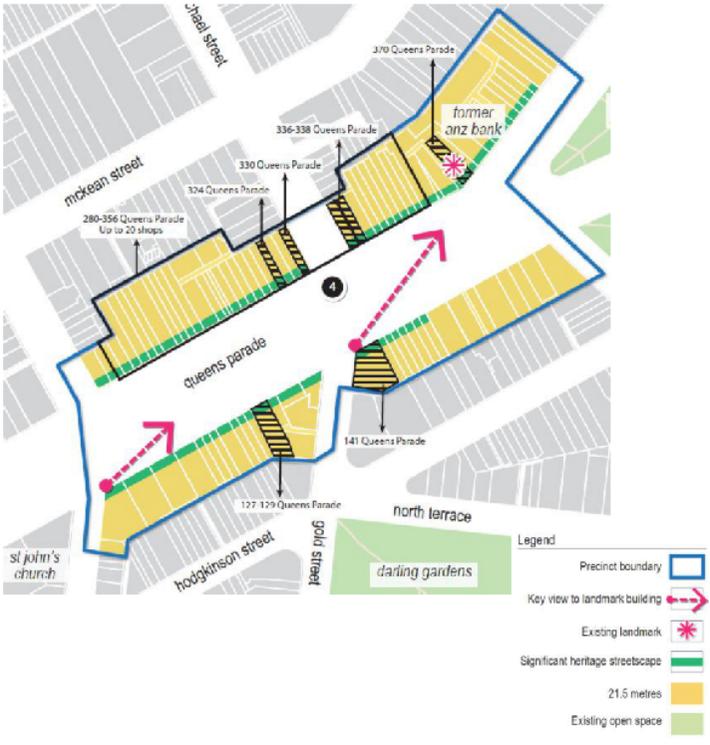
Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 3 – St Johns Precinct (cont.)</p> <p>7-11 Queens Parade</p>  <p>15-33 Queens Parade & 660-668 Smith Street and 1-41 Queens Parade</p>  <p>Legend</p> <ul style="list-style-type: none"> Precinct boundary  Sub precinct boundary  Key view to landmark building  Existing landmark  10 metres  Existing open space  	<ul style="list-style-type: none"> - Setbacks proposed by an amendment are inadequate to protect the amenity of adjoining residents in Hodgkinson Street. - 45° setback can deliver reasonable solar access between September and March but not for the rest of the year. <ul style="list-style-type: none"> • Alternatives suggested by submitters: <ul style="list-style-type: none"> - New developments must respect the privacy of existing residents by not overlooking garden areas, nor should they overshadow solar panels. <p><u>Laneways</u></p> <ul style="list-style-type: none"> • Submissions commented allowing development of 18m would overwhelm the lanes - an important part of the heritage fabric of the area. • Additional development would create a lot of extra traffic in laneways which didn't have the capacity to absorb it and would create safety issues. • Want lanes to be for pedestrians and bike riders. <p><u>Rezoning - Precinct 3A</u></p> <ul style="list-style-type: none"> • Proposed in Amendment C231 - rezoning of land at 660-668 Smith Street and 1-41 Queens Parade from Commercial 2 Zone (C2Z) to Commercial 1 Zone (C1Z) • Alternatives: <ul style="list-style-type: none"> - Mentioned in five submissions. - Two opposed it wished to see employment/opportunities for small business retained rather than providing incentives for residential development. - The other three supported it if it provided additional housing. <p><u>Heritage gradings</u></p> <p><u>7-11 Queens Parade</u></p> <ul style="list-style-type: none"> • Proposed in C231 - Change in grading of 7-11 Queens Parade from contributory to non-contributory • Alternatives - <ul style="list-style-type: none"> - One submission objected to the proposed particular for 9-11 Queens Parade. Even though 9-11 Queens Parade is surrounded by non-contributory buildings, they 'read as part of the heritage precinct'. First floor is largely intact. <p><u>15-33 Queens Parade</u></p> <ul style="list-style-type: none"> • Proposed - No changes were proposed to the grading of 15-33 Queens Parade. Currently non-contributory. • Alternatives - One submission considered that 15-33 Queens Parade should be re-graded as the building dates from 1870 not post war.

Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 4 – Activity Centre Precinct</p>  <p>The map shows Precinct 4 bounded by Mckean Street to the north, Hodgkinson Street to the south, and Queens Parade to the east. Key landmarks include St John's Church and the former ANZ Bank. A 21.5m height limit is proposed for the precinct, with existing open space shown in green. A legend defines the symbols: a blue outline for the precinct boundary, a red arrow for key views to landmarks, a star for existing landmarks, a green line for significant heritage streetscape, a yellow box for 21.5 metres, and a green box for existing open space.</p>	<p>The overwhelming majority of submissions were focussed on Precinct 4. Noting a number of submissions did not specifically reference 'Precinct 4' but mentioned the shopping strip and/or a proposed height of 6 storeys.</p> <p><u>Height</u></p> <ul style="list-style-type: none"> Proposed height in C231 – 21.5m (mandatory) <ul style="list-style-type: none"> One submitter supported the 6 storey height. The rest expressed strong feelings about the proposed height – a large majority said 6 storeys was too high. Eg “beyond the pale and intolerable.” 6 storeys was an inappropriate scale of development in the shopping centre precinct. Impacts on the heritage significance of the Queens Parade streetscape and buildings as well as amenity impacts were raised (see comments below under Heritage). Alternatives suggested by submitters: <ul style="list-style-type: none"> Majority view was that 4 storeys was appropriate. However a significant minority suggested a 3 storey maximum. Other submissions wished to limit the height so that nothing could be visible above the parapet from the other side of the road. A small number of submissions reminded Council of its resolution of 22 November 2016 which called on the Minister for Planning to introduce interim controls to historic shopping streets with a maximum height of 11.5m. Specific concerns were also raised about the 1:1 visibility ratio (overall height to street wall height). Submitted a 1:1 ratio would allow an 18 metre height, yet the DDO specifies 21 metres (a ratio of 1.2:1). A couple of submissions expressed concern about the visibility of services and lift overruns from surrounding streets A significant number of submissions expressed disappointment about changes in proposed heights over time, particularly: <ul style="list-style-type: none"> The fact that consultants (Hansen) had initially recommended a 4 storey height in February 2017 (to support the interim controls introduced by Amendment C229) Hansen proposed 5 storeys in December 2017 in its Built Form Framework which informs Amendment 231 Council chose to exhibit the amendment with a height of six storeys. <p style="text-align: right;">Continued over page</p>

Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 4 – Activity Centre Precinct (cont.)</p> <p>127-129, 141, 280-356 (up to 20 shops), 324, 330, 336-338, 370 & 390 Queens Parade</p>  <p>Legend</p> <ul style="list-style-type: none"> Precinct boundary Key view to landmark building Existing landmark Significant heritage streetscape 21.5 metres Existing open space 	<p>Mandatory controls</p> <ul style="list-style-type: none"> The majority of submissions urged Council to introduce mandatory controls. Most sought mandatory building heights. Others sought minimum mandatory setbacks. Those in favour of mandatory controls felt that preferred height limits “are the source of much dispute and expensive litigation” and should be replaced by a mandatory limit. <p>Upper level setbacks</p> <ul style="list-style-type: none"> Proposed - 6m setback <ul style="list-style-type: none"> Submissions referred to inadequate setbacks and feared facadism would result. Alternatives: <ul style="list-style-type: none"> Fewer submissions suggested an alternative setback compared to those who had a view on height. Alternatives included: <ul style="list-style-type: none"> 8 metres (as recommended by Hansen in February 2017) 10 metres (Some that suggested 10m reminded Council of its resolution of 22 November 2016 – see height above) 12 metres. <p>Heritage</p> <ul style="list-style-type: none"> Heritage was intrinsic and important to the character of the area. Submitters wanted to preserve the centre for future generations. A large majority of submissions mentioned how they valued the shopping centre and feared that tall development would diminish the heritage and obscure the vista of heritage parapets with clear sky behind. The issue of height was strongly tied to the loss of heritage values. Setbacks were often raised in the context of heritage as well. Maintaining view lines to the former ANZ Bank building was seen as an important part of the controls. <p>Heritage grading - 127-129, 141, 280-356, 324, 330, 336-338, 370 & 390 Queens Parade</p> <ul style="list-style-type: none"> Proposed - No changes were proposed to the gradings of the above properties excepting 304, 312 & 316 Queens Parade. Alternatives: <ul style="list-style-type: none"> Approximately six submissions requested changes to the heritage grading for 127-129, 141, 280-356 (up to 20 shops), 324, 330, 336-338, 370 and 390 Queens Parade. Submitters were concerned that the existing grading was insufficient to provide the level of heritage protection the buildings warranted. They requested Council review the grading of the properties and include them as individually significant properties within the Heritage Overlay.

Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 4 – Activity Centre Precinct (cont.)</p> <p>245 Gold Street</p>  <p>The map shows Precinct 4 bounded by Queens Parade to the north and Gold Street to the east. 245 Gold Street is highlighted. A key view to a landmark building is indicated by a red arrow. The map also shows Hodgkinson Street, North Terrace, and Darling Gardens. A legend defines symbols for precinct boundary, key view to landmark building, existing landmark, significant heritage street/locapce, 21.5 metres setback, and existing open space.</p>	<p><u>Impact on local traders</u></p> <ul style="list-style-type: none"> Approximately eight submissions raised this as an issue. Their view was that redevelopment along Queens Parade will have a negative impact on local traders “whose businesses will close when developers do their work.” One submission was concerned about disruption during construction and customers not returning. Other concerns included that small businesses will be displaced by new development and replaced with chain stores and that new residents are transient and could undermine the viability of businesses. <p><u>Zoning – 245 Gold Street</u></p> <ul style="list-style-type: none"> Proposed – No change of zoning. Current zoning is the Commercial 1 Zone. Alternative - Three submissions (including one from the property owner) requested a rezoning of 245 Gold Street from C1Z to GRZ or NRZ as recommended in the GJM Heritage report. <p><u>Residential interfaces</u></p> <ul style="list-style-type: none"> Proposed – 45° setback above 8m where there is a lane and above 5m where there is no lane. <ul style="list-style-type: none"> Residents in McKean and Hodgkinson Streets to the rear of Precinct 4 expressed concern about the impacts of height and bulk on their backyards and living areas. They expressed concern at the corresponding loss of amenity and privacy associated with tall buildings at the rear. They were concerned about overshadowing and approximately 12 submissions expressed concerns at losing sunlight to solar panels. Alternatives: <ul style="list-style-type: none"> 10 submissions requested a B17 setback replace the proposed 5/8 metre/45° setback. <p><u>Laneways</u></p> <ul style="list-style-type: none"> See comments on laneways from Precinct 3. Same issues expressed about impacts of future development on laneways in Precinct 4. <p><u>Traffic/parking</u></p> <ul style="list-style-type: none"> Concern that future development will make traffic and parking worse than it already is.

