

Submission #51

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Tuesday, 9 January 2018 12:27 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:

Submission: I propose that the MILS areas 48 and 47 have a building height restricted to 3 stories or less. This area immediately joins low level residential areas. Having building of above 11 meters throughout this area is not appropriate and at odds with the surrounding residential area. I do not support the lowering the amount of car parking spaces that must be provided for visitors and residents for new developments. Trams are over full, bike paths are not safe or do not exist. The responsible authority must ensure that infrastructure for other means of transport is well in place before simply removing car spaces, leaving residents with these transport options - a tram that you cant get on, a car that you cant park or ride a bike in unsafe conditions. Removing car spaces will not stop cars coming into this area. It will cause aggression and negatively effect businesses.

upload: empty

Privacy: I agree

Submission #52

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Tuesday, 9 January 2018 12:50 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: I'd like to make a submission about the Edward Street Car Park. I live in 1-3 Dods Street which overlooks the car park and value the open space, lack of building and access from Dods Street to Edward Street. I support Council policies for green space on part of the car park. In my view rezoning the land to Commercial 1 is inconsistent with these policies. If the land is to be rezoned it should be to Public Purposes - Local Government to recognise its existing and potential future public use. I also object to the proposed 20 metre height in Edward Street and would like to keep Sydney road and environs as low rise as possible. Thanks and regards [REDACTED]

upload: empty

Privacy: I agree

Submission #53

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Tuesday, 9 January 2018 1:52 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission

A person has submitted this form from the Council website.

Name: [REDACTED]

[REDACTED]

confemail__30564: [REDACTED]

Phone: [REDACTED]

Submission: Through the Moreland Industrial Land Strategy, I request that MILS areas 47 and 48 building height be limited to 11 metres within amendment C-164. This is a compromise allowing development and growth but without compromising the integrity of the Brunswick East aesthetic, allowing privacy and light to existing residences. It also will not dwarf the smaller residences some of which may be heritage listed. New developments should consider adapting to the existing architecture rather than impose on them. Please consider maintaining a lower height limit.

upload: empty

Privacy: I agree

Submission #53A

Giovanna Palma

From: [REDACTED]
Sent: Tuesday, 9 January 2018 1:55 PM
To: Strategic Planning
Subject: HPRM: Submission to C-164 planning

To Whom it may concern,

As a swing voter and through the Moreland Industrial Land Strategy, I request that MILS areas 47 and 48 building height be limited to 11 metres within amendment C-164. This is a compromise allowing development and growth but without compromising the integrity of the Brunswick East aesthetic, allowing privacy and light to existing residences. It also will not dwarf the smaller residences some of which may be heritage listed. New developments should consider adapting to the existing architecture rather than impose on them. Please consider maintaining a lower height limit and protecting the Brunswick East community and environment by preserving its surroundings. This in turn maintains its diverse culture rather than it becoming similar to the soul-less Docklands.

Kind Regards,

[REDACTED]

Submission #54

Giovanna Palma

From: [REDACTED]
Sent: Tuesday, 9 January 2018 5:28 PM
To: Strategic Planning
Subject: Moreland City Council Amendment C-164 submission

Hello

Through the Moreland Industrial Land Strategy, I propose that MILS areas 47 and 48 building height limit be restricted across all encompassing property addresses (no. 99-112 in the Moreland Industrial Land Strategy Implementation Report) from a varied height limit of 11-14 meters to a consistent Proposed Height limit of 11 meters within Amendment C-164. This will not affect the height of any existing building and maintain the skyline and overall value and aesthetic of property of the surrounding residential areas.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Submission #55

Giovanna Palma

From: [REDACTED]
Sent: Tuesday, 9 January 2018 5:32 PM
To: Strategic Planning
Cc: [REDACTED]
Subject: HPRM: Submission on rezoning MILS areas 47 and 48 Brunswick

Dear Sir/Madam

I write with regard to the above referenced rezoning of land. Whilst my husband and I don't object the rezoning in and of itself, we would very much like to see the height limit for any proposed developments on these sites capped at the lowest possible height, which is 11m I believe, in order to minimise the effects on our home.

Any high building on these sites will overshadow our garden, blocking sunlight and breezes and having a potentially detrimental effect on the resale value of our property. A height limit of 11 metres would go a long way to maintaining the skyline, value and aesthetic of property in the surrounding residential areas.

