

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Wednesday, 15 November 2017 12:17 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Phone: [REDACTED]

Submission: I have no objection to these proposed changes as there is no impact on existing zoning & restrictions to my property.

upload: empty

Privacy: I agree

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Wednesday, 15 November 2017 2:14 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Phone: [REDACTED]

Submission: I note with interest that both sides of Gale Street are to be rezoned. While I have no issue with the reasoning of my home, I am concerned about the height and setback of residential rezoning on the opposite side of the street. Gale street is a very narrow street with very restricted parking available. Buildings above two storeys would severely compromise the amenity including sunshine, overlooking and traffic generated. I would ask that this be a consideration in any development. We are already surrounded by huge multi storey blocks on Lygon Street and surrounds and have endured what seems like years of cranes, cement trucks and disruption. The factory shells opposite could be retained where possible and restricted to their current footprints to minimise overcapitalisation of this small street for developer gain. I note also that your original idea to open Methven Park by extending Gale Street, appears to have been shelved. A pity! joy burns

upload: empty

Privacy: I agree

Submission # 3

Giovanna Palma

Sent: Saturday, 18 November 2017 6:37 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Submission: I am very disturbed at the vigorous manner the council are treading. Zero consultation. You make Kim Jung In & Donald Trump look like saints. Where's the infrastructure to cope with this???? Nothing. No-one will vote for you lot in next elections. Muppets.

upload: empty

Privacy: I agree

Submission # 4

Giovanna Palma

From: [REDACTED]
Sent: Monday, 20 November 2017 10:17 AM
To: Strategic Planning
Subject: HPRM: Submission to Amendment C164

Dear Strategic Planning,

I write with regards to Amendment C164. I am a resident on Cocoa Jackson Lane, Brunswick.

I am disappointed that Amendment C164 prescribes 'preferred maximum height limits' rather than 'mandatory maximum height limits'.

Given the over-developed apartment blocks along Sydney, Lygon and Nicholson Streets where there were no mandatory height limits, the Moreland Council must take the opportunity with C164 to ensure appropriate and enforceable development controls with regards to height.

Amendment C164 should prescribe (1) **mandatory maximum height limits** and (2) **set these mandatory height limits at (three to) six storeys**.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Friday, 24 November 2017 10:35 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

confemail [REDACTED]

Phone:

Submission: This submission relates to the proposed changes to Mils Areas 51-52. The recommended heights of 3 story (11m) and 5 story (17m) residences, have raised much concern and apprehension in Barkly St occupants. In particular, the small and very narrow site at 112 Barkly St, is located in a heritage listed area , neighboured by Victorian terraces. In fact, a single story residence is located on the right boundary. A 3 story development is not consistent with the current heritage architecture and would not respect the heritage character of the street scape. Furthermore, the 5 story development proposed on Brunswick road, Mils area 52, would detrimentally impact on the multiple row of Victirism terraces terraces located on its rear boundary on Barkly Street. These proposed changes will potentially adversely impact on privacy, light, noise, traffic of the Barkly street terraces located at Barkly st 110, 108, 106, 104, 102, 100, 98,). Barkly Street terraces at 96, 94, 92, 90, 88 will also potentially be affected. Barkly Street is a heritage listed area and future development should respect its low density heritage listed residential status.

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Privacy: I agree

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Tuesday, 5 December 2017 9:37 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

[REDACTED]