Attachment 4 - Attachment 4 - Precinct specific summary

Proposed controls	Main issues raised
<p>Precinct 5 – North Eastern Precinct</p> <p>The map shows Precinct 5 bounded by a blue line. Sub-precinct 5A is a small yellow area near the former U.K. hotel. Sub-precinct 5B is a pink area near the former Clifton Motors. Sub-precinct 5C is a large red area. Surrounding streets include Mckean St, Rushhall Crescent, and Queens Parade. Landmarks include Raines Reserve and Majors Park Tennis Centre. A legend defines symbols for precinct boundaries, height zones (40m, 28m, 18m), landmarks, open space, and railways.</p>	<p>Approximately 14 submitters made specific comments in relation to Precinct 5. [Noting 14 other submitters referenced Clifton Views and other developments in this precinct as examples of the impacts of taller buildings.]</p> <p><u>Height</u> <u>All Precincts</u></p> <ul style="list-style-type: none"> • Heights in this precinct attracted more commentary than Precincts 1, 2 and 3 (but considerably less than Precinct 4). • Submitters expressed concerns about the scale and “ugliness” of the tall buildings in this precinct and were concerned that these “bad planning outcomes” would set a precedent. • More development like this would overwhelm the VHR listed Clifton Motors Garage and the United Kingdom Hotel. <p><u>Precinct 5A</u></p> <ul style="list-style-type: none"> • Proposed height in C231 – 18m (preferred) • Alternative suggested by submitters - No higher than 11 metres (3 storeys). Height should be mandatory. <p><u>Precinct 5B</u></p> <ul style="list-style-type: none"> • Proposed height in C231- 1:1 heritage street wall to new built form at Clifton Motors and 203 Queens Parade, 28m elsewhere (preferred) • Alternatives - 11 metres on Queens Parade and 18 metres on Dummett Crescent. Height should be mandatory. <p><u>Precinct 5C</u></p> <ul style="list-style-type: none"> • Proposed height in C231- 49m (preferred) <ul style="list-style-type: none"> – Current building of 10 storeys, and 12 storeys building under construction already loom over Queens Parade and surrounding streets. • Alternatives: <ul style="list-style-type: none"> – 8-10 storeys with significant setbacks to protect the precinct from greedy developers. – Maximum height should be 10 storeys. – The highest built form should be mid-block (current built form to be the maximum height). Heights should be similar or reduce at the north and south ends of this block. – 43m or 14 storeys (mandatory) should be required. 43 metres still represents the highest building height in Queens Parade. 43m is extremely generous. – Ensure that higher built form is not permitted on the corner of Hoddle Street and Queens Parade. <p>See note on page 1 re multi-precinct submissions.</p>

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Proposed controls	Main issues raised
<p>Precinct 5 – North Eastern Precinct (cont.)</p> <p>434-438 Queens Parade and Mayors Park</p>  <p>The map shows Precinct 5 bounded by Queens Parade to the north, Hoddle Street to the east, and Mayors Park to the south. Sub-precincts 5A, 5B, and 5C are marked. 5A is the former U.K. Hotel, 5B is the former Clifton Motors, and 5C is a large red-shaded area. Setbacks are indicated by colored zones: 40m (red), 28m (pink), and 18m (yellow). Landmarks are marked with asterisks. The map also shows surrounding streets like Mckean's, Rushall Crescent, and Raines Reserve, and the Majors Park Tennis Centre. A legend defines symbols for precinct boundaries, setbacks, landmarks, open space, and railways.</p>	<p>Mandatory controls</p> <ul style="list-style-type: none"> A number of submissions called for mandatory controls in Precinct 5. Most sought mandatory building heights. Others sought minimum mandatory setbacks. <p>Street wall height</p> <p>Precinct 5C</p> <ul style="list-style-type: none"> Proposed street wall in C231- 35m street wall height (preferred) <ul style="list-style-type: none"> 35m is too high Alternative - 18m is more appropriate. <p>Upper level setbacks</p> <p>Precinct 5B</p> <ul style="list-style-type: none"> Proposed setback in C231- 6m at Clifton Motors (mandatory), 6m elsewhere (preferred) Alternative – Make the upper level setbacks mandatory. <p>Heritage</p> <ul style="list-style-type: none"> The Clifton Motor Garage and former U.K. Hotel are on the Victoria Heritage Register. DDO16 should protect this heritage in the same way as it aims to protect Victorian buildings in the other Queens Parade precincts. Tall development will overwhelm these buildings. <p>Heritage gradings – 434-438 Queens Parade and Mayors Park</p> <ul style="list-style-type: none"> Proposed – Mayors Park is not within a Heritage Overlay and has no grading. 434-438 Queens Parade is within HO330 and graded 'individually significant.' Both sites are outside the boundary of the amendment area. Alternative - One submission said Council should review the grading of 434-438 Queens Parade and grading of Mayors Park. <p>Other</p> <ul style="list-style-type: none"> Three submitters said Council should ban neon signs in this precinct.