Kind Regards

[REDACTED]

[REDACTED]

Submission #56

Giovanna Palma

From: [REDACTED]
Sent: Tuesday, 9 January 2018 9:35 PM
To: Strategic Planning
Subject: HPRM: Building Height Limit RESTRICTION submission period

To whom it may concern,

Through the Moreland Industrial Land Strategy, I propose that MILS areas 47 and 48 building height limit be restricted across all encompassing property addresses (No.99-112 in the Moreland Industrial Land Strategy Implementation Report) from a varied height limit of 11-14 meters to a consistent Proposed Height limit of 11 meters within Amendment C-164. This will not affect the height of any existing building and maintain the skyline and overall value and aesthetic of property of the surrounding residential areas.

Thanks and Kind Regards,

[REDACTED]
[REDACTED]
[REDACTED]

Submission #57

Giovanna Palma

From: [REDACTED]
Sent: Wednesday, 10 January 2018 9:13 AM
To: Strategic Planning
Subject: HPRM: Submission to Amendment C164

Good morning, I would like to make a submission on the proposed amendment C164 on the following grounds;

As the owner & resident of a home in Barkly Street East Brunswick I will be directly affected by the proposed amendment. I understand from discussing with Kirsten Coster that the proposal seeks to impose building height limits for any future development in the area, which I applaud but should go further because of the permanent change it will have on the character of the area.

The basis of my submission is that consideration must be given to -

(A) retaining the character and landscape of existing homes in the vicinity. It's not clear from the submission as to whether there is a requirement that any development incorporates this requirement, other than the building height restriction. All the homes in the vicinity of the proposal that face Barkly Street are early Edwardian or Victorian era and any changes need to respect this and not permanently damage the streetscape as well as over-shadowing of adjoining properties.

(B) traffic management in the vicinity and the flow of pedestrian and motor vehicle access (including car parking). Current developments in and around the area have not been adequately considered through the planning and building process and have had a significant impact on the area.

Happy to discuss this further if and as required and would like to remain in contact with the relevant body as the proposal progresses.

Thanks

[REDACTED]
[REDACTED]

Sent from my iPad

Submission #58

Giovanna Palma

From: strategicplanning@moreland.vic.gov.au
Sent: Wednesday, 10 January 2018 12:07 PM
To: Strategic Planning
Subject: HPRM: Amendment C164 submission
Attachments: 14794L001 - Amendment C164 Submission.pdf

A person has submitted this form from the Council website.

Name: [REDACTED]

Address: [REDACTED]

confemail__30564: [REDACTED]

Phone: [REDACTED]

Submission: Please see attached file.

upload: 14794L001 - Amendment C164 Submission.pdf

Privacy: I agree

ratio:



Submission #58

Dear Sir/Madam,

9 January 2018

**Submission to Moreland Planning Scheme Amendment C164
10 Ballarat Street, Brunswick**

Strategic Planning
Moreland City Council
Locked Bag 10
MORELAND VIC 3058



Our client wishes to object to the proposed rezoning our client's property from Commercial 1 Zone to a Mixed Use Zone. It is our submission that the continued application of the Commercial 1 Zone is an appropriate planning instrument for delivering the intent of the Moreland Industrial Land Strategy 2015-2030 (MILS).

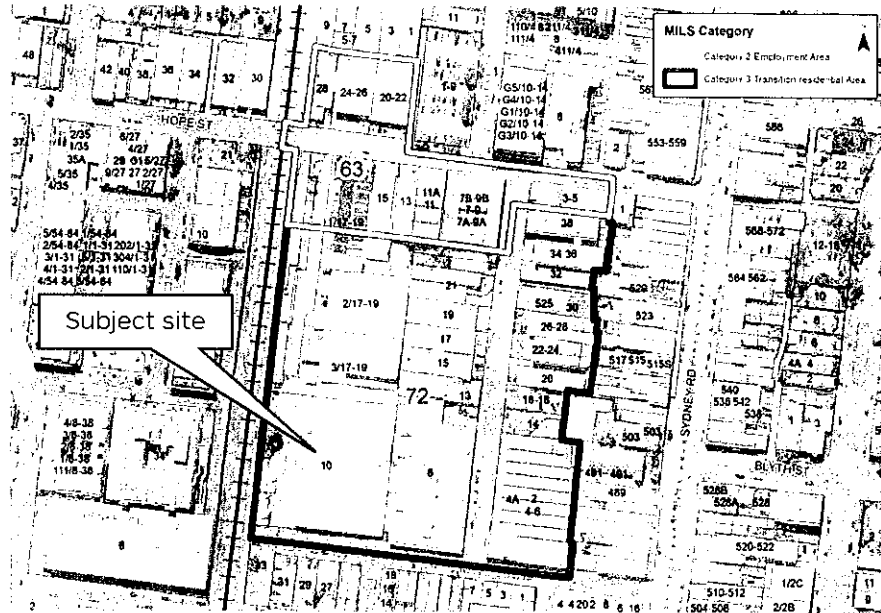
The following discussion sets out the stated policy intent for the subject site and the appropriateness of the Commercial 1 Zone to deliver the strategic outcome of increased housing density in the location.