Submission: Please note I have already completed a submission and I would like to add the information below to my initial submission. This is not separate to my initial submission but is additional to my first submission. The information below outlines the impact of the rezoning of areas 51 and 52 on the Barkly Street East Precinct. The rezoning of areas 51 and 52 must consider the heritage overlay of the Barkly Street East Precinct. The Precinct comprising of buildings 43-149 and 56-128 are of local architectural and historical significance as documented by Moreland City Council's Heritage Review - Heritage Study 1999 by Allen Lovell and Associates. The above named precinct, includes residences directly impacted by the rezoning and also includes those potentially impacted by the proposed development of those areas. Barkly Street East Precinct is characterised by boom style terraces and attached single front residences built during the 1880's land boom. The precinct is unique due to its relative 'intactness' which is unusual for Brunswick. Conservation of such unique historically significant areas of Moreland should be considered in this rezoning process. The Heritage Overlay of the area described in detail in the Heritage Review mentioned above, particularly notes the row of 12 terraces (88-110) which have their ground floor level below street level. These terraces will all be adversely affected by the recommended development height of 5 stories at the pasta factory site. (zone 51.) Furthermore, the recommended 3 story height at 112 Barkly St is directly adjoining two homes listed in the heritage overlay study. These homes have been noted to be of historical and architectural significance. The rezoning of areas 51-52 must consider the heritage significance of this unique area. Conserving the Barkly St East Precinct will preserve a heritage area 'unique' to Moreland. I, along with many Barkly Street residents are not opposing the development of areas 51 and 52 but ask that it is done appropriately and mindfully. Ignoring the findings and recommendations of the 1999 Heritage Study commissioned by Moreland Council itself seems illogical and non sensical. The tax payer funded heritage project cannot be ignored when embarking on the future planning strategy of the area. Areas 51 and 52 are not the same as the 'Lygon St and Nicholson St' belts that have been developed, particularly the corners of these streets eg. Corners Brunswick Rd and Lygon St. Summary: 1. Barkly St East Precinct is unique to Moreland. It should be viewed as a valuable historical and architectural resource. 2. 112 Barkly St- Should be developed appropriately given heritage listed houses on each boundary and given its narrow width. 3. Zone 51 (Brunswick rd pasta factory site) should be developed consistent with current Brunswick Rd developments(max 2-3 levels). It is not located on the corner of two major thoroughfares like corner of Lygon and Brunswick Rd. A 5 story height would directly impact on the privacy and shadowing of the heritage listed terraces located on Barkly St(110-98). Thank you for considering my submission.

upload: empty

Privacy: I agree

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Saturday, 25 November 2017 12:22 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

confemail [REDACTED]

Phone: [REDACTED]

Submission: Mils areas 51-52- I oppose the inappropriate development of this site. I object to the proposed heights of 112 Barkly St and its adjoining site on Brunswick Rd. The heights suggested do not respect the current residential heritage character of Barkly St . The Brunswick rd site(current pasta factory) is not a corner site and is a considerable distance away from Lygon St and therefore a 3 story limit should be proposed (similar to the other developments on Brunswick rd east of the factory). I oppose the current proposal described per 51-52 Mils.

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Privacy: I agree

Submission #6A

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Friday, 29 December 2017 6:58 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

confemail__30564: [REDACTED]

Phone: [REDACTED]