Policy Direction

The property was identified in the MILS as being within a Transition-Residential Area where higher density housing is to be encouraged to replace industrial/commercial uses. Amendment C158, gazetted on 6 April 2017, implemented the MILS through Map 1B Strategic Framework Plan (Moreland South) in Clause 21.02 and established policy direction through Clause 21.03 the Moreland Planning Scheme.

r:

Figure 1: The subject site and surrounds with a Transition-Residential Area



Source: Brunswick Activity Centre Moreland Industrial Land Strategy Implementation, Background Report (August 2017)

Clause 21.02-3 (MSS Strategic Directions) states that the zone selection and the scale and rate of change in Transition-Residential Areas) will be determined by the size and location of the site and the ability to manage off site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries.

Clause 21.03-2 (Land for Industry and Economic Regeneration) sets out the objective for Transition Residential Areas, which is to support change in Transition Residential Areas (Category 3) to facilitate quality residential development and contribute to housing supply.

The strategies to achieve the objective include:

- Support the rezoning and redevelopment of Transition-Residential Areas to allow quality residential development.
- Discourage new industry and businesses from locating in Transition-Residential Areas.
- Discourage existing businesses from expanding in Transition-Residential Areas. However where an existing business wishes to expand on their current site, manage the expansion having regard to the impacts on residential uses.
- Encourage redevelopment to be of a high quality to contribute to an overall improvement in the amenity of the area and maximise the contribution to the public realm.

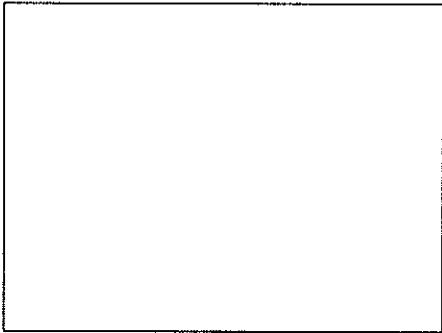
The Implementation measures of Clause 21.03-2.1 suggests the application of the Mixed Use Zone, Residential Growth Zone, or General Residential Zone.

Submission

It is submitted that the continued application of Commercial 1 Zone is an appropriate instrument for delivering the policy intent for more intensive, high-quality housing on the subject site and surrounds. The justification includes:

- While the justification for the Mixed Use Zone contained in the Brunswick Activity Centre Moreland Industrial Land Strategy Implementation, Background Report (August 2017) cited the purpose – *To provide for housing at higher densities*, the Commercial 1 Zone purpose – *To provide for residential uses at densities complementary to the role and scale of the commercial centre* – is equally consistent with this policy intent.
- As a site within the Brunswick Activity Centre, the continued application of the Design and Development Overlay, Schedule 18 with the Commercial 1 Zone provides an indication of the residential densities to complement the surrounding commercial operations on Sydney Road, Hope Street, and Victoria Street.
- With regards to land use, the Commercial 1 Zone is suited to fulfil the same transitional role identified as appropriate for the Mixed Use Zone. It will equally provide for flexibility in land uses, including some industrial, which is consistent with the stated MILS intent to support existing industrial businesses.
- The Commercial 1 Zone encourages activation of street level areas through the positioning of commercial operations at ground level. This is consistent with the public realm design objective of creating *'an inviting, safe and vibrant public realm'*. The site's positioning alongside the Upfield bike path provides the opportunity for increased passive surveillance through active ground floor uses.

We appreciate Council's consideration of this submission and request to be kept informed of future stages of the process.