Submission: I am not opposed to the development of zones 51 and 52 but are opposed to inappropriate development. Specifically, inappropriate development of these sites will impact on the Barkly St East Precinct and SPECIFICALLY on my residence at 108 Barkly St, Brunswick East for these reasons: 1. Barkly St East Precinct needs to be preserved for the future. It is a unique street in Moreland that is mostly intact and should be viewed as a council asset. New developments in the street need to respect the heritage characteristics and streetscape as it has a heritage overlay (as outlined in the Heritage Vic website). Specifically, 112 Barkly St needs to be carefully designed with appropriate setbacks as it sits meters away from low height heritage homes. 110 and 114 Barkly St will have shadowing and privacy reduced if a inappropriately high building is erected. 3 stories is too high for this small, narrow block. 2. Parking and traffic congestion in Barkly St East is a significant problem for residents! The nearby restaurants and new nearby developments are a constant source of congestion and traffic. Another development with insufficient parking will impact on the traffic flow and safety of the street. Residents, including my family have great difficulty and angst parking in our street due to the constant lack of parking. This impacts on our quality of life living in our street. 3. More people, more rubbish, more noise- the number of apartments needs to be well thought out as more people moving in the area equates to more rubbish and more noise pollution in our Heritage Street. The volume of rubbish I pick up and clean from the street on a daily basis is getting worse. The noise on the street from the constant parking of cars and flow of people is increasingly getting worse. Creating these higher density neighbourhoods should come with some responsibility from the council- setting realistic limits on the sizes of new developments, more council street cleaning, less people crammed into the area. 4. The local area has grown insurmountably in population and continues to grow with each development. This dramatic growth in our neighbourhood has squeezed our existing community's infrastructure. Barkly Square is uncomfortably busy after work and on weekends and parking there is a serious issue, our local Catholic school is at an absolute maximum, as our the local state schools, and traffic flow on Nicholson St, Lygon St and Sydney Rd is at a standstill during peak hours and on various times on weekends. How will the local community infrastructure cope with another massive development (5 stories proposed in area 52) when there are serious problems today? 5. My residence , along with the other 11 attached terraces along Barkly that are all Heritage Boom Style terraces , will be directly impacted by the potential 5 story development on Brunswick Rd (area 52). The backyards of these terraces (particularly 110, 108, 106, 104,102,100,98) will have their privacy impaired dramatically. The development will look 'directly' into all these backyards. The new development will overpower the terraces as it is only separated by a council laneway , approx 2 m. Shadowing will also be a significant problem for all these homes. On a personal note, I have renovated my home, costing several hundreds of thousands, and having area 52 inappropriately developed will potentially reduce the value of my home. This will be a great cost to me and my neighbours in similar situations. Furthermore, the laneway at the rear of our terraces will be adversely affected by the increase in traffic, cars, people, noise, rubbish arising from the new development. Access to

our properties via this valuable Moreland laneway must be unchanged and protected. In summary, Brunswick has significantly contributed to Melbourne's high density living. Melbourne is growing at a rapid rate and a significant proportion of this growth had been accommodated by Brunswick. Non restricted growth and poorly planned over-development of Moreland is potentially dangerous for generations ahead. Appropriate development is all that we ask.

upload: empty

Privacy: I agree

Giovanna Palma

From: [REDACTED]
Sent: Monday, 27 November 2017 1:01 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 - submission from [REDACTED]
Attachments: C164 amendment-submission.pdf

Please find attached submission re: C164 amendment

Please email confirmation upon receipt

Regards

[REDACTED]

27/11/2017

Submitter Details:

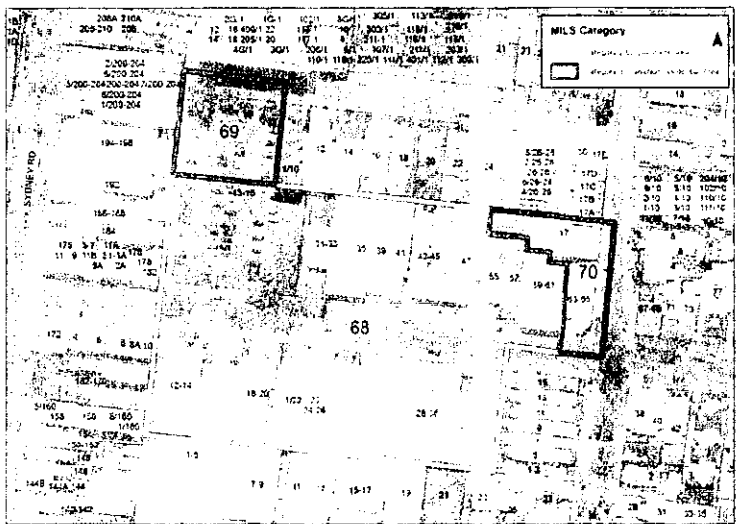
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Re: Amendment C164 Submission – Moreland Planning Scheme

To: Whom it may concern,

Please find the following submission in relation to your Amendment C164 – Moreland Planning Scheme and in particular to MILS area 69 as below

MILS area 69 – frontage onto Dods St Brunswick



The impact of rezoning and possible residential development of this area will have an enormous and devastating impact on our home and our way of life.