Submission #59

Giovanna Palma

From: [REDACTED]
Sent: Wednesday, 10 January 2018 3:10 PM
To: Strategic Planning
Subject: TfV Place Planning-Referral Response Amendment C164 [SEC=UNCLASSIFIED]
Attachments: TfV Place Planning Response-Moreland C164.pdf

Hello

Please find attached [REDACTED] response to the above proposed Planning Scheme Amendment

Regards

[REDACTED]

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

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Ref: FOL/17/80415

Kirsten Coster
Director Planning and Economic Development
Moreland City Council
Locked Bag 10
MORELAND VIC 3058

Dear Ms Coster

**RE- MORELAND PLANNING SCHEME AMENDMENT C164
REZONING AND ASSOCIATED IMPLEMENTATION OF THE MORELAND INDUSTRIAL
LAND STRATEGY 2015-2030**

Thank you for the opportunity to reply formally to Moreland Council's notification of Amendment C164.

understand the amendment intends to:

- Rezone multiple properties in the Brunswick Activity Centre to either Mixed Use or Commercial 1 Zoning;
- Apply a Design and Development Overlay to those properties;
- Apply the Environmental Audit Overlay to select properties; and
- Apply the Parking Overlay across rezoned properties.

We understand the rezoning to Mixed Use or Commercial 1 has been informed by assessment completed as part of the *Moreland Industrial Land Strategy 2015-2030*. Both zones enable higher density residential land uses to complement commercial and employment land uses.

have reviewed documents in relation to proposed Amendment C164. We are generally supportive of the initiative and note the properties in question are located in an area well serviced by public transport. Nevertheless, we highlight the following issues:

- Residential development which may occur as a result of C164 will drive additional travel demand on existing tram routes along Nicholson St, Lygon St and Sydney Rd;
- has monitored deteriorating tram travel times along these routes due to traffic congestion and rising demand;
- The moderate size of many of the lots impacted by proposed zoning changes under C164 are such that subsequent planning applications may fall outside the Section 55 referral thresholds. may not have a formal opportunity to comment on

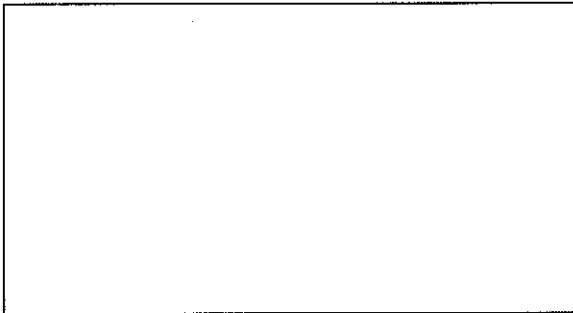


applications which collectively may have an impact on the efficient operation of the public transport system;

therefore requests that Moreland Council:

- Consistently implement the Parking Overlay with a view to minimising new parking capacity, whilst balancing the parking needs and capacities within existing residential areas;
- Work closely with in development of Council's revised *Moreland Integrated Transport Plan* to support a shift toward sustainable transport modes;
- Ensure the design of any new development supports the safe and efficient operation of public transport services through minimising delays to transit service and by creating a high-quality pedestrian realm. In particular, encourages vehicle access to new developments to be via rear rights of way. Direct access from roads with key bus and tram services is strongly discouraged.

We appreciate the opportunity to engage in this process. If you have any query please contact Iain Lawrie, Senior Place Planner on 03 8392 8835.



Submission #60

Giovanna Palma

From: [REDACTED]
Sent: Wednesday, 10 January 2018 4:58 PM
To: Strategic Planning
Subject: HPRM: MILS Areas - 47 & 48, Amendment C-164

Dear Council,

I am a long term resident of [REDACTED] Loyola Ave Brunswick, my wife and I and fellow residence are concern of the possibility of increase heights to **MILS Areas - 47 & 48, Amendment C-164**. Yes, we agreed to change and improvements, but, in the last 5 years there has been massive growth along Lygon st, but, now it's moving in more highly dense residential areas. Pretty soon we are going to have apartment living every, hence more traffic, more crime and an over populated area - and council taking advantage of more rates & fees.

How would you feel that your light is going to be taken away from you. Please feel free to give m a call to discuss

Kind Regards,

[REDACTED]
[REDACTED]
[REDACTED]