The area is currently a public car park and the WEST side of our home is on the boundary to the EAST side of the proposed re-zoning and development on Dods St.

OPEN SPACE

As there is basically no open space in our surrounding area, the site which is area 69 was potentially being earmarked as an open Green Space. All the residents were in the belief that due to the necessity of creating a green open space this area would be a good fit for this purpose. It is devastating that this may be taken away to satisfy *another* development. Please re-consider and make this a green open space

HEIGHT LIMIT / LIGHT / VIEWS / PRIVACY / OVERSHADOWING

- The proposed 20 metre height limit will destroy our views and natural light to our home. We currently can see the sunset and skyline from our rooms and balcony
- Anything above 12 metres in height will destroy what we have treasured about our home
- Anything above 12 metres in height will effectively put a wall within metres of our west side balcony, doors and windows to our living area/s. Just imagine looking out the window or sitting on the balcony and seeing a towering wall right in front of you. That is what we will have to deal with if this proposal goes ahead

CAR PARKING

- Another residential/commercial development here with car parking exemptions and the removal of the current public parking will have an enormous impact on the retail and residential area in this vicinity.
- Having a policy of reducing cars into the area is not a solution.
- Many residents rely on vehicles for their work and other commitments. Traders rely on parking to ensure trade. The development of this area will have an enormous effect on a variety of residents and traders.

NOISE

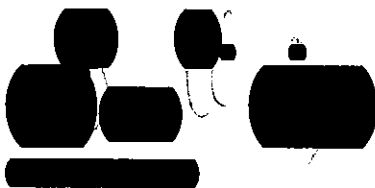
We already have a noise issue in this area. Further increasing development on this site will add to existing noise problems

TREES/LANDSCAPE

The row of significant Fir/Pine trees that line the entire Dods Street frontage to area 69 requires protection. It is the only significant green landscape this area has. Removing these trees will have an enormous impact to the liveability and landscape to this area

Please consider my submission and along with all my family and neighbours we are hoping that you reconsider your amendment to this area

Regards,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

Submission to Amendment C164

RECEIVED
URBAN DEVELOPMENT
24 MAY 2017
MORELAND
CITY COUNCIL

To whom it may concern,

Submission #8

[Redacted]

We are here to support and agree the proposal of changing the property at above address to residential zoning.

Please do not hesitate to contact me if you are require any further information.

[Redacted]

Kind Regards

[Handwritten signature] *[Handwritten signature]*

Moreland City Council	
RECEIVED	
24 May 2017	
C/164	
File No:	D17/432894
Links <input checked="" type="checkbox"/>	Attached <input type="checkbox"/>
File with	
Forwarded to: R. Tooley	
Copies to	

Giovanna Palma

From: [REDACTED]
Sent: Tuesday, 28 November 2017 1:38 PM
To: Strategic Planning
Subject: [REDACTED]

Hello,

Upon receiving the amendment c164 I notice that land across the road from a house I own.

[REDACTED]..

The council imposed a Heritage Overlay on this property a couple of years ago.

As this amendment allows substantial construction to occur ..This will block daylight to my property etc

I would under these grounds like to lift the heritage on my property as the integrity of the area is well compromised by apartments.

Please advise if I can make a submission

Regards

[REDACTED]
[REDACTED]
[REDACTED]

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Tuesday, 28 November 2017 10:37 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

[REDACTED]

Submission: My submission is to request that the character of Brunswick is maintained by limiting the number of apartments being built and the height of apartment blocks limited to 3 stories around Ann St so that apartment blocks start to give an intimidating feeling to the houses.. (All apartment and new housing to have off street parking too). Brunswick does not have the infrastructure to continue building houses given it's road system. Please keep this in mind when planning and allowing for planning requests. Please plan for our children's future and not just the immediate one.

upload: empty

Privacy: I agree